

CITY OF WOODSTOCK

ZONE CHANGE APPLICATION GUIDE

Please read carefully before completing the attached application form.

1. The attached application form is to be used only when applying to the City of Woodstock for a change to the City Zoning By-Law. The applicant is advised to approach both the City Engineering Office and the County of Oxford Community Planning Office for Official Plan, Zoning and Policy information before making a formal application.
6. All site plans must be drawn to scale at a maximum size of 11" x 17". Larger plans will be accepted with the inclusion of an original reduction of the plans at a maximum size of 11" x 17".
Large plans must be folded.

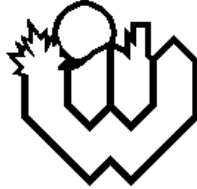
Completing the Application Form

2. The attached application form should be submitted to the:
County of Oxford
Community Planning Office
P. O. Box 1614
21 Reeve Street
Woodstock ON N4S 7Y3
Phone: (519) 539-9800
3. The application consisting of one original must be accompanied by a fee of \$2500.00 + \$180.00 Public Works review fee (**\$2,680.00 total**), in cash or cheque payable to the **Treasurer, City of Woodstock**.
4. The application must be completed by the property owner(s) or his/her authorized agent. Where the application is being made by an agent, the written authorization of the owner(s) must accompany the application or if the application is being made under an agreement of purchase and sale, a signed copy of the agreement must be attached as authorization and will remain confidential.
5. The application must include a site plan showing the following information:
 - a) the boundaries and dimensions of the subject lands;
 - b) any proposed or existing building(s) and/or structure(s) on the subject lands and its location (including distance to lot lines), size and type;
 - c) the land uses on all adjacent lands of the subject lands;
 - d) approximate location of all natural and artificial features on subject and adjacent lands and shall include buildings, railways, roads, watercourse(s), municipal drains, existing and proposed septic facilities, water supply, wetlands and wooded areas;
 - e) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right-of-way;
 - f) the location and nature of any easement affecting the subject land;
 - g) location of all landscaped areas, fencing, buffer strips and sidewalks.

Processing the Application

1. After accepting the completed application, the County of Oxford Community Planning Office circulates the application to municipal officials, provincial authorities and other agencies for comment. The public in the vicinity of the application are given 20 days notice of a public meeting held by Woodstock Council to consider the requested zone change. The applicant is required to attend the public meeting and present the application.
2. All applications for multiple residential, industrial, commercial and institutional development may require subsequent site plan approvals by the City. Application forms are available at the County of Oxford Community Planning Office and the City of Woodstock Municipal Offices or from the County Website at: www.county.oxford.on.ca/
3. Section 34(19) of the Planning Act, 1990 provides for an appeal by the applicant, specified persons, a public body, a registered owner of any lands to which the amendment may apply, or the Minister, to the Ontario Land Tribunal of the decision of the Council within 20 days of the giving of written notice of the passing of the By-Law. Excluding the Minister and the Applicant any party wishing to make an appeal must have made written or oral submissions to the Council at a public meeting.
Please note that third parties (anyone who is not a specified person or public body) do not have the right to appeal a decision for an Official Plan Amendment to the Ontario Land Tribunal.
4. Section 34(11) of the Planning Act, 1990, allows the applicant to appeal to the Ontario Land Tribunal if Council refuses the application or neglects to make a decision within 90 days of receipt of the completed application.

PLEASE NOTE: The Owner or Applicant agrees to support the application and provide legal assistance in the preparation and presentation of the application before the Ontario Land Tribunal. The Owner or Applicant further agrees to pay all costs imposed by Ontario Land Tribunal as may be the case.



FILE NO: _____

DATE RECEIVED: _____

CITY OF WOODSTOCK

APPLICATION FOR ZONE CHANGE

1. Registered Owner(s):

Name: _____ Phone: Residence: _____
 Address: _____ Business: _____
 Fax: _____
 Postal Code: _____ E-mail: _____

Applicant (if other than registered owner):

Name: _____ Phone: Residence: _____
 Address: _____ Business: _____
 Fax: _____
 Postal Code: _____ E-mail: _____

Solicitor or Agent (if any):

Name: _____ Phone: Business: _____
 Address: _____ Fax: _____
 Postal Code: _____ E-mail: _____

All communications will be sent to those listed above. **If you do not wish correspondence** to be sent to the Owner, Applicant, or Solicitor/Agent, please specify by checking the appropriate box.

