



57 Napier St., 2<sup>nd</sup> fl  
Goderich ON N7A 1W2  
Telephone: (519) 524-8394 ext. 3  
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Email: [planning@huroncounty.ca](mailto:planning@huroncounty.ca)

## Application for Consent Under Section 53 of the Planning Act

### **Detach and retain this page for future reference**

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. This mandatory information can be provided at the pre-consultation with the Planner.

#### Submission of the Application

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

**2024 Fees** (effective Jan 1, 2024).

**Consent-Technical** -\$2,341

(e.g. lot additions, easements, ROW's, Validation Certificates, re-creation of original lots, etc.):

**Consent-New Lot Creation** -\$3,381 (e.g. new lots, surplus farm severances)

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 the Planner responsible for your municipality.

Please submit a complete application to 57 Napier Street 2<sup>nd</sup> fl, Goderich ON N7A 1W2 or by email [planning@huroncounty.ca](mailto:planning@huroncounty.ca)

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

(Applicant checklist on next page)

## Application Checklist

- ☐ Pre-Consultation meeting with Planner
- ☐ One copy of completed application form
- ☐ Application drawing (see Appendix A for example)
- ☐ Additional information/ studies/ applications required
- ☐ Restricted Land use Permit (if property is in Wellhead Protection Area A, B or C)



For office use only      File # \_\_\_\_\_  
Received \_\_\_\_\_, 20\_\_\_\_  
Considered Complete \_\_\_\_\_, 20 \_\_\_\_

## 1. Pre-Submission Consultation

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

Date of Pre- consultation meeting: \_\_\_\_\_

## 2. Application Information

**Name of Applicant:** \_\_\_\_\_

Home #: \_\_\_\_\_ Work #: \_\_\_\_\_

Cell #: \_\_\_\_\_

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

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

Town: \_\_\_\_\_ Prov.: \_\_\_\_\_ Postal Code: \_\_\_\_\_

**Name of Owner:** \_\_\_\_\_

Home #: \_\_\_\_\_ Work #: \_\_\_\_\_

Cell #: \_\_\_\_\_

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

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

Town: \_\_\_\_\_ Prov.: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Name of Purchaser: \_\_\_\_\_

☐ **Check if same as applicant**

\*If purchaser, please provide the relevant portion of the signed purchase and sale agreement that authorizes you to submit with this application.

a) Solicitor name (if known): \_\_\_\_\_

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

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

Correspondence to be sent to: ☐all parties ☐applicant ☐owner

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

### 3. Location of the Subject Property (Complete applicable lines)

Municipality/Township: \_\_\_\_\_

Ward: \_\_\_\_\_

Legal Description: \_\_\_\_\_

(Concession, Lot, Block)

Municipal Address: (911 number): \_\_\_\_\_

Roll # (if available): \_\_\_\_\_

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

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

b) Is any of the severed or retained land in Wellhead Protection Area A, B or C?

☐Yes ☐No

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

c) Is the subject property systematically tiled? ☐Yes ☐No

If **yes**, please submit tile maps with your application

#### 4. Purpose of the Application

Type of proposed transaction:

- ☐ Creation of a new lot
  - ☐ Surplus (lot creation)
  - ☐ Re-creation of original lots
  - ☐ Lease
  - ☐ Addition to lot
  - ☐ Charge
  - ☐ An easement
  - ☐ Correction of title
  - ☐ Validation of title
  - ☐ 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:

Will you be requesting a certificate for the retained land?

- ☐ Yes      ☐ No      ☐ Unknown

If yes, provide a registrable legal description of the retained land from your Solicitor, together with a statement from the applicant's lawyer, that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening Section 50 of the Act. This statement must be provided prior to requesting the retained land certificate.

Legal description for retained land certificate: \_\_\_\_\_

Are you unable to provide the retained land legal description at this time?

- ☐ Yes      ☐ No

#### **Surplus (lot creation only)**

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

## Lot Additions only

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

Municipality/Township: \_\_\_\_\_

Ward: \_\_\_\_\_

Legal Description: \_\_\_\_\_  
(Concession, Lot, Block)

Municipal Address: (911 number): \_\_\_\_\_

Roll # (if available): \_\_\_\_\_

Have the lands that the severed parcel will be added to ever been severed under the Planning Act?      Yes      ☐ No      ☐ Unknown

If yes or unknown, please consult with your Solicitor as you may require a cancellation certificate.

