



APPLICATION TO AMEND THE TOWN OF AJAX ZONING BY-LAW

(under Section 34(10.1) of the Planning Act, RSO 1990, c. P. 13)

ZBA

Planning and Development Services

65 Harwood Avenue South
Ajax ON L1S 2H9

Tel. 905-683-4550

Fax. 905-686-0360

www.ajax.ca

FOR TOWN USE ONLY

File Number

Date of Receipt

1. Pre-Consultation

Pre-consultation is an essential part of the planning process. In accordance with the *Planning Act*, the Town has passed a "Pre-consultation By-law" (By-law 57-2008), requiring that an applicant contact Planning to arrange a mandatory pre-consultation meeting prior to submission of a Zoning By-law Amendment application. The intent of this meeting is to assist in determining technical and submission requirements and conformity with the Provincial Policy documents, Durham Region Official Plan, Town of Ajax Official Plan and Zoning By-law, and any other relevant planning documents.

Has the Owner/Applicant consulted Town of Ajax Planning and Development Services prior to submitting a site plan application?

Yes No

If **No**, please contact the Town of Ajax Planning and Development Services to arrange a mandatory pre-consultation meeting in accordance with By-law 57-2008, as amended, prior to submission of this application.

2. Submission Requirements

Information Requirements

- One (1) original and ten (10) copies of this application** is to be submitted to Ajax Planning and Development Services, 65 Harwood Avenue South, Ajax, Ontario L1S 2H9.
- Twenty five (25) copies of the proposed development concept plan**, folded to a size suitable for mailing (either 8 ½ x 11, or 8 ½ x 14 format).
- Ten (10) reduced copies of the proposed development concept plan as outlined in Section 7 of this application** (either 8 ½ x 11, or 8 ½ x 14 format), if applicable.
- Five (5) copy of the proposed wording of the proposed zoning by-law amendment.**
- Six (6) copies of any supporting documentation**, as provided within Section 13 of this application, and as indicated on the Pre-consultation Checklist Form.
- Two (2) copies of a Legal Survey.**
- Electronic version of all drawings and studies** on a compact disc in both PDF and AutoCAD format.

Fees

- An **application fee**, in accordance with the Planning Act Fees and Charges By-law, as amended, payable to the Town of Ajax, is required. Payments may be made by cheque, cash or money order.

(Under the authority of the "Planning Act Fees and Charges By-law", as amended)

Fee Submitted: \$ _____

Refund Policy

(Under the authority of the "Planning Act Fees and Charges By-law", as amended)

A refund of Town of Ajax Application fees will be calculated as follows:

- **Where an application is withdrawn after a file has been opened, but before it has been circulated: 90%**
- **Where an application is withdrawn after a file has been circulated, but before it has been considered at a public meeting: 50%**
- **Where an application is withdrawn after the file has been considered at a public meeting: No refund**

Conservation Authority Fees

- Payment of fees in accordance with their schedule to the **Central Lake Ontario Conservation Authority** or the **Toronto and Region Conservation Authority** for lands potentially affected by flooding and erosion within their jurisdiction.

Regional Fees

- Payment of fees in accordance with their schedule to the **Regional Municipality of Durham**, as the Regional Planning review fee.
- Payment of fees in accordance with their schedule to the **Regional Municipality of Durham**, for any developments proposed on private services, which is the Regional Health Department's review fee.

Other Fees

(Under the authority of the "Planning Act Fees and Charges By-law", as amended)

Additional costs for the processing of the application may be charged where studies in support of an application must be reviewed by persons not employed by the Town but retained for that purpose due to an expertise in the area of the study. This requirement applies to matters such as, but not limited to, the review of traffic, marketing, environmental, noise, and engineering reports, etc., in all cases the Town shall notify the applicant to seek approval and payment before proceeding to a third party review of supporting studies.

Additional costs for advertising may be charged where it is not possible or appropriate for public notice of an application to be placed on the Community Page of the Ajax News Advertiser. Please be advised that a sign will be required to inform the public of the proposed amendment. Planning and Development Services will provide the necessary requirements and standards.

The applicant will be responsible for the costs to the Town of appearing in support of the application at hearings of the Ontario Municipal Board or Environmental Assessment Board.

