



## Instructions for APPLICATION FOR ZONING BY-LAW AMENDMENT

THE CORPORATION OF THE CITY OF LONDON  
PLANNING AND DEVELOPMENT  
6<sup>th</sup> FLOOR, CITY HALL, 300 DUFFERIN AVENUE, LONDON, ONTARIO N6A 4L9  
Telephone: (519) 930-3500

### DETACH THE FIRST TWO PAGES AND RETAIN FOR FUTURE REFERENCE

1. This process pertains to an application for Zoning By-law Amendment.
2. There are different fees for each type of application (See Schedule APP-3 attached for a fee schedule).
3. Other related applications may be processed concurrently during this process.
4. Applicants may submit a separate justification report to address any of the questions within. In doing so, please ensure that the report identifies all of the questions herein, or use a combination of application form and justification report to ensure all required information is provided.
5. Once an application has been submitted, Planning and Development will not accept any revisions to applications or submission materials once the application is deemed complete. This standard requirement has been implemented to ensure that the planning process is completed within the **90-day statutory timeline**. If there are any major revisions to the application, such as increased height and density, the applicant will be directed to make a new application.

### STEPS IN THE PROCESS

**Step 1 Consult with City of London Planning and Development Staff:** Applicants are required to meet with a City of London Planning and Development staff member prior to submitting an application. This is a formal meeting to be scheduled between the applicant and the City of London prior to filling out the application form.

**Step 2 Complete the application form:** Following your pre-application consultation (Step 1) you will be required to complete the required application form(s), include additional information identified during the pre-application consultation, and provide;

- A Cheque, made payable to the *Treasurer, City of London*, to cover the application fee (refer to Schedule APP-4) herein;
- A sketch plan, including information as outlined on page 5, subsection 10;
- Written authorizations, declarations and acknowledgements with dated, original signatures, found at Sections 23-26.
- Additional information which may be helpful in assessing an application: To expedite the review process, you are strongly encouraged to submit photographs or other relevant documentation that will assist in evaluating your application. To avoid delays, please ensure that your application is complete, that all drawings are neat and legible and that all dimensions are accurate.

**Step 3 Submit complete application package:** This includes any information and material identified at the pre-application consultation meeting, completed application forms, required fees, authorization letter (if applicable), requested zoning amendment overlay (if applicable) and a site sketch.

Please be advised that in order to allow background documents and drawings, submitted in association with planning applications, to be posted on the City of London website for public viewing, we will require all submitted materials to be in an accessible format. Any materials that are not in an accessible format will result in an application being deemed incomplete per the Planning Act and in force London Plan policy 1612.

The accessible document requirements are outlined in the [Web Compliance Accessibility Guidelines](#) (WCAG) 2.0 AA Standards as required by the Accessibility for Ontarians with Disabilities Act (AODA) in the Information and Communications Standards of the Integrated Accessibility Standards Regulation (IASR).

For drawings, maps and information that are displayed visually, alternative text (alt-text) will be required to include a detailed description and provide context to ensure users of assistive technology can easily understand what the image is showing. For additional information on creating accessible Portable Document Format (PDF) files please refer to: <http://www.adobe.com/accessibility/products/acrobat/>.