Name and address of any holders of any mortgage, charges or other encumbrances (if known):

2. Subject Land(s):

a) Location:

Municipality _____ former municipality _____
 Concession No. _____ Lot(s) _____
 Registered Plan No. _____ Lot(s) _____
 Reference Plan No. _____ Part(s) _____

The proposed lot is located on the _____ side of _____ Street, lying between _____ Street and _____ Street.

Street and/or **Civic Address (911#)**: _____

b) Official Plan Designation:

Existing: _____
 Proposed: _____

If the proposed designation is different than the existing designation, has an application for Official Plan Amendment been filed with the County of Oxford? No Yes

c) **Zoning:** Present: _____

Proposed: _____

(Note: if special provisions to the standard zone change provisions are proposed, provide a statement of justification)

d) **Uses:** Present: _____

Proposed: (Include description) _____

3. Buildings/Structures:

For all buildings/structures, either **existing or proposed** on the subject lands, please supply the following information:

	<input type="checkbox"/> None Existing	<input type="checkbox"/> None Proposed
Existing/Proposed	Building 1	Building 2
Use:	_____	_____
Date Constructed (if known):	_____	_____
Floor Area:	_____	_____
Setbacks:		
Front lot line	_____	_____
Side lot lines	_____	_____
Rear lot line	_____	_____

Please complete for residential, commercial/industrial or institutional uses.

	RESIDENTIAL	COMMERCIAL/ INDUSTRIAL	INSTITUTIONAL
TYPE Apt., semi, townhouse, retail, restaurant, church, etc.			
# OF UNITS			N/A
CONVERSION/ADDITION TO EXISTING BUILDING Describe			
TOTAL # OF BEDS	N/A	N/A	
FLOOR AREA by dwelling unit or by type (office, retail common rooms, etc.)			
OTHER FACILITIES (playground, underground parking, pool, etc.)			
# OF LOTS (for subdivision)			N/A
SEATING CAPACITY (for restaurant, assembly hall, etc.)	N/A		
# OF STAFF	N/A		
OPEN STORAGE REQUIRED?	N/A		N/A
ACCESSORY RESIDENTIAL USE?	N/A	If accessory residential use, complete residential section	If accessory residential use, complete residential section

4. Site Information (proposed use(s):

Lot Frontage	_____	Exterior Side Yard (corner lot)	_____
Lot Depth	_____	Landscaped Open Space (%)	_____
Lot Area	_____	No. of Parking Spaces	_____
Lot Coverage	_____	No. of Loading Spaces	_____
Front Yard	_____	Building Height	_____
Rear Yard	_____	Width of Planting Strip	_____
Interior Side Yard	_____	Driveway Width	_____

5. Services: (check appropriate box)

		Existing	Proposed
Water supply	Publicly owned and operated piped water system	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated individual well	<input type="checkbox"/>	<input type="checkbox"/>
	Other (specify) _____	<input type="checkbox"/>	<input type="checkbox"/>
Sewage Disposal	Publicly owned and operated sanitary sewer system	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated individual septic tank	<input type="checkbox"/>	<input type="checkbox"/>
	Other (specify) _____	<input type="checkbox"/>	<input type="checkbox"/>
Storm Drainage	Municipal Sewers	<input type="checkbox"/>	Ditches <input type="checkbox"/>
	Municipal Drains	<input type="checkbox"/>	Swales <input type="checkbox"/>

6. Access:

Provincial Highway	<input type="checkbox"/>	Unopened Road Allowance	<input type="checkbox"/>
County Road	<input type="checkbox"/>	Right-of-Way owned by _____	<input type="checkbox"/>
Municipal Road maintained all year	<input type="checkbox"/>	Other (specify) _____	<input type="checkbox"/>
Municipal Road seasonally maintained	<input type="checkbox"/>		

7. General Information:

- a) Is the Subject Land the subject of regulations for flooding or fill and construction permits of the Upper Thames River Conservation Authority?
 No Yes
 If yes, has an Application been filed with the Conservation Authority? No Yes

b) Present land use(s) of adjacent properties:

c) Characteristics of subject land (check appropriate space(s) and add explanation, if necessary)

(i) Does the land contain environmental features such as wetlands, woodlots, watercourses, etc.?

No Yes If yes, describe _____

(ii) Has any part of the land been formally used for any purpose other than agricultural purposes?

