

**APPLICATION TO AMEND THE ZONING BY-LAW  
OF THE VAUGHAN PLANNING AREA**

**Office Use Only**

File Number <b>Z.</b>	Application Fee	Receipt Number
Date Received	Received By	Related Files
PAC Number <b>PAC.</b>	PAC Date	Planner In Attendance at PAC Meeting

Applications to amend the Zoning By-law of the Vaughan Planning Area are submitted pursuant to Ontario Regulation 545/06 made under the Planning Act. The following information is required by the City with an accompanying fee payable to the TREASURER, CITY OF VAUGHAN, prior to the processing of the application (please see the attached "Tariff of Fees for Vaughan Planning Applications"). The information and material requested in this application must be filled out in its entirety to constitute a complete application under subsection 34(10.1) of the Planning Act. Three (3) copies of the application form must be submitted. *Note: Rolled up plans will not be accepted – all drawings are to be folded to 8.5"x 14" with the title block facing out.* If the application form is deemed to be incomplete, this could result in the delay of the processing of the application.

**1. APPLICANT / REGISTERED OWNER OF PROPERTY**

Name: \_\_\_\_\_

 Address: \_\_\_\_\_  
Postal Code

Telephone No.: ( ) \_\_\_\_\_ Fax Number: ( ) \_\_\_\_\_

Email Address: \_\_\_\_\_

Date the Subject Lands were acquired (optional): \_\_\_\_\_

**2. AGENT – APPLICANT'S REPRESENTATIVE**

Relationship to the Applicant:

 Prospective Owner  Lessee  Agent or Solicitor  Other:  \_\_\_\_\_

Name: \_\_\_\_\_

 Address: \_\_\_\_\_  
Postal Code

Telephone No.: ( ) \_\_\_\_\_ Fax Number: ( ) \_\_\_\_\_

Email Address: \_\_\_\_\_

**Note: Unless otherwise notified all correspondence will be forwarded to the agent.**

**3. HOLDERS OF MORTGAGES, CHARGES OR OTHER ENCUMBRANCES, if known**

Name: \_\_\_\_\_

 Address: \_\_\_\_\_  
Postal Code

Telephone No.: ( ) \_\_\_\_\_ Fax Number: ( ) \_\_\_\_\_

Email Address: \_\_\_\_\_

 Type of Hold: Mortgage  Charge  Encumbrance

**4. LOCATION OF PROPERTY / SUBJECT LANDS**

Lot	Concession		
Lot (s) / Block (s)	Registered Plan of Subdivision 65M-	Part	Reference Plan 65R-
Municipal Address (if applicable)			

**5. SITE DESCRIPTION (metric)**

Lot Area	Frontage	Depth
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Present Land Use (Please describe in detail):

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**6. EXISTING AND PREVIOUS DEVELOPMENT CONTROL**

6.1 List all existing uses and length of existence.

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6.2 List all existing buildings/structures on the subject lands & include the following information:

Type of Structure / Date Constructed	Front Setback	Rear Setback	Side Yards	Height	Floor Area

6.3 List any previous Uses on the subject lands, if known.

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6.4 Have the subject lands ever been subject of an application under the Planning Act?

Yes  No

If "Yes", please indicate the type of application, file numbers, purpose of the application, the status of the application, and its effect on the proposed amendment.

	File Number(s)	Purpose
Zoning File: <input type="checkbox"/>	_____	_____
Site Development Approval: <input type="checkbox"/>	_____	_____
Plan of Subdivision: <input type="checkbox"/>	_____	_____
Plan of Condominium: <input type="checkbox"/>	_____	_____
Minor Variance: <input type="checkbox"/>	_____	_____
Consent (Severance): <input type="checkbox"/>	_____	_____
Minister's Zoning Order: <input type="checkbox"/>	_____	_____

**7. PROPOSED DEVELOPMENT**

7.1 What is /are the Proposed land use(s) of the Subject Land? If any structures are being proposed please fill out chart below.

