



PLEASE USE CLOUDPERMIT TO SUBMIT THE APPLICATION

The Corporation of the Township of Oro-Medonte

Application for Consent

The undersigned hereby applies to the Development Services Committee for the Township of Oro-Medonte under Section 53 of the Planning Act; RSO, 1990 for consent as described in this application.

Please read the following before completing and filing this application:

1. Only the first twelve (12) complete applications that are received by the submission deadline will be scheduled for the corresponding hearing date. Any additional complete applications received by the due date will be automatically scheduled for the next available hearing date. Applicants are encouraged to submit their complete applications in as soon as possible to secure a hearing time and avoid delay in scheduling.
2. Incomplete applications will be referred back to the applicant for completion prior to a hearing date being scheduled/confirmed.
3. Pursuant to the Fees and Charges By-law, applicants will be responsible for any and all costs associated with this application including costs incurred in the event of an appeal to the Ontario Land Tribunal (OLT). Any amendments, deferrals and recirculations will be subject to a recirculation fee.
4. An additional fee will be applicable if the subject lands are located within the Conservation Authority regulation limit. Payment must be made directly to the Lake Simcoe Region Conservation Authority (LSRCA) or the Nottawasaga Valley Conservation Authority (NVCA).
5. The applicant is liable for any direct costs incurred by the Township during the processing of planning applications including legal, engineering, and other consultant fees. These costs shall be invoiced to the applicant on a monthly basis. In the event there is a security deposit on file with the Township, these fees shall be dedicated from said deposit and where a minimum balance is required throughout the processing of an application as set out in the Schedule of Planning Fees, the applicant shall be invoiced an amount to maintain the balance required for the security deposit.

6. The applicant acknowledges that the Township considers the application forms and all supporting materials, including studies and drawings, filed with this application to be all public information and to form part of the public record. With the filing of an application, the applicant consents to the Township photocopying and releasing the application and any supporting material either for its own use in processing the application, or at the request of the third party, without further notification to or permission from the applicant. The applicant also hereby states that it has authority to bind its consultants to the terms of this acknowledgement. Questions regarding the collection of information should be directed to the Director of Development Services at the Township of Oro-Medonte at (705) 487-2171.
7. If the application is signed by an agent, solicitor or purchaser on behalf of the applicant, the owner's written authorization (contained herein) must be completed. If the applicant is a corporation acting without an agent or solicitor, the application must be signed by an officer of the corporation and the corporation's seal must be affixed **and** Articles of Incorporation provided.
8. The application must be accompanied by an electronic (Adobe Acrobat.pdf format) sketch clearly completed on a white background, showing:
 - (a) abutting land owned by the grantor, its boundaries and dimensions;
 - (b) the distance between the subject lands and the nearest Township lot line or appropriate landmark (e.g., bridge, railway crossing, etc.);
 - (c) the parcel of land that is the subject of the application, its boundaries and dimensions, the part of the parcel that is to be severed, the parcel that is to be retained and, where (if applicable) the location of all land previously severed;
 - (d) the approximate location of all natural and artificial features on the subject land (e.g., buildings, railways, highways, watercourses, drainage ditches, banks, slopes, swamps, wooded areas, wells, and septic systems) and the location of any of these features on adjacent lands which may affect this application;
 - (e) the use of adjoining land (e.g, residential, agricultural, cottage, commercial, etc.);
 - (f) the location, width and names of all road allowances, rights-of-ways, streets or highways within or abutting the property, indicating whether they are public travelled roads, private roads, rights-of-way or unopened road allowances;
 - (g) the location and nature of any restrictive covenant or easement affecting the subject land;
 - (h) an arrow indicating north;
 - (i) if the lot to be conveyed is intended to be used as a residential building lot and it abuts agricultural land, indicate the distance from any agricultural structures (e.g., barns, etc.);
 - (j) Applicant to verify that sewage system meets minimum required setbacks as per Part 8 of the Ontario Building Code; and,
 - (k) **Failure to provide complete and accurate information on the sketch or the application form may result in a delay of the application.**

9. **The owner/applicant/purchaser is responsible for staking the boundaries of the proposed lot line(s) on the day the sign is posted.**
10. The owner/applicant must post the provided sign(s) in a location that is clearly visible from the road and approachable to be read by the public, and provide photos to the Township by e-mail to planning@oro-medonte.ca to verify that the sign posting has been completed by the date noted on the Development Services Committee Schedule (see the Township's website).
11. The Development Services Committee meeting schedule and associated deadlines can be found on the Township's website, under Planning Applications.
12. **The applicant or a representative is required to attend the scheduled hearing.**
13. Alternative formats are available upon request.



