



ZONING BY-LAW **AMENDMENT**

Application Fee:

\$1,390.00 (\$525.00 to County of Lambton) – Zoning By-law Amendment (rezoning)

\$270.00 – Removal of Holding “H” Designation

Other Fees:

St. Clair Region Conservation Authority Natural Hazard & Natural Heritage Fees are available on their website www.scrca.on.ca or by calling 519-245-3710

\$100.00 – County of Lambton – If septic evaluation is required, payable to ‘The County of Lambton’

\$110.00 – recirculation fee (if required) – If the application requires a recirculation, due to the actions of the applicant, the recirculation fee must be paid before the Planning Department will recirculate the application. If the applicant is absent for the scheduled hearing of their application, the application will be deferred and the recirculation fee must be paid before the application will be brought forth to a future meeting.

Development Review:

The applicant/proponent must attend a development review meeting (DRM) prior to submission of the application. After the DRM, a letter with the requirements for a ‘complete application’ will be sent to the proponent/applicant. This letter must be attached to this application form at the time of submission.

Application Forms:

A complete sketch of the property must accompany the application showing accurate dimensions and buildings.

The proposed zoning should be detailed so an appropriate zone can be established.

Justification for the change should accompany the application.

Council is the approval authority to approve or deny the application. If Council denies it, the applicant has the alternative to appeal Council’s decision by filing an appeal with the Ontario Land Tribunal (OLT) for \$1,100.00 (request for a lower fee may be made directly to the OLT)

Notification:

Notice is sent to all property owners within 400 ft. (150 m) of property line and appropriate agencies (sent 20 days prior to the meeting). Notice is also posted on site.

Public Meeting:

A statutory public meeting must be held where a Town Planner will provide Council with the purpose and the reasons for the by-law amendment. The Applicant is also given an opportunity to make a presentation.

Appeal Period:

Objections may be received up to 20 days after the notice of the passing of the zoning by-law. Any formal appeals must be filed with the Ontario Land Tribunal.

Finalization:

Once the appeal period is complete without any objections, the amendment becomes effective.

Other Permits: St. Clair Region Conservation Authority
 Ministry of Transportation
 County of Lambton
 Ministry of the Environment
 (if applicable)

There are no guarantees of approval for any application submitted to the Town of Plympton-Wyoming. No refunds will be issued in the event the application is denied by the Council of the Town of Plympton-Wyoming.



APPLICATION FOR ZONING
BY-LAW AMENDMENT

FOR OFFICE USE Development review meeting date: File No.: Reviewed by: Review date:
<i>Planning Act</i> , R.S.O. 1990, c. P.13, s. 34(10); 1996, c. 4, s 20(5) O. Reg. 199/96, schedule

NAME OF APPROVAL AUTHORITY: Plympton-Wyoming Council

NAME OF MUNICIPALITY: Town of Plympton-Wyoming

APPLICATION FEE: \$1,290.00 (\$425.00 to County of Lambton) for Zoning By-law amendment
\$270.00 for removal of Holding “H” Designation

Please complete all sections of the application form. The Town of Plympton-Wyoming has the right to refuse any applications that are incomplete, inaccurate, or have not been reviewed by the Planning Department prior to submission. Applications will not be accepted without payment present at the time of submission.

NAME OF OWNER(S):	NAME OF AGENT: (if applicant is an agent authorized by the owner)
MAILING ADDRESS:	MAILING ADDRESS:
TELEPHONE:	TELEPHONE:
EMAIL:	EMAIL:

NAME OF HOLDER OF MORTGAGE (or Charge or Encumbrance):	
MAILING ADDRESS:	EMAIL ADDRESS:

LEGAL DESCRIPTION: of subject land (the municipality, <u>concession and lot numbers</u> , registered plan and lot numbers, reference plan and part numbers - www.gislambton.on.ca can help with this or a Parcel Abstract from Land Registry Ontario. This information can be found on a Town tax bill)		
MUNICIPAL ADDRESS AND ROLL NUMBER:		
DIMENSIONS OF SUBJECT LAND: (in metric only)		
FRONTAGE:	DEPTH:	AREA:
DATE subject property was acquired by current owner:		