Type of Structure	Front Setback	Rear Setback	Side Yards	Height	Floor Area

**8. ZONING**

8.1 Current Zoning of the Subject Lands:

**Zone Category:** \_\_\_\_\_

**By-law Number:** \_\_\_\_\_

**Exception Number:** \_\_\_\_\_

8.2 Proposed Zone Category(ies) and land area devoted to each Zone Category:

\_\_\_\_\_

8.3 What is the reason for the proposed zoning?

\_\_\_\_\_

8.4 If the subject lands are within an area where zoning with conditions may apply, an explanation of how the application conforms to the Official Plan policies relating to the Zoning with conditions is required.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**9. OFFICIAL PLAN**

9.1 Current Official Plan Designation and Amendment Number and an explanation of how the application conforms to the Official Plan.

\_\_\_\_\_

9.2 If the application is to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement, provide details of the Official Plan or Official Plan Amendment. Please include the City of Vaughan Official Plan Application number.

\_\_\_\_\_

9.3 If the application is to remove land from an area of employment, provide details of the Official Plan or Official Plan Amendment that deals with the matter. Please include the City of Vaughan Application number. Please note that the Planning Act does not permit any employment land conversion unless it is done through a comprehensive policy review.

\_\_\_\_\_  
\_\_\_\_\_

**10. HEIGHT AND DENSITY**

If the subject lands are/is within an area where the City of Vaughan has pre-determined the minimum and maximum density requirements or the minimum and maximum height requirements, provide a statement of these requirements.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**11. PROVINCIAL POLICIES AND PLANS**

11.1 Is this plan consistent with policy statement issues under subsection 3(1) of the Planning Act?

Yes  No

11.2 Are the subject lands within an area designated under a provincial policy or plan?

Yes  No

Attach a justification report which explains how the requested application conforms to or does not conflict with the applicable Provincial Plan(s) and how the requested application is consistent with the Comprehensive Provincial Policy Statement.

**12. SERVICING**

12.1 Indicate the proposed servicing type for the subject land.

12.1.a Water Supply

- publicly owned and operated piped water system
- privately owned and operated individual well
- privately owned and operated communal well

12.1.b Sewage Disposal

- publicly owned and operated sanitary sewage system
- privately owned and operated individual septic tank and leaching field system
- privately owned and operated communal septic system
- privy
- other  
Specify: \_\_\_\_\_

If the application would permit development 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, include with this application:

- 12.1.c a servicing options report; and
- 12.1.d a hydrological report.

12.2 Road Access and/or Frontage

Please specify road type (e.g. Municipal Road, Regional Road, Provincial Highway, Private Road)

Name of Road \_\_\_\_\_

12.3 Storm Drainage **REG 26**

Indicate the proposed Storm Drainage System:

- sewers
- swales
- ditches
- other means  
Specify: \_\_\_\_\_

**13. SUPPORTING MATERIAL REQUIRED WITH APPLICATION**

13.1 Pursuant to Bill changes to the Planning Act, the City of Vaughan has implemented OPA #705 and By-law 278-2009, which implements the City-wide procedures for Pre-Application Consultation (PAC) meetings as a means for the City to identify the material(s) and information required for the submission of a complete Development Planning Application, excluding Part-Lot Control and Standard Plan of Condominium. The required supporting material required with this application is summarized in the executed "PAC Understanding". For more information, please refer to the "Development Planning Department Pre-Application Consultation [PAC] and Complete Application Package [CAP]" available on the City's website, [www.vaughan.ca](http://www.vaughan.ca).

13.2 All information and reports submitted in support of this application may be disclosed to any individual.

**14. NOTICE SIGNS – PROCEDURES AND PROTOCOLS**

The applicant is required to install a Notice Sign(s) in accordance with the "Notice Signs – Procedures & Protocols" available on the City's website, [www.vaughan.ca](http://www.vaughan.ca).

**15. POLICY RESPECTING THE REFUND OF APPLICATION FEES**

15.1 FIFTY (50%) PERCENT of the required application fees submitted in respect of a Zoning Amendment Application may be refunded if the application is withdrawn prior to it having been scheduled for a public hearing before City Council. Notice of withdrawal shall be submitted in writing to the Director of Development Planning and signed by the applicant.

15.2 THIRTY (30%) PERCENT of the required fees submitted in respect of a Zoning By-law Amendment Application may be refunded if the application is withdrawn prior to a technical report proceeding to the Committee of the Whole. Notice of withdrawal shall be submitted in writing to the Director of Development Planning and signed by the applicant.

