



# APPLICATION FOR CONSENT UNDER SECTION 53 OF THE PLANNING ACT

Detach and retain this page for future reference

## NOTE TO THE APPLICANT / AGENT / OWNER

This application is to be used if the County of Huron is the consent granting authority. In this form the term “subject land” means the land to be severed and the land to be retained.

### Completeness of the Application

The information in this form is prescribed in the Schedule to Ontario Regulation 547/06 made under the Planning Act. This mandatory information must be provided with the appropriate fee. If the mandatory information and fee are not provided, the County will return the application, or refuse to further consider the application until the information and fee have been provided.

The application form sets out other information that will assist the County and others in their planning evaluation of the consent application. To ensure the quickest and most complete review, this information should be submitted at the time of application. In the absence of this information, it may not be possible to do a complete review within the legislated time frame for making a decision. As a result, the application may be refused.

### Submission of the Application

An application form is required for each parcel to be severed, along with the required fee application made payable to: Treasurer, County of Huron. If a Septic System/Nitrate or County Biologist review is required, additional fees will apply.

**2018 Fees** (effective Jan 1, 2018): \$2,080

**2019 Fees** (effective Jan 1, 2019): \$2,121

**2020 Fees** (effective Jan 1, 2020): \$2,164

**2021 Fees** (effective Jan 1, 2021): \$2,208

One (1) original of the completed application form and sketch are required by the County. Additional copies of supporting material may be required depending on the application. Please provide a parcel abstract or copy of your deed when submitting your application as properties converted by Teranet in 2000 into Land Titles may contain certain subject to interests that will need to be addressed. Parcel Abstracts can be obtained at the local Land Registry Office for a fee or through your solicitor.

**Measurements are to be in metric units for both the severed and retained lands together with total areas for severed and retained.**

If you have questions or need assistance in completing the application form, call the Huron County Planning & Development Department at (519) 524-8394 ext. 3 and ask for Land Division Administrator or the Planner responsible for your municipality.

**Please submit your application to:**

**Lisa Finch, Land Division Administrator**

**Planning & Development Dept.**

**County of Huron**

**57 Napier St, Goderich ON N7A 1W2**

**\*Upon submission, your application will be reviewed for completeness. The application will not be processed until it is complete.**

❖ Note all registered owners must sign the application. Where the owner is a firm or corporation, the person signing this section shall state that he/she has authority to bind the corporation or affix the corporate seal.

**NOTES:**

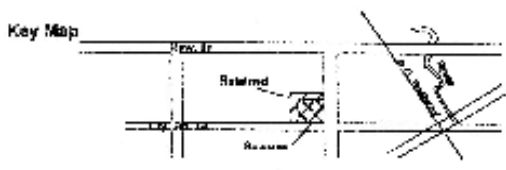
Please be advised the responsibility for filing a complete application rests solely with the owner/applicant. Anything not requested or applied for in this application and subsequently found to be necessary (which may require another application(s) and fee(s)) are the sole responsibility of the owner/applicant. The County/Municipality will only address the application as applied for, and any items that are not included in the application are not the responsibility of the County/Municipality.

All studies required to support this application shall be at the expense of the applicant and included at the time of submission. Where the County/Municipality incurs costs for the peer review of any consultants' reports or fees for legal opinions, the County/Municipality will be reimbursed such costs by the applicant.