| <b>STEPS IN THE PROCESS</b> |   |
|-----------------------------|---|
| <b>Step 4</b>               | <b>Complete application accepted:</b> The application is assessed for completeness and either accepted or returned to the applicant, requesting further information (back to step 3). If complete, the file is opened and timelines for processing are established. Once the application is accepted, all of the information that was submitted is open to review by the general public, including name, address, phone number, etc. – this is a public process.  |
| <b>Step 5</b>               | <b>Municipal Review:</b> Now that the application is complete a “Notice of Application” is published in a Thursday edition of <i>The Londoner</i> , and circulated to the required agencies, departments and nearby property Owners explaining the nature of the requested amendment(s), and inviting comment. The comments and opinions submitted on this matter, including the name and address of the respondent become part of the public record and may be viewed by the general public and published in the Report to Planning & Environment Committee and Council Agenda.  |
| <b>Step 6</b>               | <b>Report to the Planning &amp; Environment Committee:</b> Based on analysis of the application and the comments provided by the public, agencies and departments, City of London Planning and Development staff prepare a report to Planning & Environment Committee summarizing their findings.   |
| <b>Step 7</b>               | <b>Public Meeting Notice:</b> A Public Meeting is then scheduled and a “Public Meeting Notice” specifying the date, time and location of the meeting is again published in <i>The Londoner</i> and circulated to nearby property Owners and anyone who requested notification during the review period. Copies of the report are made available to the public the Wednesday prior to the Planning & Environment Committee meeting.  |
| <b>Step 8</b>               | <b>Planning &amp; Environment Committee &amp; Public Meeting:</b> The Public Meeting is held before the Planning & Environment Committee, as advertised. This is the opportunity for the Owner/applicant/agent to make representation regarding the application to Planning & Environment Committee and the public. As well, any member of the public may appear before the Committee to comment on the application. Please be advised that if a person or public body does not make oral or written submissions at the public meeting, or make written submissions to the City of London, before the proposed amendment(s) are adopted, the person or public body is not entitled to appeal the decision of the Council of the City of London to the Ontario Municipal Board, nor will they be added as a party to the hearing of an appeal.<br><br>Following this meeting a recommendation regarding the application is made to City Council. |
| <b>Step 9</b>               | <b>City Council Meeting:</b> The Council of the City of London meets on alternate Mondays throughout the year. Municipal Council is the decision making authority with regard to Zoning By-law amendment applications, having regard for the recommendation presented by the Planning & Environment Committee (in Step 8). The Owner/applicant/agent and members of the public are welcome to attend Council, but are not permitted to participate in the deliberation.   |
| <b>Step 10</b>              | <b>Decision of Council:</b> Following the Council meeting (within 15 days), a resolution is drafted which describes the decision and intention of Council regarding the subject application:<br><br>- If the By-law was passed, a notice is sent to the Owner/applicant/agent and property Owners within 120m of the subject lands advising them of the passing (“adoption”) of the Zoning By-law amendment.<br><br>- Where an amendment is refused, the Owner/applicant/agent and anyone who made written request to the City Clerk for notice are informed of the decision. (See Step 11)<br><br>- Where an application is referred back to staff, the Owner/applicant/agent should contact the Planner on file to discuss the options and opportunities going forward, and for clarification of the referral.  |
| <b>Step 11</b>              | <b>Appeal Period:</b> Following the decision of Council, an appeal may be filed with the Clerk of the Municipality. Please see the <i>Planning Act</i> for updated appeal requirements.   |
| <b>Step 12</b>              | <b>Enactment:</b> If no objections (“appeals”) are submitted, the Zoning By-law amendment is enacted and brought into force, as per the recommendation of the Council of the City of London.  |



London

# THE CITY OF LONDON ZONING BY-LAW AMENDMENT APPLICATION FORM

FOR APPLYING FOR APPROVAL UNDER SECTION 34 OF THE PLANNING ACT

|  |   |
|--|---|
| <b>CONCURRENT APPLICATIONS FILED</b>   | <b>OFFICE USE ONLY</b><br><b>Date Stamp – Date Received</b>           |
| <p>Note to Applicant: For each application that is filed concurrently, complete and attach the appropriate application form and fees</p> <p><input type="checkbox"/> Official Plan Amendment (see combined OPA/ZBA application form)</p> <p><input type="checkbox"/> Subdivision/Consent</p> <p><input type="checkbox"/> Minor Variance</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Other (Specify): _____</p> | <p><b>FOR REFERENCE PURPOSES</b></p> <p><b>Municipal address:</b></p> |

### REQUIREMENTS FOR A COMPLETE APPLICATION INCLUDE:

Note: Until City of London, Planning and Development has received the information and material requested herein (as required under subsections (10.1) and (10.2) of Section 34 and any fee under Section 69(1) of the *Planning Act*), **the application will be deemed incomplete, the time periods referred to in sections 34(10.7) and 34(11) will not begin and the application will be returned to the applicant.**