The applicant will be required to pay the reasonable legal fees of the Town for the preparation and registration of development agreements when such agreements are required.

Additional **non-refundable fee** of \$500 when more than one public open house, and one public meeting by the Community Affairs and Planning Committee is required.

3. Contact Information

	Mailing Address	Telephone	Facsimile	E-mail
Owner		()	()	
Applicant		()	()	
Agent or Primary Consultant		()	()	
Other: (specify)				
Correspondence relating to this application should be sent to (select one only): <input type="checkbox"/> Owner <input type="checkbox"/> Applicant <input type="checkbox"/> Agent or Primary Consultant <input type="checkbox"/> Other		The applicant is: <input type="checkbox"/> Owner <input type="checkbox"/> Lessee of Land or Tenant <input type="checkbox"/> Prospective Owner		
If the applicant is not the Owner, the Owner must consent to the proposed Zoning By-law Amendment. <input type="checkbox"/> Separate Letter of Authorization attached		Owner's Signature: Date:		

4. Details of the Subject Lands

Location and Description				
Municipal Address	Lot/Part #	Plan/Concession #	Assessment Roll # & PIN #	
Size of Site				
Frontage (m)	Land Area (ha)	Buildable Area (m ²)	Average Depth (m)	Average Width (m)
Other Details				
Date the site was acquired by the current Owner	Date(s) existing buildings and structures were constructed on the property.		Length of time the existing uses on the site have continued.	

5. Current Planning Status

Please provide the information below:

Existing Land Use Designation(s) in the Town of Ajax Official Plan	
Existing Zoning	
Are the subject lands within an area where the Town has pre-determined the minimum and maximum density requirements or the minimum and maximum height requirements? (If so, please describe)	

6. Current, Previous and Proposed Use of the Subject Lands

Please provide the following information:

Current Use of the Subject Lands			
Previous and Historic Use of the Subject Lands, if different than the above			
Proposed Use of the Subject Lands			
<input type="checkbox"/>	Separate Explanatory Text Attached (If checked, indicate Title, Author and Date of Material provided)	Title and Author	Date

7. Details of the Proposed Amendment

Please provide the following information:

Does the application propose to implement an alteration to an urban boundary (area of settlement) or implement a new area of settlement? If so, please provide details of the official plan or official plan amendment that deals with the matter.	
Does the application seek to remove land from an area of employment? If so, please provide details of the official plan or official plan amendment that deals with the matter.	
Is the subject application within an area where zoning with conditions may apply? If so, please explain how the application conforms to the official plan policies relating to zoning with conditions.	
Does the application introduce a land use or definition not already provided for in the Comprehensive Zoning By-law 95-2003?	

Is a separate document providing the above information attached **Yes** **No**

A Development Concept Plan is required that illustrates the following, as applicable:	Applies?	
	Yes	No
The boundaries and dimensions of the Subject Lands;	<input type="checkbox"/>	<input type="checkbox"/>
The location, size and type of all existing and proposed buildings and structures on the Subject Lands, indicating their distance from all lot lines;	<input type="checkbox"/>	<input type="checkbox"/>
The location of all natural and artificial features such as buildings, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks on the Subject Lands and on adjacent land which affect the application;	<input type="checkbox"/>	<input type="checkbox"/>
The current uses of land that is adjacent to the Subject Lands;	<input type="checkbox"/>	<input type="checkbox"/>
The location, width and name of any roads within or abutting the Subject Lands, indicating whether it is an unopened road allowance, a public traveled road, a private road, or a right-of-way;	<input type="checkbox"/>	<input type="checkbox"/>

If access to the Subject Lands is by water only, the location of parking and docking facilities to be used;	<input type="checkbox"/>	<input type="checkbox"/>
The location and nature of any easement affecting the Subject Lands.	<input type="checkbox"/>	<input type="checkbox"/>

8. Consistency with Provincial Policies and Plans

Please provide the information outlined below:

Provincial Policies, Plans and Interests	Applies?		Explain
	Yes	No	
Indicate whether the requested amendment is consistent with the Provincial Policy Statements issued under subsection 3(1) of the <u>Planning Act</u> .	<input type="checkbox"/>	<input type="checkbox"/>	
Is the subject land within an area of land designated under any provincial plan or plans?	<input type="checkbox"/>	<input type="checkbox"/>	
If the answer to the above question is "yes", does it conform to, or does it not conflict with the provincial plan or plans?	<input type="checkbox"/>	<input type="checkbox"/>	

Yes No

Is a separate document(s) providing the above information attached?