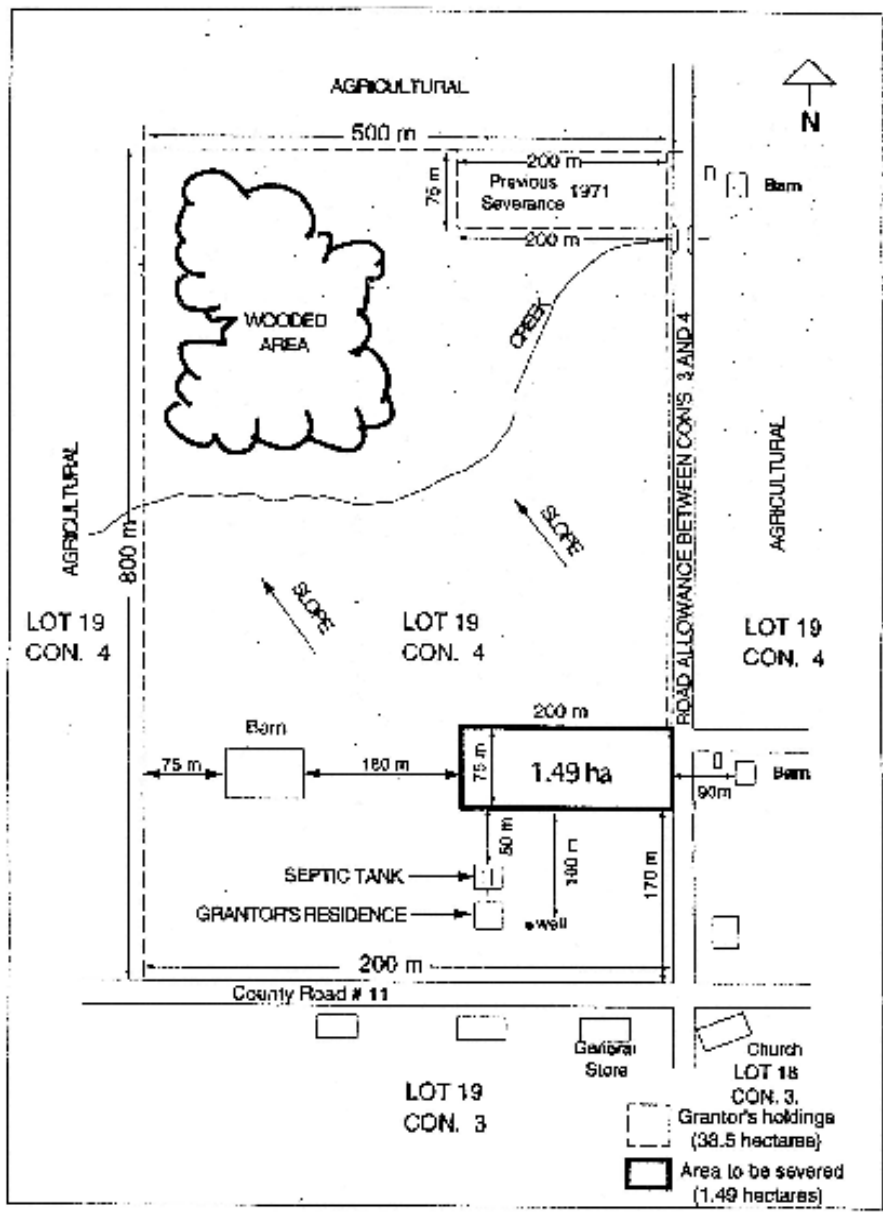
In the event of third-party appeals to applications approved by the County/Municipality, the applicant may be responsible for some or all of the legal and/or other costs incurred by the County/Municipality, at the discretion of the County/Municipality.

Please Use Metric Units

To Convert	Multiply by	To Get
Feet	0.3048	Meters
Acres	0.4047	Hectares



# Example Only



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# APPLICATION FOR CONSENT



<b>For office use only</b>	File # _____
Received _____, 20__	
Considered Complete _____, 20__	

**1. PRE-SUBMISSION CONSULTATION**

Applicants are strongly encouraged to contact the County and speak/meet with the Planner assigned to the Municipality before submitting an application.

Date of Applicant's consultation meeting with County Planner assigned to Municipality:

\_\_\_\_\_

**2. APPLICATION INFORMATION**

<p><b>Name of Applicant</b></p> <p>_____</p> <p><b>Contact Information</b></p> <p>Address: _____</p> <p>Town: _____</p> <p>Postal Code: _____</p> <p>Home Phone: _____</p> <p>Cell: _____ Work: _____</p> <p>Email: _____</p> <p>Fax: _____</p>	<p><b>Name of Owner</b></p> <p>_____</p> <p><input type="checkbox"/> Check box if same as Applicant</p> <p><b>Contact Information</b></p> <p>Address: _____</p> <p>Town: _____</p> <p>Postal Code: _____</p> <p>Home Phone: _____</p> <p>Cell: _____ Work: _____</p> <p>Email: _____</p> <p>Fax: _____</p>
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a) Solicitor name (if known) \_\_\_\_\_  
 Address: \_\_\_\_\_

Tel: \_\_\_\_\_ Email \_\_\_\_\_

Correspondence to be sent to:     all parties, or         applicant, and/or         owner

b) Name, Address, Phone of all persons having any mortgage, charge, debenture or encumbrance on the property:

# APPLICATION FOR CONSENT

## 3. LOCATION OF THE SUBJECT PROPERTY – SEVERED & RETAINED (Complete applicable lines)

Municipality: _____	Concession: _____
Ward: _____	Lot Number(s): _____
Registered Plan: _____	Lot(s) Block(s): _____
Reference Plan: _____	Part Number(s): _____
Municipal Address (911 number and street/road name): _____	Roll # (if available): _____

a) Are there any right-of-way easements or restrictive covenants affecting the severed or retained land?  
Yes      No

b) If **Yes**, describe the location of the right-of-way or easement or covenant and its effect:

c) Is any of the severed or retained land in Wellhead Protection Area A, B or C?  
Yes      No      Unknown

**If yes, please obtain a Restricted Land Use Permit from the Risk Management Official.**

If **Unknown**, please consult with your Municipal Planner and obtain a Restricted Land Use Permit if necessary.

d) Is the subject property systematically tiled? If **yes**, please submit tile maps with your application.  
Yes      No

## 4. PURPOSE OF THE APPLICATION

### Type of proposed transaction:

- |   |  |
|---|--|
| <input type="checkbox"/> Creation of a new lot          | <input type="checkbox"/> Lease               |
| <input type="checkbox"/> Addition to lot                | <input type="checkbox"/> Charge              |
| <input type="checkbox"/> An easement                    | <input type="checkbox"/> Correction of title |
| <input type="checkbox"/> Other purpose (please specify) |  |

Briefly describe the proposed transaction:

Name(s) of person(s), if known, to which land or interest in land is to be transferred, leased or charged:

If a surplus severance, provide legal description and locations of other farm holdings of owner/purchaser:

If creating a lot addition, identify the lands to which parcel will be added.

Municipality: _____	Ward: _____
Concession: _____	Lot Number(s): _____
Registered Plan: _____	Lot(s)/Block(s): _____
Reference Plan: _____	Part Number(s): _____
Municipal Address (911 number and street/road name): _____	Roll # (if available): _____

# APPLICATION FOR CONSENT

## 5. DESCRIPTION OF SUBJECT LAND

### a) Description land intended to be severed:

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

Area: \_\_\_\_\_

Existing Use(s): \_\_\_\_\_

Proposed Use(s): \_\_\_\_\_

Existing Building(s) or Structure(s)  
\_\_\_\_\_

### b) Type of access:

(Check appropriate box)

provincial highway       county road

municipal road, maintained all year

municipal road, seasonally maintained

other means (please specify)  
\_\_\_\_\_

### c) Type of water supply proposed:

(Check appropriate box)

publicly owned and operated piped water system

privately owned and operated individual well  
 dug       drilled

privately owned and operated communal well

lake or other water body

other means (please specify)  
\_\_\_\_\_

### d) Type of sewage disposal proposed:

(Check appropriate box)

publicly owned & operated sanitary sewage system

privately owned & operated individual septic tank

privately owned & operated communal septic system

privy

other means (please specify)  
\_\_\_\_\_

### a) Description land intended to be retained:

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

Area: \_\_\_\_\_

Existing Use(s): \_\_\_\_\_

Proposed Use(s): \_\_\_\_\_

Existing Building(s) or Structure(s)  
\_\_\_\_\_

### b) Type of access:

(Check appropriate box)

provincial highway       county road

municipal road, maintained all year

municipal road, seasonally maintained

other means (please specify)  
\_\_\_\_\_

### c) Type of water supply proposed:

(Check appropriate box)

publicly owned and operated piped water system

privately owned and operated individual well  
 dug       drilled

privately owned and operated communal well

lake or other water body

other means (please specify)  
\_\_\_\_\_

### d) Type of sewage disposal proposed:

(Check appropriate box)

publicly owned & operated sanitary sewage system

privately owned & operated individual septic tank

privately owned & operated communal septic system

privy

other means (please specify)  
\_\_\_\_\_

# APPLICATION FOR CONSENT

## 6. LAND USE

a) What is the existing Official Plan designation of the property?

\_\_\_\_\_

b) What is the zoning of the property?

\_\_\_\_\_

c) Are any of the following uses or features on the subject land or on adjacent land, within 500 metres of the subject land?