CURRENT OFFICIAL PLAN DESIGNATION: (www.plympton-wyoming.com Schedule ‘A’ of Official Plan)	CURRENT ZONING: (www.plympton-wyoming.com Schedule ‘A’ of Zoning By-law)
REZONING: nature and extent of rezoning requested (section numbers and reason for change)	

ACCESS: to the subject lands will be by (check all that apply)		
<input type="checkbox"/> Provincial Highway	<input type="checkbox"/> Water	<input type="checkbox"/> County Road
<input type="checkbox"/> Municipal Road – year round	<input type="checkbox"/> Right-of-way (ROW)	<input type="checkbox"/> Private Road
<input type="checkbox"/> Municipal Road - Seasonal	<input type="checkbox"/> Other Public Road (please specify)	
WATER ACCESS: where access to the subject land is by water only		
Docking facilities (specify): Distance from subject land: Distance from nearest public road:		Parking facilities (specify): Distance from subject land: Distance from nearest public road:

EXISTING USES of the subject land:	LENGTH OF TIME the existing use of the subject land have continued:

EXISTING BUILDINGS & STRUCTURES where there are any buildings or structures on the subject land indicate for each (in metric):		
Building #1 Type:	Front lot line setback:	Height in metres:
Date constructed:	Rear lot line setback:	Dimensions:
	Side lot line setback:	Floor Area:
	Side lot line setback:	
Building #2 Type:	Front lot line setback:	Height in metres:
Date constructed:	Rear lot line setback:	Dimensions:
	Side lot line setback:	Floor Area:
	Side lot line setback:	<i>Attach additional page if necessary</i>

PROPOSED USES of the subject land:

PROPOSED BUILDINGS & STRUCTURES where any buildings or structures are proposed to be built on the subject land indicate for each:		
Building #1 Type:	Front lot line setback:	Height in metres:
Date constructed:	Rear lot line setback:	Dimensions:
	Side lot line setback:	Floor Area:
	Side lot line setback:	
Building #2 Type:	Front lot line setback:	Height in metres:
Date constructed:	Rear lot line setback:	Dimensions:
	Side lot line setback:	Floor Area:
	Side lot line setback:	<i>Attach additional page if necessary</i>

WATER is provided to the land by:	
<input type="checkbox"/> Publicly-owned/operated piped water system	<input type="checkbox"/> Lake or other water body
<input type="checkbox"/> Privately-owned/operated individual well	<input type="checkbox"/> Publicly-owned/operated individual well
<input type="checkbox"/> Privately-owned/operated communal well	<input type="checkbox"/> Other means (specify)

SEWAGE DISPOSAL is provided to the land by:	
<input type="checkbox"/> Publicly-owned/operated sanitary sewer system	<input type="checkbox"/> Privy
<input type="checkbox"/> Privately-owned/operated individual septic system	<input type="checkbox"/> Public communal septic system
<input type="checkbox"/> Privately-owned/operated communal septic system	<input type="checkbox"/> Other means (specify)

STORM DRAINAGE is provided to the land by:			
<input type="checkbox"/> Sewers	<input type="checkbox"/> Ditches	<input type="checkbox"/> Swales	<input type="checkbox"/> Other means (specify)

OTHER APPLICATIONS if known, indicate if the land is the subject of an application under the <i>Planning Act</i> for:			
<input type="checkbox"/>	Official plan amendment	File #	Status
<input type="checkbox"/>	Approval of a plan of subdivision (under section 51)	File #	Status
<input type="checkbox"/>	Severance (under section 53)	File #	Status
<input type="checkbox"/>	Previous rezoning application (under section 34)	File #	Status

Signature page to follow.

Only to be completed if the applicant is an agent authorized by the property owner, not the property owner themselves

AUTHORIZATION BY OWNER*

I, the undersigned, being the owner of the subject land, hereby authorize _____ to be the applicant in the submission of this application.