If yes, please indicate the date of the report and the author in the space provided.

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Author(s) and Report Title(s)

Date(s)

9. Other Planning Applications or Approvals Required

Indicate whether the subject land is, or ever has been, the subject of the following planning applications:

Application Type	Submitted?		File No.	Status
	yes	no		
<input type="checkbox"/> Durham Regional Official Plan Amendment	<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/> Official Plan Amendment	<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/> Plan of Subdivision or Condominium	<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/> Zoning By-law Amendment	<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/> Site Plan	<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/> Land Division (Severance)	<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/> Minor Variance or Other (Specify)	<input type="checkbox"/>	<input type="checkbox"/>		

10. Servicing and Infrastructure

Please provide the following information:

	Yes	No
Are the water, sewage, storm water and/or road works associated with the subject application, subject to the provisions of the Environmental Assessment Act? If yes, please explain, and attach a statement prepared by a qualified engineer explaining the nature of the works and class(es) of Environmental Assessment required. _____	<input type="checkbox"/>	<input type="checkbox"/>
Is the development proposed to be serviced by a municipal owned and operated piped sewage system?	<input type="checkbox"/>	<input type="checkbox"/>
Is the development proposed to be serviced by a privately owned and operated individual septic system?	<input type="checkbox"/>	<input type="checkbox"/>
Is the development proposed to be serviced by a privately owned and operated individual or communal septic system? *	<input type="checkbox"/>	<input type="checkbox"/>
Is the development proposed to be serviced by a municipal piped water system?	<input type="checkbox"/>	<input type="checkbox"/>
Is the development proposed to be serviced by a privately owned and operated individual or communal well, a lake or other water body?	<input type="checkbox"/>	<input type="checkbox"/>
Is the development proposed to be serviced by other sources of potable water?	<input type="checkbox"/>	<input type="checkbox"/>

***All developments proposed on individual, on-site servicing systems or tanks will require a Geotechnical Report and a Hydrogeological Report.**

11. Servicing Options

Please provide the following information:

	Yes	No
11.1 A proposed development of more than five (5) lots or units on privately owned and operated individual or communal wells?	<input type="checkbox"/>	<input type="checkbox"/>
11.2 A proposed development of five (5) or more lots or units on privately owned and operated individual or communal septic systems?	<input type="checkbox"/>	<input type="checkbox"/>
11.3 A proposed development of fewer than five (5) lots or units on privately owned and operated individual or communal septic systems, and more than 4500 litres of effluent would be produced per day as a result of the development being completed?	<input type="checkbox"/>	<input type="checkbox"/>
11.4 A proposed development of fewer than five (5) lots or units on privately owned and operated individual or communal septic systems, and 4500 litres or less would be produced per day as a result of the development being completed?	<input type="checkbox"/>	<input type="checkbox"/>

If the answer to 11.1, 11.2 or 11.3 is yes, please provide:

A Servicing Options Report

A Hydrogeological Report

If the answer to 11.4 is "yes", please provide:

A Hydrogeological Report

12 Storm Drainage

Please indicate the proposed method of storm drainage:

- Storm Sewers
 Drainage Swales
 Ditches
 Other Means (specify)

13. Supporting Documentation

The Town of Ajax Official Plan outlines information requirements for various types of amendments. Indicate whether the Official Plan policy is applicable, and reference the attached document which addresses the policy.