The Corporation of the Township of Oro-Medonte

Application for Consent

Application No. 20__-B-____
Roll No.: 4346-____-____-____

1. **Location of Subject Lands:**

Concession No.____ Lot(s)____ Reg'd. Plan No.____
Lot(s)____ Municipal Address_____

2. **Name of Registered**

Owner(s)_____
Address _____
Postal Code _____
Telephone No.(s) _____
E-mail _____
Length of time property has been owned: _____ years.

3. **Name of Owner's Solicitor or Agent** _____

Address _____
Postal Code _____ Telephone No.(s) _____
E-mail _____

4. **Name of the Purchaser** _____

Address _____
Postal Code _____ Telephone No.(s) _____
E-mail _____

If the applicant is the purchaser or the purchaser's agent, attach to this application a copy of the portion of the agreement of purchase and sale that authorizes the purchaser to make the application in respect of the land that is the subject of the application.

Please specify to which of the following all communications should be sent:

☐ Owner ☐ Agent ☐ Solicitor ☐ Purchaser

5. Type and purpose of proposed transaction:

Conveyance

☐ creation of new lot

☐ addition to a lot/boundary adjustment

☐ technical severance

Other

☐ mortgage or charge

☐ lease

☐ easement, right-of-way

☐ validation of title

(S.57 of the Planning Act)

Other: _____

REASON FOR APPLICATION: _____

b) Name of person(s) to whom land or interest in land is to be conveyed, leased, mortgaged, etc.

c) Relationship (if any) of persons named in (3b) to owner (specify nature of relationship (eg: purchaser, lessee, mortgagee, etc.))

6. Description of land intended to be conveyed (severed):

Frontage _____ Depth _____

Area _____

Existing use _____ Proposed use _____

Number and use of buildings and structures (both existing & proposed) on the lands to be conveyed:

7. Description of land intended to be retained:

Frontage _____ Depth _____

Area_____

Existing use_____ Proposed use_____

Number and use of buildings and structures on the land to be retained:

Are you requesting a Certificate of Official for the retained lands?

☐ Yes

☐ No

If yes, attach to this application a statement from an Ontario solicitor in good standing that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the Act.

8. **Number of new lots (not including retained lot) proposed:**

9. **Type of road access (e.g. provincial highway, county road, municipal road - maintained year round, municipal road - seasonal, other public road, right of way, or water) for the proposed lot:**

Retained lot:

10. **Present Official Plan designation(s) applying to the land:**

11. **Present Zoning By-law designation(s) applying to the land:**

12. **What type of water supply is proposed?**

	Proposed Lot	Retained Lot
Municipally owned/operated	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned/operated	<input type="checkbox"/>	<input type="checkbox"/>
Individual Well	<input type="checkbox"/>	<input type="checkbox"/>
Communal Well	<input type="checkbox"/>	<input type="checkbox"/>
Lake	<input type="checkbox"/>	<input type="checkbox"/>

Other (specify) _____

13. **What type of sewage disposal is proposed?**

	Proposed Lot	Retained Lot
Municipally owned/operated	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned/operated	<input type="checkbox"/>	<input type="checkbox"/>
Individual Septic Tank	<input type="checkbox"/>	<input type="checkbox"/>
Communal Septic Tank	<input type="checkbox"/>	<input type="checkbox"/>
Privy	<input type="checkbox"/>	<input type="checkbox"/>

Other (specify) _____

14. **a) Has the owner previously severed any land from this holding or has any land been previously severed from this holding?**

☐ yes ☐ no

b) If yes, indicate previous severance(s) on the required sketch and supply the following information for each lot severed:

Grantee's name _____

Relationship (if any) to owner _____

Date parcel created _____

Use of parcel _____

Consent File # _____

Decision _____

15. **Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision under Section 51 of the Planning Act, R.S.O., 1990, or predecessor?**

☐ yes ☐ no

If yes, indicate file number _____

16. **Is the owner, solicitor, agent or purchaser applying for additional consents on this holding simultaneously with this application, or considering applying for additional consent in the future?**

☐ yes ☐ no

17. **Is the owner, solicitor, agent or purchaser applying for/ or ever applied for any minor variance or permission to extend or enlarge under Section 45 of the Planning Act, R.S.O., 1990 in relation to any land that is the subject of this application?**

☐ yes ☐ no

If yes, indicate file number _____

18. **Has the parcel intended to be severed ever been, or is it now, the subject of an application for an Official Plan Amendment under Section 17 of the Planning Act, R.S.O., 1990, or predecessor?**