- The completed application form, authorizations, declarations and acknowledgments, as required under subsection 34 (10.1) (10.2) of the *Planning Act*.
- 1 copy of sketch/plan showing **EXISTING** and **PROPOSED** building(s) and structure(s) on subject lands, where applicable. Sketch is to include the following for each existing and proposed building or structure: location including setbacks from lot lines, height and dimensions (or floor areas) in metric units, on 8 ½ x 14” paper, minimum. See Section 10 of this application for more detail.
- Application Fee(s) (**less \$371.00 Pre-Application Consultation Fee**) made payable to the Treasurer, City of London
- A Letter of Authorization from the Owner (with dated, original signature) **OR** completion of the Owner’s Authorization (Section 23), **if the Owner is not filing the application.**
- If required, graphics for use by the City on the on-site signs and web pages (see Schedule APP-3)
- Record of Pre-application Consultation (see Schedule ‘A’)
- Other information identified at Pre-application consultation meeting.

### PLEASE LIST THE REPORTS OR STUDIES THAT ACCOMPANY THIS APPLICATION (supply two copies of each):

Note: This section applies to all reports that were identified at the pre-application consultation meeting as studies required for a complete application – Refer to Schedule “B” for reference.

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|--|-------------------------|
| <b>THIS APPLICATION PACKAGE MUST BE SUBMITTED TO:</b>                                    |                         |
| City of London, Planning and Development<br>300 Dufferin Avenue, London, Ontario N6A 4L9 | Telephone: 519-930-3500 |

**PLEASE REFER TO ONTARIO REGULATION 545/06 FOR ITEM REFERENCES 1 THROUGH 23**

**1) Applicant Information:**

Complete the information below. All communications will be directed to the **Primary Contact** with a copy to the Owner.

Note: If additional space is required for Owner(s) information, please attach a separate sheet containing said information.

**Registered Owner(s):**

Name:

Address:

City:

Postal Code:

Phone:

Cell/Pager:

Fax:

Email:

**Applicant (complete if the Applicant is not the Owner):**

Name:

Address:

City:

Postal Code:

Phone:

Cell/Pager:

Fax:

Email:

**Agent Authorized by the Owner to file the Application (if applicable):**

Name:

Address:

City:

Postal Code:

Phone:

Cell/Pager:

Fax:

Email:

**1 b) Which of the above is the Primary Contact?**     **Owner**                       **Applicant**                       **Agent**

**2) Date Application Submitted to the City of London:**

**3) Please list the names and addresses of the holders of any mortgages, charges or other encumbrances in respect of the subject land.**    *(Please use a separate sheet if needed)*

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| 4) What is the current zoning of the subject land? | 5) What zone or zones are you seeking? |
|--|--|
|  |  |

| 6) CURRENT OFFICIAL PLAN DESIGNATION: Please indicate what the current designation is;  |
|---|
|   |
| 6 b) Describe how the requested zone conforms to the current Official Plan designation?<br><i>(Please use a separate sheet if needed)</i> |
|   |

| 7) What are the reasons (purpose) for the requested zoning change?* <i>(Please use a separate sheet if needed)</i> |
|--|
|  |

**7. b) Are the subject lands a suitable site and location for the requested zone(s) and what are the physical characteristics of the subject land?\*** *(Please use a separate sheet if needed)*

**7. c) Is the requested zone compatible with surrounding land uses? In what way?\***

*(Please use a separate sheet if needed)*

**\* Note: The applicant may be required and is welcome to submit a separate justification report.**

**8) Description of land:**

Geographic Township / Planning Area:

Lot(s):

Part Lot(s):

Concession(s):

Registered Plan No.:

Municipal Street Address (if applicable):

Assessment Roll Number:

**9) Land use, existing and proposed:**

|  |            |                              |
|--|------------|------------------------------|
| Frontage (m):  | Depth (m): | Area (m <sup>2</sup> or ha): |
| 9 b) Existing use(s) of the land:  |            |                              |
| 9 c) The date the subject land was acquired:   |            |                              |
| 9 d) Number of existing buildings/structures:  |            |                              |
| 9 e) Use of existing buildings/structures (specify):                                     |            |                              |
| 9 f) The date any existing buildings or structures on the subject land were constructed: |            |                              |
| 9 g) The length of time that the existing uses of the subject land have continued:       |            |                              |
| 9 h) The current and previous use(s) of the subject lands:                               |            |                              |
| 9 i) If known, the number of proposed buildings/structures:                              |            |                              |
| 9 j) If known, the proposed use of buildings/structures (specify):                       |            |                              |