No Yes

If yes, describe former use:

8. Historical Information:

a) Is the subject land the subject of a current Application for Consent to the Oxford County Land Division Committee or a current application for draft plan of subdivision to the County of Oxford?

No Yes → Application No. _____

b) Have the subject land(s) ever been the subject of any other application under the Planning Act, such as an application for approval of an Official Plan amendment, a zoning by-law amendment, a Minister's Zoning Order amendment, consent, a minor variance, or approval of a plan of subdivision?

No Unknown

Yes → File No. _____ Status/Decision _____

c) If known, the date the subject land was acquired by the owner? _____

d) If known, the length of time that the existing uses of the subject land have continued? _____

If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form, or the authorization set out below must be completed. (See Item 4 in the Zone Change Application Guide attached.)

Authorization of Owner(s) for Applicant/Agent to Make the Application

I/We, _____, am/are the owner(s) of the land that is the subject of this application for zone change and I/We authorize _____, to make this application on my/our behalf.

Date Signature of Owner(s) Signature of Owner(s)

THIS SECTION TO BE COMPLETED IN THE PRESENCE OF A COMMISSIONER FOR TAKING AFFIDAVITS

I/We _____ of the _____
of _____ in the _____ of _____,

DO SOLEMNLY DECLARE THAT:

All of the prescribed information contained in this application is true and that the information contained in the documents that may accompany this application is true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

DECLARED before me at the _____

of _____ in the _____

Owner(s)/Applicant

of _____

this _____ day of _____ 20____

Owner(s)/Applicant

A Commissioner for Taking Affidavits

Notes:

1. Where a Ontario Land Tribunal hearing is required the applicant must assume the costs and responsibilities for the hearing as outlined in the Zone Change Application Guide attached.
2. Applications will not be considered complete until all requested information has been supplied.
3. It is required that **one original** of this application (including the sketch/site plan) be filed, accompanied by the applicable fee of **\$2,680.00** in cash or cheque, payable to the **Treasurer, City of Woodstock**.

In accordance with the provisions of the Planning Act, it is the policy of the County of Oxford to provide public access to all development applications and supporting documentation. The personal information contained on this form is collected under the authority of the Planning Act, R.S.O. 1990, and will be used for the purpose of processing the application. This information will become part of the public record and will be made available to the general public. Questions about the collection of this information should be directed to the Director of Community Planning, Oxford County Administration Building, 21 Reeve St, Woodstock, ON N4S 3G1, 519-539-9800 ext. 3207.

SKETCH/SITE PLAN

USE THIS PAGE FOR SKETCH (OR SURVEY PLAN IF AVAILABLE) AND ATTACH TO APPLICATION FORM.

WITHOUT SKETCH OR SURVEY PLAN, THE APPLICATION WILL NOT BE PROCESSED.

SKETCH OR SURVEY PLAN MUST CONTAIN THE INFORMATION SET OUT IN ITEM 5 OF THE ZONE CHANGE APPLICATION GUIDE.

A large grid of graph paper, consisting of 20 columns and 30 rows of small squares, intended for drawing a sketch or site plan.

SCALE: _____

Public Consultation Strategy Official Plan & Zoning By-Law Amendments & Plans of Subdivision

As per recent changes to the Planning Act introduced through the *Smart Growth for Our Communities Act*, a public consultation strategy is required for applications for Official Plan Amendment, Zoning By-law Amendment or Draft Plan of Subdivision before the application is deemed to be 'complete' as defined by the Planning Act. Please discuss your proposal with County Planning staff in advance of submission of any application.

Formal notifications, as prescribed by the Planning Act include:

- Circulation to all landowners within 120 m of subject lands and posting of a public notice sign;

Please select any and all forms of **further** public consultation that you, as the applicant / agent / owner intend to undertake:

- None
- Speak to adjacent landowners directly about proposed development;
- Post signs within a common area (for multi-residential buildings and developments);
- Advertise the proposal and public meeting in a local newspaper (please discuss this with County planning staff prior to initiating)
- Host an open house regarding the proposal;
- Other measures (please elaborate)

Dated this _____ day of _____, 20____
(month) (year)

Please print Name

Signature (applicant / agent / owner)

Return the completed Official Plan Amendment, Zone Change, or Draft Plan of Subdivision application and this form to:

County of Oxford
Community Planning Office
P.O. Box 1614,
21 Reeve St.
Woodstock, ON N4S 7Y3

Phone: 519 539-9800 ext 3912
Fax: 519 421-4712
Email: planning@oxfordcounty.ca