



Consent Application Form

Committee of Adjustment
Corporation of the Municipality of Meaford
21 Trowbridge Street West Meaford, ON N4L 1A1
Phone: 519-538-1060 ext. 1127 Fax: 519-538-1556
Email: planning@meaford.ca

This application is made to the Committee of Adjustment for the Municipality of Meaford under Section 53 of the Planning Act, R.S.O. 1990.

Once signed and commissioned, this application shall be filed with the Secretary-Treasurer of the Committee of Adjustment.

An application is only considered complete once:

- ☐ The application is completed in full
- ☐ A sketch or survey as described in this application has been provided
- ☐ All required fees have been paid

Date Accepted: _____ **Accepted By:** _____ **File #:** _____ **Roll #:** _____

Type of Application (payable to the Municipality of Meaford):

- ☐ Consent Application \$5790.00
- ☐ Change of Condition on Previous Consent Approval \$1600.00
- ☐ Validation Application Fee \$1730.00

Additional Fees (payment made out to the agency as noted below):

- ☐ Septic Review \$210.00
(Required for all applications on Private Services – Payable to the Municipality.)
- ☐ Entrance Review & Inspection \$225.00
(Required for all consent applications – Payable to the Municipality.)
- ☐ Grey Sauble Conservation Authority (GSCA) Fee
(Required for all consent applications – Cheque made out to GSCA
Amount to be confirmed by Planning Services.)
- ☐ Grey County Review Fee
(Required for all applications – Payable to the Municipality.
Amount to be confirmed by Planning Services.)

*Note that there is an additional Consent Deed Stamping Fee payable at the time of deed stamping based on Fees and Charges by-law.

Applicant Information

1. Registered Owner or Purchaser of the subject land: _____

Full Mailing Address: _____

Phone: _____ Email: _____

Agent (if different from owner/purchaser): _____

Full Mailing Address: _____

Phone: _____ Email: _____

Communications should be sent to: ☐ **Owner / Purchaser** ☐ **Agent**

Public Notice Sign to be post should be sent to: ☐ **Owner / Purchaser** ☐ **Agent**

2. Date of the Application (date submitted): _____

Application Type and Purpose

3. Indicate the type of transaction of the application:

☐ Lot Creation ☐ Lot Addition ☐ Easement ☐ Lease ☐ Correction of title

Purpose/Explanation of Application: _____

4. If applicable, the name of the person (or the name of the person who has an interest in the land) to whom the land is to be transferred, charged or leased.

Name(s): _____

Subject Lands

5. Municipal Address: _____

Former Township/Town: ☐ St. Vincent ☐ Sydenham ☐ Meaford

Concession: _____ Lot: _____ Registered Plan: _____

Part(s): _____ of Lot(s) _____ Reference Plan: _____

Date Lands were acquired by current owner(s): _____

6. Are there any easements or restrictive covenants affecting the subject land?

☐ Yes ☐ No

7. If the answer to section 6 is yes, a description of each easement or covenant and its effect: _____

Proposal Details

8. Details on Proposed Severed and Retained Lands (Measurements only accepted in metric units as per the Planning Act):

a) Area to be severed and retained:

Measurements in Metric Units	Proposed Severed	Proposed Retained
Frontage		
Depth		
Area		

b) Existing and Proposed Uses of the Subject Land:

Uses	Proposed Severed	Proposed Retained
Current Uses		
Proposed Uses		

*Use separate list if necessary

c) Existing and Proposed Structures on the Subject Land:

Provide the following details for all the building, both existing and proposed (Use separate page if necessary).

Building Type:	Severed Parcel		Retained Parcel	
	Existing	Proposed	Existing	Proposed
Date of Construction				
Ground Floor Area (m ²)				
Gross Floor Area (m ²)				

Building Type:	Severed Parcel		Retained Parcel Existing	
	Existing	Proposed	Existing	Proposed
Number of Stories				
Width (m)				
Length (m)				
Height (m)				
Use				
Setback from front lot line (m)				
Setback from rear lot line (m)				
Setbacks from side lot lines (m)				

d) Indicate the Type of Road Access:

Severed Retained Access Type

- | | | |
|--------------------------|--------------------------|---|
| ☐ | ☐ | Provincial Highway Access |
| ☐ | ☐ | County Road |
| ☐ | ☐ | Open and Maintained Municipal Road Allowance |
| ☐ | ☐ | Unmaintained/Seasonally Maintained Municipal Road Allowance |
| ☐ | ☐ | Private Right-of-Way |
| ☐ | ☐ | Water Access (Not recognized by the Municipality) |

e) If access to the subject land is by water only, what are the parking and docking facilities at the site and what is the approximate distance of these facilities from the subject land to the nearest public road? **(Not Applicable - Not recognized by the Municipality of Meaford).**

f) Proposed Water System

- ☐ Publicly owned and operated piped water system
- ☐ Privately owned and operated individual or communal well
- ☐ Lake or other water body or other means
If yes to this type, describe the type water system _____

g) Proposed Sewage System

- ☐ Publicly owned and operated sewage system
- ☐ Privately owned and operated individual or communal septic system
- ☐ Privy or other means

If yes to this type, describe the type of system _____

9. Current Official Plan Designations of the Subject Land and an explanation of how the application conforms with the Official Plans: _____

10. If known:

a) Confirm whether the subject land has ever been the subject of an application for approval of a plan of subdivision under Section 51 of the Planning Act or Consent under Section 53 of the Planning Act? ☐ Yes ☐ No

b) **If yes**, please describe briefly (i.e. Date of application, file number, nature of application, etc.):

11. Has any land has been severed from the parcel originally acquired by the owner of the subject land? ☐ Yes ☐ No

12. If the answer to section 11 is yes, indicate the date of the transfer, the name of the transferee and the uses of the severed land: _____

13. If known indicate if:

a) The owner or applicant has made application for any of the following, either on or within 120 meters of the subject lands

☐ Official Plan ☐ Plan of Subdivision ☐ Zoning By-law Amendment

☐ Consent ☐ Minor Variance ☐ Development Control Permit (NEC)

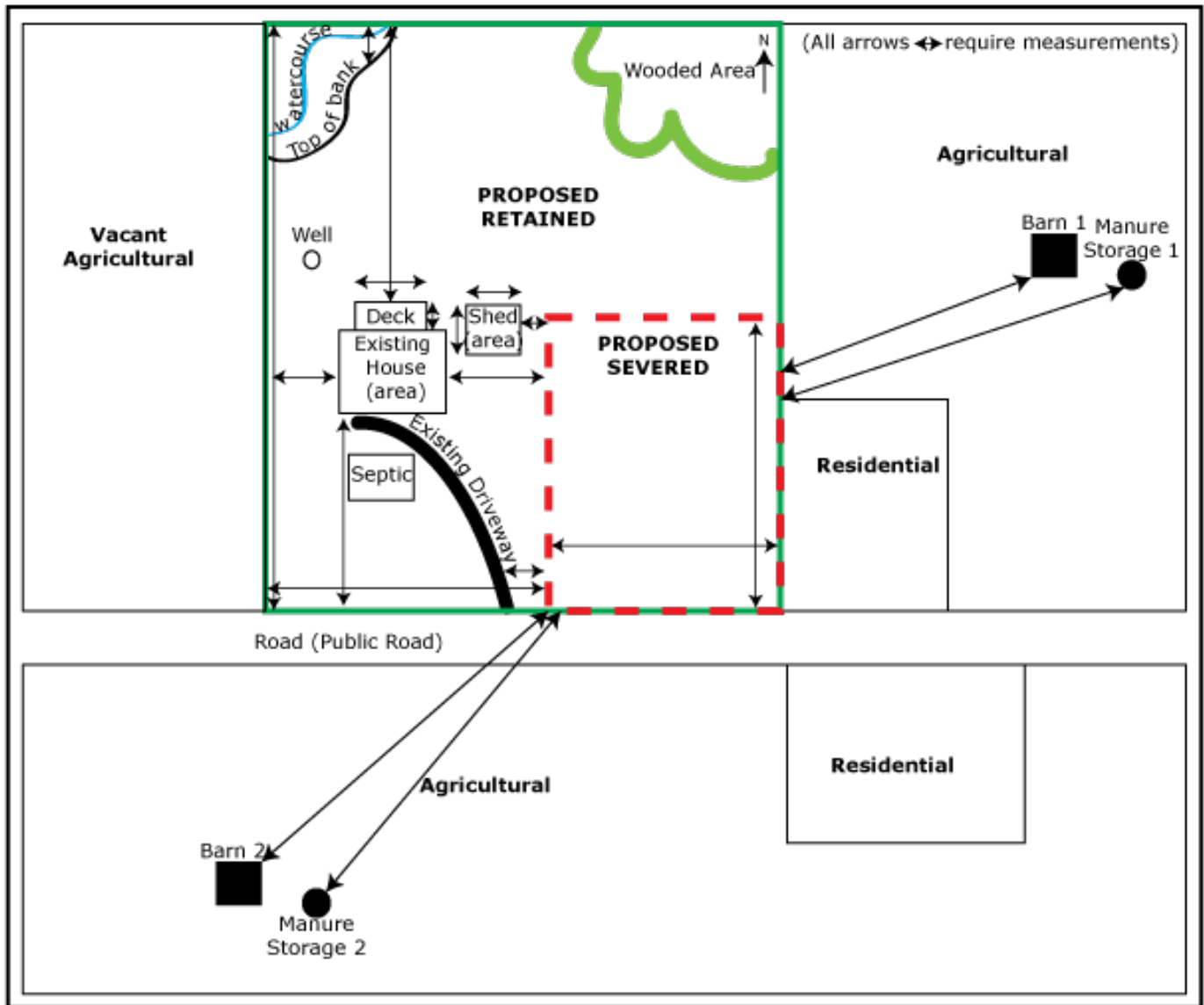
☐ Site Plan Control ☐ Minister's Zoning Order

