



Building and Planning Services Department
82 Erie Street, 3rd Floor
Stratford ON N5A 2M4

(519) 271-0250 Ext. 345
building@stratford.ca
planning@stratford.ca
www.stratford.ca

Application for Consent

Office Use Only

File Number _____ Date Accepted _____

Related File Numbers: _____

Note to Applicants:

(a) The information in this form that must be provided by the applicant is prescribed in Ontario Regulation 547/06 made under the *Planning Act*. This mandatory information must be provided with the appropriate fee.

(b) In this application "subject land" means the land to be severed and the land to be retained.

1. Owner Information:

OWNER: _____

Address: _____

Postal Code: _____ Phone: _____ Fax: _____

E Mail: _____

2. Agent Information:

APPLICANT OR AGENT (IF ANY): _____

Address: _____

Postal Code: _____ Phone: _____ Fax: _____

E Mail: _____

NOTE: (1) unless otherwise requested, all communications will be sent to the agent, if any. (2) an owner's authorization is required in Section 23 if the agent or applicant is not the owner.



3. Purpose of the Application

3.1 Type and purpose of proposed transaction (check appropriate box):

Conveyance

- creation of a new lot
- a lot addition

Other

- a charge
- a lease
- a correction of title
- an easement
- right-of-way

3.2. If known, name of person(s) to whom the land or an interest in the land is to be transferred, charged or leased:

3.3 If a lot addition, identify the lands to which the parcel will be added.

Municipality: _____ Concession: _____

Registered Plan No.: _____ Lot(s) No.: _____

Reference Plan No.: _____ Part(s) No.: _____

Name of Street: _____ Street No.: _____

4. Description of the Subject Land (Complete applicable lines)

4.1 Municipality: _____ Concession: _____

Registered Plan No.: _____ Lot(s) No.: _____

Reference Plan No.: _____ Part(s) No.: _____

Name of Street: _____ Street No.: _____

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

Yes ___ No ___

If YES, describe each easement or covenant and its effect.



4.3 Are there any rights-of-way affecting the subject land?

Yes ___ No ___

If YES, describe the right-of-way and its effect.

5. Description of Subject Land and Servicing Information:

5.1 Description of land intended to be severed:

Frontage _____(m) Depth _____(m) Area _____(m²)

Existing and Proposed Use(s) of the land:

Existing Use _____

Proposed Use _____

Existing and Proposed Building(s) and/or Structure(s) on the land:

5.2 Description of land intended to be retained:

Frontage _____(m) Depth _____(m) Area _____(m²)

Existing and Proposed Use(s) of the land:

Existing Use _____

Proposed Use _____

Existing and Proposed Building(s) and/or Structure(s) on the land:

5.3 Type of access (check appropriate box):

	Severed	Retained
provincial highway	<input type="checkbox"/>	<input type="checkbox"/>
municipal road, maintained all year	<input type="checkbox"/>	<input type="checkbox"/>



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municipal road, seasonally maintained
other public road
right-of-way

<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>



5.4 Type of water supply proposed (check appropriate box).

	Severed	Retained
publicly owned and operated piped water system	<input type="checkbox"/>	<input type="checkbox"/>
privately owned and operated individual well	<input type="checkbox"/>	<input type="checkbox"/>
privately owned and operated communal well	<input type="checkbox"/>	<input type="checkbox"/>
lake or other water body	<input type="checkbox"/>	<input type="checkbox"/>
other means	<input type="checkbox"/>	<input type="checkbox"/>

5.5 Type of sewage disposal proposed (check appropriate box):

	Severed	Retained
publicly owned and operated sanitary sewage system	<input type="checkbox"/>	<input type="checkbox"/>
privately owned and operated individual septic system	<input type="checkbox"/>	<input type="checkbox"/>
privately owned and operated communal septic system	<input type="checkbox"/>	<input type="checkbox"/>
privy	<input type="checkbox"/>	<input type="checkbox"/>
other means	<input type="checkbox"/>	<input type="checkbox"/>

6. Land Use

6.1 What is the current official plan designation(s) of the subject land?

6.2 What is the current zoning of the subject land?

7. History of the Subject Land

7.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision under Section 51 or a consent under Section 53 of the *Planning Act*?