Please respond **Yes** or **No** to each use or feature

Use of Feature	On Subject Land	On Adjacent Land	
	Please indicate: <b>Yes / No</b>	Within 500 metres of the Subject Land? Please indicate(in metres): <b>Yes / No</b>	
An agricultural operation, including livestock facility or stockyard			
A landfill			
A sewage treatment plant or waste stabilization plant			
A provincially significant wetland (Class 1, 2 or 3 wetland)			
Flood plain			
A rehabilitated mine site			
A non-operating mine site within 1 km of the subject land			
An active mine site			
An industrial or commercial use (specify the use[s])			
A former industrial or commercial use			
An active railway line			
A municipal airport			
An underground storage tank or buried waste			
A current Environmental Site Assessment for the site or has one been prepared within the last 5 years. If Yes, please submit with application.			

# APPLICATION FOR CONSENT

## 7. HISTORY OF THE PROPERTY

- a) Has the subject land ever been the subject of an application for approval of a plan of subdivision under Section 51 of the Planning Act or a consent under Section 53 of the Planning Act?

Yes      No      Unknown

If Yes, and known, provide file number of the application and the decision made on the application.

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

Decision: \_\_\_\_\_

- b) If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.

- c) Is the subject land reserved for either manure applications under the Nutrient Management Plan or manure agreement submitted to the municipality?      Yes      No

## 8. PROVINCIAL POLICY

- a) Is the application consistent with the Provincial Policy Statement issued under Section 3 (1) of the Planning Act?      Yes      No      Unknown

## 9. NATURAL HERITAGE

- a) Does this application need to be reviewed by the Huron County Biologist for comments on Natural Heritage matters? (based on direction from Planner.)

Yes (submit a fee of \$212.00 made payable to: Treasurer, County of Huron)      No

## 10. SEPTIC SYSTEM REVIEW

Please answer **Section A** OR **Section B**, depending on the type of servicing available.

**Section A** – Where **SANITARY SEWERS** are available:

Is the property within 183 meters (600 feet) of an abattoir? (slaughter house)	<input type="checkbox"/> Yes <input type="checkbox"/> No
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**Section B** – Where **SEPTIC SYSTEMS** are available:

The application is for the creation of a new lot for which the primary use will be a new dwelling (other than a new dwelling on a farm).	<input type="checkbox"/> Yes <input type="checkbox"/> No
The severed parcel contains a residence or other building(s) serviced by an on-site sewage system?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If you answered <b>Yes</b> : is the on-site sewage system older than 5 years of age?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If you answered <b>Yes</b> : has the on-site sewage system been inspected by a licensed contractor within the past 3 years?	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>If you answered <b>Yes</b>: you are required to provide a certificate of inspection with your application.</p> <p>If you answered <b>No</b>: you will be required to have an inspection carried out and provide a certificate of inspection as a condition of consent (severance) approval.</p>	
Is the property <u>less than</u> .4 hectares (1 acre) in area?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Does the property have <u>less than</u> .2 hectares (1/2 acre) of “useable land”* for septic tank and tile bed? See definition of “usable land” below	<input type="checkbox"/> Yes <input type="checkbox"/> No



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- \* "Usable Land" means an area of land with suitable original soil for the installation of a Class 4 subsurface sewage disposal system, free of any buildings, structures, swimming pools, etc. and such land is or will be used solely for a septic tank and tile bed and any future replacement of the tile bed, and which area is at least 3 metres (10 feet) from any property line, at least 15 metres (50 feet) from any drilled well, at least 30 metres (100 feet) from any dug well, at least 15 metres (50 feet) from any top-of-bank of a watercourse or lake, not located in a flood plain, not located in an environmentally sensitive area, and does not contain field tile other artificial drainage. (Other restriction may apply according to legislation).