## DECLARATION

The processing of this application shall not commence until the following declaration is completed and commissioned.

I, \_\_\_\_\_ of the \_\_\_\_\_  
of \_\_\_\_\_ In the \_\_\_\_\_  
of \_\_\_\_\_, solemnly declare that:

All above statements contained in all of the exhibits transmitted herewith, 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 the Canada Evidence Act.

DECLARED before me at the \_\_\_\_\_  
of \_\_\_\_\_ in the \_\_\_\_\_  
\_\_\_\_\_ of \_\_\_\_\_  
this \_\_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_\_.

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

\_\_\_\_\_  
LOCATION OF COMMISSIONER OF  
OATH'S STAMP OR SIGNATURE

Personal information on this form is collected under the legal authority of the Planning Act, R.S.O. 1990, Chapter P.13 (as amended) and Regulations thereto. This information will be used to process this application. Questions about this collection of information should be directed to the Office Coordinator, 2141 Major Mackenzie Drive, Vaughan, Ontario L6A 1T1 (905) 832-8585.

## CERTIFICATE

(To be signed by Owner, if Agent has been appointed.)

As of the date of this application, I am the Registered Owner of the lands described in this application, and I have examined the contents of this application and hereby certify that the information submitted with the application is correct insofar as I have knowledge of these facts, and I authorize the submission of this application on my behalf of:

\_\_\_\_\_  
(Please print name of Agent)

whom I have appointed as my Agent.

DATE \_\_\_\_\_

SIGNED \_\_\_\_\_  
SIGNATURE OF OWNER

\_\_\_\_\_  
(Please print name)

**Affix Corporate Seal of registered owner of property. Processing will not commence until this is provided.**

# CERTIFICATE

(To be signed by Owner/and if applicable purchaser and/or lessee)

I/We \_\_\_\_\_ the owner and/or purchaser \_\_\_\_\_ and/or lessee \_\_\_\_\_ (delete inappropriate words) of the above-noted lands

Hereby acknowledge that it is my/our responsibility to ensure that I/We are in compliance with all applicable legislative enactments, guidelines and other government directives pertaining to contaminated sites including, but not limited to, the Ministry of Environment's Guideline for Use at Contaminated Sites in Ontario, June 1996, as amended. I/We further acknowledge that the City of Vaughan and/or the Regional Municipality of York are not responsible for the identification and/or remediation of contaminated sites and in any action or proceeding for losses or damages related to environmental contamination or clean-up of contamination will not sue or claim over against the City of Vaughan and/or the Regional Municipality of York.

Affix Corporate Seal of registered owner of property. Processing will not commence until this is provided.

Dated at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ 2 \_\_\_\_\_.

\_\_\_\_\_  
Signature of OWNER

\_\_\_\_\_  
Please Print Name  
(AFFIX Corporate Seal, if applicable)

Dated at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ 2 \_\_\_\_\_.

\_\_\_\_\_  
Signature of PURCHASER

\_\_\_\_\_  
Please Print Name  
(AFFIX Corporate Seal, if applicable)

Dated at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ 2 \_\_\_\_\_.

\_\_\_\_\_  
Signature of LESSEE

\_\_\_\_\_  
Please Print Name  
(AFFIX Corporate Seal, if applicable)



