

**APPLICATION FOR CONSENT TO SEVER LAND
UNDER SECTION 53 OF THE PLANNING ACT**

APPLICATION FEE:

Consent / Severance (includes HST) **\$725.00**

Please make cheques payable to "**The Corporation of the Town of Cochrane.**"

The application fee is payable at the time of submission of the completed application and is **non-refundable** whether the application is approved or denied. Prior to submitting an application, it is strongly recommended that you contact the planner in order to determine the feasibility of your proposal. Please call the Cochrane and Suburban Planning Board office for further information.

N.B. Submission of this application constitutes tacit consent for authorized municipal staff to inspect the subject lands or premises.

NOTE TO APPLICANTS:

This application form is to be used by persons or public bodies wishing to apply for the severance of land within the Town of Cochrane. In this form, the term "subject land" means the land to be severed and the land to be retained.

COMPLETENESS OF THE APPLICATION:

The information in this application form that must be provided by the applicant is prescribed in Ontario Regulation made under the Planning Act. This mandatory information must be provided along with the appropriate fee. If the mandatory information and fee are not provided, the Town of Cochrane will return the application or refuse to further consider the application until the prescribed information and the fee are provided.

In the case of an approved application, conditions may be imposed as requested by circulated agencies.

The application form also sets out additional information that will assist the Board in their planning evaluation of the consent application. To ensure the quickest and most complete review, this information should be submitted along with the mandatory information. In the absence of this additional information, it may not be possible to do a complete review within the legislated time frame for making a decision. As a result, the proposed severance application may be refused.

SUBMISSION OF THE APPLICATION:

A separate application form is required for each parcel severed, along with the applicable fee as indicated above.

For all areas where measurements are required, please specify whether they are in metric or imperial units.

To help you understand the consent process and information needed to make a planning decision on the application, refer to the "Consent Application Guide FAQ".

You can also call the Secretary/Treasurer of the Cochrane and Suburban Planning Board at **(705)272-4262**.

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UNDER SECTION 53 OF THE PLANNING ACT**

Office Use Only

Date Application Received:	Date Application Deemed Complete:	Submission No.:	File No.:
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1 APPLICANT INFORMATION

1.1, 1.2

Registered Owner(s)

Name	
Mailing Address	
Telephone No.	Fax No.
E-mail	

Applicant(s)

Name	
Mailing Address	
Telephone No.	Fax No.
E-mail	

Agent/Solicitor

Name	
Mailing Address	
Telephone No.	Fax No.
E-mail	

* Owner's authorization required if the applicant is not the owner.

1.3 All correspondence should be sent to

Owner Applicant Agent/Solicitor

2 LOCATION OF SUBJECT LAND Complete the applicable lines

2.1 Area Municipality	Lot	Concession	Township
Registered Plan N°.	Lot(s)	Reference Plan N°.	Part(s)
Municipal Address			Assessment Roll N°.

2.2 Are there any easements or restrictive covenants affecting the subject land? Yes No

If YES, describe the easement or covenant and its effect:

3 PURPOSE OF THE APPLICATION

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

a) Urban Area Transfer:

- creation of a new lot
 addition to a lot
 an easement

- Other: a charge
 a lease
 a correction of title

3.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged:

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

4 DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Description of land intended to be Severed:

Frontage	Depth	Area
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Existing Use of Property to be severed:

- Residential
- Commercial
- Agriculture (includes a farm dwelling)
- Industrial Agricultural-Related
- Vacant
- Other (specify) _____

Proposed Use of Property to be severed:

- Residential
- Commercial
- Agriculture (includes a farm dwelling)
- Industrial Agricultural-Related
- Vacant
- Other (specify) _____

Building(s) or Structure(s):

Existing: _____

Proposed: _____

Type of access: (check appropriate box)

- provincial highway
- right of way
- municipal road, seasonally maintained
- other public road
- municipal road, maintained all year
- other: _____

Type of water supply proposed: (check appropriate box)

- publicly owned and operated piped water
- lake or other water
- system privately owned and operated individual well
- body other means (specify) _____

Type of sewage disposal proposed: (check appropriate box)

- publicly owned and operated sanitary sewage
- system privately owned and operated individual
- septic system other means (specify)

4.2 Description of land intended to be Retained:

Frontage	Depth	Area
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Existing Use of Property to be retained:

- Residential
- Commercial
- Agriculture (includes a farm dwelling)
- Industrial Agricultural-Related
- Vacant
- Other (specify) _____

