



Town of Fort Erie

APPLICATION FOR CONSENT/SEVERANCE PACKAGE 2020

Under Subsection 2, Section 53 of the Planning Act R.S.O, 1990, c.P.13, as amended and other applicable legislation

INFORMATION ON THIS FORM IS COLLECTED UNDER THE AUTHORITY OF THE ONTARIO PLANNING ACT AND WILL BE USED BY THE TOWN OF FORT ERIE IN THE PROCESSING OF THIS APPLICATION. THE INFORMATION AS WELL AS SUPPORTING STUDIES AND REPORTS MAY BE USED BY OTHER DEPARTMENTS AND AGENCIES FOR THE PURPOSE OF ASSESSING THE PROPOSAL AND PREPARING COMMENTS. THIS INFORMATION MAY ALSO BE RELEASED TO THE PUBLIC

**Planning and Development Services
The Corporation of the Town of Fort Erie
1 Municipal Centre Drive
Fort Erie, Ontario L2A 2S6**

FOR OFFICE USE ONLY

File # _____

Property: _____

Date Reviewed: _____ By: _____

Date Deemed Complete: _____

Date of Hearing: _____

“Date Received”

APPLICANTS MUST SUBMIT THE FOLLOWING WITH THE CONSENT APPROVAL APPLICATION. PLEASE CHECK ALL APPLICABLE BOXES AND SUBMIT WITH YOUR APPLICATION. KEEP COPIES FOR YOUR FILES

SUBMISSION REQUIREMENTS:

- One (1) copy of original application form for each parcel of land. The application should be completed by the property owner or authorized agent. Note each severed parcel requires a separate application form, and separate fee.
- Two (2) copies of the survey sketch drawn to scale **in metric** and signed and stamped by an Ontario Land Surveyor, showing the following:
 - The boundaries and dimensions of the subject land that is owned by the owner of the subject land and key map showing location of the subject property;
 - 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:
 - i) are located on the subject lands and on land that is adjacent to it, and
 - ii) in the applicant's opinion, may affect the application;
 - The current use(s) 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.
- One (1) copy of the survey sketch printed to 8.5"x 14" for circulation purposes.
- Property owner site access permission form and owner authorization (if applicable)
- Appointment with Secretary-Treasurer to submit and review application. Please note that a hearing date will not be appointed until the application has been deemed complete.

To be submitted with completed application – fee's will be determined during the pre-consultation process.

NOTE: APPLICANTS SHOULD REVIEW THIS APPLICATION WITH THE PLANNING DEPARTMENT BEFORE SUBMITTING.

APPLICATION FEES (PLEASE REFER TO PRE-CONSULTATION AGREEMENT)

Town of Fort Erie: <i>(includes \$10.00 surcharge for Lot Grading Poster)</i>	Receipt # _____	Received: <input type="checkbox"/>
Per Lot (Residential) Pre-Consultation Fee (deducted from full application) Per Easement (Residential)		\$1367 \$227 \$176
Per Lot (Commercial/Industrial/Institutional) Pre-Consultation Fee (deducted from full application) Per Easement (Residential)		\$1777 \$285 \$241
Boundary Adjustment (Residential) Boundary Adjustment (Commercial/Industrial/Institutional) Pre-Consultation Fee (deducted from full application)		\$1016 \$1160 \$171
Niagara Peninsula Conservation Authority (NPCA): <i>(Make cheque payable to NPCA)</i>	Cheque # _____	Received: <input type="checkbox"/>
Properties near a waterbody/water course or lands designated "hazard" <i>Pre-consultation with the NPCA is necessary and will determine if application is subject to this fee.</i>		\$570
Regional Municipality of Niagara: <i>(Make cheque payable to Niagara Region)</i>	Cheque # _____	Received: <input type="checkbox"/>
Consent Review – Urban		\$605
Consent Review – Rural/Outside Urban		\$855
Consent with Private Sewage System Review		\$400
Other Fees as required:		
Adjournment Fee: should the applicant fail to appear at the hearing or request an adjournment (50% of application fee)		50%
Special Hearing		\$607
Request Change in Condition of Consent		\$352
Final Certification of Deeds – review and certification of deeds for issuing of Consent Certificate upon completion of conditions		\$176

Please contact the Region of Niagara and the Niagara Peninsula Conservation Authority to confirm the correct fees levied by them.

