

**Elk Lake
TOWNSHIP OF JAMES**
(Inc. 1909)

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ELK LAKE, NORTHERN ON P0J 1G0
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**Application for Consent to Sever
Under Section 53 of the Planning Act**

Approval Authority:

The Corporation of the Township of James

Application Fee:

Office Use Only

File No.: _____

Date Received: _____

Roll No.: _____

1. Owner Information

Name of Owner: _____

Mailing Address: _____

Email Address: _____ Phone: _____

If there is more than one registered owner, please provide information below (attach separate sheet if necessary):

Name of Owner: _____

Mailing Address: _____

Email Address: _____ Phone: _____

2. Applicant/Agent Information (if applicant is not the owner or applicant is an agent acting on behalf of the owner):

Name of Agent: _____

Mailing Address: _____

Email Address: _____ Phone: _____

3. Please specify to whom all communications should be sent:

Owner Applicant/Agent

4. Property Information

a. Location of the subject land:

Municipal Address
Legal Description (concession and lot numbers, reference plan and lot/part numbers)

b. Date the subject land was acquired by the current owner: _____

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

Yes No

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

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d. Has any land been severed from the parcel originally acquired by the owner of the subject land?

Yes No

If yes, provide the following information:

Date of transfer: _____ Name of transferee: _____

Uses of the severed land: _____

5. Purpose of the Application

Transfer: Creation of new lot(s) Lot addition Easement Other purpose

Other: Charge Lease Correction of Title

a. If known, list the name of the person(s) (purchaser, lessee, mortgagee, etc.) to whom land or interest in land is intended to be transferred, charged, or leased:

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b. If the application proposes a lot addition, identify the lands to which the parcel will be added:

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c. If applicable, number of new lots proposed (not including the lot to be retained): _____

d. Dimensions:

	Severed 1	Severed 2	Severed 3	Retained
Frontage (m)				
Depth (m)				
Area (m ² or ha)				

e. Property use:

	Severed 1	Severed 2	Severed 3	Retained
Existing				
Proposed				

f. Existing and proposed buildings and structures:

	Severed 1	Severed 2	Severed 3	Retained
Existing				
Proposed				

g. What type of access is proposed?

	Severed 1	Severed 2	Severed 3	Retained
Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Municipal road maintained year-round	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Municipal road maintained seasonally	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Private road	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Right of way	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water access	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)				

- i. If proposed access will be by water only, describe the docking and parking facilities to be used and the approximate distance of the these facilities from the subject land and the nearest public road:

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- h. What type of water supply is proposed?

	Severed 1	Severed 2	Severed 3	Retained
Publicly owned and operated piped water supply (municipal water)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual well	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated communal well	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lake or other water body	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water service not proposed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)				

- i. What type of sewage disposal is proposed?

	Severed 1	Severed 2	Severed 3	Retained
Publicly owned and operated sanitary sewage system (municipal sewer)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual septic system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated communal septic system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Privy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewage disposal service not proposed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)				

j. What type of storm drainage is proposed?

	Severed 1	Severed 2	Severed 3	Retained
Storm sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ditches	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Swales	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)				

k. Existing use(s) of abutting properties:

North: _____ East: _____

South: _____ West: _____

6. Planning Information

a. Current Official Plan Designation(s): _____

i. Explain how the application conforms to the Official Plan:

b. Current Zoning: _____

7. Provincial Policies

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

Yes No

i. If yes, explain how the application is consistent with the policy statements issued under subsection 3(1) of the Planning Act:

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

Yes No

i. If yes, explain how the application conforms or does not conflict with the provincial plan or plans:

8. Previous Applications

a. Has the subject land ever been the subject of an application for approval of a plan of subdivision under section 51 of the Act or a consent under section 53 of the Act?

Yes No Unknown

If yes:

File No.: _____ Status: _____

9. Current Applications

Is the subject land currently the subject of any of the following applications under the Planning Act (if the answer to any of the following is yes, please provide the file number and status of the application if known):

Official Plan Amendment Yes No File No.: _____ Status: _____

Zoning By-law Amendment Yes No File No.: _____ Status: _____

Minor Variance Yes No File No.: _____ Status: _____

Plan of Subdivision Yes No File No.: _____ Status: _____

Consent Yes No File No.: _____ Status: _____

Site Plan Control Yes No File No.: _____ Status: _____

Minister's Zoning Order Yes No File No.: _____ Status: _____

10. Sketch

The application must be accompanied by a sketch showing the following:

- 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 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 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 (eg. residential, agricultural, commercial, etc.);
- 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.

11. Applicant/Agent Authorization

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/We, _____ are the registered owners of the subject land and I/we hereby authorize _____ to make this application on my/our behalf and to provide any of my/our personal information that will be included in this application or collected during the processing of the application.

Date: _____ Signature of Owner: _____

Date: _____ Signature of Owner: _____

12. Authorization for Site Visits

I/We authorize Municipal Staff and Council and/or Committee members, as necessary, to enter the subject property to gather information necessary in the assessment of the application.

Applicant Initial *Applicant Initial*

13. Notice re: Use and Disclosure of Personal Information

In accordance with the Planning Act and the Municipal Freedom of Information and Protection of Privacy Act, I/We acknowledge and understand that any information collected on this form and any supplemental information submitted as part of this application can be disclosed to any person or public body.

Applicant Initial *Applicant Initial*

14. Declaration of Applicant

- ✓ If the application is being submitted by the property owner and there is more than one registered owner, each owner must complete a separate declaration.
- ✓ If the application is being submitted by the property owner and the owner is a firm or corporation the person signing this declaration shall state that he/she has authority to bind the corporation or affix the corporate seal.
- ✓ This declaration must be completed in front of a Commissioner for Taking Affidavits.

I, _____ of the _____
in the _____ of _____ 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 and I make this solemn declaration conscientiously knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Sworn (or declared) before me

at the _____
in the _____
this _____ day of _____, 20_____

Signature of Applicant

A Commissioner for Taking Affidavits

