Desbarats to Echo Bay Planning Board

Application for Consent

Under Section 53 of the Planning Act

BEFORE STARTING THIS APPLICATION:

Please read the following:

- ☐ Consent Application Guide Question & Answer
  Appendix A: Completeness of the Application
- ☐ Appendix B: Submission of the Application
- ☐ Appendix C: Help
- ☐ Appendix D: Notes to Applicants

In this form the term "subject" means the land to be severed and/or the land to be retained.

Office Use Only

File Number	
Roll Number	
Date Submitted	
Date Received	
Sign Issued	

PLEASE PRINT & COMPLETE OR CHECK MARK APPROPRIATE BOX(S). PLEASE USE INK

1. Applicant Information

1.1	Name of Applicant	Telephone No.	Email/other contact
	Address		Postal Code
1.2	This section is for the name of Owner (s) if different than the applicant. An owner's authorization is required in Section 11.1		
	Name of Owner (s)	Home Telephone No.	Email/other contact
	Address		Postal Code
1.3	Name of person who is to be contacted, and to receive any correspondence, about the application, if different than the applicant. This may be a person or firm acting on behalf of the applicant.		
	Name of Contact Person	Home Telephone No.	email
	Address	Postal Code	Email/other contact

2. Location of Subject Land

2.1	District ***Algoma***	Local Municipality	Section or Mining Location	Civic #
	Concession Number (s)	Lot Number (s)	Registered Plan No.	Lot (s)/Block (s)
	Reference Plan No.	Part Number (s)	Name of Street/Road	Other Identifier
2.2	Are there any easements or restrictive covenants affecting the subject land? No ☐ Yes (describe below the easement or covenant and its effect) ☐			

3. **Purpose of this Application**			
3.1	Type and purpose of proposed transaction (check appropriate box) **Transfer:** ☐ Creation of a new lot ☐ Addition to a lot ☐ An Easement ☐ Other purpose **Other:** ☐ A charge ☐ A lease ☐ A correction of title		
3.2	Name of person (s), if known, to whom land or interest in land is to be transferred, leased or charged:		
3.3	If a lot addition, identify the lands to which the parcel will be added: Description:	Roll#	

4. **Description of Land and Servicing Information** (Complete each subsection)				
4.1	Description		**Severed/Lot Addition**	**Retained**
		Frontage (m.)		
		Depth (m.)		
		Area (ha.)		
4.2	Use of Property	Existing Use(s)		
		Proposed Use(s)		
4.3	Buildings or Structures	Existing		
		Proposed		
4.4	Access (check appropriate space)	Provincial Highway		
		Municipal road, maintained all year		
		Municipal road, seasonally maintained		
		Other public road		
		Right of way		
		Water access **(See Note #1)**		
	Note #1: Describe in section 9.1, the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road			
4.5	Water Supply (check appropriate space)	Publicly owned and operated piped water supply		
		Privately owned and operated individual well		
		Privately owned and operated communal well		
		Lake or other water body		
		Other means		
4.6	Sewage Disposal (check appropriate space)	Publicly owned and operated sanitary sewage system		
		Privately owned and operated individual septic tank		
		Privately owned and operated communal septic system		
		Privy		
	Section 4 continues on next Page			

4. Description of Subject Land & Servicing Information … continued				
4.7	Other Services (check if the service is available)		Severed/Lot Addition	Retained
		Electricity		
		School Bussing		
		Garbage Collection		
4.8	If access to the subject land is by private road, or if "other public road" was indicated in section 4. 4, indicate who owns the land or road, who is responsible for its maintenance and whether it is maintained seasonally or all year:			

5. Land Use	
5.1	What is the existing official plan designation (s), if any, of the subject land?
5.2	What is the zoning, if any, of the subject land? If the subject land is covered by a Ministry's zoning order, what is the Ontario Regulation Number?

5.3 Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any, which apply.