**10) A sketch illustrating the following, in metric units, is required:**

*Please include the above noted existing and proposed buildings on this sketch.*

- The boundaries and dimensions of the subject land;
- The location, size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines as well as their heights, building dimensions and floor areas;
- The approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks) that;
  - are located on the subject and adjacent lands, and;
  - in the applicant's opinion, may affect the application;
- The current land uses on and adjacent to the subject lands;
- The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right of way;
- If access to the subject land will be by water only, the location of the parking and docking facilities to be used; and;
- The location and nature of any easement or restrictive covenant affecting the subject land.

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**11) Access:** Access to the subject lands will be provided by:

|  |                          |                 |
|--|--------------------------|-----------------|
| Private Street (not usually permitted) | Provincial Highway       | Other (Specify) |
| Right of Way (not permitted)           | Assumed Municipal Street |                 |

**12) Water Supply:** Water supply to the subject lands shall be provided by:

|   |  |
|---|--|
| Municipal piped water                     | Privately owned and operated individual wells for each lot |
| Privately owned an operated communal well | Other (specify)  |

**13) Sewage Disposal:** Sewage disposal on the subject lands will be provided by:

|                                     |   |
|-------------------------------------|---|
| Municipal sanitary sewers           | Privately owned individual septic system for each lot |
| Privately owned communal collection | Other (specify)                                       |

**14) If the application would permit development on privately owned and operated individual or communal septic systems, and more than 4500 litres of effluent produced per day as a result of the development being completed, you are required to provide:**

- a) a servicing options report, and;                      b) a hydrogeological report.

**15) Storm Drainage:** Storm drainage on the subject lands will be provided by:

|                  |                   |                 |
|------------------|-------------------|-----------------|
| Municipal sewers | Ditches or Swales | Other (specify) |
|------------------|-------------------|-----------------|

**16) Height and Density**

Is the subject property located in an area of the City which has pre determined minimum and maximum requirements for height and density?                       Yes                       NO

**16. b) If the answer to Section 16 is yes, provide a statement of those requirements:**

*(Please use a separate sheet if needed)*

**17) Area of Settlement: \*\***

Does the zoning amendment alter the boundaries of an existing area of settlement or require a new area of settlement to be implemented?                       YES                       NO

*\*\*this includes both rural settlement areas and alterations to the Urban Growth Boundary*

**17 b) If the answer to Section 17 is yes, provide the current Official Plan policies, if any, dealing with the alteration or establishment of an area of settlement:**                      *(please use separate sheet)*

**18) Employment Areas:**

Does the zoning amendment remove land from an area of employment?                       YES                       NO



**18 b) If the answer to section 18 is yes, provide the current Official Plan policies, if any, dealing with the removal of land from an area of employment:**

*(Please use a separate sheet)*

**19) Lands Subject to Zoning with Conditions:**

Are the subject lands within an area where zoning with conditions applies?  YES  NO

**19 b) If the answer to section 19 is yes, provide an explanation of how the proposed amendment complies with the Official Plan Policy relating to the zoning with conditions:**

*(Please use a separate sheet if needed)*

**20) Other Applications Under Planning Act:**

Is the subject land, or land within 120m of the subject lands, the focus of any other application under the Planning Act?