Signature of Owner

Date

Signature of Witness
(must me a third party with no interest in the application)

Date

**If the owner is a corporation, provide witnessed authorization on company letterhead.*

To be commissioned in front of a Commissioner of Oaths at the Town office: 546 Niagara Street Wyoming, Ontario

DECLARATION OF APPLICANT

I/We, _____ of the _____ of _____ in the _____ of _____ solemnly declare that:

All statements contained in this application and provided by me are 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.

Signature of Applicant

Date

Signature of Applicant

Date

DELCARED before me at the Town of Plympton-Wyoming in the County of Lambton this _____ day of _____, 20____.

Signature of Commissioner, etc.

It is required this application be accompanied by a fee in cash, debit, or by cheque made payable to 'The Town of Plympton-Wyoming'. If the subject land is within the Regulation Area of the Conservation Authority, their review fee can be paid directly to that office. Their review will not begin and the application will not be accepted until receipt of said fee.

Personal information contained on this form, collected pursuant to the *Planning Act*, will be used for the purpose of responding to the initial application. Questions should be directed to the Freedom of Information and Privacy Coordinator at the institution conducting the procedures under the Act.

- ❖ All Zoning By-law Amendment applications must be reviewed at a Development Review meeting (DRM) before the application is accepted. Contact the Planning Department to register.
- ❖ After the DRM, a letter with the requirements for a ‘complete application’ will be sent to the proponent/applicant. This letter must be attached to this application form at the time of submission.

This application must be accompanied by a sketch showing the following:

- i. The boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land.
- ii. The distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing.
- iii. The approximate location of all natural and artificial features on the subject land and on the land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- iv. 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.
- v. If access to the subject land is by water only, the location of the parking and boat docking facilities to be used.
- vi. The location and nature of any easement affecting the subject land.

FOR OFFICE USE ONLY	
Name of Owner:	Address:
Name of Agent:	Address:
Date of receipt of complete application:	Checked by:
Official Plan Designation:	
Current zoning:	
General comments:	



Building Services Department
789 Broadway Street, Box 3000
Wyoming, ON N0N 1T0

Telephone: 519-845-5420
Toll-free: 1-866-324-6912
Fax: 519-845-3817

ASSESSMENT OF SEWAGE FLOWS FOR EXISTING PRIVATE SEWAGE DISPOSAL SYSTEMS

Name of Property Owner: _____

Mailing Address: _____

Postal Code: _____ Telephone No.: _____

Lot: _____ Concession: _____

Sub Lot No: _____ Plan No: _____

Municipal Address: _____

Municipality: _____

	Existing Structure	Office Use	Structure After Construction	Office Use
Fixture	Number	Fix. Units	Number	Fix. Units
Bedrooms				
Dishwasher				
Laundry Tub				
Shower Stalls				
Bath Tubs				
Toilets				
Wash-up Sinks				
Kitchen Sinks				
Other				
Total				

Please answer the following questions:

1. Will any component of the existing sewage system be relocated or replaced?

Yes _____ No _____

2. Will the proposed construction decrease the existing separation distance between the structure and the existing sewage system?

Yes _____ No _____

3. Is the existing system malfunctioning or discharging sewage onto the ground or into surface water?

Yes _____ No _____

4. What is the size of the existing septic tank? _____

5. What is the size of the existing leaching bed? _____

6. What is the floor area of the present dwelling? _____

7. What will the floor area be of the dwelling after construction? _____

I _____ CERTIFY THAT THE INFORMATION.
(Print name in full)

CONTAINED HEREIN IS TRUE AND CORRECT.

