

Zoning By-law Amendment Guide & Application

Zoning By-law Amendment Guide & Application

The Township's Zoning By-Law 14-14 controls the use of land and regulates where buildings and other structures can be located, the types of buildings permitted, building height and setbacks from the street, parking requirements, etc. If an applicant wishes to use or develop their property in a way that is not permitted by the zoning by-law, they can apply for an exception through submission of a rezoning application.

Submission Requirements

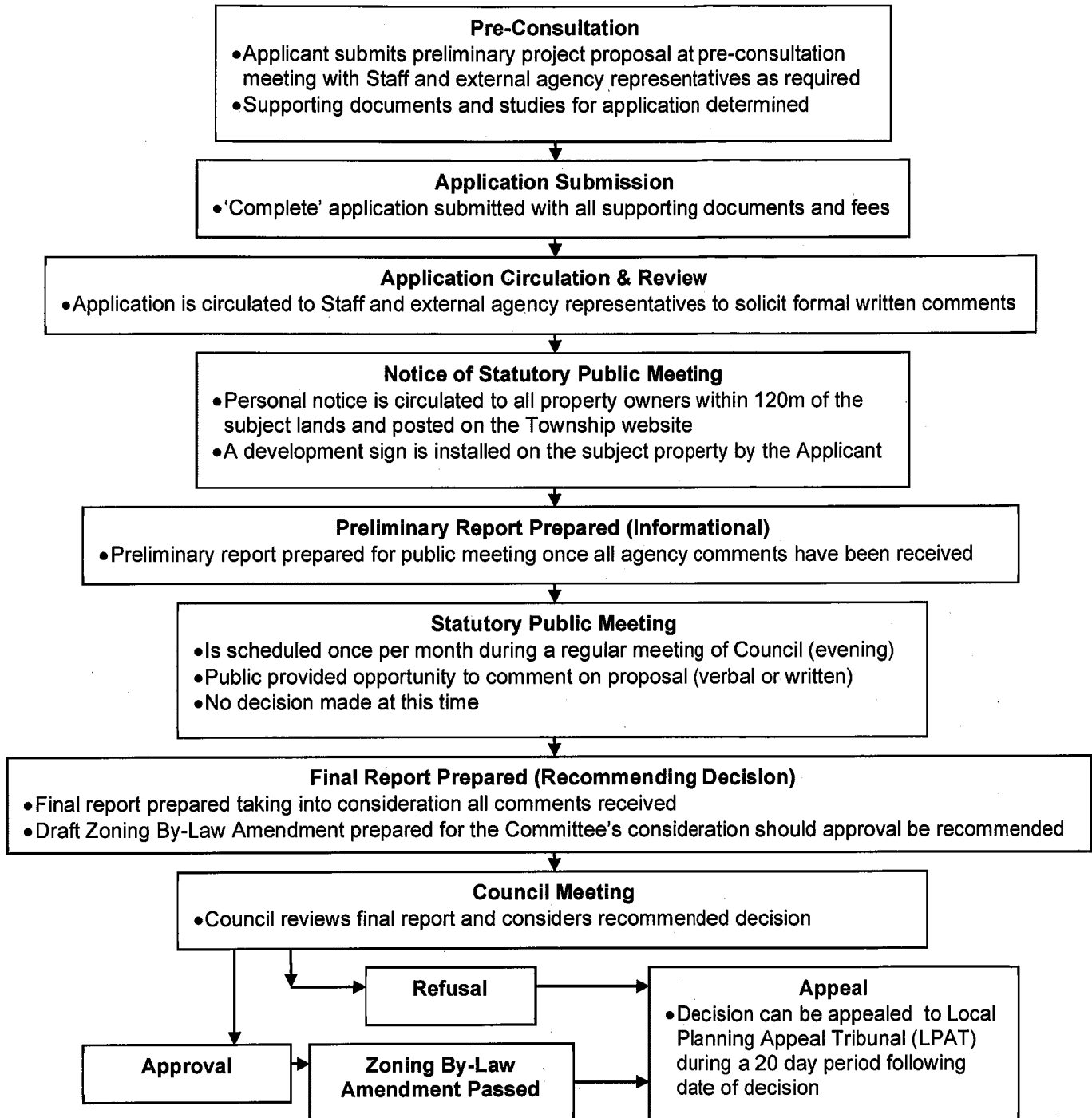
The following supplementary and supporting documents and materials may be required to be submitted with a Zoning By-Law Amendment Application as determined at the pre-consultation stage:

- ☒ Land use planning report setting out purpose of application
- ☒ One copy (11" X 17") of a survey or sketch prepared by an Ontario Land Surveyor or other professional that clearly identifies the following in **metric** units:
 - Parcel or portion of land subject to the application, including any easements
 - Building dimensions and setbacks of all existing and proposed structures
 - Percentage of lot coverage by all structures
 - Percentage of lot coverage by all accessory structures
 - Location of private well and sewage disposal system (if applicable)

Note: Additional information and material may be required in response to a particular development proposal or raised through the review process.

Additional sets of these documents may be required to accompany the application upon submission.

Zoning By-law Amendment Process





Application for a Zoning By-law Amendment

Office Use Only

Date Received

Date Deemed Complete

File No.

Roll No.

Receipt No.

Other Submission:

Regional Official Plan	No ☒	Yes ☐	File No.
Township Official Plan	No ☒	Yes ☐	File No.
Site Plan Approval	No ☒	Yes ☐	File No.
Land Division	No ☒	Yes ☐	File No.
Minor Variance	No ☒	Yes ☐	File No.

Pursuant to the provisions of the Planning Act, R.S.O. 1990, I/We hereby submit an application for an amendment, hereinafter set out, to By-law No. 14-14 as otherwise amended, of the Corporation of the Township of Scugog, in respect of the lands hereinafter described.

1. Fee Schedule

The following fees may be required to be submitted with the application:

- ☐ \$ 750.00 Extension of Time Limit for Temporary Use
- ☐ \$1,360.00 Removal of Holding "H" Symbol
- ☐ \$4,480.00 Minor Application includes Temporary Use
- ☒ \$7,980.00 Other than Minor application
- ☐ \$ 750.00 Agricultural Hold Removal

In addition to the fee mentioned above the following fees are also required:

- ☒ \$287.00 payable to the Region of Durham Health Department
(Applies to only those properties with private services)
- ☐ \$1,500.00 payable to the Region of Durham Planning Department for a Standard Review
- ☒ \$500.00 payable to the Region of Durham Planning Department for a Minor Review

Check with Municipal Staff to determine which one of the following will apply:

- ☐ \$2,040.00 payable to the Central Lake Ontario Conservation Authority (CLOCA)
Additional fees will apply if a technical review is required. Contact CLOCA or visit their web site at: www.cloca.com for the current fee schedule.
- ☒ \$500.00 payable to the Kawartha Region Conservation Authority (KRCA)
Additional fees will apply if a technical review is required. Contact KRCA or visit their web site at: www.kawarthaconservation.com for the current fee schedule.
- ☐ \$2,152.00 payable to the Lake Simcoe Region Conservation Authority (LSRCA).
Additional fees will apply if a technical review is required. Contact LSRCA or visit their web site at: www.lsrca.on.ca for the current fee schedule.

2. **Summary of Proposal:** _____

Please refer to the Planning Justification Report submitted with this application.

3. **Contact Information**

Applicant (Primary Correspondent): Michael Smith Planning Consultants

Attn: Gord Mahoney

Address: 279 The Queensway South. Keswick, ON L4P 2B4

Phone: 905-535-5500

Email: gord@msplanning.ca

Authorized Agent: Same as Applicant

Address: _____

Phone: _____

Email: _____

Registered Owner(s): Twelve Stone Group

Address: 2 Farr Ave. Sharon, ON. L3Y 8Y8

Phone: 905-836-9306

Email: stephen@twelvestone.ca

All Communications to be Forwarded to: (Check one only)

Applicant ☒

Agent ☐

Owner ☐

4. **Details of Subject Property**

Location/Description of Subject Property:

Municipal Address: 22451 Simcoe St.

