



Consent Application Form Committee of Adjustment

Corporation of the Municipality of Meaford

Secretary Treasurer: Kara Rogers

21 Trowbridge Street West

Meaford, ON N4L 1A1

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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, along with a sketch or survey as described in this application, and accompanied by the fee made payable to the Corporation of the Municipality of Meaford.

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

Type of Application:

- Consent Application Fee** **\$1900.00**
(Payable to the Municipality)
- Septic Review** **\$125.00**
(Required for **all** consent applications on Private Services – Payable to the Municipality)
- Grey Sauble Conservation Authority Fee** **\$280.00**
(Required for **all** applications - Payable to Grey Sauble Conservation Authority)
- Consent Deed Stamping Fee** **\$300.00**
(Payable to the Municipality – due at the time of deed stamping)
- Consent Change of Condition Fee** **\$600.00**
(Payable to the Municipality)
- Validation Application Fee** **\$1000.00**
(Payable to the Municipality)

Applicant Information:

1. Registered Owner(s): _____

Full Mailing Address: _____

Phone: _____ Fax/Email: _____

2. Applicant(s)/Agent(s) (if different then owner): _____

Full Mailing Address: _____

Phone: _____ Fax/Email: _____

Applicant's relationship to subject lands: _____

Communications should be sent to: **Owner(s)** **Applicant(s)** **Agent(s)**

Signs for posting on the lands should be sent to: **Owner(s)** **Applicant(s)** **Agent(s)**

Subject Lands:

1. 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): _____

2. Description:

	Area (hectares)	Frontage (meters)	Depth (meters)
Entire Property			
Lands Affected (if only a portion)			

3. Current Official Plan Designation of the Lands: _____
4. Current Zoning By-law Designation of the Lands: _____

5. Please indicate any environmental constraints apply to the subject lands:

- Wetlands Specialty Crop Lands Floodplains ANSI's
- Heritage Resources Streams, Ravines and Lakes Solid Waste Management
- Springs or Sinkholes Niagara Escarpment Plan Water Resources
- Aggregate Resources Thin Overburden (Karst) Sewage Treatment Plant
- Fisheries, Wildlife & Environment Wooded Areas and Forest Management

6. Are there any easements, right-of-ways, restrictions, covenants, or other agreements applicable to the subject lands? (If yes, describe what they are, indicate on a drawing if applicable and include a Site Plan and/or Agreement if applicable):
- _____
- _____

7. Existing use of the lands and how long the use has continued (Agricultural, Residential, Commercial, Industrial, Vacant, Other): _____

8. Present use of abutting properties:

- North _____ South _____
- East _____ West _____

9. 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 Consent under Section 53 of the Planning Act? Yes No

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

10. Has the owner or applicant 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

If yes, please describe briefly (i.e. Date of application, file number, nature of application, effect on this application, etc.):

11. Is there any related development applications that are currently in process for this property? Yes No

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

12. Is this application consistent with the policy statements issued under subsection 3(1) of the Planning Act?

Yes No

13. Is the subject land within an area of land designated under any provincial plan or plans?

Yes No

If yes, does the application conform to, or does not conflict with the applicable provincial plan or plans? :

14. Related 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.

PROPOSAL DETAILS

15. Indicate the type of transaction of the application:

Lot Creation Lot Addition Easement Lease Correction of title

Purpose/Explanation of Application: _____

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): _____

Full Mailing Address: _____

Phone: _____ Fax/Email: _____

16. Please provide a description of proposed and retained lots (in metric units).

	Severed Parcel	Retained Parcel
Frontage (m)		
Area (m²)		
Depth (m)		
Current Use and Length of Use		
Proposed Use		

17. Indicate the Type of Road Access:

Severed Retained Access Type

- Provincial Highway Access
- County Road
- Open and Maintained Municipal Road Allowance
- Non-maintained/Seasonally Maintained Municipal Road Allowance
- Private Right-of-Way
- Water Access **(Not recognized by the Municipality of Meaford)**

18. 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 recognized by the Municipality of Meaford).**

19. Indicate for both severed and retained lot's servicing:

Types of Servicing	Severed Parcel		Retained Parcel	
	Existing	Proposed	Existing	Proposed
Water Servicing (Municipal, Communal, Private Well)				
Sewer Servicing (Municipal, Communal, Private System)				
Storm Servicing (Storm Sewer, Ditches, Swales)				