YES  NO

**20 b) If the answer to Section 20 was 'yes', please indicate below which applications are being undertaken:**

|                          |                           |                         |         |
|--------------------------|---------------------------|-------------------------|---------|
| <input type="checkbox"/> | Draft Plan of Subdivision | File No.:               | Status: |
| <input type="checkbox"/> | Consent or Variance       | File No.:               | Status: |
| <input type="checkbox"/> | Zoning By-law Amendment   | File No.:               | Status: |
| <input type="checkbox"/> | Official Plan Amendment   | File No.:               | Status: |
| <input type="checkbox"/> | Minister's Zoning Order   | Ontario Regulation No.: | Status: |
| <input type="checkbox"/> | Site Plan                 | File No.:               | Status: |
| <input type="checkbox"/> | Other (Specify)           | File No.:               | Status: |

**20 c) If you answered ‘yes’ to any of Section 20, please describe the land the “other” application affects, the purpose of that application, and the effect that application will have on the amendment requested through this application.**

*(Please use a separate sheet if needed)*

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**21) Is the application consistent with policy statements issued under subsection 3(1) of the *Planning Act*?**

Identify policies from the Provincial Policy Statement (PPS) that you intend to use to support your application.

*Note: If additional space is required, please attach a separate sheet containing this information.*

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**22) What is the applicants proposed strategy for consulting with the public with respect to this application?**

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**23) Owner's Authorization:**

This must be completed by the Owner if the **OWNER IS NOT FILING THE APPLICATION**

**Note: If there are multiple Owners, an authorization letter from each Owner (with dated, original signature) is required OR each Owner must sign the following authorization.**

I, (we) \_\_\_\_\_, being the  
Print name(s) of Owner, individual or company  
 registered Owner(s) of the subject lands, hereby authorize

\_\_\_\_\_ to prepare and submit an Application for Zoning By-law amendment.  
Print name of agent and/or company (if applicable)

|                    |   |
|--------------------|---|
| _____<br>Signature | _____<br>Day                      Month                      Year |
|--------------------|---|

**IMPORTANT:**

If the Owner is an incorporated company, the company seal shall be applied in the signature block above (if there is one).

**24) Applicant's Declaration:**

This must be completed by the **person filing the application** for the proposed amendment and in the presence of a Commissioner of Oaths.

I, \_\_\_\_\_ of the \_\_\_\_\_  
Print (name of applicant)                      Print (Name of City, Town, Township, etc.)

in the Region/County/District of \_\_\_\_\_ solemnly declare that all of the statements  
Print Region/County/District

contained in this Application for Zoning By-law Amendment at \_\_\_\_\_,  
(description of subject land)

and all supporting documents and plans are true and complete, 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 Region/County/District of Middlesex,

in the Municipality of The City of London, this

\_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_  
(Day)                      (Month)                      (Year)

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Please Print name of Applicant

\_\_\_\_\_  
 Commissioner of Oaths

**25) Municipal Freedom of Information Declaration:**

In accordance with the provisions of the Planning Act, it is the policy of the City of London to provide public access to all development applications and supporting documentation.

In submitting this development application and supporting documentation, I \_\_\_\_\_  
 (please print name) the Owner/applicant/authorized agent, hereby acknowledge the above-noted policy and provide my consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

\_\_\_\_\_  
 Signature Day Month Year

**26) Owner’s Permission and Acknowledgement for Access to Property and On-Site Sign**

**This must be completed by the property owner(s).**

**Note: if there are multiple property owners, or properties, a permission, acknowledgement and direction letter from each owner (with dated, original signature) is required OR each owner must sign the following permission and acknowledgement.**

I, (we) \_\_\_\_\_ (print name of owner or owner’s company representative (if applicable)), of \_\_\_\_\_ (print name of owner’s company/corporation, if applicable), being the registered owner of \_\_\_\_\_ (print address of the subject property), hereby:

- Grant permission for City of London staff to enter onto the property, without notice, for the purposes of evaluation of this application.
- Grant permission for the City of London, or a representative of the City, to enter onto the property as necessary, and without notice, to install, maintain, relocate, modify, and/or remove one or more “Planning Application” signs in association with this application.
- Agree that I will not damage, deface, remove, or relocate the sign(s), and that doing so may result in a contravention of the Planning Act, therefore voiding my application and necessitating re-application to the City of London.
- Acknowledge that the City, or a representative of the City, will remove the sign at such date as deemed appropriate by the City.
- Acknowledge that minor excavation and site disturbance may result from sign-related activities
- Acknowledge that the City of London, or a representative of the City, will keep a photographic record of the site conditions existing immediately prior, and following, the undertaking of sign-related activities