b) **If yes**, please describe the file number and status of applications: _____

14. Provide a Sketch showing the following information, in **METRIC UNITS**:

- a) The boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land.
- b) the approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing
- c) The boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained. Outline the lands to be severed in red. Outline in green the portion of the parcel to be retained.
- d) The location of all land previously severed from the parcel originally acquired by the current owner of the subject land
- e) The approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks) that,
 - (i) are located on the subject land and on land that is adjacent to it, and
 - (ii) in the applicant's opinion, may affect the application
- f) The current uses of land that is adjacent to the subject land (for example, residential, agricultural or commercial)
- g) The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way
- h) if access to the subject land will be by water only, the location of the parking and boat docking facilities to be used; and
- i) The location and nature of any easement affecting the subject land.
- j) Additional information to be provided for rural area properties:
 - (i) Distance to farming operations within 1000m (3280 ft) of the subject land (parcel including both the severed and retained portions).
 - (ii) Distance from any proposed severed lot to any livestock operations or manure storage on the lands

Figure 1: Sample Agricultural Severance Sketch



14.1 Confirm whether the application includes a request referred to in clause 53 (42.1) (a) of the Planning Act? ☐ Yes ☐ No

14.2 If the answer to section 14.1 is yes, provide a statement from an Ontario solicitor in good standing 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.

15. Provide an explanation of how the application is consistent with policy statements issued under subsection 3 (1) of the Act. _____

16. Is the subject land is within an area of land designated under any provincial plan or plans? ☐ Yes ☐ No

17. If the answer to section 16 is yes, provide an explanation of how the application conforms or does not conflict with the provincial plan or plans. _____

18. Agricultural Information (complete this section only if the lands are within a rural area of the Municipality)

1. Farm Operations

a. What type of farming has been conducted on the subject property?

☐ Beef ☐ Dairy ☐ Swine ☐ Poultry ☐ Sheep ☐ Cash Crop

☐ Other: _____

Describe in detail the size, age and feed type used for the type of farming that is conducted:

b. How long have you owned the farm? _____

c. Are you actively farming the land (or do you have the land farmed under your supervision)?

☐ Yes – For how long? _____ ☐ No – When and Why did you stop? _____

d. Area of total farm holding: _____ Number of tillable acres: _____

e. Do you own any other farm properties? ☐ Yes ☐ No

If yes, Lot: _____ Concession: _____ Former Township: _____ Acres: _____

f. Do you rent any other land for farming purposes? ☐ Yes ☐ No

If yes, Lot: _____ Concession: _____ Former Township: _____ Acres: _____

g. Is there a barn on the subject property? ☐ Yes ☐ No

If yes, which part of the property does the barn fall on?

☐ Proposed Severed ☐ Proposed Retained

Condition of barn: _____ Present use of barn: _____

Size of barn: _____ Capacity of barn (livestock): _____

h. Indicate and describe the manure storage facilities on the subject lands:

☐ Storage already exists _____

☐ Liquid _____

☐ Solid _____

☐ No storage required (manure/material is stored for less than 14 days)

- i. Are there any barns on other properties within 1000 meters (3,280 ft) of the proposed lot? ☐ Yes ☐ No

If yes, these barns and distances to the subject property must be shown on the sketch. And the following questions must be answered for each property containing a barn regardless of current use. You may use additional pages if necessary.