Land Use or Feature	On the Subject Land	Within 500 Metres of Subject Land, unless otherwise specified (indicate approximate distance)
An agricultural operation, including livestock facility or stockyard		
A landfill		
A sewage treatment plant or waste stabilization plant		
A provincially significant wetland (class I, 2, or 3 wetland)		
A provincially significant wetland within 120 metres of the subject land		
Flood plain		
A rehabilitated mine site		
A non-operating mine site within 1 kilometre of the subject land		
An active mine site		
Natural Gas Pipeline		
An industrial or commercial use, and specify the use (s)		
An active railway line		
A municipal or federal airport		

6. History of the Subject Land	
6.1	Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act? ☐ Yes ☐ No ☐ Unknown If Yes and if known, provide the Ministry's application file number and the decision made on the application: File #_____ Decision:_____
6.2	If this application is a re-submission of a previous consent application, describe how it has been changed from the original application:
6.3	Has any land been severed from the parcel originally acquired by the owner of the subject land? ☐ ***Yes*** ☐ No If Yes, provide for each parcel severed, the date of transfer, the name of the transferee and the land use:

7 Current Application	
7.1	Is the subject land currently the subject of a proposed official plan or official plan amendment that has been submitted to the Minister for approval? ☐ Yes ☐ No ☐ Unknown If Yes, and if known, specify the Ministry file number and status of the application:
7.2	Is the subject land the subject of an application for a zoning by-law amendment, Minister's zoning order amendment, minor variance, consent or approval of a plan of subdivision ? ☐ ***Yes*** ☐ No ☐ Unknown If Yes, and if known, specify the Ministry file number and status of the application:

8. Sketch (Use the attached Sketch Sheet) To help you prepare the sketch, refer to the attached Sample Sketch.

8.1

For your application to be considered complete, a sketch drawn to scale must be included as part of this application which shows:

1. Boundaries and dimensions of the subject land including the part that is to be severed and the part that is to be retained.
2. Location, size, height and type of all existing and proposed buildings or structures on severed or retained lands, including the distance of the buildings or structures from front yard lot line, rear yard lot line and side yard lot lines.
3. Boundaries and dimensions of the land owned by the owner, including the subject land and adjacent land.
4. The distance between the subject land and the nearest municipal lot line or landmark, such as a railway crossing or bridge.
5. The location of all land previously severed from the parcel originally acquired by the current owner of the subject land.
6. The approximate location of all natural and artificial features on the subject land and adjacent lands, including railways, roads, watercourses, drainage ditches, irrigation ponds, river or stream banks, wetlands, wooded areas, buildings.
7. The current use(s) of the adjacent lands.
8. The location, width and name of any roads within or abutting the subject land. Indicate whether the road is an unopened road allowance, a public travelled road, a private road or a right-of-way.
9. If access to the subject land is by water only, the location of the parking and docking facilities to be used.
10. The location and nature of any restrictive covenant or easement affecting the land.
11. If the severed parcel is to be conveyed to an abutting property owner, please identify the abutting property with name and instrument number exactly as now registered.
12. The location, size and distance to buildings and property lines of any existing sewage system treatment units (septic tanks) and distribution piping (septic beds) on the lot to be created and/or retained.

If other documentation / supporting material becomes necessary, you will be contacted, and this information must be submitted prior to your application proceeding.

8.2

Notification Sign Requirements:

To provide public notification, you will be given a public note sign (no later than 15 days before the meeting) to indicate the intent and purpose of your application. It is your responsibility to:

1. Post one sign per frontage in a conspicuous location on the subject property, at least 14 days before your consent application goes to the Desbarats to Echo Bay Planning Board for consideration.
2. Ensure one sign is posted at the front of the property at least three feet above ground level.
3. Maintain the sign until the application is finalized and the final appeal period has passed. You may remove it.

9. **Other Information**	
9.1	Is there any other information that you think may be useful to the Planning Board, Ministry or other agencies in reviewing this application? If so, explain below or attach one separate page.
9.2	If the subject property is agricultural or close to an agricultural property, the following Supplement forms may be required: 1) Supplement #1 - Agricultural Land Descriptions 2) Supplement #2 - Data Sheet for Minimum Distance Separation under the Agricultural Code of Practice

10. **Affidavit or Sworn Declaration**	
10.1	Affidavit or Sworn Declaration for the Prescribed and Requested Information I/we _____ of the _____ in the _____ make oath and say (or solemnly declare) that the information contained in this application is true and that the informatic contained in the documents that accompany this application are true. *Sworn (or declared) before me at the* _____ *at the* _____ *in the* _____ *this* _____ *day of* _____,*20*___ _____ *Commissioner of Oaths*
	Applicant Applicant

11. AUTHORIZATIONS

11.1

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 and/or the authorization set out below must be completed.