Signature

Owner _____ Agent _____

Date: _____

ASSESSMENT OF REQUIREMENT TO SUBMIT AN APPLICATION UNDER PART 8 OF THE ONTARIO BUILDING CODE

The following circumstances dictate when an upgrade or replacement of an existing sewage system is necessary. An application for a sewage permit is required when:

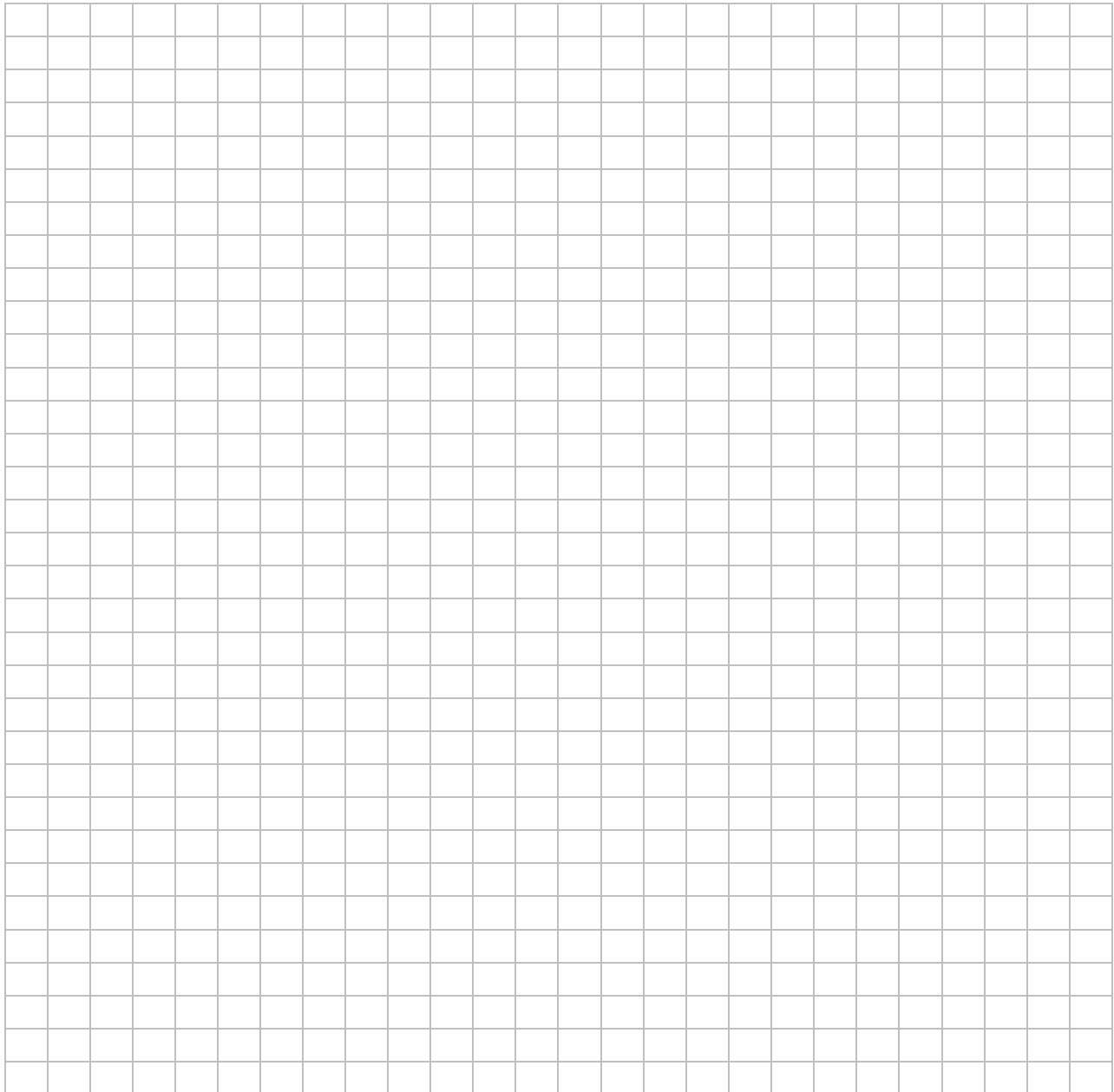
1. The performance level of the existing building is reduced. The Ontario Building Code states that the performance level of a dwelling is reduced where the total daily design sanitary sewage flow of the dwelling exceeds the capacity of any component of the sewage system. The capacity of the sewage system must be evaluated when the construction:
 - increases the number of bedrooms in the existing home;
 - exceeds 15% of the gross area of the dwelling unit or;
 - adds new plumbing fixtures to the existing home.
2. The proposed structure will decrease the separation distance to the existing sewage system.
3. The sewage system is malfunctioning or is discharging sewage onto the ground or into surface water (e.g. Septic connections to agricultural field tiles and drainage ditches are not permitted).
4. The owner/agent is unable to answer either question 1, 2 or 3.