20. Indicate if there are any other services available:

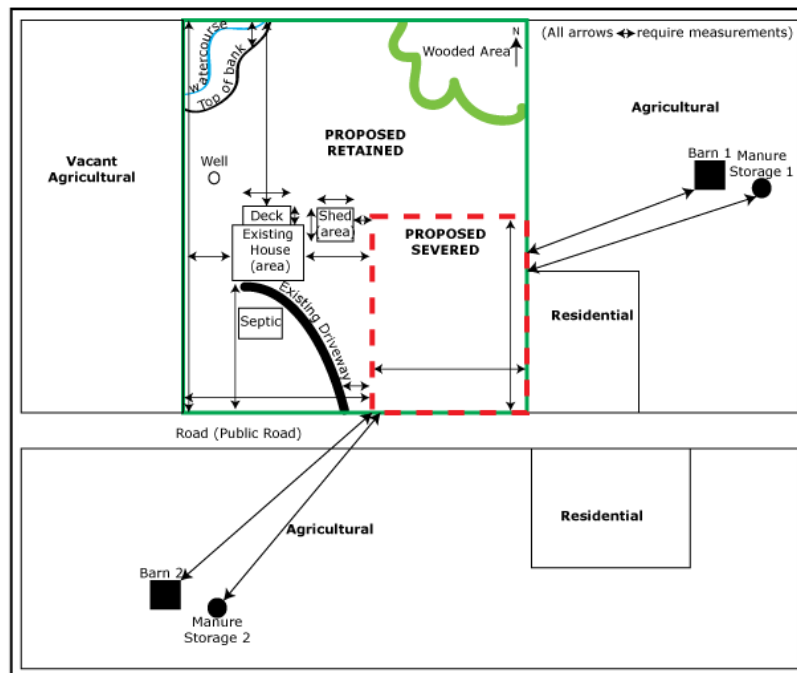
Electricity School Bus Telephone Garbage Collection

21. 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 (m²)				
Gross Floor Area (m²)				
Number of Stories				
Width (m)				
Length (m)				
Height (m)				
Use				
Setback from front lot line (m)				
Setback from rear lot line (m)				
Setback from side lot line (m)				

16. Please provide a sketch showing the following:

- a) An outline in red to indicate the parcel to be severed, an outline in green of the parcel to be retained;
- b) Clearly label which is the severed and which is the retained parcel;
- c) North Arrow;
- d) Subject land – all of the land owned by the applicant, including boundaries and dimensions;
- e) The distance between the applicant’s land and the nearest township lot line or appropriate landmark;
- f) The parcel of land that is subject of the application, its boundaries and dimensions, the part of the parcel that is to be severed, the part that is to be retained and the location of all land previously severed;
- g) The approximate location of all natural and artificial features on the subject land (i.e. buildings, railways, roads, water courses, drainage, ditches, river banks, wetlands, wooded areas, wells, septic tanks) and the location of any of these features on adjacent lands which may affect the application;
- h) The use of adjoining land (i.e. residential, agricultural, commercial, etc);
- i) The location, width and names of all road allowances, right-of-way, streets, or highways within or abutting the property, indicating whether they are publicly travelled roads, right-of-way or unopened road allowances;
- j) If access to the subject land is by water only, the location of the parking and boat docking facilities to be used. **(Not permitted in the Municipality of Meaford)**
- k) The location and nature of any easement affecting the subject lands;
- l) Any farming operations within 1000m (3280 ft) of the subject land (parcel including both the severed and retained portions).



The Committee may also request the applicant to provide a photograph and/or survey of the lands or location for which this application is made.

AFFIDAVIT – SOLEMN DECLARATION (Affidavits MUST be signed in the presence of a Commissioner of Oaths):

I/We _____ and _____
Name of Owner(s) *Name of Owner(s)*

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(s) or Agent(s)

Date

Signature of Owner(s) or Agent(s)

Date

Signature of Commissioner

Date

Applicant's Consent (Freedom of Information), Authorization For Access & Signage Agreement:

In accordance with the provision of the Planning Act, it is the policy of the Municipality to provide public access to all development applications and supporting documentation. Additionally, notice signs, provided by the Municipality for your convenience, must be posted on the subject lands such that they are visible and legible from a public highway, providing notification to passers-by and assisting staff and the Committee in locating the property during site visits in advance of the public meeting. In submitting this development application and supporting documentation,

I/We _____ and _____
Name of Owner(s) *Name of Owner(s)*

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 confirm that the required notice signs will be posted on the lands as instructed and further indemnify the Municipality from any damages resulting from the improper postings of this sign. **AND;**

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

Signature of Owner(s)

Date

Signature of Owner(s)

Date

Signature of Witness

Date

OWNER(S) AUTHORIZATION OF AGENT

(Only required if the applicant or agent is not the registered owner):

I/We _____ and _____
Name of Owner(s) *Name of Owner(s)*

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(s) *Date*

Signature of Owner(s) *Date*

Signature of Witness *Date*

AFFIDAVIT - COSTS OF APPLICATION

(Affidavits MUST be signed in the presence of a Commissioner of Oaths):

I/We _____ and _____
Name of Owner(s) *Name of Owner(s)*

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

Hereby 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 understand and agree that the Fee and any associated Deposit submitted with this application covers only the anticipated processing cost (i.e. review by the Municipality, on 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 Fees, O.M.B. 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 may result in refusal of this application and if not paid forthwith after being invoiced, I agree that such costs shall 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.

DECLARED before me at the

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

This _____ day of _____, 20_____.

Signature of Owner(s)

Date

Signature of Owner(s)

Date

Signature of Commissioner

Date