



# Application for Consent

Under Section 53 of the Planning Act

**Note to Applicants:** In this form the term "subject" land means the land to be severed and the land to be retained.

Property Roll Number \_\_\_\_\_

Application received \_\_\_\_\_

### Completeness of the Application

The information in this form **must** be provided by the applicant with the appropriate fee. If the information and fee are not provided, the application will be returned or refused for further consideration until the information and fee have been provided.

The application form also sets out other information that will assist the Township 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.

**Section 11, Sworn Affidavit, must be signed by all owners in front of a commissioner, or Sections 11.2 and 11.3 must be completed by the property owner if an agent is making this application on their behalf.**

### Submission of the Application

- One application form is required for each parcel to be severed.
- **Application Fee and Deposit pursuant to [Tariff of Fees for Planning Matters By-Law\(s\)](#)**
- 1 copy of the completed application form and 1 copy of the sketch are required by the Township.
- Measurements are to be in metric units.

### For Help

If you have any questions please contact the Municipal Office:

**Township of East Garafraxa**  
 065371 Dufferin County Road 3, Unit 2  
 East Garafraxa, ON L9W 7J8  
 T: 226-259-9400  
 Toll Free: 877-868-5967  
 Fax: 1-226-212-9812

Please Print and Complete or (✓) Appropriate Box(es)

<b>1. Applicant and Ownership Information</b>			
1.1	Name of Applicant	Home Telephone No.	Cell Number:
	Address		Postal Code
	Email		
1.2	Name of Owner(s) If different from the applicant. An owner's authorization is required in Section 11, if the applicant is not the owner.		
	Address	Home Telephone No.	Cell Number:
	Email		
1.3	Any Mortgages, Charges, or other encumbrances in respect of the subject land:		
	Name	Address	
	Name	Address	

**2. Location of the Subject Land**

2.1 County: <b>Dufferin</b>	Municipality <b>Township of East Garafraxa</b>		
Concession Number	Lot Number(s)	Reference Plan No.	Part Number (s)
Registered Plan No.	Lot(s) /Block(s)	Name of Street/Road	Street/Emergency No.
Width of street/road _____m	<input type="checkbox"/> Municipal year round maintained road <input type="checkbox"/> County Road <input type="checkbox"/> Seasonal or private road		

2.2 Are there any easements or restrictive covenants affecting the subject land?  
 No     Yes    If Yes, describe the easement or covenant and its effect

**3. Purpose of this Application**

3.1 Proposed transaction (check appropriate box)

Transfer     Creation of a new lot     Addition to a lot     An easement     Other purpose  
 A charge     A lease     A correction of title

3.2 Specify Purpose:

3.3 Name of person(s) to whom land or interest in land is to be transferred, leased or charged.

**4. Description of Subject Land and Servicing Information**

4.1 Description	Frontage (m)	Severed	Retained
	Depth (m)		
	Area (m)		

**5. Land Use**

5.1 Date property acquired  Unknown

5.2 Existing Use	5.3 Proposed Use
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5.4 Existing and Proposed buildings and structures (complete chart for each existing and proposed building or structure)

Type of building or structure	Setbacks (m)				Height (m)	Dimensions (m x m)	Area (m <sup>2</sup> )	Date of Construction or proposed construction	Time use has continued (for existing buildings and structures)
	Front	Rear	Side	Side					
<input type="checkbox"/> Existing <input type="checkbox"/> Proposed									
<input type="checkbox"/> Existing <input type="checkbox"/> Proposed									
<input type="checkbox"/> Existing <input type="checkbox"/> Proposed									
<input type="checkbox"/> Existing <input type="checkbox"/> Proposed									
<input type="checkbox"/> Existing <input type="checkbox"/> Proposed									
<input type="checkbox"/> Existing <input type="checkbox"/> Proposed									
<input type="checkbox"/> Existing <input type="checkbox"/> Proposed									