## 5. Description of land intended to be retained and severed

	Frontage	Depth	Area	Existing Use(s)	Proposed Use(s)
Parcel intended to be severed					
Parcel intended to be retained					

### List number, use and type of buildings and structures

	Existing	Proposed
On parcel to be severed		
On parcel to be retained		

## 6. Servicing

### 6.1 Indicate the existing/proposed sewage disposal type

	Severed	Retained		Severed	Retained
Publicly owned/ operated sewage system	<input type="checkbox"/>	<input type="checkbox"/>	Privately owned/operated individual septic tank	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned/operated	<input type="checkbox"/>	<input type="checkbox"/>	Privy	<input type="checkbox"/>	<input type="checkbox"/>

septic system					
Other (specify)	<input type="checkbox"/> _____	<input type="checkbox"/> _____	N/A		

## 6.2 Indicate the existing/proposed water supply type

	Severed	Retained		Severed	Retained
Publicly owned/ operated piped water system	<input type="checkbox"/>	<input type="checkbox"/>	Privately owned/operated individual well	<input type="checkbox"/> Drilled <input type="checkbox"/> Dug	<input type="checkbox"/> Drilled <input type="checkbox"/> Dug
Privately owned/operated communal well	<input type="checkbox"/>	<input type="checkbox"/>	Lake or other water body	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify) Tile drain, geothermal, etc. *show on sketch*	<input type="checkbox"/> _____	<input type="checkbox"/> _____	N/A		

## 6.3 Indicate the existing/proposed access type

	Severed	Retained		Severed	Retained
Provincial highway	<input type="checkbox"/>	<input type="checkbox"/>	County road	<input type="checkbox"/>	<input type="checkbox"/>
Municipal road (maintained year-round)	<input type="checkbox"/>	<input type="checkbox"/>	Municipal road (seasonally maintained)	<input type="checkbox"/>	<input type="checkbox"/>
County road	<input type="checkbox"/>	<input type="checkbox"/>			
Municipal road (seasonally maintained)	<input type="checkbox"/>	<input type="checkbox"/>	N/A		
Other (specify)			N/A		

## 7. Land Use

What is the Official Plan designation of the property?

What is the zoning of the property?



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

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

## 8. 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 the 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?

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

## 9. Provincial Policy

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

## 10. 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 \$228.00 made payable to: Treasurer, County of Huron)  
☐No

## 11. 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)

☐Yes    ☐No

**Section B** – Where Septic Systems are available:

- a) 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).

☐Yes    ☐No

- b) The severed parcel contains a residence or other building(s) serviced by an on-site sewage system?  
☐Yes    ☐No
- c) If you answered **Yes** to (b), is the on-site sewage system older than 5 years of age?  
☐Yes    ☐No
- d) If you answered **Yes** to (b), has the on-site sewage system been inspected by a licensed contractor within the past 3 years?  
☐Yes    ☐No

If you answered **Yes**: you are required to provide a certificate of inspection with your application.

If you answered **No**: you will be required to have an inspection carried out and provide a certificate of inspection as a condition of consent (severance) approval.

- e) Is the property less than 0.4 hectares (1 acre) in area?  
☐Yes    ☐No
- f) Does the property have less than 0.2 hectares (1/2 acre) of “useable land”\* for septic tank and tile bed? See definition of “usable land” below  
☐Yes    ☐No

\*“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 the Planner for your local Municipality/Township 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/Township).

## 12. Declaration of Applicant

To be completed by the **person filling out the application** for the proposed development site.

- ❖ **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.

I/We, \_\_\_\_\_ of the \_\_\_\_\_  
(Name of Applicant) (Name of Town, Municipality, etc.)

In the Region/County/District \_\_\_\_\_ solemnly declare that:

1. 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."
2. I hereby acknowledge and accept the requirements and costs.
3. The responsibility for filing a complete application rest 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/Township.
4. 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/Township 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.
5. In the event of third-party appeals to applications approved by the County/Municipality/Township, 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/Township.
6. In accordance with the provisions of the Planning Act, it is the policy of the County Planning & Development Department to provide the public access to all development applications and supporting documentation. In submitting this development application and supporting documentation, I hereby acknowledge the said 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.
7. 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.