☐ yes ☐ no

If yes, indicate file number _____

19. **Has the parcel intended to be conveyed ever been, or is it now, the subject of an application for a Zoning By-law Amendment under Section 34 of the Planning Act, R.S.O., 1990, or predecessor?**

☐ yes ☐ no

If yes, indicate file number _____

20. **Is the parcel subject to any easement or restrictive covenants affecting the subject land?**

☐ yes ☐ no

If yes, please provide description of the easement or covenant and its effect

21. **Southern Georgian Bay Lake Simcoe Source Protection Plan**

- a) **Is the subject land within a Wellhead Protection Area (WHPA) or an Issue Contributing Area (ICA)?**

☐ Yes ☐ No

- b) **If yes, please identify the WHPA/ICA?**

- c) **If yes, do you have an Approved Risk Management Plan (RMP) and/or Section 59 Notice to Proceed from the Risk Management Official (RMO)? (Please attach the document you have).**

☐ Yes ☐ No

Permission to Enter

I/We _____

(Print Name of Owner(s))

Authorize the Development Services Committee and The Township of Oro-Medonte staff to enter the subject lands for the limited purposes of evaluating the merits of this application.

Signature of owner(s)

Authorization

I/We _____ as the owner(s) of _____

(Property Address)

in the Township of Oro-Medonte, County of Simcoe hereby authorize

_____ to act as my/our agent with respect to this application.

Signature of owner(s)

Declaration of Owner, Solicitor, Authorized Agent or Purchaser:

Declaration of an Authorized Agent (to be completed where an agent is acting on behalf of the owner):

I/we _____ of the Township/Town/City

of _____ in the County/Region of _____,

solemnly declare that all the statements contained in this application 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.

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

(Signature of Applicant, Solicitor, Agent or Purchaser)

(Signature of Applicant, Solicitor, Agent or Purchaser)

A Commissioner, etc.

Freedom of Information and Privacy

Personal information contained in this form, collected and maintained pursuant to Section 53 of the *Planning Act*, will be used for the purpose of responding to the Application and creating a public record. The Owner's Signature acknowledges that "personal information [is] collected and maintained specifically for the purpose of creating a record available to the general public;" per Section 14(1)(c) of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M. 56.

The applicant acknowledges that the Township considers the application forms and all supporting materials, including studies and drawings, filed with this application to be all public information and to form part of the public record. With the filing of an application, the applicant consents to the Township photocopying and releasing the application and any supporting material either for its own use in processing the application, or at the request of the third party, without further notification to or permission from the applicant. The applicant also hereby states that it has authority to bind its consultants to the terms of this acknowledgement. Questions regarding the collection of information should be directed to the Director of Development Services at the Township of Oro-Medonte at (705)-487-2171.

Signature of Owner

Date

Signature of Owner

Date

Conditions of Consent

The list below provides the details of the standard conditions of consent. Please note that not all of the following conditions will apply to each application.

Memorandum of Understanding

That the applicant executes the Township's Memorandum of Understanding by which the applicant acknowledges the requirements and timing of matters that may include: payment of development charges, payment of cash in lieu of parkland, detailed design of a building or septic system, engineered lot grading, and water and sanitary servicing, tree/vegetative preservation and protection, on either the vacant severed or vacant retained parcel.

Consent/Development Agreement

That the applicant enter into a Consent/Development agreement with the Township of Oro-Medonte regarding matters that include financial requirements, easements, grading and drainage.

Rezoning

That the retained lands be rezoned to a _____ Zone to the satisfaction of the Township of Oro-Medonte.

Rezoning Prohibit Residential Uses

That the retained lands be rezoned to an Agricultural/Exception Zone to prohibit residential uses consistent with the Provincial Policy Statement.

Surplus Dwelling/Farm Consolidation

That the applicant successfully apply to the municipality to amend the Zoning By-law to prohibit a new residential uses on the retained lands.

That the property subject to the farm consolidation is conveyed into the same name as the owner of abutting land to the (north/south/east/west) being assessed as Roll No. 4346- and 4346- (insert municipal addresses) and that the solicitor provide an undertaking in writing that this condition will be fulfilled.

That the property subject to the farm consolidation is conveyed to [insert name of farmer/farming corporation] and that the solicitor provide an undertaking in writing that this condition will be fulfilled.

Minor Variance

That the applicant apply for and obtain final approval of all necessary Minor Variances to the satisfaction of the Township of Oro-Medonte.

