



COUNTY OF HURON
APPLICATION FOR CONSENT
Under Section 53 of the Planning Act

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 also 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 the County of Huron. If Health Unit Review is required, an additional fee will apply.

2012 Fee (effective Mar 1, 2012)	2013 Fees (effective Jan 1, 2013)	2014 Fees (effective Jan 1, 2014)	2015 Fees (effective Jan 1, 2015)	2016 Fees (effective Jan 1, 2016)
\$1,680.00	\$1,760.00	\$1,840.00	\$1,920.00	\$2,000.00

One (1) original and eight (8) copies of the completed application form and sketch are required by the County. The copies will be used to consult with Provincial ministries or agencies that may have an interest in 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 Ms Senga Smith, Land Division Secretary or the Planner responsible for your municipality.

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

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.



For office use only	File # _____
Received _____, 20	
Considered complete on _____, 20	

APPLICATION FOR CONSENT COUNTY OF HURON

1. APPLICATION INFORMATION

Name of Applicant _____ Telephone Numbers Home _____ Work _____ Fax _____ Cell _____ Email _____ Address _____ Postal Code _____	Name of Owner _____ <input type="checkbox"/> Check if same as Applicant Telephone Numbers Home _____ Work _____ Fax _____ Cell _____ Email _____ Address _____ Postal Code _____
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Solicitor name (if known) _____
 Address _____ Tel: _____

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

Municipality: _____	Ward: _____
Concession: _____	Lot Number(s): _____
Registered Plan: _____	Lot(s) Block(s): _____
Reference Plan: _____	Part Number(s): _____
Name of Street/Road: _____	Street Number: _____
	Roll # (if available) _____
911 Municipal number and address: _____	

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:

3. PURPOSE OF THE APPLICATION

Type of proposed transaction: (Check appropriate box)

Transfer: <input type="checkbox"/> creation of a new lot <input type="checkbox"/> addition to a lot <input type="checkbox"/> an easement <input type="checkbox"/> other purpose (please specify) _____	Other: <input type="checkbox"/> charge <input type="checkbox"/> lease <input type="checkbox"/> correction of title
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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 a lot addition, identify the lands to which the parcel will be added.

Municipality: _____	Ward: _____
Concession: _____	Lot Number(s): _____
Registered Plan: _____	Lot(s) Block(s): _____
Reference Plan: _____	Part Number(s): _____
Name of Street/Road: _____	Street Number: _____

4. DESCRIPTION OF SUBJECT LAND

Description land intended to be severed:

a) Frontage: _____

Depth: _____

Area: _____

Existing Use(s) _____

Proposed Use(s) _____

Existing Building(s) or Structure(s) _____

Proposed Building(s) or Structures _____

b) Type of access: (check appropriate space)

- provincial highway
- county road
- municipal road, maintained all year
- municipal road, seasonally maintained
- other

c) Type of water supply proposed: (check appropriate space)

- publicly owned and operated piped water system
 - privately owned and operated individual well
 - dug
 - drilled
 - privately owned and operated commercial well
 - lake or other water body
 - other means (please specify) _____
- _____

Description of land intended to be retained:

a) Frontage: _____

Depth: _____

Area: _____

Existing Use(s) _____

Proposed Use(s) _____

Existing Building(s) or Structure(s) _____

Proposed Building(s) or Structures _____

b) Type of access: (check appropriate space)

- provincial highway
- county road
- municipal road, maintained all year
- municipal road, seasonally maintained
- other

c) Type of water supply proposed: (check appropriate space)

- publicly owned and operated piped water system
 - privately owned and operated individual well
 - dug
 - drilled
 - privately owned and operated commercial well
 - lake or other water body
 - other means (please specify) _____
- _____

<p>d) Type of sewage disposal proposed: (check appropriate space)</p> <p><input type="checkbox"/> publicly owned & operated sanitary sewage system</p> <p><input type="checkbox"/> privately owned & operated individual septic tank</p> <p><input type="checkbox"/> privately owned & operated communal septic system</p> <p><input type="checkbox"/> privy</p> <p><input type="checkbox"/> other means (please specify) _____</p> <p>_____</p>	<p>d) Type of sewage disposal proposed: (check appropriate space)</p> <p><input type="checkbox"/> publicly owned & operated sanitary sewage system</p> <p><input type="checkbox"/> privately owned & operated individual septic tank</p> <p><input type="checkbox"/> privately owned & operated communal septic system</p> <p><input type="checkbox"/> privy</p> <p><input type="checkbox"/> other means (please specify) _____</p> <p>_____</p>
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5. 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 within 500 metres of the subject land?
Please respond “yes” or “no” to each use or feature.

Use or Feature	On the Subject Land (yes or no)	With 500m of subject land, unless otherwise specified (indicate approximate distance) (yes or no)
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)		
A provincially significant wetland within 120m of the subject lands	N/A	
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.		

6. HISTORY OF 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: _____

8. HEALTH UNIT 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 metres (600 feet) of an abattoir? (slaughter house)	Yes []	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).	Yes []	No []
The severed parcel contains a residence or other building(s) serviced by an on-site sewage system?	Yes []	No []
If you answered Yes; is the on-site sewage system older than 5 years of age?	Yes []	No []
If you answered Yes; has the on-site sewage system been inspected by a licenced 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.		
Is the property <u>less than</u> .4 hectares (1 acre) in area?	Yes []	No []
Does the property have less than .2 hectares (1/2 acre) of “useable land”* for a septic tank and tile bed? See definition of “useable land” below.	Yes []	No []
I am uncertain of the location of the existing septic tank and tile bed on the property.	Yes []	No []
There will be <u>more than</u> one dwelling unit on each lot.	Yes []	No []
An industrial or commercial use is proposed which will require a septic system.	Yes []	No []
It the property within 183 metres (600 feet) Of an abattoir (slaughter house)?	Yes []	No []
The application is for a new Plan of Subdivision.	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 or other artificial drainage. (Other restriction may apply according to legislation).

Note: *Regardless of the results from Section A or B, some applications may require comments from the Health Unit as identified through the planning process. In these cases, the relevant fee shall apply.*

If the answer to any question in Section 8 is “Yes” the Health Unit comments will be required and a fee must be submitted with your application: Cheque should be made payable to County of Huron.

Health Unit Review Fee:	\$ _____
Severance resulting in 2 lots or fewer:	\$230.00
Severance resulting in 3 lots or more:	\$437.00
Total Paid	\$ _____

9. 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 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, all wells, including abandoned wells and all components of a sewage system (i.e. septic tanks and weeping beds, communal sewage systems) on the severed and retained lands, and the distance of each to the proposed new lot line;
- 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.

10. 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, Township, 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 below.

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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

11. 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 access to the subject site for purposes of evaluation of the subject application.

Signature

Date

12. 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.

Date

Signature of Owner

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.

**Authorization of Owner for Agent
to Provide Personal Information**

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

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

Date

Signature of Owner