- j. What type of farming has been conducted on this other property? _____

- k. Number of tillable acres on this other property? _____

Size of barn on this other property? _____ Capacity of barn (livestock): _____

- l. Type of manure storage on this other property? _____

Additional information may be required for Minimum Distance Separation (MDS) calculations – please discuss with Planning Staff prior to submitting your application.

19. OWNER(S) AUTHORIZATION OF AGENT OR APPLICANT

(Only required if the applicant or agent is not the registered owner - all owners must sign authorization. Include additional pages if necessary):

I/We _____ and _____
Name of Owner *Name of Owner*

Of the **City/Town/Municipality** of _____ in the **County/Region** of _____,
registered owner of _____
Property Description

Do hereby authorize _____
Name(s) of Authorized Agent(s)

To act as my (our) agent for the purposes of this application.

Signature of Owner

Date

Signature of Owner

Date

Signature of Witness

Date

If the applicant is the purchaser or the purchaser's agent, a copy of the portion of the agreement of purchase and sale that authorizes the purchaser to make the application in respect of the land that is the subject of the application. (Attach to Application)

20. AFFIDAVIT – SOLEMN DECLARATION (Affidavits MUST be signed by the party making this application under the Planning Act, in the presence of a Commissioner of Oaths):

I/We _____ and _____
Name of Owner or Applicant *Name of Owner or Applicant*

Of the **City/Town/Municipality** of _____ in the **County/Region** of _____,

Solemnly declare that all statements contained in this application and all the information provided is true, and I/we 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 have been advised that incomplete and/or inaccurate information will delay the procession of my application and may results in additional costs to me.

DECLARED before me at the

City/Town/Municipality of _____ in the **County/Region** of _____

This _____ day of _____, 20_____.

Signature of Owner or Agent/Applicant

Date

Signature of Owner or Agent/Applicant

Date

Signature of Commissioner

Date

21. Owner's Consent (Freedom of Information), Authorization For Access:

I/We _____ and _____
Name of Owner *Name of Owner*

Of the **City/Town/Municipality** of _____ in the **County/Region** of _____

Hereby acknowledge the above-noted and provide my (our) 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, as well as commenting letters of reports issued by the municipality and other review agencies will be part of the public record and will also be available to the general public. **AND;**

Hereby permit Municipal Staff and its representatives to enter upon the premises for the purpose of performing inspections of the subject property.

_____ <i>Signature of Owner</i>	_____ <i>Date</i>
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_____ <i>Signature of Owner</i>	_____ <i>Date</i>
------------------------------------	----------------------

_____ <i>Signature of Witness</i>	_____ <i>Date</i>
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22. COSTS OF APPLICATION & SIGNAGE ACKNOWLEDGEMENT

I/We _____ and _____
Name of Owner or Applicant Name of Owner or Applicant

Of the City/Town/Municipality of _____ in the County/Region of _____,

In accordance with the provision of the Planning Act, notice signs, provided by the Municipality for your convenience, must be posted on the subject lands in a location visible and legible from a public highway, providing notification the public in advance of the public meeting. In submitting this development application and supporting documentation,

I/We hereby acknowledge our responsibility to post the notice sign on the subject property as instructed by the Municipality and further I/We further indemnify the Municipality from any damages resulting from the improper postings of this sign. **AND;**

I/We acknowledge receiving and reviewing the fee and tariffs related to planning matters. I further understand and agree to be bound by the tariff and specifically agree that I shall pay full cost recovery for any planning matters listed in the fee tariff.

I/we understand and agree that the Fees submitted with this application cover only the anticipated processing cost (i.e. review by the Municipality, Public Meeting and documents if approved). It is further understood and agreed that any additional costs or requirements, incurred and charged by the Municipality (i.e. Planning, Legal or Engineering Review Fees, OLT hearing costs, Agreements, Special Studies, other Approvals or Applications and any other related matters) will be my/our responsibility to pay and/or reimburse the Municipality for same. Failure to pay all associated costs after being invoiced by the Municipality may be added to my municipal tax bill and collected by the Municipality in the same manner such as municipal taxes, or by any other means legally available to the Municipality.

Signature of Owner or Applicant Date

Signature of Owner or Applicant Date

Signature of Witness Date