Additional Variance

That the applicant submit written confirmation of the setback between _____ and _____, and in the event that the setback does not comply with the zoning by-law, the applicant apply for and obtain a Minor Variance to the satisfaction of the Township of Oro-Medonte.

Merger

That the [severed/retained] lands being Part ____ with an area of approximately ____ hectares (____ acres) and approximately ____ metres (____ feet) of frontage on _____ be merged in title with the abutting property to the [north/south/east/west], described as [legal description], and that the provisions of Sections 50(3) and 50(5) of the Planning Act apply to any subsequent conveyance of, or other transaction involving, the identical subject parcel of land. Therefore, once the subject parcel of land has been conveyed to the owner of the abutting parcel, the subject parcel and the said abutting parcel shall merge in title and become one parcel of land. A Solicitor's written undertaking shall be provided to the Secretary-Treasurer indicating that the necessary steps will be taken to: 1) implement the conveyance and merger; 2) consolidate the severed and benefitting parcels to one Property Identification Number; and 3) alter the benefitting parcel, if it was created pursuant to Sections 50 or 53 of the Planning Act, so that it is not the identical parcel of land.

Horseshoe Highlands Drinking Water System Charge

That prior to the issuance of the Certificate of Consent, the applicant shall pay the Horseshoe Highlands Drinking Water System Charge, in accordance with Township of Oro-Medonte By-law No. 2015-115, to the satisfaction of the Township's Treasurer.

Modify Lot Dimensions

That the dimensions of the parcel to be severed be modified to approximately ____ metres by ____ metres and that the dimensions of the retained parcel be adjusted accordingly, to the satisfaction of Township Staff.

Surveyor Confirmation

That the applicants supply the Township with written confirmation, prepared by an Ontario Land Surveyor, that the proposed severed and retained parcels conform to the minimum lot frontage requirements of the Township's Zoning By-law.

Site Plan Approval

That the applicant apply for and obtain Site Plan Approval from the Director, Development Services and enter into a Site Plan Agreement, registered on-title, with the Township.

Grading Plan

That the applicant:

- (a) submit to the Township's Engineering and Environmental Services Department a grading plan prepared by a professional engineer or Ontario Land Surveyor detailing the drainage pattern while showing the existing and proposed elevations for both the severed and retained lands along with the adjoining lands;
- (b) obtain the Township's approval of the grading plan referred to in (a);
- (c) enter into an agreement with the Township (unless not required by the Township) for either (i) grading and drainage; or (ii) grading and servicing, which addresses the provision of swales, easements and/or catch basins and which will be registered on title to the lands in priority to all other claims,

- encumbrances or other item or matter that the Township Solicitor deems to be an encumbrance or claim; and,
- (d) ensure that any easements required to be provided pursuant to the agreement referred to in (c) are registered in priority to all other claims, encumbrances or any other item or matter the Township Solicitor deems to be an encumbrance or claim.

Road Widening

That the Applicant transfer to The Corporation of the Township of Oro-Medonte ("Township"), in fee simple, free and clear of all liens and encumbrances, a ___ metre road widening along the entire frontage of the _____ lands (insert severed lands OR retained lands OR severed and retained lands) adjacent to _____ (street name) to the Township. The Applicant's solicitor shall prepare and submit a draft of the proposed Transfer for review by the Township, together with his/her opinion letter stating that upon registration of the Transfer, the Township will have acquired a good and marketable title thereto, free and clear of all liens and encumbrances. Further, the Applicant's solicitor shall be responsible to see to the registration of the Transfer and Application under The Land Titles Act, R.S.O. 1990, as amended, to consolidate the ___ metre widening with _____ (street name) as one Property Identifier Number to the satisfaction of the Township. All costs associated with the preparation and registration of the Transfer and Consolidation Application, including costs relating to surveying, legal fees, and disbursements, agreements, HST, etc. shall be fully borne by the Applicant.

Daylight Triangle

That the Applicant transfer to The Corporation of the Township of Oro-Medonte ("Township"), in fee simple, free and clear of all liens and encumbrances, a daylighting triangle at the corner of _____ and _____ between lots _____ dimensioned to the satisfaction of the Director, Operations and Community Services, to the Township. The Applicant's solicitor shall prepare and submit a draft of the proposed Transfer for review by the Township, together with his/her opinion letter stating that upon registration of the Transfer, the Township will have acquired a good and marketable title thereto, free and clear of all liens and encumbrances. Further, the Applicant's solicitor shall be responsible to see to the registration of the Transfer and Application under The Land Titles Act, R.S.O. 1990, as amended, to consolidate the above noted daylighting triangle with _____ (street name) as one Property Identifier Number to the satisfaction of the Township. All costs associated with the preparation and registration of the Transfer and Consolidation Application, including costs relating to surveying, legal fees, and disbursements, agreements, HST, etc. shall be fully borne by the Applicant.