Authorization of Owner for Agent to Make the Application

I/we, _____, am/are the owner(s) of the land that is the subject of this application for Consent and I authorize _____ to make this application on my behalf.

_____ _____

(Date) Signature of Owner (s)

Sworn (or declared) before me at the

_____

at the _____

in the _____

this _____ *day of* _____,*20*___

_____

Commissioner of Oaths

Applicant Applicant

11.2

Authorization of Owner for Agent to Make the Application

I/we, _____, am/are the owner(s) of the land that is the subject of this application for Consent and for the purpose of the Freedom of Information & Protection of Privacy Act.

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

_____

_____

(Date) Signature of Owner (s)

Sworn (or declared) before me at the

_____

at the _____

in the _____

this _____ *day of* _____,*20*___

_____

Commissioner of Oaths

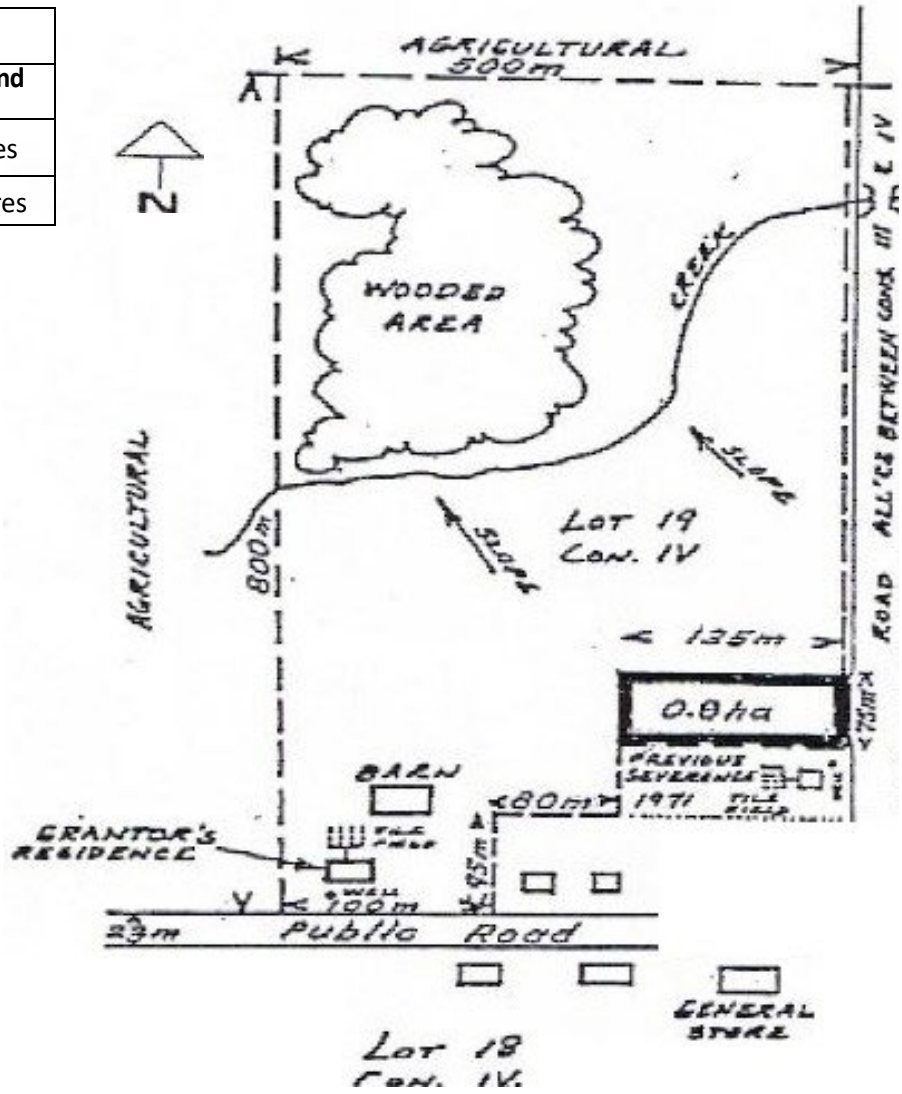
Applicant Applicant

12. Consent of the Owner	
12.1	I/we, _____, am/are the owner(s) of the land that is subject of this consent application and for the purpose of the Freedom of Information and Protection of Privacy Act, I authorize and consent to the use by, or disclosure to, any person or public body of any personal information that is collected under the authority of the Planning Act for the purpose of this application.