File Number: \_\_\_\_\_

File Name: \_\_\_\_\_

Planner and Extension: \_\_\_\_\_

**SITE SCREENING QUESTIONNAIRE**

<p>1. Is there reason to believe that the lands may be contaminated based on historical land use? <sup>NOTE</sup></p> <p><b>NOTE:</b> Possible offending uses may include: disposal of waste materials, raw material storage, residues left in containers, maintenance activities and spills. Some commercial properties such as gas stations, automotive repair garages, and dry cleaning plants have similar potential. The longer a property is under industrial or similar use, the greater the potential for site contamination. Also, a series of different industrial or like uses upon a site could potentially increase the number of chemicals which are present.</p>	<p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p> <p>Uncertain <input type="checkbox"/></p>
<p>2. Has land filling occurred on the property or lands adjacent to the property?</p>	<p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p> <p>Uncertain <input type="checkbox"/></p>
<p>3. Has a gas station been located on the subject land or adjacent land at any time?</p>	<p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p> <p>Uncertain <input type="checkbox"/></p>
<p>4. Has petroleum or other fuel been stored on the subject lands or adjacent land?</p>	<p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p> <p>Uncertain <input type="checkbox"/></p>
<p>5. If the property has in the past or is currently being used for a non-residential use, what is the nature of the use?</p> <p>_____</p> <p>_____</p>	
<p>6. Is the nearest boundary line of the subject lands within 500 m (1,640 ft) of an operational or non-operational landfill or dump?</p>	<p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p> <p>Uncertain <input type="checkbox"/></p>
<p>7. Have previous agricultural operations ever included the application of cyanide-based pesticide products or sewage sludge on the lands?</p>	<p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p> <p>Uncertain <input type="checkbox"/></p>
<p>8. Are you aware of any underground storage tanks, or other buried waste on the property?</p>	<p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p> <p>Uncertain <input type="checkbox"/></p>
<p>9. If there are any existing or previously existing buildings, are there building materials remaining which are potentially hazardous to health (asbestos, PCBs)?</p>	<p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p> <p>Uncertain <input type="checkbox"/></p>
<p>10. Is there a current Environmental Site Assessment for the site or has one been prepared within the last five years? If yes, please submit it with your application.</p>	<p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p> <p>Uncertain <input type="checkbox"/></p>
<p>11. Has an Environmental Site Assessment been submitted to the City of Vaughan in the past in support of a planning application on the subject lands? If "Yes", indicate the type of planning application(s) and file number(s):</p>	<p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p> <p>Uncertain <input type="checkbox"/></p>
<p>Official Plan Amendment: _____</p> <p>Zoning By-law Amendment: _____</p> <p>Site Development Plan: _____</p> <p>Plan of Subdivision: _____</p> <p>Other: _____</p>	

**TO BE COMPLETED BY CITY OF VAUGHAN**

**A. DEVELOPMENT PLANNING DEPARTMENT**

1. Does the completed Site Screening Questionnaire (Questions 1-9) include any "Yes" or "Uncertain" responses? Yes  No

2. Is there a change in use proposed to a more sensitive use? Yes  No

3. Does the proposal include any lands to be conveyed to the City? Yes  No

**B. ENGINEERING DEPARTMENT**

1. Does the proposal require any lands to be conveyed to the City or for the City to acquire an interest in any lands for such purposes as but not limited to road widening, stormwater management, services, etc.? Yes  No

2. Is a Phase 1 ESA required to be submitted with the application? Yes  No

## FEE CALCULATION WORKSHEET

**THIS FORM MUST BE COMPLETED BY APPLICANT FOR CALCULATION OF FEES  
(PLEASE READ IN ITS ENTIRETY AND FILL IN ACCURATELY)**

### ***BREAKDOWN OF FEES FOR ZONING BY-LAW AMENDMENT APPLICATION***

#### STAFF USE ONLY

File Name: \_\_\_\_\_ File No.(s) \_\_\_\_\_

Related File(s) \_\_\_\_\_ Total Amount Submitted \$ \_\_\_\_\_

CALCULATIONS	TOTAL
<b>[A] Zoning By-law Amendment Base Fee:</b>	\$5,765.00
Plus, if application is for change of zone (eg. R1 Zone to R3 Zone):	
a) Single, Semi, Townhouse Units _____ units x \$475.00	\$ _____
b) Multiple Unit Blocks (ie. Apartment Units) _____ units x \$160.00	\$ _____
c) Non Residential or Mixed Use Blocks _____ ha x \$6,285.00 (excluding parks/open space, stormwater ponds, roads, buffer spaces)	\$ _____
d) Private Open Space (ie. golf course, cemetery) _____ ha @ \$3,140.00 Maximum fee for Private Open Space \$162,610.00	\$ _____ \$ _____
e) Commercial (Mixed-Use building) _____ m <sup>2</sup> x 0.63¢	\$ _____
<b>TOTAL ZONING BY-LAW AMENDMENT FEE:</b>	\$ _____
<b>AND:</b>	
[B] Surcharge <b>if application is approved</b> and prior to enactment of By-law \$2,885.00	\$ _____
<b>OR:</b>	
[C] Revision to Application Requiring Recirculation \$3,640.00	\$ _____
Recirculation fee applicable when substantial changes are initiated by the applicant that requires a full recirculation for review and comment prior to Council approval. When more than one related application (e.g., Official Plan and Zoning By-law Amendment) is filed, the fee shall only be applied for one of the related applications.	\$ _____
<b>BY-LAW TO REMOVE HOLDING ZONE:</b>	
[D] By-law to remove Holding Symbol (H) ( <i>surcharge not applicable</i> ) \$3,905.00	\$ _____

