

**CITY OF SARNIA**

**Planning & Building Department**

Telephone: (519) 332-0330 X3344

Email: [planning@sarnia.ca](mailto:planning@sarnia.ca)



255 North Christina Street

P.O. Box 3018

Sarnia, Ontario

N7T 7N2

**APPLICATION NO.:** \_\_\_\_\_ **OPA No.** \_\_\_\_\_  
(Office Use)

**APPLICATION FOR AMENDMENT TO  
ZONING BY-LAW NO. 85 OF 2002**

Planning Act R.S.O. 1990, c.P.13, s.34(10); 1996, c.4, s.20(50)  
Reg. 199/96, Schedule

**1) Municipal Address & Legal Description of Subject Land**

Street Address \_\_\_\_\_ Roll No. \_\_\_\_\_

Lot No. \_\_\_\_\_ Registered Plan No. \_\_\_\_\_

or Part No. \_\_\_\_\_ Reference Plan No. \_\_\_\_\_

or Lot No. \_\_\_\_\_ Concession \_\_\_\_\_

**2) Registered Owner of Subject Lands:** \_\_\_\_\_

Address \_\_\_\_\_

Postal Code \_\_\_\_\_ Telephone \_\_\_\_\_

Fax \_\_\_\_\_ e-mail \_\_\_\_\_

**3) Applicant:** \_\_\_\_\_

Address \_\_\_\_\_

Postal Code \_\_\_\_\_ Telephone \_\_\_\_\_

Fax \_\_\_\_\_ e-mail \_\_\_\_\_

**4) Agent:** \_\_\_\_\_

Address \_\_\_\_\_

Postal Code \_\_\_\_\_ Telephone \_\_\_\_\_

Fax \_\_\_\_\_ e-mail \_\_\_\_\_

**Amendment to Zoning By-law Application Form – continued**

---

**5) Name of Mortgage Holder** \_\_\_\_\_  
(or Charge or Encumbrance)  
Address \_\_\_\_\_  
Telephone \_\_\_\_\_ Fax \_\_\_\_\_ email \_\_\_\_\_

**6a) Official Plan Designation** \_\_\_\_\_

**6b) Explain How Application Conforms to Official Plan** \_\_\_\_\_

**7) Current Zoning** \_\_\_\_\_

**8) Dimensions of Subject Land – Check here if plan attached  or describe below:**

Frontage \_\_\_\_\_ Depth \_\_\_\_\_ Area \_\_\_\_\_

**9a) Nature and Extent of Rezoning Request:**

\_\_\_\_\_  
(Attach additional pages if necessary)

**9b) Why Rezoning is Requested?** \_\_\_\_\_

**10) Date Subject Land was Acquired by Owner: (if known)** \_\_\_\_\_

**11) Existing Uses of Subject Land:** \_\_\_\_\_

**12) Length of Time Existing Uses of the Subject Land has Continued: (if known)** \_\_\_\_\_

**13) Existing Buildings & Structures - Check Here if Plan Attached  or Describe Below**

Type \_\_\_\_\_ Front Yard \_\_\_\_\_ Height in metres \_\_\_\_\_

Date Constructed \_\_\_\_\_ Rear Yard \_\_\_\_\_ Dimensions \_\_\_\_\_

Side Yard \_\_\_\_\_ Side Yard \_\_\_\_\_ Area \_\_\_\_\_

(Attach additional pages if necessary)

**14) Proposed Uses of Subject Lands** \_\_\_\_\_

**15) Proposed Buildings & Structures - Check Here if Plan Attached  or Describe Below**

Type \_\_\_\_\_

Front Yard \_\_\_\_\_ Height in metres \_\_\_\_\_

Date Constructed \_\_\_\_\_ Rear Yard \_\_\_\_\_ Dimensions \_\_\_\_\_

Side Yard \_\_\_\_\_ Side Yard \_\_\_\_\_ Area \_\_\_\_\_

(Attach additional pages if necessary)

**16) Services (mark all that apply)**

SERVICE	TYPE	EXISTING	PROPOSED
Sanitary Sewage	Municipal system		
	Individual septic		
	Communal septic		
	Other		
Storm Water	Municipal Sewer		
	Ditch		
	Swale		
	Other		
Water Supply	Municipal piped water		
	Private well		
	Communal well		
	Lake or other water body		
	Other		

**17) Private Septic Services**

- a) Have necessary approvals been obtained from the County of Lambton and/or Ministry of Environment for proposed private services?  
 Yes  (if yes, attach copies of appropriate certificates) No
- b) If the development will produce more than 4,500 litres of effluent per day, please attach the following:
  - 1) a servicing options report, and
  - 2) a hydrogeological report.