SECTION 1 – PROPERTY LOCATON AND DESCRIPTION

Municipal Address: _____

Legal description of the lands (Lot & Registered Plan or Concession): _____

Are there any easements or restrictive covenants affecting the subject land? YES NO

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

SECTION 2- PRE- CONSULTATION REQUIREMENTS

Have you completed the formal pre-consultation agreement process? YES NO

Date of Pre-Consultation Agreement: _____

SECTION 3–HISTORICAL DETAILS

Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act? YES NO

If YES, please indicate file number and decision made. If this is a resubmission of a previous consent, please describe how it has changed from the original application:

Has this land ever been severed from the parcel originally acquired by the owner of the subject land?

YES NO

If YES, please supply the following information for each lot severed:

Grantee's (Purchaser's) name: _____

Land Use on severed parcel: _____

Date parcel transferred: _____

Consent File No. (if known) _____

SECTION 4 - CONTACT INFORMATION

Name of Applicant: _____

Address: _____

Town/City: _____ Postal/Zip Code : _____

Telephone No.: _____ Cell.: _____

Email: _____

Name of Owner(s) (if different from the applicant): _____

Address: _____

Town/City: _____ Postal/Zip Code : _____

Telephone No.: _____ Cell.: _____

Email: _____

Name of Agent (if different from the applicant): _____

(This may be a person or firm acting on behalf of the applicant and will be required to submit an authorization form)

Address: _____

Town/City: _____ Postal/Zip Code : _____

Telephone No.: _____ Cell.: _____

Email: _____

Main Point of Contact _____ **Company** _____

(this will be the person that will handle the file and liaise with the Town)

Please check if property owner should also be copied on all communication initial _____

SECTION 5- APPLICATION DETAILS

Type and purpose of proposed transaction: (please check appropriate spaces)

- | | |
|--|---|
| <input type="checkbox"/> creation of a new lot | <input type="checkbox"/> disposal of surplus farm dwelling |
| <input type="checkbox"/> addition to a lot | <input type="checkbox"/> farm retirement lot |
| <input type="checkbox"/> mortgage or charge | <input type="checkbox"/> partial discharge of mortgage (if property is mortgaged) |
| <input type="checkbox"/> lease | <input type="checkbox"/> right-of way |
| <input type="checkbox"/> easement | <input type="checkbox"/> other: _____ |

If applicable: name of person(s), to whom land or interest is to be transferred, leased or charged:

For a lot addition, please identify lands to which the parcel will be added:

For a lot addition, please indicate whether the lands to which the parcel will be added was the subject of a consent application:

SECTION 6—PROPOSED SITE DETAILS

Description of Subject Lands: please indicate all measurements in *metric*

SEVERED PORTION / Part Nos. _____

Frontage: _____

Depth: _____

Area: _____

RETAINED PORTION/ Part Nos. _____

Frontage: _____

Depth: _____

Area: _____

Use of the Subject Lands:

Existing Use: _____

Proposed use: _____

Existing Use: _____

Proposed Use: _____

Buildings/Structures of the Subject Lands:

SEVERED PORTION (as indicated on sketch)

Existing: _____

Proposed: _____

RETAINED PORTION (as indicated on sketch)

Existing: _____

Proposed: _____

Type of Access of the Subject Lands: (please check appropriate space)

SEVERED PORTION (as indicated on sketch)

- Provincial Highway
- Regional Road
- Municipal Road (year round maintained)
- Municipal Road (seasonally maintained)
- Other public road
- Private road
- Right-of-way
- Water Access

RETAINED PORTION (as indicated on sketch)

- Provincial Highway
- Regional Road
- Municipal Road (year round maintained)
- Municipal Road (seasonally maintained)
- Other public road
- Private road
- Right-of-way
- Water Access

What type of water is proposed: (please check appropriate space)

SEVERED PORTION (as indicated on sketch)

- Publicly owned/operated piped water supply
- Lake
- Well (private or communal)
- Other (specify) _____

RETAINED PORTION (as indicated on sketch)

- Publicly owned/operated piped water supply
- Lake
- Well (private or communal)
- Other (specify) _____

What type of sewage disposal is proposed: (please check appropriate space)

SEVERED PORTION (as indicated on sketch)

- Publicly owned/operated sanitary sewage system
- Septic system (private or communal)
- Other (specify) _____

RETAINED PORTION (as indicated on sketch)

- Publicly owned/operated sanitary sewage system
- Septic system (private or communal)
- Other (specify) _____

SECTION 7–CURRENT APPLICATIONS

Is the subject land currently the subject of a proposed official plan or official plan amendment that has been submitted to the Town for approval?: YES NO

If YES, please specify the Town file number and status of the application _____

Is the subject land currently the subject of an application for a zoning by-law amendment, Minister’s zoning order amendment, minor variance, consent or approval of a plan of subdivision?: YES NO

If YES, please specify the appropriate file number and status of the application.

