



Town of Aurora

Official Plan and/or Zoning By-law Amendment Application Form

Planning and Development Services Development Planning Division

Phone: 905-726-4700
Fax: 905-726-4736
Email: planning@aurora.ca



Official Plan and/or Zoning By-law Amendment

For Office Use Only	
Application Received By:	
Application File Number:	Date Received:
Assigned Application File Name:	
Other Application Numbers on the Property:	
Agency Notification Sent:	

This Application Form is available in digital format on the Town’s Website under Planning and Development Services or please contact planning@aurora.ca via e-mail or by calling 905-726-4700 for a copy. A processing fee in the amount specified on the Fee Calculation Worksheet shall be made payable to **The Town of Aurora (Cheque)** and must be submitted with this Application Form. Please note that this fee is **non-refundable**, regardless of the outcome pertaining to this request. Planning Application Forms will not be accepted unless the full Application fee and required material is received.

The undersigned hereby applies to the Town of Aurora in respect to the lands hereinafter described for an Amendment to:

Please check off the applicable applications box(s)

- The Official Plan of the Town of Aurora
- Zoning By-law No. 6000-17 as amended

1. Owner/Applicant/Agent Information

(Please list additional Property Owners on an attached schedule, if applicable)

Registered Owner(s) _____

Address _____

City _____ Province _____ Postal Code _____

Telephone _____ Fax _____ E-mail _____

Applicant(s) _____

(If different than above)

Address _____



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City _____ Province _____ Postal Code _____

Telephone _____ Fax _____ E-mail _____

Agent(s):

(Solicitor/Consultant, if applicable) _____

Contact _____

Address _____

City _____ Province _____ Postal Code _____

Telephone _____ Fax _____ E-mail _____

2. Send Correspondence to:

(Check off the appropriate box)

- Owner Applicant Agent All

3. Location and Description of Property

Municipal Address (if applicable) _____

Legal Description _____

Other _____

Size of Property:

Area _____(hectares) _____(acres)

Frontage _____(meters) _____(feet)

Depth _____(meters) _____(feet)

Existing width of abutting street _____(meters) _____(feet)



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4. Current and Proposed Land Use

All lands must be identified as to the proposed use. If additional space is necessary to accommodate all the required information, attach a separate schedule in the same format as this table.

Present Use of Property _____
(Also list existing buildings)

Proposed Use of Property _____

Has there been an industrial or commercial use on the subject land or adjacent lands?

Yes No

If yes specify the uses _____

5. Planning Information

Current designation of the subject lands in the approved Town of Aurora Official Plan / Secondary Plan

Relevant Policy(s) _____

Current designation of the subject lands in the approved Regional Municipality of York Official Plan:

Relevant Policy(s) _____

Is an Amendment required to the Regional Municipality of York Official Plan? Yes No

If yes, have any Applications been submitted to the Regional Municipality of York?

Yes No

If an Application has been submitted, state the Application Number and/or Amendment Number

Current Zoning _____



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What are the relevant Zoning By-law Number(s) and Provisions? _____

Proposed Zoning of the subject lands _____

List all Zoning Exceptions required _____

Does the Official Plan Amendment Application?
(check off all relevant boxes)

Change Replace Delete and/or Add policies to the Official Plan

Proposed Official Plan / Secondary Plan Designation for the subject lands _____

Relevant Policy(s) _____

Is the Amendment consistent with the Policy Statements issues under Section 3(1) of the Planning Act?

Yes No

If no, indicate what studies or measures are being undertaken to ensure compliance with the Policy Statements _____

(Please note that Planning Justification and other studies will be required to demonstrate compliance with the Policy Statements such as the Oak Ridges Moraine Conservation Plan, Provincial Policy Statement, Places to Grow and other relevant legislation required.)

Is the property currently or proposed to be subject to any Applications under the Planning Act.? (i.e. Plan of Subdivision, Minor Variance, Consent or Site Plan)

Yes No

If yes, please state the Application File Number and the status _____

The Applicant hereby acknowledges that a peer review may be conducted on specific reports filed with the Application, and that the costs for any peer review shall be paid by the Applicant.



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6. Subject and Surrounding Lands

What are the existing and proposed adjacent surrounding land uses?