Proposed Use of Property to be retained:

- Residential
- Commercial
- Agriculture (includes a farm dwelling)
- Industrial Agricultural-Related
- Vacant
- Other (specify): _____

Building(s) or Structure(s):

Existing: _____

Proposed: _____

Type of access: (check appropriate box)

- provincial highway
- right of way other
- municipal road, seasonally maintained
- public road
- municipal road, maintained all year

Type of water supply proposed: (check appropriate box)

- publicly owned and operated piped water
- lake or other water
- system privately owned and operated individual well
- body other means (specify) _____

Type of sewage disposal proposed: (check appropriate box)

- publicly owned and operated sanitary sewage
- system privately owned and operated individual
- septic system other means (specify)

4.3 Other Services: (check if the service is available)

- electricity
- telephone
- school bussing
- garbage collection

5 CURRENT LAND USE

5.1 What are the existing official plan designation(s), if any, of the subject land?

Local Official Plan designation: _____

5.2 What is the zoning, if any, of the subject land?

If the subject land is covered by a Minister's zoning order, what is the Ontario Regulation Number?

5.3 Are any of the following uses or features on the subject land or within 500 meters of the subject land, unless otherwise specified? Please check the appropriate boxes, if any apply.

Use or Feature	On the Subject Land	Within 500 Meters of Subject Land, unless otherwise specified (indicate approximate distance)
An agricultural operation, including livestock facility or stockyard	<input type="checkbox"/>	
A land fill	<input type="checkbox"/>	
A sewage treatment plant or waste stabilization plant	<input type="checkbox"/>	
A provincially significant wetland	<input type="checkbox"/>	
A provincially significant wetland within 120 meters	<input type="checkbox"/>	
A flood plain	<input type="checkbox"/>	
An industrial or commercial use, and specify the use(s)	<input type="checkbox"/>	
An active railway line	<input type="checkbox"/>	
A municipal or federal airport	<input type="checkbox"/>	

6 HISTORY OF THE SUBJECT LAND

6.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision or a consent under sections 51 or 53 of the Planning Act? Yes No Unknown

If YES, and known, indicate the appropriate application file number and the decision made on the application.

6.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.

6.3 Has any land been severed or subdivided from the parcel originally acquired by the owner of the subject land? Yes No

If YES, and if known, provide for each parcel severed, the name of the transferee and the land use.

6.4 How long has the applicant owned the subject land?

7 OTHER INFORMATION

Is there any other information that you think may be useful to the Planning Board or other agencies in reviewing this application? If so, explain below or attach on a separate page.

8 SKETCH (Use the attached Sketch Sheet as a guide)

8.1 The application shall be accompanied by a sketch 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 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;
- (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, barns, 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 an 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) the location and nature of any easement affecting the subject land.

9 ACKNOWLEDGEMENT CLAUSE

I acknowledge that The Town of Cochrane is not responsible for the identification and remediation of contamination on the property which is the subject of this Application – by reason of its approval to this Application.

Date _____ Signature of Owner _____

10 AFFIDAVIT OR SWORN DECLARATION

10.1 Declaration For the Prescribed Information

I, _____ of 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 application is true.

Sworn (or declared) before me at

the Town of Cochrane on this)
 _____ day of _____, 20____)
 _____)
 A Commissioner, etc.)
 _____)
 Applicant’s Signature

11 AUTHORIZATIONS

11.1 *If the applicant is not the owner of the land that is the subject of this application, the authorization set out below must be completed.*

Authorization of Owner for Agent to Provide Personal Information

I, _____, am the owner of the land that is the subject of this application for consent to sever land and for the purpose of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M.56, 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

12 CONSENT OF THE OWNER

Complete the consent of the owner concerning personal information set out below.

Consent of Owner to the Disclosure of Application Information and Supporting Documentation

Application information is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P.13. In accordance with that Act, it is the policy of the Town of Cochrane to provide public access to all *Planning Act* applications and supporting documentation submitted to the Municipality.

I, _____, the Owner, hereby agree and acknowledge (*Print name of Owner*) that the information contained in this application and any documentation, including reports, studies and drawings, provided in support of the application, by myself, my agents, consultants and and solicitors, constitutes public information and will become part of the public record. As such, and in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M.56, I hereby consent to the Town of Cochrane making this application and its supporting documentation available to the general public, including copying and disclosing the application and its supporting documentation to any third party upon their request.