On the attached graph paper, please provide a sketch of the subject property showing lot dimensions, the location(s) of all buildings and structure and the location of the septic tank and leaching (show as much detail regarding the bed as possible - i.e. number of distribution pipes, length of tiles et cetera). If the size of the lot makes it impractical to show the entire property, focus on the area where the sewage system and dwelling are (to be) located.

This office will conduct an inspection of the subject property. An inspection/administrative fee of \$100.00 is therefore required of the applicant to cover the cost of the septic system evaluation/inspection. If it is necessary to make application for septic approval to replace or upgrade the existing sewage system, the evaluation fee will be applied to the cost of the septic permit.

LOT DIAGRAM AND SEWAGE SYSTEM PLAN: Draw to scale and indicate the direction of north.

- SHOW:**
- 1) Location of sewage system components (i.e. tanks, leaching beds)
 - 2) Horizontal distances from system to adjacent existing or proposed buildings, well water supplies (including neighbours'), existing on-site sewage systems, driveways, property lines, swimming pools and watercourses (including ditches).
 - 3) Lot dimensions, roads and topographic features (i.e. steep slopes, swamps)



Declaration of Applicant

Section A

Is this project a commercial, agricultural, or industrial application?	Yes	No
Does the proposal involve fuel handling/storage ≥15,000 litres?	Yes	No

Section B

Are there any hydro poles/hydro easements on this property?	Yes	No
Is there any gas or oil or any other utility easement on this property?	Yes	No
Are there any Right-of-Way accesses on this property?	Yes	No
Are there any easements (of any nature) on this property?	Yes	No
Are there any closed private/municipal drains on this property?	Yes	No
Are there any agreements/leases attached to title (i.e. wind, gas/oil etc.)-	Yes	No

If you answered **YES** to any of the questions in **Section B** - you are required to clearly indicate on your site/plot/lot diagram the location of such items and provide sufficient documentation where applicable/requested.

Section C

I understand that property locates are my sole responsibility.	Yes	No
I understand it is my sole responsibility to ensure all substantial completion inspections (as outlined in the issued permit) are requested with 48 hours' notice, carried out and approved prior to proceeding to the next stage of construction.	Yes	No
I understand that I will be responsible to remit all applicable fees prior to my permit being officially issued and further I may be subject to the said fees if my application is denied, revoked or cancelled (by myself), as per the applicable building permit by-law.	Yes	No

I, _____ certify that:
(Print name)

1. The information contained in this declaration, application, attached plans and specifications, and other attached documentation is true to the best of my knowledge.
2. As the Owner/Agent/Contractor I take responsibility to ensure compliance to all federal, provincial and municipal legislation and or regulations prior to, during and after construction.
3. I will not hold The County of Lambton or its employees liable for any actions by myself resulting in; non-issuance of a permit, revoking of a permit, civil action and or possible fine.
4. I have authority to bind the corporation or partnership (if applicable).

(Date)

(Signature of Applicant)

Personal information contained in this form and schedules is collected under the authority of Section 7 Subsections 8(2) of the Building Code Act, and will be used in the administration and enforcement of the Building Code Act, 1992. Questions about the collection of personal information may be addressed to: a) the Chief Building Official of the municipality to which this application is being made.

Please Note: This declaration must be completed in its entirety prior to the issuance of a building/plumbing/septic permit, no exceptions.