Type of Application	Policy	Applies?		Report Reference
		Yes	No	
Planning Rationale , addressing land use compatibility, conformity to Town's Official Plan, Zoning By-law; Durham Region Official Plan, relevant Provincial Policy documents, any of the relevant planning documents and urban design guidelines, description of proposal, why proposal is considered good planning, including evaluation of potential impacts.	5.7 (a)	<input type="checkbox"/>	<input type="checkbox"/>	
Environmental Impact Study (EIS) for lands within 120 metres of an evaluated wetland or within 50 metres of other features designated Environmental Protection	2.2.2 b) & 5.2 5.7 (o)	<input type="checkbox"/>	<input type="checkbox"/>	
Environmental Review Study , for lands identified as "Environmental Resource Overlay" within Schedule 'B', and for which an EIS has not been completed.	2.2.3 & 5.3 5.7 (o)	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Impact Study for retail proposals above 2500 m ² in Central Areas.	2.4.1 (h) & 5.7 cc)	<input type="checkbox"/>	<input type="checkbox"/>	
Traffic/Transit Impact Analysis , for new developments in the Uptown Central Area.	2.4.5 (d) & 5.7 (b)	<input type="checkbox"/>	<input type="checkbox"/>	
Development and Urban Design Criteria , for new developments in the Uptown and Downtown Central Areas, addressing access, circulation, parking, landscaping, outdoor amenity areas, building heights and shadows for buildings exceeding six stories in height, and noise attenuation.	2.4.2 (b), 2.4.3 (f), (h) & (i), 2.4.4 (c), 2.4.4.9 & 2.4.5 (l)	<input type="checkbox"/>	<input type="checkbox"/>	
Environmental Site Assessment , for lands identified as potentially contaminated.	2.7.10 (e) & 5.7 (p)	<input type="checkbox"/>	<input type="checkbox"/>	(See Section 10)
Heritage Impact Statement , identifying potential impacts on existing heritage features, in proximity to properties designated under the <u>Ontario Heritage Act</u> .	3.2.2 (f) & 5.7 (e)	<input type="checkbox"/>	<input type="checkbox"/>	
Archaeological Assessment , for lands with archaeological potential.	3.2.2 (g) & 5.7 (f)	<input type="checkbox"/>	<input type="checkbox"/>	
Traffic Impact Study , for proposals determined to have an impact on the municipal transportation system.	4.1.3 (g) & 5.7 (b)	<input type="checkbox"/>	<input type="checkbox"/>	
Functional Servicing Plan , for major development applications, in consultation with the applicable Conservation Authority and the Region of Durham.	4.2.2 (a) & 5.7 (j)	<input type="checkbox"/>	<input type="checkbox"/>	
Stormwater Management Plan , in keeping with the municipal planning principals.	4.2.4 (a) & 5.7 (h)	<input type="checkbox"/>	<input type="checkbox"/>	
Noise Study for residential and noise sensitive uses within 300 metres of a railway, or adjacent to a Type A or type B Arterial Road, and a Vibration Study for lands within 75 metres of a railway.	5.7 (g)	<input type="checkbox"/>	<input type="checkbox"/>	

Is a separate document providing the above information attached **Yes** **No**

14. Site Contamination

A Phase 1 **Environmental Site Assessment** or a **Completed Site Screening Questionnaire** is required for all Zoning By-law Amendment applications. Please indicate the date of the report and the author in the space provided. A Phase 2 or Phase 3 **Environmental Site Assessment** may be required depending on site conditions.

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Author

Date

15. Affidavit and Sworn Declaration of Owner or Application

I agree that all studies submitted in support of this application may be made available for public review, pursuant to the Municipal Freedom of Information and Protection of Privacy Act.

I agree to reimburse the Town of Ajax for any costs associated with the preparation of studies required to evaluate the application by qualified consultants, and any costs which may be incurred before the courts and tribunals arising from the disposition of this application.

I hereby certify that all statements contained within this application are true and agree to allow Town staff reasonable access to the property.

Declared before me at the _____ of _____

In the _____ of _____

this _____ day of _____, 20_____

Commissioner of Oaths

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Signature of Owner or Applicant

Date

Personal information contained on this form is collected under the authority of the Planning Act, RSO 1990, c. P13 and the applicable implementing Ontario Regulation, and will be used to evaluate the Zoning By-law Amendment application. Questions about the collection of personal information should be directed to the Records Manager/FOI Coordinator, 65 Harwood Avenue South, Ajax, Ontario, L1S 2H9, (905) 683-4550, ext. 3343.

If you have any comments on the format or content of this application form, please complete a Customer Feedback Form, which is available at Planning and Development Services, Town of Ajax.