0.3 Metre Reserve

That a strip of land measuring approximately _____ metres in width and 0.3 metres in depth across the northerly/southerly/easterly/westerly frontage of the retained parcel be deeded gratuitously to the Township of Oro-Medonte and that such lands be conveyed free and clear of any mortgages, liens or encumbrances. All costs associated with the transfer to the Township, including costs relating to surveying, legal fees, and disbursements, agreements, HST, etc. shall be fully borne by the Applicant. The necessary By-law must be enacted prior to satisfaction of this condition.

Section 118/119 Restrictions

That Section 118 restrictions be placed on the severed lands.

Record of Site Condition

That the applicant file a Record of Site Condition (RSC) with the Ministry of the Environment and Climate Change, confirming the parcel's suitability for residential use, and provide the Township with a copy of the Ministry's written acknowledgement of the filing of the RSC.

Alter Lot to Allow Merger

That, in order to alter the configuration of the benefitting parcel to address Section 50(12) of the Planning Act, R.S.O. 1990, c. P.13 to facilitate merger with the severed parcel, the owner convey a parcel of land dimensioned to the satisfaction of the Director, Operations and Community Services, that said parcel be deeded gratuitously to the Township for road purposes; that said parcel be conveyed free and clear of any mortgages, liens or encumbrances, or be otherwise satisfactory to the Township; and that survey costs associated with the dedication be born the Owner. Alternatively, the applicant can apply for the issuance of a Certificate of Cancellation.

Septic System

That the applicant submit, to the satisfaction of the Chief Building Official and other applicable Township Departments and external agencies, a plan complete with dimensions, sewage system and well locations, approximate building envelope for possible future development, surrounding wells and sewage systems and all required clearances. The plan must comply with the Township's Zoning By-law. The existing sewage system serving the retained lot is required to be installed/relocated in conformance with the Ontario Building Code as indicated on the plan.

Parkland Dedication

Residential:

That the applicant pay to the Municipality a fee of \$2,000 as a parkland contribution for each residential lot to be created as cash-in-lieu of a parkland contribution pursuant to By-law 2006-50 under the authority of subsection 53(13) of the Planning Act, R.S.O. 1990 c. P. 13.

Non-Residential:

That the applicant dedicate to the Municipality a fee of \$500 as a parkland contribution for each new lot created for industrial or commercial purposes as cash-in-lieu of a parkland contribution pursuant to By-law 2006-50 under the authority of subsection 53(13) of the Planning Act, R.S.O. 1990 c. P. 13.

Finance

That all municipal taxes be paid to the Township of Oro-Medonte.

Administration

That one copy of a Registered Reference Plan of the subject/severed lands prepared by an Ontario Land Surveyor be submitted to the Committee Secretary-Treasurer which conforms substantially with the application as submitted. A draft copy of the reference plan shall be provided to the Secretary-Treasurer for review and approval prior to registration on title.

That the applicant's solicitor prepare and submit a copy of the proposed conveyance for the parcel severed, for review by the Municipality and for use for the issuance of the certificate of consent.

That application 2016-B-___ receive final certification of the Secretary-Treasurer and be registered on title prior to completion of this application.

That the provisions of Subsection 3 or 5 of Section 50 of The Planning Act apply to any subsequent conveyance or transaction involving the parcel of land subject of this consent.

That the Certificate of Consent be issued utilizing Form 2, under Section 53(42) of the Planning Act R.S.O. 1990, without qualification.

That the Certificate of Consent be issued utilizing Form 4, Section 53(42) of the Planning Act R.S.O. 1990, to merge the parcels.

That the conditions of consent imposed by the Committee be fulfilled within two years from the date of the giving of the notice of decision (Approval shall lapse where the conditions have not been fulfilled within two years of being imposed and/or two years from the date of the certificate if the transaction has not been finalized.). **WARNING: Failing to fulfil the conditions within the above-noted statutory periods (Sections 53(41) & 53(43), the Planning Act R.S.O. 1990) shall cause the application to lapse and render this Decision null and void.**

Natural Heritage Evaluation Peer Review

That the applicant submit to the Township a Natural Heritage Evaluation for review by and to the satisfaction of the Lake Simcoe Region/Nottawasaga Valley Conservation Authority. All costs associated with the LSRCA's/NVCA's review on behalf of the Township shall be fully borne by the applicant.