## ST. J@HN'S

## PERS – Rezoning (Municipal Plan / Development Regulations Amendment) Checklist

Planning, Engineering, & Regulatory Services

## REZONING / MUNICIPAL PLAN / DEVELOPMENT REGULATIONS AMENDMENT CHECKLIST

Description SECTION 1

**REZONING** means a change to the existing zoning of a property

MUNICIPAL PLAN AMENDMENT means a change to the St. John's Municipal Plan.

**TEXT AMENDMENT** means a change in the wording in the St. John's Municipal Plan and/or Development Regulations.

Prior to making an application for a Rezoning, Municipal Plan and/or Development Regulations amendment, it is recommended to contact City of St. John's Planning and Development Staff to discuss your proposal. A separate application and associated fee(s) must be submitted for any development requiring Development Approval.

To Be Submitted: SECTION 2

Planning/Development Application Form

Application fee: Municipal Plan and/or Development Regulations Amendment (Planning and Development Fee Schedule).

Survey – written description and plot plan showing all existing easements, encroachments, and Buildings. (NAD83 Coordinates)

Site Plan which includes (\*may not be required for a Text Amendment):

- Boundaries and Easements Provide property boundaries and existing/required easement locations.
- Building Location Indicate the building location on the plan, including the setback dimensions from boundaries and lot features (parking lot, other buildings, etc.)
- Access Show how the lot is accessed from the Street and, if applicable, confirm that adequate emergency access. In addition, any proposed pedestrian connections should be shown.
- Parking Include driveway location and dimensions, or parking lot layout. For
  parking lot, demonstrate proposed layout and dimensions of parking stalls including
  accessible spaces and locations of any garbage bins.
- Landscaping/Urban Forestry Identify proposed landscape areas, including areas for percentage of overall site area to be landscaped.



## PERS – PERS – Rezoning (Municipal Plan / Development Regulations Amendment) Checklist

Planning, Engineering & Regulatory Services

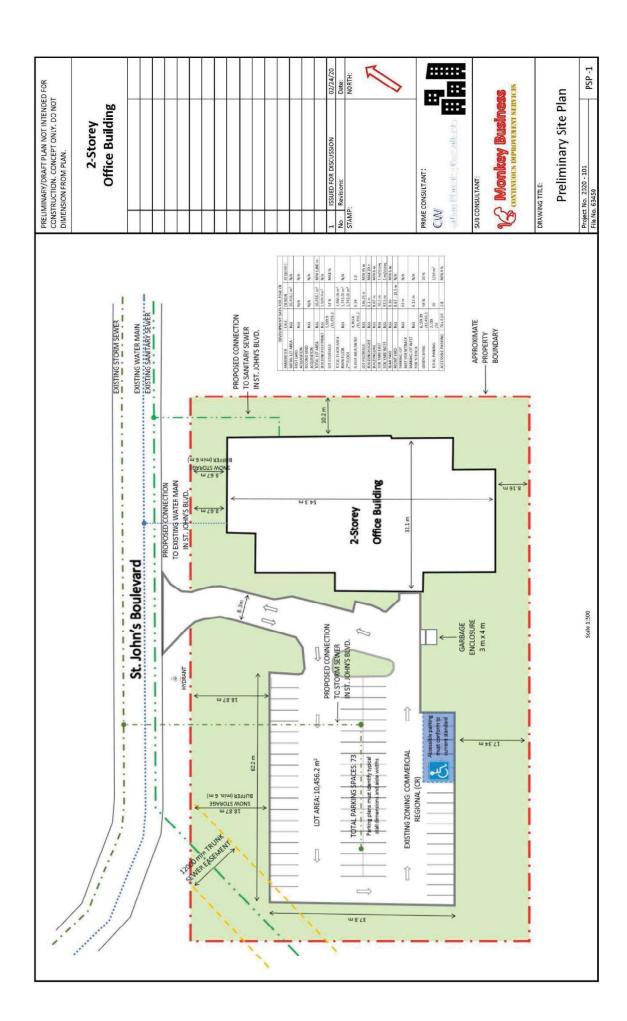
To Be Submitted (Continued):

**SECTION 2** 

- Servicing Show existing municipal services. Proposed connection points for water, sanitary and storm sewer should be shown. If available, pipe routing can also be provided (pipe slopes, diameters do not need to be provided at this time).
- Hydrant Indicate the nearest existing public hydrant (yellow) on the plan.
- Shared Accesses and Maintenance Agreements Attach any such agreements which exist of identify any proposed shared accesses or maintenance or infrastructure.
- Zoning Table Include the zoning table on the site plan as shown on the sample plan (see attached sample site plan)

Applicant Signature			SECTION 6
By signing this checklist, you acknowledge that the information provided is accurate.			
Signature:	Date:		<del> </del>
	Inaportion Convince		
Please submit completed form to:	Inspection Services  3 <sup>rd</sup> Floor Annex	Email: permits@	
	10 New Gower Street P.O. Box 908	Fax: 709-576 Call: 709-576	
	St. John's, NL A1C 5M2		





Form last updated: August 2020

Page 5 of 5