Date

Signature of Owner

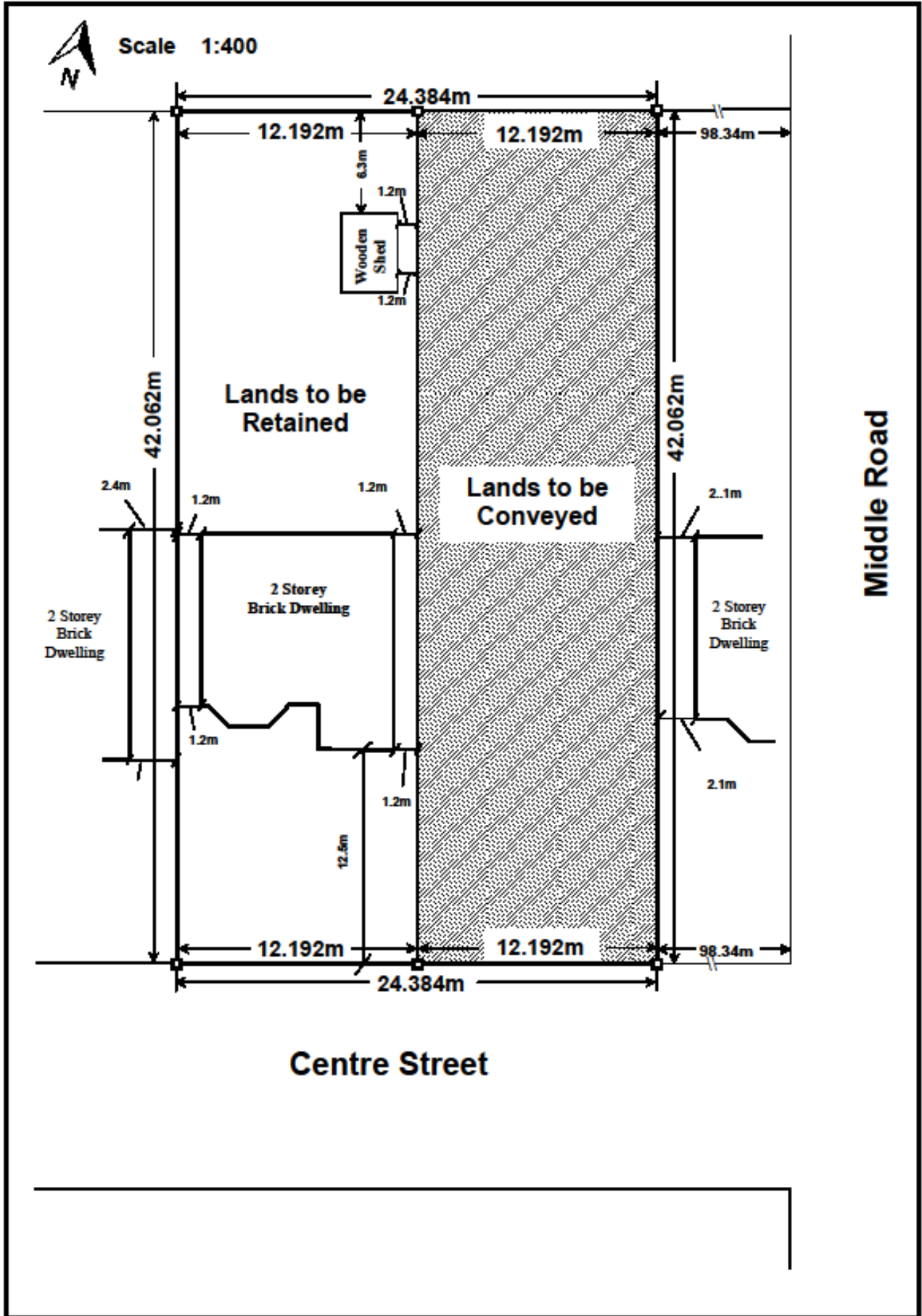
A File Number will be issued for complete applications and should be used in all communications with the Town of Cochrane.

APPLICANT'S CHECKLIST

Please attach all items listed below:

- One (1) copy of the completed application form (Ensure you have a copy for yourself);
- One (1) copy of the prescribed sketch or survey
- The required fee. (**A cheque or money order payable to the Town of Cochrane**)

Sketch Sheet



**Schedule "A" Description
of Lands**

A large grid of graph paper, consisting of 30 columns and 40 rows of small squares, intended for describing lands.