\_\_\_\_\_  
 Signature Day Month Year

Signature of owner or owner’s company representative  
 “I/we have the authority to bind the corporation”

**PROVINCIAL POLICY INFORMATION REQUIREMENTS**

**Schedule APP-1**

Completion of the following will assist the municipality in performing a complete review of the subject proposal. *Please use a separate sheet if needed.*

**1) What is the current and previous use of the subject land?**

Current Use(s):

All previous known uses:

**2)** Has there been an industrial, commercial use or a gas station on the subject land or adjacent land, any grading change of the property by adding fill or other material, any petroleum or other fuel stored on the subject land or land adjacent to the subject land or Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?      YES      NO

If Yes, please be specific:

What information did you use to determine the answers to the above questions?

**3)** If Yes to 2, a soils investigation study including previous use inventory is required, showing all former uses of the subject land, or if appropriate, the adjacent land. This study must be prepared by a qualified consultant.

Report attached?      YES      NO

**4) Subsurface Rights**

Are the subsurface rights and the surface rights to the property held by the same Owner?      YES      NO

If the answer to 4 is No, who owns the subsurface rights? \_\_\_\_\_

If the answer to 4 is No, please have the Owner complete the following declaration.

**AUTHORIZATION FROM THE OWNER OF THE SUBSURFACE RIGHTS (if subsurface rights different from the Owner of the lands)**

I, \_\_\_\_\_, the Owner of the subsurface rights for the subject property, am aware of this application and consent to it. (please print)

\_\_\_\_\_ (signature)      \_\_\_\_\_ (date)

\_\_\_\_\_ (address)

\_\_\_\_\_ Telephone Number      \_\_\_\_\_ Facsimile Number

**5) Significant Features Checklist**  
 Check through the following list. Indicate under YES, NO, or UNKNOWN if a listed feature is on-site or within 500 metres. Indicate under YES, NO, or UNKNOWN if a listed development circumstance applies. Be advised of the potential information requirements in noted sections.