- NOTES:**(1) The required Vaughan Application Fee must be paid in full, before any processing of the application will commence.
- (2) If a cheque is submitted for an incorrect amount, the incorrect cheque will be returned to the Applicant, and a new cheque with the correct amount will be required to be submitted.
- (3) Additional fees may be required for review of the application by the Toronto and Region Conservation Authority (TRCA). Please contact the TRCA at (416)661-6600 to determine if review is required and for the fee amount.

**TOTAL FEE AMOUNT:** \$ \_\_\_\_\_

#### STAFF USE ONLY

**VERIFICATION OF FEES:**

Indicate Correct Total \$ \_\_\_\_\_ (Vaughan Application Fees Only)

Planner's Name \_\_\_\_\_ Date \_\_\_\_\_

## SCHEDULE "B" TO BY-LAW 48 - 2011

# (2012)

### TARIFF OF FEES FOR VAUGHAN PLANNING APPLICATIONS

APPLICATION TYPE	BASE FEE	ADDITIONAL FEE DETAILS	
<b>MAJOR OFFICIAL PLAN AMENDMENT</b> <sup>8</sup> <b>MINOR OFFICIAL PLAN AMENDMENT</b> <sup>7</sup>	\$22,165.00 \$10,380.00	SURCHARGE, IF APPLICATION APPROVED SURCHARGE, IF APPLICATION APPROVED REVISION TO APPLICATION REQUIRING RECIRCULATION <sup>9</sup>	\$5,590.00 \$3,115.00 \$3,640.00
<b>BLOCK PLAN &amp; SECONDARY PLAN</b>	\$535.00/ha	SURCHARGE NOT APPLICABLE	
<b>ZONING BY-LAW AMENDMENT</b>	\$5,765.00	<b>Plus:</b> if for a change of zone (e.g., R1 Zone to R3 Zone)  a) Singles, Semis, Townhouses  b) Multiple Unit Blocks (e.g., Apartment Units)  c) Non Residential or Mixed Use Blocks (excluding parks/open space, stormwater management, roads, buffer spaces)  d) Private Open Space (e.g., golf course, cemetery) Maximum fee for Private Open Space  SURCHARGE IF APPLICATION IS APPROVED  REVISION TO APPLICATION REQUIRING RECIRCULATION <sup>9</sup>	\$475.00/unit  \$160.00/unit  \$6,285.00/ha  \$3,140.00/ha \$162,610.00  \$2,885.00  \$3,640.00
By-law to remove Holding Symbol (H)	\$3,905.00	SURCHARGE NOT APPLICABLE	
<b>PART LOT CONTROL BY-LAW</b>	\$1,775.00	SURCHARGE NOT APPLICABLE	
<b>INTERIM CONTROL BY-LAW AMENDMENT</b>	\$4,400.00	SURCHARGE NOT APPLICABLE	
<b>SITE DEVELOPMENT</b>	\$6,815.00	<b>Plus:</b>  a) Industrial/Office/Private Institutional Portion of GFA over 4,500m <sup>2</sup>  b) Commercial (Service, Retail Warehouse) Portion of GFA over 4,500m <sup>2</sup>  c) Residential - Singles, Semis, Townhouses Or, if previously paid in Subdivision application - Multiple Units (e.g., Apartment Units) Or, if previously paid in Subdivision application  COMPLEX REVISION TO A SITE PLAN AGREEMENT/LETTER OF UNDERTAKING EITHER APPROVED BY COUNCIL, OR A PREVIOUSLY APPROVED SITE DEVELOPMENT REQUIRING CIRCULATION AND/OR COUNCIL APPROVAL  REVISION TO APPLICATION REQUIRING RECIRCULATION <sup>9</sup>  SIMPLE REVISION TO PREVIOUSLY APPROVED SITE DEVELOPMENT NOT REQUIRING CIRCULATION AND NOT REQUIRING COUNCIL APPROVAL	\$1.90/m <sup>2</sup> \$0.70/m <sup>2</sup>  \$6.25/m <sup>2</sup> \$1.55/m <sup>2</sup>  \$955.00/unit \$635.00/unit \$315.00/unit \$210.00/unit  Full Application Fees Applicable  \$3,640.00  \$3,405.00
<b>DRAFT PLAN OF CONDOMINIUM</b> (Residential, Commercial, Industrial)	\$11,625.00		
<b>DRAFT PLAN OF SUBDIVISION</b>	\$14,495.00	<b>Plus:</b>  a) Single, Semi, Townhouse Units b) Multiple Unit Blocks (e.g., Apartment Units) c) Part Lots for Residential Use d) Non Residential or Mixed Use Blocks (excluding parks/open space, stormwater management, roads, buffer spaces)	\$245.00/unit \$85.00/unit \$120.00/part lot \$3,365.00/ha
		Revision to Draft Approved Plan, requiring Circulation Revision to Condition(s) of Draft Approval Extension of Draft Plan Registration of Each Additional Phase of a Plan	\$3,640.00 \$3,640.00 \$1,815.00 \$1,830.00