**18a) Access (How will the property be accessed)**

Provincial Highway	Water	Year Round Municipal Road	Seasonal Municipal Road	Private Right-of-way

**18b) If Access is by Water only, Describe Parking and Docking Facilities and their Distance from Nearest Public Road:** \_\_\_\_\_

**19) Other Applications (if known, indicate if the subject land is the subject or has been subject of any of the following applications:**

Official Plan Amendment \_\_\_\_\_ File # \_\_\_\_\_ Status \_\_\_\_\_

Approval of Plan of Subdivision (under section 51) \_\_\_\_\_ File # \_\_\_\_\_ Status \_\_\_\_\_

Severance (under Section 53) \_\_\_\_\_ File # \_\_\_\_\_ Status \_\_\_\_\_

Previous Zoning Application (under Section 34) \_\_\_\_\_ File # \_\_\_\_\_ Status \_\_\_\_\_

Ministers Zoning Order \_\_\_\_\_ Ontario Regulation No. of Order \_\_\_\_\_

**20) Is the requested Zoning Amendment consistent with the Provincial Policy statement issued under Subsection 3(1) of The Planning Act?**

Yes \_\_\_\_\_ No \_\_\_\_\_

**21) Is the subject property located within an area designated under any Provincial Plan(s)?**

Yes \_\_\_\_\_ No \_\_\_\_\_

If Yes, does the application conform to the Provincial Plan(s)

Yes \_\_\_\_\_ No \_\_\_\_\_

**22) If the application alters a settlement area boundary, provide details of the Official Plan Amendment that deals with the matter.**

---

**23) If the application removes land from an area of employment, provide details of the Official Plan Amendment that deals with the matter**

---

**24) If the subject land is within an area where zoning with conditions apply, provide an explanation of how the application conforms to the Official Plan policies relating to zoning with conditions.**

---

**25) Indicate the minimum and maximum density and height requirements, if applicable:**

	Maximum	Minimum
Height		
Density		

26) **AUTHORIZATION BY OWNER**

I, the undersigned being the owner of the subject land or having authority to bind the owner, hereby authorize

\_\_\_\_\_ to act as my agent and make this application.

\_\_\_\_\_  
Signature of Owner or person having authority to bind the owner

\_\_\_\_\_  
Date

27) **DECLARATION**

I, \_\_\_\_\_ of the \_\_\_\_\_ of \_\_\_\_\_ in

the County of \_\_\_\_\_ do solemnly declare that all above statements contained in this application and in all of the exhibits submitted are true, and I make this solemn declaration conscientiously believing it to be true and knowing that it is has the same force and effect as if made under oath and by virtue of the "**CANADA EVIDENCE ACT**".

\_\_\_\_\_  
**SIGNATURE OF OWNER OR AGENT**

*(To be signed in the presence of a Commissioner of Oaths)*

Declared before me at the \_\_\_\_\_ of \_\_\_\_\_

in the County of \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.

\_\_\_\_\_  
**A COMMISSIONER, etc.**

**TO BE COMPLETED BY STAFF**

APPLICATION RECEIVED BY THE PLANNING & BUILDING DEPARTMENT FOR REVIEW:

Is a review by the St. Clair Region Conservation Authority required? Yes  No

(Review Fee to be confirmed by SCRCA)

Is a review by the County of Lambton required? Yes  No

(Review Fee to be confirmed by County of Lambton)

Application # \_\_\_\_\_ Date of submission \_\_\_\_\_

Checked by \_\_\_\_\_ Date of Acceptance \_\_\_\_\_

(PLANNER'S SIGNATURE)

Remarks \_\_\_\_\_

APPLICATION ACCEPTED AS COMPLETE:

This \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_

\_\_\_\_\_  
DIRECTOR OF PLANNING AND BUILDING

**1. SUPPORTING INFORMATION**

- a) A sketch/site plan may be required to identify and show the following (where applicable):
  - i) existing and proposed buildings or structures together with height, elevation, size and setbacks and an indication of all buildings or facilities to be removed;
  - ii) ingress-egress, parking, loading and driveway areas;
  - iii) the area and principal dimensions of the property; and,
  - iv) any easements, rights-of-way, deed restrictions, encroachments or covenants which may limit the use of the property.
  - v) Natural features and adjacent land uses
- b) The applicant is asked to submit any relevant background reports or other information in support of this application as required.

**2. SITE PLAN CONTROL AGREEMENT**

Approval of this application may require that the subject lands be developed in accordance with a Site Plan Agreement between the owner(s) and the Municipality. (Section 41 of the Planning Act, 1990, as amended.)

**3. FEE SCHEDULE**

Rezoning Amendment.....	<b>\$5,018.00</b>
Combined Zoning and Official Plan Amendments.....	<b>\$5,668.00</b>
Rezoning Amendment Recirculation.....	<b>\$ 816.40</b>

The fee must accompany each application before it can be processed.

**Payment Options: Online, credit, debit or cheque**

**Please make cheque payable to The Corporation of the City of Sarnia**

**4. ADDITIONAL FEES**

- a)T he **St. Clair Region Conservation Authority** requires a processing fee for each official plan amendment application that they are required to review (combined rezoning and official plan amendment applications will only require one fee). This fee will be collected at the time the application is made, if applicable. The fee to be confirmed by SCRCA.
- b)T he **County of Lambton** in its capacity as the administrator of the Province's septic system regulations (Part 8 of the Environmental Protection Act) requires a processing fee for each official plan amendment application that it is required to review, (combined rezoning and official plan amendment applications will only require one fee). This fee will be collected at the time the application is made, if applicable. Fee to be determined by County of Lambton.

Revised January, 2023