| FEATURES OR DEVELOPMENT CIRCUMSTANCES   | YES | NO | UNKNOWN | IF FEATURE; SPECIFY DISTANCE IN METRES | POTENTIAL INFORMATION NEEDS   |
|---|-----|----|---------|--|---|
| Non-farm development near designated urban areas or rural settlement areas  |     |    |         |  | Demonstrate sufficient need within 20 year projections and that proposed development will not hinder efficient expansion of urban areas or rural settlement areas.  |
| Class 1 Industry <sup>1</sup>   |     |    |         | ___ metres                             | Assess development for residential and other sensitive uses within 70 metres.   |
| Class 2 Industry <sup>2</sup>   |     |    |         | ___ metres                             | Assess development for residential and other sensitive uses within 300 metres.  |
| Class 3 Industry <sup>3</sup> within 1000 metres  |     |    |         | ___ metres                             | Assess development for residential and other sensitive uses within 1000 metres.   |
| Land Fill Site  |     |    |         | ___ metres                             | Address possible leachate, odour, vermin and other impacts.   |
| Sewage Treatment Plant  |     |    |         | ___ metres                             | Assess the need for a feasibility study for residential and other sensitive land uses.  |
| Waste Stabilization Pond  |     |    |         | ___ metres                             | Assess the need for a feasibility study for residential and other sensitive land uses.  |
| Active railwayline  |     |    |         | ___ metres                             | Evaluate impacts within 300 metres.   |
| Controlled access highways or freeways, including designated future ones  |     |    |         | ___ metres                             | Evaluate impacts within 100 metres.   |
| Airports where noise exposure forecast (NEF) or noise exposure projection (NEP) is 28 or greater                                |     |    |         |  | Demonstrate feasibility of development above 28 NEF for sensitive land uses. Above the 35 NEF/NEP contour, development of sensitive land uses is not permitted.   |
| Electric transformer station  |     |    |         | ___ metres                             | Determine possible impacts within 200 metres.   |
| High voltage electric transmission line   |     |    |         | ___ metres                             | Consult the appropriate electric power service.   |
| Transportation and infrastructure corridors   |     |    |         | ___ metres                             | Will the corridor be protected? Noise Study prepared?   |
| Mineral aggregate resource areas  |     |    |         |  | Will development hinder access to the resource or the establishment of new resource operations?   |
| Mineral aggregate operations  |     |    |         | ___ metres                             | Will development hinder continuation of extraction?<br>Noise and Dust Study completed?  |
| Mineral and petroleum resource areas  |     |    |         |  | Will development hinder access to the resource or the establishment of new resource operations?   |
| Existing pits and quarries  |     |    |         | ___ metres                             | Will development hinder continued operation or expansion?<br>Noise and Dust Study completed?  |
| Significant wetlands or potentially significant wetlands  |     |    |         | ___ metres                             | Provide Environmental Impact Study.   |
| Significant ravine, valley, river and stream corridors and significant portions of habitat of endangered and threatened species |     |    |         | ___ metres                             | Provide Environmental Impact Study.   |
| Significant fish habitat, wildlife habitat, woodlands, valleylands, areas of natural and scientific interest.                   |     |    |         |  | Provide Environmental Impact Study.   |
| Sensitive groundwater recharges areas, headwaters and aquifers.   |     |    |         |  | Demonstrate that groundwater recharge areas, headwaters and aquifers will be protected.   |
| Significant landscapes, vistas and ridge-lines, significant built heritage resources and cultural heritage landscapes.          |     |    |         |  | Development should conserve significant landscapes, vistas and ridge-lines, significant built heritage resources and cultural heritage landscapes.  |
| Significant archaeological resources  |     |    |         |  | Assess development proposed in areas of medium and high potential for significant archaeological resources. These sources are to be studied and preserved, or where appropriate, removed. Catalogued and analyzed prior to development. |
| Erosion hazards   |     |    |         |  | Determine feasibility within the 1:100 year erosion limits of ravines, river valleys and streams.   |
| Floodplains   |     |    |         |  | Determine limit of Development or where a Special Policy Area (SPA) is in effect, development must meet the Official Plan policies.   |
| Hazardous sites <sup>4</sup>  |     |    |         | ___ metres                             | Slope Study, Flood line Study   |
| Contaminated sites  |     |    |         |  | Assess an inventory of previous uses in areas of possible soil contamination.   |
| Prime agricultural land   |     |    |         |  | Demonstrate need for use other than agricultural and indicate how impacts are to be mitigated.  |
| Agricultural operations   |     |    |         | ___ metres                             | Development to comply with the Minimum Distance Separation Formulae and O.P. policies.  |

<sup>1</sup>Class 1 Industry - small scale, self-contained plant, no outside storage, low probability of fugitive emissions and daytime operations only.

<sup>2</sup>Class 2 Industry - medium scale processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and daytime truck traffic.

<sup>3</sup>Class 3 Industry - indicate if within 1000 metres - processing and manufacturing with frequent and intense off-site impacts and a high probability of fugitive emissions.

<sup>4</sup>Hazardous sites - property or lands that could be unsafe for development or alteration due to naturally occurring hazards. These hazards may include unstable soils (sensitive marine clays, organic soils) or unstable bedrock (Karst topography).

**GRAPHIC REQUIREMENTS**

**Schedule APP-3**

If images for on-site signs are required as part of a complete application, they are to be provided in accordance with the following standards, for the City’s inclusion on the on-site signs and on the application-specific web page.

**Technical Standards for all Images:**

- full bleed with no borders or outlines
- provided in both PDF and JPEG format
- All PDFs sized to the exact dimensions detailed below
- All JPEGs have the same height to width ratio as the PDFs and are to be sized for use at a scale no larger than 11” x 17”
- the image must not be distorted or skewed in any way and is subject to cropping
- corporate branding for the applicant or design firm may be included but must be small and unobtrusive
- Further image standards are determined by the following categories:

|                         | <b>Short, Wide Building</b> | <b>Tall Narrow Building</b>         |
|-------------------------|-----------------------------|-------------------------------------|
| <b>Bonus Request</b>    | A and C                     | A or B (consultant’s choice), and C |
| <b>No Bonus Request</b> | A and D                     | A or B (consultant’s choice), and D |