5.5 Environmental

<p><b>Water</b></p> <input type="checkbox"/> Private Well <input type="checkbox"/> Communal Well <input type="checkbox"/> Municipal Well <input type="checkbox"/> Other _____	<p><b>Sewage Disposal</b></p> <input type="checkbox"/> Private Septic <input type="checkbox"/> Communal System <input type="checkbox"/> Other: _____	<p><b>Storm Drainage</b></p> <input type="checkbox"/> Sewer <input type="checkbox"/> Ditches <input type="checkbox"/> Swales <input type="checkbox"/> Others: _____	<p><b>Tile Drainage</b></p> <input type="checkbox"/> no <input type="checkbox"/> yes, please mark on site plan location of tile runs	<p><b>Biosolids</b></p> <input type="checkbox"/> no <input type="checkbox"/> yes, please mark on site plan location and timing of applications
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Assessment from the County of Dufferin Building Department regarding lot suitability to support an onsite sewage system submitted with the application would facilitate the review.

**6. Zoning and Official Plan Information**

<p>6.1 Current zoning of the subject land</p> <p>By-law 60-2004 _____</p> <p>_____</p>	<p>6.2 Current Official Plan designation:</p>
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<p>6.3 Related Applications under the Planning Act, if any including Official Plan, Official Plan amendment, Zoning By-law amendment, Minister’s zoning order (amendment), consent or plan of subdivision):</p>	<p>6.4 Has subject lands ever been subject of an application under the Planning Act?</p> <table style="width:100%"> <tr> <td style="width:60%">File #</td> <td>Status:</td> </tr> <tr> <td>File #</td> <td>Status:</td> </tr> </table>	File #	Status:	File #	Status:
File #	Status:				
File #	Status:				

6.5 Provide an explanation of how the application conforms to the Official Plan

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6.6 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 apply.

Use or Feature	On the Subject Land	Within 500 metres of subject land, unless otherwise specified (indicate approximate distance)
Agricultural buildings/structures or manure storage facilities		
A Landfill		
A provincially significant wetland (Class 1, 2 or 3 wetland)		
A provincially significant wetland within 120 metres of the subject land		
A locally significant wetland		
Flood Plain		
A rehabilitated mine site		
An non-operating mine site within 1 kilometre of the subject land		
An active mine site		
An industrial or commercial use, and specify the use(s)		

Tile Drainage			
Does the proposed development produce greater than 4500 litres of effluent per day? <input type="checkbox"/> yes <input type="checkbox"/> no			
If yes, attach a servicing options report and hydro geological report.			
6.7 Agriculture			
Are lands part of Nutrient Management Plan? <input type="checkbox"/> no <input type="checkbox"/> yes, please provide plan number _____ and date approved by OMAFRA _____			
Are there any livestock facilities within 500 metres of the subject lands? <input type="checkbox"/> yes <input type="checkbox"/> no If yes, complete the following for each farm operation:			
Animal type	Barn dimensions of all barns capable of housing livestock	Number of tillable hectares of farm land	Type of Manure storage
Animal type	Barn dimensions of all barns capable of housing livestock	Number of tillable hectares of farm land	Type of Manure storage
6.8 Statement of Requirements: Please complete the following chart			Zone Requirements: (Office Use)
	Severed	Retained	
Lot Area (hectares)			
Frontage (m)			
Front Yard (distance between front lot line and building or structure) (m)			
Rear Yard (m)			
Interior Side Yard (m)			
Exterior Side Yard (m)			
Height (m)			
Lot Coverage (building footprint as % lot area)			
Dwelling Size (m2)			
Landscaping (% of lot area)			