DECLARED before me at:

Region/County/District: \_\_\_\_\_ in the Municipality of

\_\_\_\_\_

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

\_\_\_\_\_

Please Print Name of Applicant

\_\_\_\_\_

Signature

\_\_\_\_\_

Please Print Name of Applicant

\_\_\_\_\_

Signature

\_\_\_\_\_  
Commissioner of Oath

### 13. Authorizations

#### **Authorization by Owner for Agent or Purchaser to make the application and to Provide Personal Information.**

I/We, \_\_\_\_\_, am/are 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/We authorize \_\_\_\_\_, to make this application on my behalf. I further authorize my agent to provide any of my personal information that will be included in this application or collected during the process of the application, for purposes of the Freedom of Information and Protection of Privacy Act.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

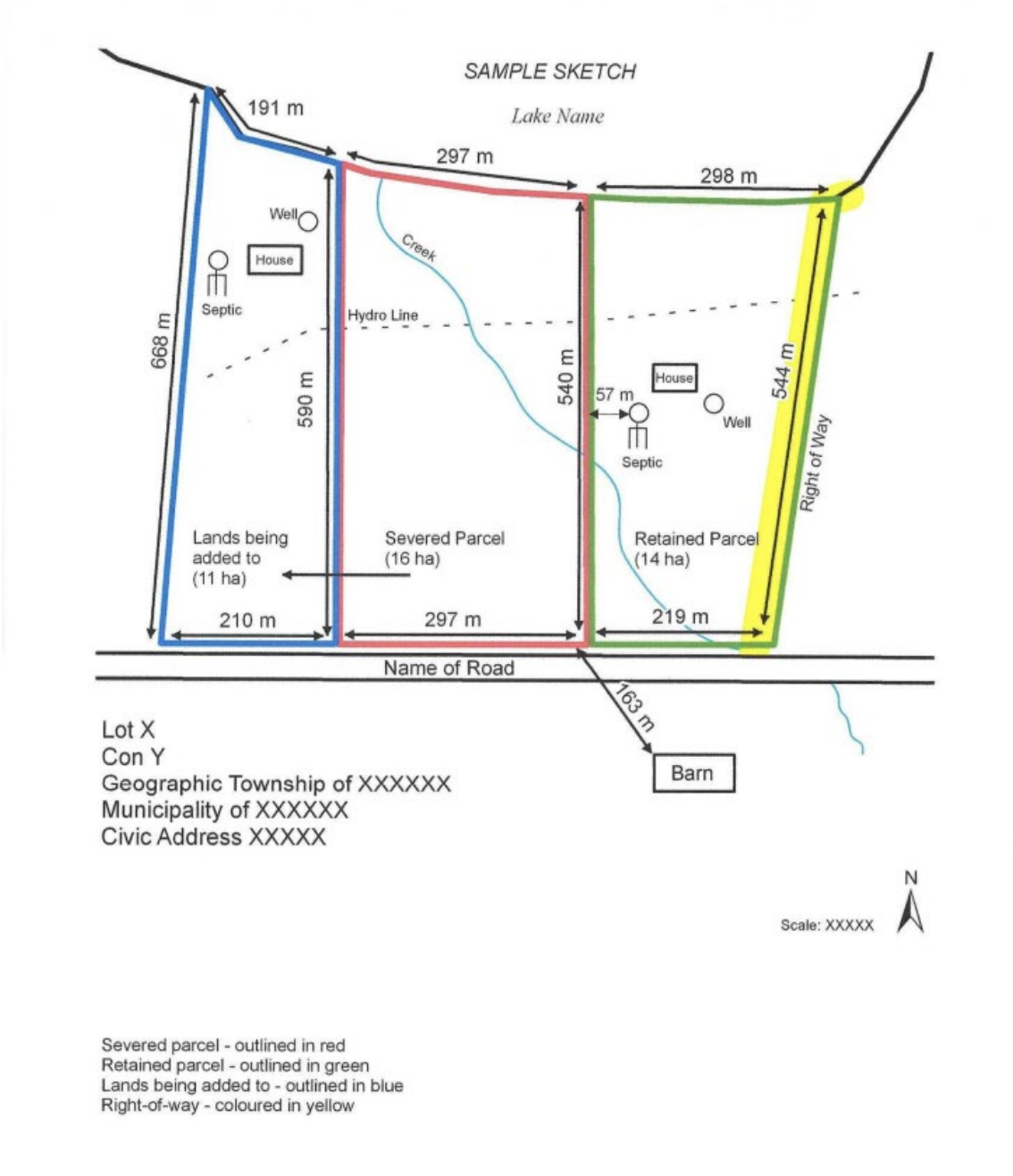
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Note: 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.

Appendix A-sample sketch



\*Please see the Sketch Checklist on the next page

## 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 a pencil when completing the sketch. It does 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.