Yes __ No __ Unknown ____

If YES, provide the application file number and the status of the application.

7.2 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 use of the severed land.

8. Current Applications

Is the subject land the subject of any other application under the Planning Act, such as an application for an amendment to the official plan, a zoning by-law or a Minister's zoning order, an application for minor variance or an application for an approval of a plan of subdivision, plan of condominium or a consent?

Yes __ No __ Unknown ____

If YES, specify the appropriate file number(s) and status of the application(s).

9. Environmental

9.1 Is there reason to believe the surface or subsurface of the subject lands may have been contaminated by former uses on the site or adjacent sites?

Yes __ No _

If YES, explain. _____

9.2 What information did you use to determine the answer to question #9.1?

10. Provincial

10.1 Is the application consistent with policy statements issued under subsection 3 (1) of the Planning Act? Yes _____ No _____

10.2 Is the subject land(s) 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



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provincial plan or plans?

11. Sketch

The application shall be accompanied by a sketch, in metric units, showing the following:

- 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.
- the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land.
- the approximate distance between the subject land and the nearest township lot line or landmark, such as a bridge or railway crossing.
- the location of all land previously severed from the parcel originally acquired by the current owner of the subject land.
- 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,
 - are located on the subject land and on land that is adjacent to it, and
 - in the applicant's opinion may affect the application.
- the current uses of land that is adjacent to the subject land (for example: residential, agricultural or commercial).
- 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.
- if access to the subject land is by water only, the location of the parking and boat docking facilities to be used.
- the location and nature of any easement affecting the subject land.

12. Other Fees

In addition to the application fee where the City requires assistance from its solicitors or other technical or professional consultants in the processing of this application, the applicant shall be responsible for reimbursing all legal and consulting fees incurred by the City, at the City's actual cost. Depending on the amount of such fees, which the City expects to incur on any given application, the City may also require the applicant to enter into an agreement with respect to the payment of such fees and may, where appropriate, require security to be posted.

The applicant is hereby notified that in the event the City of Stratford Council approves the application and the matter is appealed to the Local Planning Appeal Tribunal, the applicant may be required to enter into a financial agreement to bear all legal and consulting costs incurred by the City with regard to its preparation for and attendance at such hearings, including all prehearing conferences and all hearing related matters.



13. Affidavit or Sworn Declaration:

Declaration for the Prescribed Information

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 in respect of the above Sections is true.

Sworn (*or declared*) before me:

at the: _____

in the: _____

this _____ day of _____, 20_____

Commissioner of Oaths

Applicant

14. Authorization

I hereby authorize the City of Stratford and municipal staff to access the subject site for the purpose of evaluation of the subject application.

Date

Signature of Owner

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 I authorize _____ to make this application on my behalf.

Date

Signature of Owner



Applicant's Checklist:

Have you included:

- ✓ One completed copy of the application for each parcel of land to be created.
- ✓ 2 copies of the sketch required in Section 9.
- ✓ Application fee.

NOTICE OF COLLECTION

The personal information collected on this form is collected under the authority of the *Planning Act* and will be used by Infrastructure and Development staff, Committee of Adjustment and authorized agents for the purpose of considering this application and for administrative purposes. All names, addresses and comments will be included in material available to the public and Committee of Adjustment. Questions about the collection and use of this information may be made to the City Clerk, P.O. Box 818, Stratford, ON, N5A 6W1 or by telephone 519-271-0250 ext. 5329 during business hours.

If you require this form in an alternate format, contact Development Services at 519-271-0250 extension 5345.