Legal Description: Part Lot 24, Con 13 and

Part of Road Allowance

Assessment Roll No: 18-200100-092110

Dimensions of Entire PropertyLot Area: 4.77ha Average Frontage: 158.05mAverage Depth: 279.81m**Dimensions of Lands Subject to this Application**Same as Above: Yes ☒ No ☐ (*Specify Below*)

Lot Area: _____ Average Frontage: _____

Average Depth: _____

Services (Check one in each category)Water Supply: Municipal Existing ☐ Proposed ☐Private Well Existing ☒ Proposed ☒Sewage Disposal: Municipal Existing ☐ Proposed ☐Private Existing ☒ Proposed ☒Storm Drainage: Open Ditch Existing ☒ Proposed ☒Curb/Gutter Existing ☐ Proposed ☐

Other (specify) _____

Road Access: Municipal ☒ Street Name: Bank RoadRegional ☐ Street Name: _____Provincial ☐ Street Name: _____Private ☐ Street Name: _____**5. Existing and Proposed Use of Subject Lands****Existing Land Use Designations**Scugog Official Plan: HamletRegional Official Plan: Hamlet**Zoning By-law 14-14 Category**Current: Future Development (FD)Proposed: Sire specific Hamlet Residential - Private Services (HR1-XX)**Existing Buildings**Number of Buildings: Vacant

Type/Use of Buildings: _____

Proposed Buildings

Number of Buildings: 12 single detached homes within a plan of subdivision

Type/Use of Buildings: 12 single detached homes within a plan of subdivision

6. Concurrent or Subsequent Application Submissions for the Subject Land (or Lands within 120 metres):

Regional Official Plan	No ☒	Yes ☐	File No. _____
Scugog Official Plan	No ☒	Yes ☐	File No. _____
Site Plan Approval	No ☒	Yes ☐	File No. _____
Land Division/Consent	No ☐	Yes ☒	File No. <u>LD 039-2023</u>
Plan of Subdivision	No ☐	Yes ☒	File No. <u>Concurrent</u>
Plan of Condominium	No ☐	Yes ☐	File No. _____
Minor Variance	No ☐	Yes ☐	File No. _____

7. Details of Adjacent Properties

Adjacent Land Use

North: Agricultural and Residential

South: Agricultural and Residential

East: Residential

West: Residential

8. Reasons for Requesting Zoning By-law Change: _____

Please refer to the Planning Justification Report submitted with this application.

9. Authorization of Property Owner for Agent to Make the Application:

If the Applicant/Agent is NOT the Owner(s) of the property that is the subject of this application, the written authorization of the Owner(s) that the Applicant/Agent is authorized to make the application, must be included with this application, or the Authorization set out below must be completed.

I/We Twelve Stone Group am/are the Owner(s) of the property that is the subject of this Zoning By-Law Amendment Application and I/we authorize _____
Michael Smith Planning Consultants to make this application on my/our behalf.

Signature

Sept 1, 2023
Date

Signature

Date

10. Authorization of Property Owner for Disclosure of Personal Information

I/We Twelve Stone Group am/are the Owner(s) of the property that is the subject of this Zoning By-law Amendment Application and I/we, for the purposes of the Freedom of Information and Protection of Privacy Act, consent to the disclosure of any personal information provided in the processing of this application, under the Planning Act, to any person or public body.

Signature

Sept 1, 2023
Date

Signature

Date

11. Affidavit to be Signed in the Present of a Commissioner

I/We Gord Mahoney of the Town of Georgina
in the Region of York, do solemnly declare that:

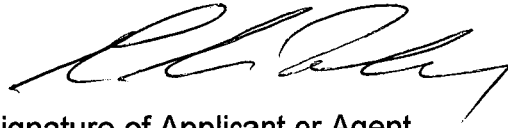
I/We enclose herewith the non-refundable fees for this application and agree to pay any further costs which may be determined by the Council of the Township of Scugog (i.e. legal, planning engineering, etc.). In addition, depending on the nature of the application, a Financial Agreement with the municipality may be required to cover the cost of consulting services rendered to the Township in conjunction with the processing of this application. I/We also agree to reimburse the Township of Scugog for any costs which may be incurred before the Ontario Land Tribunal or awarded by the Tribunal arising as a result of this application; and

All above statements contained within and any information submitted with this application are

true and I/We 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

Town of Georgina
in the Region of York
this 5th day of Sept, 2023.



Signature of Applicant or Agent


A Commissioner, etc.



Signature of Applicant or Agent