North _____

South _____

East _____

West _____

Indicate whether any of the following land uses exist on or adjacent to the subject lands.
(complete all boxes)

	Yes	No
Land Fill Site (closed or operational)	<input type="checkbox"/>	<input type="checkbox"/>
Industrial Use (past or present)	<input type="checkbox"/>	<input type="checkbox"/>
Agricultural operation	<input type="checkbox"/>	<input type="checkbox"/>
Active railway line within (300 meters)	<input type="checkbox"/>	<input type="checkbox"/>
Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
Wetlands within (120 meters)	<input type="checkbox"/>	<input type="checkbox"/>
Key Natural Heritage and/or Hydrological Features	<input type="checkbox"/>	<input type="checkbox"/>
On the ORM as per OPA 48 or ORMCP	<input type="checkbox"/>	<input type="checkbox"/>
Cultural Features, Natural features and water features such as forests, water courses, animal habitats and others as per Provincial Policy	<input type="checkbox"/>	<input type="checkbox"/>
Other (List _____)	<input type="checkbox"/>	<input type="checkbox"/>

Are any portions of the subject lands located within the Generic Regulation Limits of a Conservation Authority? (Information available within Planning and Development Services or either of the Conservation Authorities)

Yes No

Should any of the above categories be selected, please list the submitted studies required to demonstrate compliance with the Oak Ridges Moraine Conservation Plan, Provincial Policy Statement, Places to Grow and other relevant Legislated Requirements.

Comment _____

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7. Access and Servicing for the Site

Access

Is access by a provincial highway, municipal road, or a right of way?

Yes No

If you, provide details _____

Has a proposed Access been discussed with either the Town of Aurora Yes No

Or the Regional Municipality of York? Yes No

If yes to either, please provide details _____

Servicing

Indicate proposed method of servicing:

a) Water Supply Municipal (piped) Private individual or communal well

Other – specify _____

b) Sewage Disposal Municipal (sewers)

Private individual system (septic or holding tank)

Other – specify _____

Has availability of connections and capacities for municipal servicing been discussed with the Town?

Yes No

Or the Regional Municipality of York? Yes No

If the Development is to be privately serviced, additional information must be provided in the form of a hydrogeological and geotechnical report or reports prepared to determine the feasibility of the proposed private service or services and the impact on ground water quality and quantity.

Have such studies been included with this Application Form? Yes No

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Storm Drainage

A stormwater management report is required for all developments, outlining the means by which stormwater will be conducted both on-site and on adjacent lands. This report should also indicate the means by which erosion, siltation and sedimentation will be minimized both during and after construction

Has such a report been provided to the Town? Yes No

Has such a report been prepared and provided to the Regional Municipality of York?

Yes No

Has such a report been prepared and provided to the relevant Conservation Authorities?

Toronto Region Conservation Authority? Yes No

Lake Simcoe Region Conservation Authority? Yes No

Energy Efficiency

Indicate how the plan(s) design optimizes the available supply, means of supplying, efficient use and conservation of energy?

Cultural Heritage and Archaeology

Do the subject lands contain built heritage resources or cultural heritage landscapes?

Yes No

Are there any known archaeological sites on or adjacent to the subject lands? Yes No

Is the site within a Heritage Conservation District? Yes No

If yes, please list the resources and indicate protection measures / supporting studies

*(Designated and Listed buildings and cultural landscapes are on the Municipal Heritage Register which can be verified with Planning and Development Services, Heritage Planning).



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8. Complete Application

When was the Pre-Consultation meeting held with Town Staff? _____

Is the Pre-Consultation Meeting Checklist attached to this Application Form? Yes No

Comment: _____

Please note that Planning Application Forms will not be accepted unless the full Application Fee and required material identified is received.

9. Fee Calculation Worksheet

Are the applicable fees attached? Yes No

Is the Fee Calculation Worksheet completed and attached? Yes No



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Affidavit

I/We	of the Municipality of
In the Region of	
solemnly declare that all the statements contained in this Application Form 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 and by virtue of <i>The Canada Evidence Act</i> .	
SWORN before me at the (City/Town)	of(Municipality)
in the (Region, if Applicable)	of
This	day of , 20
Owner/Agent or Applicant	
Commissioner for Taking Affidavits, etc.	