Note: Consult with your Municipal Planner to confirm if the application requires comments for a septic system review and to confirm if there is an applicable fee to be submitted with the application (all fees for septic system review will be payable to the Municipality)

## 11. SKETCH CHECKLIST

*The application shall be accompanied by a clean, legible sketch showing the following information. Failure to supply this information will result in a delay in processing the application.*

*Please do not use pencils for completing sketch as they do not copy well.*

Please check the boxes indicating that your sketch provides the following information:

- boundaries and dimensions of the land that is to be severed and the part that is to be retained;
- boundaries and dimensions of any land owned by the owner of the subject land that abuts the severed and retained land;
- distance between the subject land and the nearest township lot line and/or landmark, such as a railway crossing or bridge;
- location of all land previously severed from the parcel;
- location of all wells, including abandoned wells, on neighbouring properties within 30m of lot lines of both the severed and retained lands subject to this consent application;
- location of all natural and artificial features in the subject land and adjacent lands such as railways, roads, watercourses, drainage ditches, field drains, river or stream banks, wetlands, wooded areas and the location and nature of any easement affecting the subject land;
- location of all buildings, wells, abandoned wells and all components of a sewage system (i.e. septic tanks and weeping beds) on the severed and retained lands, and the distance of each to the proposed new lot line;
- existing uses on adjacent land such as residential, agricultural and commercial uses;
- location of beach access - if the property is a recreational property, adjacent to or in proximity to the waterfront;
- location and nature of any easements affecting the property;
- whether sewage disposal will be provided by a publicly owned and operated sanitary sewage system, a privately owned and operated individual or communal septic system, a privy or other means.

# APPLICATION FOR CONSENT

## 12. APPLICANT'S/OWNER'S DECLARATION

(This must be completed by the **Person Filing the Application** for the proposed development site.)

I \_\_\_\_\_ of the  
(Name of Applicant)

\_\_\_\_\_  
(Name of Town, Municipality, etc.)

In the Region/County/District \_\_\_\_\_ solemnly declare that all of the statements contained in this application and supporting documentation are true and complete, 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." I hereby acknowledge and accept the requirements and costs referred to the in Notes listed.

### NOTES:

**Please be advised the responsibility for filing a complete application rests solely with the owner/applicant. Anything not requested or applied for in this application and subsequently found to be necessary (which may require another application(s) and fee(s)) are the sole responsibility of the owner/applicant. The County/Municipality will address only the application as applied for, and any items that are not included in the application are not the responsibility of the County/Municipality.**

**All studies required to support this application shall be at the expense of the applicant and included at the time of submission as a complete application. Where the County/Municipality incurs costs for the peer review of any consultants' reports or fees for legal opinions, the County/Municipality will be reimbursed such costs by the applicant.**

**In the event of third-party appeals to applications approved by the County/Municipality, the applicant may be responsible for some or all of the legal and other costs incurred by the County/Municipality, at the discretion of the County/Municipality.**

DECLARED before me at:

Region/County/District \_\_\_\_\_

In the Municipality of \_\_\_\_\_

\_\_\_\_\_  
Signature

This \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_  
(Day) (Month) (Year)

\_\_\_\_\_  
Please Print Name of Applicant

\_\_\_\_\_  
Commissioner of Oaths

**13. OWNER/APPLICANT'S CONSENT DECLARATION**

In accordance with the provisions of the Planning Act, it is the policy of the County Planning Department to provide the public access to all development applications and supporting documentation.

In submitting this development application and supporting documentation,

I \_\_\_\_\_ the owner/the authorized applicant, hereby acknowledge the above-noted policy and provide my consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

I hereby authorize the County of Huron staff, municipal staff and council members of the decision making authority to have access to the subject site for purposes of evaluation of the subject application.

If the application is deemed incomplete, the applicant has 60 days to provide the necessary information. After 60 days has lapsed, the application and fee will be mailed back to the applicant.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Title

Where the owner is a firm or corporation, the person signing this section shall complete one or more of the following (please check):

- I have the authority to bind the corporation.
- Affixed is the corporate seal.

# APPLICATION FOR CONSENT

## 14. AUTHORIZATIONS

If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.

### Authorization of Owner for Agent to Make the Application

I, \_\_\_\_\_, am the owner of the land that is the subject of this application for a consent and for the purposes of the Freedom of Information and Protection of Privacy Act, I authorize

\_\_\_\_\_, to make this application on my behalf.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below.

# APPLICATION FOR CONSENT

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## Authorization of Owner for Agent to Provide Personal Information

I, \_\_\_\_\_, am the owner of the land that is the subject of this application consent and, for the purposes of the ***Freedom of Information and Protection of Privacy Act***, I authorize

\_\_\_\_\_, as my agent for this application to provide any of my personal information that will be included in his application or collected during the process of the application..

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Title

**Note:** Where the owner is a firm or corporation, the person signing this section shall state that he/she has authority to bind the corporation or affix the corporate seal.