13. Permissions	
13.1	**Permission to enter on to the subject land(s)** I/We hereby authorize the members and staff of the Desbarats to Echo Bay Planning Board to enter upon the subject land (s) and premise(s) for the limited purpose of evaluating the merits of this application Signature of Owner (s) or Authorized Agent _____ Date _____ The subject property must have the appropriate municipal address, or other adequate identification conspicuously posted on the subject land (s). Failure to comply may result in a deferral of the application.

SAMPLE SKETCH

PLEASE USE METRIC UNITS		
To Convert	Multiply By	**To Find**
Feet	0.3048	Metres
Acres	0.4046	Hectares



PLEASE PROVIDE A SKETCH OF THE PROPOSAL. Section 8 (page 5) provides information on what is required.

APPENDIX 'A'

Completeness of the Applica1ion

This information is prescribed in the Schedule to Ontario Regulations 41/95 made under the Planning Act. The mandatory information must be provided with the appropriate fee. If the mandatory information and fee are not provided, the Board 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 board 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 the 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.

APPENDIX 'B'

Submission of the Application

- One application form is required for each parcel to be severed.
- The requested copies will be used to consult with other ministries or agencies that may have an interest in the application.
- **All measurements are to be in Metric units.**

Step #1:

Review the application with your municipal office in order to apprise them this application will be coming to them and also to ascertain whether or not there may be municipal concerns regarding the application that you or the Planning Board may not be aware of which may affect the completeness and/or acceptance of the application.

Step #2:

Deliver the completed application to the Planning Board office along with the required fee made payable to the Desbarats to Echo Bay Planning Board.

Step #3:

- The Planning Board Secretary will review your application.
- You will be notified when the application is considered complete. Any legislated timelines will commence only after the application is deemed complete and accepted by the Planning Board.
- You will be responsible for delivering one copy of the completed application to the Algoma Health Unit and they may require a fee for this service.

PLEASE NOTE

An application accepted as complete may still be amended, rejected, or deferred as the application goes through the process of review and as new or opposing information becomes available.

APPENDIX "C"

For Help

To help you understand the consent process and information needed to make a planning decision on the application, Refer to the: "Application Guide Question & Answer". For more information on the Planning Act, the consent process or provincial policies, please see the "Guide to Planning Applications" and the "Comprehensive Set of Policy Statements". You can also call the Planning Board Secretary-Treasurer as listed below:

Secretary-Treasurer, Desbarats to Echo Bay Planning Board c/o Township of Tarbutt
27 Barr Road S, RR 1, Desbarats, ON
planning@tarbutt.ca admin@tarbutt.ca
Phone: (705) 782-6776 Fax: (705) 782-4274

APPENDIX "D"

Notes To Applicants

The following is required for this application to be considered complete so that it may be presented to the Planning Board at a public meeting for consideration:

1. One original legible completed copy of this application with all applicable areas completed. (Including the detailed sketch as noted in section 8.1).
2. The Applicant maybe required to submit the completed application to the Algoma Public Health (APH). APH forwards their comments and/or certificate of approval to the Planning Board.
3. Approval reports from the Ministry of Environment and Energy, Ministry of Northern Development, Ministry of Mines Natural Resources & Forestry, and the Ministry of Transportation, and any other Ministry, if applicable to this application.
4. Please make cheques payable to "Desbarats to Echo Bay Planning Board". The **consent application fee is $1200.00. Each additional consent application applied for on the same subject land at the same time is $600 per additional lot.**

   PLEASE NOTE: FEES MAY CHANGE WITHOUT NOTICE. YOU SHOULD CONTACT THE DESBARATS TO ECHO BAY PLANNING BOARD PRIOR TO WRITING ANY CHEQUES TO THEM.
   Additional fees may be required by other parties (ie. Algoma Public Health, Surveyor, Lawyer, Additional Studies, etc.). Additional fees for legal costs may apply if an Ontario Land Tribunal hearing is held.

5. For additional information or assistance in completing this application please contact the Secretary-Treasurer at (705) 782-6776.

6. Please submit application to:

Secretary-Treasurer, Desbarats to Echo Bay Planning Board c/o Township of Tarbutt
27 Barr Road South, RR 1 Desbarats, Ontario P0R 1E0
planning@tarbutt.ca admin@tarbutt.ca