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Authorization of Owner

I/We,	
Hereby authorize (Name of Agent or person authorized to sign this Application Form)	
to act as our Agent to sign this Application Form, to appear on my/our behalf at any hearing(s) in respect of the Application and to provide any information or material required by the Town in connection with this Application Form and I/We hereby authorize the Town to collect such information from my/our Agent.	
Address	
Legal Description	
Signature(s) of Owner(s)	
Name of corporation	
Name	Title
Dated this day of , 20	
Signing Officer Signature and Corporation seals, if applicable	
Per Name of corporation	
Name	Title
I/We have the authority to bind the corporation	



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Public Record Notice and Release

Public Record Notice: Pursuant to the section 1.0.1 of the *Planning Act*, R.S.O. 1990, c. P.13, all information and material required in support of your Application will be made available to the public.

I understand and agree that my personal information, as well as any other information and material including, but not limited to, drawings, studies, plans, affidavits, etc., provided on this application form and/or required as part of this application, will be used to create a record that is available to the general public and I do hereby authorize and consent to the release, disclosure, copying and distribution of any such information and/or material to any person or public body.

I also understand and agree that The Corporation of the Town of Aurora (the "Town") is not responsible for protecting and/or enforcing copyrights or any other intellectual property rights that might attach to any information or material provided or submitted as part of this application.

By signing below, I agree to the foregoing and I also agree to release, waive and forever discharge the Town from all actions, claims, demands, losses, costs, damages, suits, proceedings or liabilities whatsoever related to: (a) the collection, handling and release of any information provided on this form and/or required as part of this application; and (b) any copyright or intellectual property rights that might attach to any information or material submitted as part of this application and made available to the public by the Town pursuant to section 1.0.1 of the *Planning Act*.

Signature of Owner

Date



100 John West Way
Aurora, Ontario
L4G 6J1
(905) 726-4700
aurora.ca

Town of Aurora

Fee Calculation Worksheet

Planning and Development Services

Official Plan and Zoning By-law Amendment Applications

This Form must be completed by Applicant for calculation of fees.

For the Application file to be complete, the required Application Fee must be paid in **full** before any processing of the Application will commence.

Breakdown of Fees		
Calculations	Fee	Total
Official Plan Amendment (OPA):		
a) Official Plan Amendment	\$ 46,970.00	\$ _____
If applicable:		
b) Revision Fee	\$ 2,566.00	\$ _____
Total Official Plan Amendment Application Fee		\$ _____
Zoning By-law Amendment (ZBA):		
a) Major Zoning By-law Amendment (Note 3)	\$ 27,263.00	\$ _____
b) Minor Zoning By-law Amendment (Note 4)	\$ 14,762.00	\$ _____
Plus, if Applicable:		
a) Revision Fee (Major)	\$ 2,566.00	\$ _____
b) Revision Fee (Minor)	\$ 1,967.00	\$ _____
Note 3: Major Zoning By-law Amendment: An application that is significant in scale and scope which may have an impact beyond the subject lands. Such applications may include:		
o An application relating to more than one property;		
o A site specific applications, if considered to represent large scale redevelopment;		
o Significant change in use and/or zone category; or,		
o An application involving significant changes to the development standards or general provisions of the bylaw.		
Note 4: Minor Zoning By-law Amendment: An application for minor and small scale zoning amendment having no significant impact on adjoining lands. Minor applications must be site specific and include:		
o A request for additional permitted use, within an existing building or with no significant impact on existing development standards; and,		
o Changes in development standards to accommodate a minor development or severance.		
Total Zoning By-law Amendment Application Fee		\$ _____
Removal of Hold	\$ 10,575.00	\$ _____
Temporary Use By-law	\$ 17,702.00	\$ _____
Plus:		
Per Extension	\$ 9,611.00	\$ _____
Total Fee Amount		\$ _____

Staff use only

File Name: _____ File Number: _____

Property Address / Legal Description: _____

Official Plan General Ledger Number 1-3-08101-1013 (PLOPAA)

Zoning By-law Amendment General Ledger Number 1-3-08101-1016 (PLZBAA)

Verification of Fees:

Indicate Correct Total

\$ _____

Staff Name: _____ Date: _____