



Corporation of the
Township of Tay

450 PARK ST.
P.O. BOX 100
VICTORIA HARBOUR
ONTARIO L0K 2A0

(705) 534-7248 PHONE
(705) 534-4493 FAX

Fee: \$1500.00

PLANNING MATTER APPLICATION

CONSENT/ VALIDATION/ FORECLOSURE/ POWER OF SALE

File No. _____ Roll No. _____

Pursuant to Section 50(18) or 53 or 57 of the Planning Act, R.S.O. 1990, as amended, I/We hereby submit this application to the Township of Tay in respect of the lands hereinafter described.

A. OWNERSHIP/APPLICANT DETAILS

1. **Name of Owner(s):** _____
Address: _____
Postal Code: _____ Telephone No. (____) _____
Email Address: _____
Date subject lands acquired by owners: _____

2. **Name of Authorized Agent** (if any): _____
Address: _____
Email Address: _____
Postal Code: _____ Telephone No. (____) _____

NOTE: It is requested that all communications be sent to (check box):
Owner: and/or **Agent:**

3. **Names and addresses of Transferee, Leasee, etc, if known:**

Personal information contained on this application is collected pursuant to the Municipal Freedom of Information and Protection of privacy legislation and will be used for the purpose for which it was collected. Questions about this collection should be directed to the Clerk of the Township of Tay.

B. PROPERTY DETAILS

4. Description of Subject Land:

Concession _____ Lot(s) _____
Registered Plan _____ Lot(s) _____
Reference Plan _____ Part(s) _____

Name of Fronting Street and Street No. _____

Roll Number (on tax bill or assessment notice) _____

Are there any easements or restrictive covenants affecting the subject land and if so, describe their nature and effect.

5. Dimensions of Subject Land (metres/hectare):

	Severed	Retained
a) Frontage (metres)	_____	_____
b) Depth (metres)	_____	_____
c) Area (hectares)	_____	_____

6. Access to Subject Land:

a) Accessed Via:

Severed	Retained	
_____	_____	Provincial Highway
_____	_____	County Road
_____	_____	Municipal Road
_____	_____	Private Road
_____	_____	Water Access

b) Is Road Maintained:

Severed

Retained

Seasonally?

All Year?

c) If access to the subject land is by water, please indicate location of parking and docking facilities to be used and the distance between these and the nearest public road.

7. Buildings and Structures Details:

a) Dimensions of buildings and structures EXISTING on the subject land (attach a separate page if necessary).

Severed

Type of Building	Ground Floor Area	Total Floor Area	Number of Storeys

Retained

Type of Building	Ground Floor Area	Total Floor Area	Number of Storeys

b) Describe present use of subject land and the length of time the use has continued:

Severed _____

Retained _____

8. Services:

a) Please indicate how potable (drinking) water is provided to subject land:

Severed

Retained

Municipal water system

Private communal water system

Well

Lake or other surface water source

Other (please specify):

b) Please indicate how sewage disposal is provided to subject land:

Severed

Retained

Municipal sewage treatment system

Private communal sewage disposal system

Private septic system

Other (please specify):

C. PROPOSAL DETAILS

9. Explanation and Basis of application:

a) Current Official Plan Designation of Subject Land:

b) Current Zoning of Subject Land:

c) The type and purpose of the proposed transaction (eg. new lot, lot addition, easement, etc):

10. a) Proposed uses of the subject land:

Severed: _____

Retained: _____

b) Dimensions of buildings and structures PROPOSED on the subject land:

Severed

Type of Building	Ground Floor Area	Total Floor Area	Number of Storeys

Retained

Type of Building	Ground Floor Area	Total Floor Area	Number of Storeys

11. a) Has the subject land ever been the subject of an Application for a Consent or for approval of a Plan of Subdivision?

_____ YES _____ NO _____ UNKNOWN

b) Application File Number:

c) Application Status:

12. a) Has any land ever been severed from the parcel originally acquired by the owner of the subject land?

_____ YES _____ NO

b) Date of land transfer:

c) Name of Transferee:

d) Uses of the severed land:

13. a) Are the subject lands currently subject to any of the following Planning Applications:

_____ Minor Variance _____ Consent

_____ Rezoning Application _____ Plan of Subdivision

_____ Official Plan Amendment _____ Minister's Zoning Order

b) File Number: _____

c) Status of Application: ___ Approved ___ Denied ___ Withdrawn

D. PROVINCIAL POLICY

14. Explain how the application is consistent with the Provincial Policy Statement:

15. Explain how the application conforms to or does not conflict with the Growth Plan for the Greater Golden Horseshoe:

E. DRAWING DETAILS

16. A sketch signed by an Ontario Land Surveyor showing the following, 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 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 to be severed and the part that is 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 on the subject land and on the land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks and tile fields.
- f) The existing uses on adjacent land, such as residential, agricultural and commercial uses.
- 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 traveled road, a private road or a right-of-way.
- h) If access to the subject land is by water only, the location of the parking and boat docking facilities to be used.
- i) The location and nature of any easement affecting the subject land.

F. SIGNATURES

17. Affidavit/Declaration:

I, _____ of _____
in _____ solemnly declare that:

ALL of the above statements and the statements contained in all of the exhibits submitted herewith, are true and I 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".

Signature of Applicant
(Owner or Authorized Agent)

DECLARED before me at the
_____, in the
_____ this
____ day of _____, 20__

A Commissioner, etc.

18. Owners Statement:

As of the date of this application, I/we are the registered owner(s) of the lands described in this application. I/We have examined the contents of this application and certify as to the correctness of the information submitted with the application insofar as I/we have knowledge of these facts. I/We concur with the submission of this application to the Township of Tay.

Signed

Date:

Owner

Owner

Note: If the owner is a Corporation, the application shall be signed by an officer of the Corporation and the Corporations Seal shall be affixed.

19. Authorization for Agent:

I/We _____ hereby authorize and direct _____ to act as agent on my/our behalf with respect to an application for Consent/ Validation/ Foreclosure/ Power of Sale involving the subject lands and this is his/her good and sufficient authority for so doing.

Signed:

Date:

Owner

Date

Owner

FOR OFFICE USE ONLY

Date complete application received: _____

File No.: _____

Comments: _____

LOT STAKE OUT INSTRUCTIONS

The Applicant is required to mark the front corners of both the severed and the retained parcel(s) of land. Use wooden stakes (or equivalent), no less than 1 metre in length as the corner markers.

Please ensure that the marker stakes are clearly visible from the abutting roadway and that they remain standing in good order until the Committee of Adjustment Public Meeting. You may attach coloured "flagging" to each stake or paint each stake with a noticeable colour to make the marker stakes more visible.

NOTE: FAILURE TO PROPERLY STAKE OUT A PROPOSAL MAY CAUSE AN APPLICATION TO BE HELD OVER OR DELAYED.