## NOTES

1. Any application fees paid prior to the date this By-law comes into force, shall be credited to the amount(s) due under this By-law.
2. If an application is withdrawn in writing by the Applicant:
  - a) prior to a technical report proceeding to Committee of the Whole, 30% of the fee may be refunded;
  - b) prior to a Public Meeting, 50% of the fee may be refunded.
3. Should the Applicant request that a Public Meeting be cancelled (after Notices have been mailed out) and held at a later date, the total cost incurred for the second mailing of a Public Meeting Notice shall be borne by the applicant.
4. An appeal of any of the above-noted Development Applications to the Ontario Municipal Board shall be subject to a \$625.00 Planning Department Administrative fee, to be paid by the Appellant.
5. Site Development applications for new individual (excluding new single-detached residential dwelling developments(s) proceeding through the plan of subdivision approval process) single-detached dwellings that are to be constructed within the Kleinburg-Nashville Heritage Conservation District Study and Plan, as defined by OPA No. 200, as amended by OPA No. 658, are subject only to the Simple Revision fee for Site Development Applications, and will require Council approval of the application.
6. For Mixed Use development, where more than one use is proposed on a site, the applicable Site Development fee shall be the Base fee, plus the total of the fees for each individual use added together.
7. **Minor Official Plan Amendment:** A "Minor" Official Plan amendment is an Official Plan amendment that:
  - i) proposes a small-scale exception to a specific Official Plan standard (e.g., minor changes to the number of permitted units; building height; gross floor area; or to add a site-specific use limited in scale);
  - ii) proposes a minor change to a specific policy that is limited in scope and typically to one property;
  - iii) maintains the intent and purpose of the Official Plan; and,
  - iv) shall have limited impact or policy implications beyond the subject lands.
8. **Major Official Plan Amendment:** A "Major" Official Plan amendment is an Official Plan amendment that:
  - i) proposes a redesignation or change in land use for a property(ies);
  - ii) requires many changes to the policies and schedules of the Official Plan;
  - iii) is more significant in scale and scope than a minor Official Plan amendment, and which may have greater impact or policy implications beyond the subject lands. Applications relating to more than one property would normally be in this category;
  - iv) a site-specific application representing a large scale development/redevelopment or a change in use. An application involving significant changes to the text or policies of the Official Plan would also fall in this category; and,
  - v) an Official Plan amendment within a Heritage Conservation District.
9. Official Plan and Zoning By-law Amendment and Site Development Applications – Recirculation fee applicable when substantial changes are initiated by the applicant that requires a full recirculation for review and comment prior to Council approval. When more than one related application (e.g., Official Plan and Zoning By-law Amendment) is filed, the fee shall only be applied for one of the related applications.

## OTHER GENERAL FEES

\$415.00 per year Maintenance Fee charged to files inactive for over 1 year (where the Applicant prefers not to close the file).