**A. Short, Wide Building Standards** (proposed development most easily represented using a landscape image format)

- Provide a minimum of 2 drawings
- Orient drawing in landscape format
- Size the pdf images to the exact dimensions of 48”(W) x 26”(H)

**B. Tall, Narrow Building Standards** (proposed development most easily represented using a portrait image format)

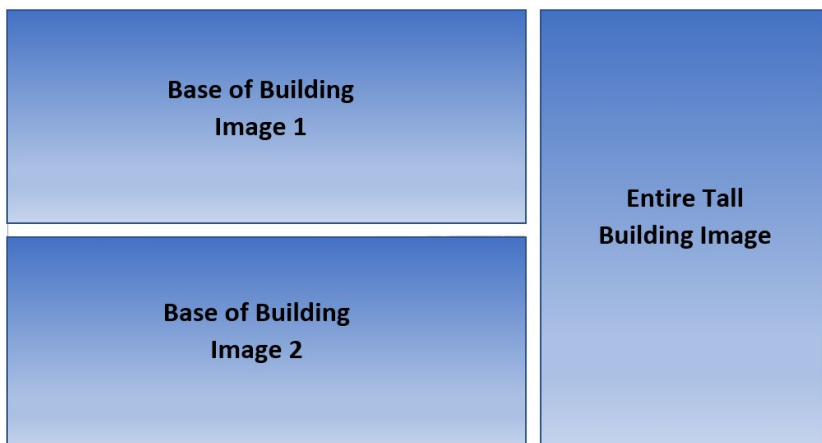
- Provide a minimum of 5 drawings as follows:
  - 2 drawings:
    - Oriented in portrait format
    - Size the pdf images to the exact dimensions of 14”(W) x 26”(H)

**AND**

- 3 drawings (usually of base/pedestrian level of a tall building)
  - Oriented in landscape format

- Size the pdf images to the exact dimensions of 34”(W) x 13”(H)

City staff will populate 2 landscape images and 1 portrait image into the below layout for the on-site sign.



### C. Bonus Zone Requested

- 3D colour renderings viewed from pedestrian eye level that provide an accurate and detailed visual representation of the proposed building and immediate surroundings. Such images will typically include building finishes and colours, architectural details, windows, doors, surrounding hard surfacing and landscaping, and a portion of the public street.

### D. No Bonus Zone Requested

- Required Elements (examples shown below):
  - 2 Birdseye view drawings showing the subject site and surrounding context – streets (with names) and existing buildings;
  - Property line delineated in red;
  - Building “box” showing basic massing with roofline, number of storeys, and where appropriate, colour variation or linework to demarcate individual units (eg. townhouses including stacked or back-to-back)
  - Proposed buildings shown in a different colour than the surrounding existing buildings;
  - Location of main building entrances and entrances to individual ground floor units;
  - Location of balconies, if applicable;
  - Landscaped buffers, parking islands and amenity areas shown in green;
  - Parking and loading areas delineated and shown in grey;
  - Pedestrian walkways and connections to main building entrances and entrances to individual ground floor units, shown in grey (a lighter shade than the parking areas)
- Optional elements:
  - Windows
  - Canopies
  - Detailed building articulation
  - Building finishes and colours
  - Proposed vegetation

### Example Drawings for Category D





**SCHEDULE OF FEES**

**Schedule APP-4**

All cheques must be made payable to the

**City Treasurer. Effective JANUARY 1, 2024**

| <b>ZONING BY-LAW AMENDMENT APPLICATION FEE</b>   |                               |
|--|-------------------------------|
| Application Fees = Zoning Fee - *Pre-Application Consultation Fee (\$371.00 or \$348.00 if Consultation in 2023)           |                               |
| Zoning By-law Base Fee   | \$14,788.00                   |
| *Pre-Application Consultation Fee deducted from Application Fee  | (\$ 14,417.00 or \$14,440.00) |
| Application Fees = Temporary Zoning Fee - *Pre-Application Consultation Fee (\$371.00 or \$348.00 if Consultation in 2023) |                               |
| Extension of Temporary Use Base Fee  | \$ 1,931.00                   |

Last updated: December 2023