<b>7 Consistency with Policy Documents</b>	
7.1	<p>Does this application:</p> <p>Alter the boundary of a settlement area?      <input type="checkbox"/> yes                      <input type="checkbox"/> no</p> <p>Create a new settlement area?                      <input type="checkbox"/> yes                      <input type="checkbox"/> no</p> <p>Remove lands from an employment area?      <input type="checkbox"/> yes                      <input type="checkbox"/> no</p> <p>If yes, provide details of any Official Plan or Official Plan Amendment</p>
7.2	<p>Are the subject lands in an area where conditional zoning may apply?      <input type="checkbox"/> yes                      <input type="checkbox"/> no</p> <p>If yes, provide details of how this application conforms to Official Plan conditional zoning policies.</p>
7.3	<p>Is the proposed application consistent with the Provincial Policy Statement and any other Policy Statements issued under subsection 3(1) of the Planning Act:</p> <p><input type="checkbox"/> yes</p> <p><input type="checkbox"/> no</p> <p>_____</p> <p>Name of individual having knowledge of the policy statements. A report may be required to accompany this application and support the above statement of consistency.</p> <p style="text-align: right;">_____</p> <p style="text-align: right;">Signature</p>
7.4	<p>Are the subject lands within the Greenbelt Plan area</p> <p><input type="checkbox"/> yes</p> <p><input type="checkbox"/> no</p>
7.5	<p>Are the subject lands within the Greater Golden Horseshoe Growth Plan area</p> <p><input type="checkbox"/> yes</p> <p><input type="checkbox"/> no</p>
7.6	<p>Does the proposed application conform to or does not conflict with the Provincial Plans, including the Greenbelt Plan and Growth Plan:</p> <p><input type="checkbox"/> yes</p> <p><input type="checkbox"/> no</p> <p>_____</p> <p>Name of individual having knowledge of the plans A report may be required to accompany this application and support the above statement of consistency.</p> <p style="text-align: right;">_____</p> <p style="text-align: right;">Signature</p>

<b>8. History of the Subject Land</b>	
8.1	<p>Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act?</p> <p><input type="checkbox"/> Yes                      <input type="checkbox"/> No                      <input type="checkbox"/> Unknown</p> <p>If Yes and if known, provide the file number and the decision made on the application.</p>
8.2	<p>If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.</p>

8.3 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 transferee and the land use.

8.4 Has any land been severed from the original, 40 Hectare (approx.) parcel.

Yes  No If yes, provide details.

## 9. Other Information

9.1 Any other information that may be useful to the Council or other agencies in reviewing this application, ie. health department, conservation authorities, etc.

## 10. Sketch →(Please Use Metric Units)

10.1 The application shall be accompanied by a sketch showing the following:

- the boundaries and dimensions of the subject land, the part that is to be severed and the part that is to be retained
- the boundaries and dimensions of any land owned by the owner of the subject land and that abuts the subject land
- the distance between the subject land and the nearest township lot line or landmark, such as a railway crossing or bridge
- the location of all land previously severed from the original approximate 40 Hectare parcel
- the approximate location of all natural and artificial features on the subject land and adjacent lands that in the opinion of the applicant may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks
- the existing uses(s) on adjacent lands
- 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 right of way
- the location and nature of any easement affect the subject land

**11 Affidavit, Sworn Declaration and Authorizations**

11.1 Affidavit or Sworn Declaration.  
I, \_\_\_\_\_ of the \_\_\_\_\_  
In the \_\_\_\_\_ make oath and say (or solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application is true.  
Sworn (or declared) before me  
  
at the \_\_\_\_\_  
in the \_\_\_\_\_  
this \_\_\_\_\_ day of \_\_\_\_\_ Applicant  
  
\_\_\_\_\_  
Commissioner of Oaths Applicant

11.2 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.  
  
I, \_\_\_\_\_, am the owner of the land that is the subject of this application and  
I authorize \_\_\_\_\_ to make this application on my behalf.  
  
\_\_\_\_\_  
Date Signature of Owner

11.3 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.  
  
I, \_\_\_\_\_, am the owner of the land that is the subject of this application 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 processing of the application.  
  
\_\_\_\_\_  
Date Signature of Owner

**11.4 Permission to Enter**

I \_\_\_\_\_ am the owner of the land that is the subject of this application and I authorize Township staff or their representative to enter my property for the purposes of evaluating this application.  
  
\_\_\_\_\_  
Date Signature of Owner

**12. Consent of the Owner**

12.1 Complete the consent of the owner concerning personal information set out below.  
  
**Consent of the Owner to the Use and Disclosure of Personal Information**  
  
I, \_\_\_\_\_, am the owner of land that is the subject of this application and for the purposes of the **Freedom of Information and Protection of Privacy Act**, I authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the **Planning Act** for the purposes of processing this application.  
  
\_\_\_\_\_  
Date Signature of Owner