SECTION 8 – OTHER INFORMATION

Is there any other information that you think may be used by the Town or other agencies in reviewing this application? If so, please explain below or attach on a separate page

SECTION 9 – PROVINCIAL PLANS AND SIGNIFICANT FEATURES CHECKLIST

Feature or Development Circumstance	Development or Special Feature		If feature, specify distance in metres	Potential Information Needs
	Yes	No		
Consistent with Provincial Policy Statement				Development must be consistent
Consistent with the Growth Plan				Development must be consistent
Non-Farm development near designated urban area or rural settlement area				Demonstrate insufficient land supply available for development within the 20 year timeframe.
Class 1 Industry ¹				Assess development for residential and other sensitive land uses within 70 metres.
Class 2 Industry ²				Assess development for residential and other sensitive land uses within 300 metres.
Class 3 Industry ³				Assess development for residential and other sensitive land uses within 1000 metres.
Land Fill Site				Address possible leachate, odor, vermin and other impacts.
Sewage Treatment Plant				Assess the need for a feasibility study for residential and other sensitive land uses
Waste Stabilization Pond				Assess the need for a feasibility study for residential and other sensitive land uses
Active Railway Line				Evaluate impacts within 300 metres
Controlled access highways including designated future routes				Evaluate impacts within 100 metres
Agricultural operations				Development to comply with the Minimum Distance Separation Formulae
Existing Pits and Quarries				Will development hinder continued operation or extraction
Mineral and petroleum resource areas				Will development hinder access to the resource or the establishment of new resource operations
Provincially Significant wetland				No development is permitted.
Locally Significant Wetland or a Provincially Significant Wetland within 120 metres				An Environmental Impact Study (EIS) must be prepared to determine impacts and mitigative measures.
Significant portions of habitat of endangered species and threatened species				Development is not permitted.
Significant fish habitat, woodlands, valley land, areas of natural and scientific interest, wildlife habitat				An Environmental Impact Study (EIS) must be prepared to determine impacts and mitigative measures.
Significant archeological resources				Assess development proposed in areas of medium and high potential for significant archeological resources. See Official Plan Schedule D and D1.
Great Lakes System: A-Within defined portions of the dynamic beach and 1:100 year flood				A-Development is not permitted.

level along connecting channels B-On lands subject to flooding erosion				B-Development may be permitted; demonstrate that hazards can be safely addressed
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Note: it may be determined during the review of the application that additional studies or information will be required as a result of issues arising during the processing of the application.

1. *Class 1 Industry: small scale, self-contained plant, no outside storage, low probability of fugitive emissions and daytime operations only.*
2. *Class 2 Industry: medium scale processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and daytime track traffic.*
3. *Class 3 Industry: processing and manufacturing with frequent and intense off site impacts and high probability of fugitive emissions.*

SECTION 10 – FOR OFFICE USE ONLY TO BE FILLED OUT BY PLANNING STAFF

What is the current designation of the subject land in any applicable Official Plan?:

Local Official Plan: _____ Regional Official Plan: _____

What is the current zoning of the subject lands?: _____

Is this application consistent with policy statements issued under subsection 3 (1) of the Act? YES NO

Is the subject land within an area of land designated under any provincial plan or plans? YES NO

If yes, does the application conform to the applicable provincial plan or plans. YES NO

DECLARATION OF APPLICANT OR AUTHORIZED AGENT

THE FOLLOWING DECLARATION MUST BE SIGNED BY THE APPLICANT OR AGENT IN THE PRESENCE OF A COMMISSIONER FOR THE TAKING OF AFFIDAVITS

I, _____
(Name of Applicant or Agent)

of the _____
(Town, City or Township)

in the _____
(Region, County or District)

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 by virtue of THE CANADA EVIDENCE ACT.

Dated at the: _____
(Town, City or Township)

in the _____
(Region, County or District)

this _____ day of _____ 20 _____

Signature of Applicant or Authorized Agent

COMMISSIONER:

Declared before me at: _____
(Town, City or Township)

in the _____
(Region, County or District)

this _____ day of _____ 20 _____

A Commissioner, etc.



**SITE ACCESS CERTIFICATE
(to be signed by Owner)**

I, _____, the owner of the above-noted lands hereby grant
Town of Fort Erie staff and/or Members of a Town Committee to enter the subject site
(_____) to review and confirm the information provided
(Address)

with the application.

Proceeding will not commence until this is provided.

Dated at _____ this _____ day of _____ 20____.
(Town, City or Township)

PLEASE PRINT NAME

*SIGNATURE OF OWNER
(AFFIX Corporate Seal if applicable)*

AUTHORIZATION TO ACT ON BEHALF OF THE OWNER

AUTHORIZATION:

(Must be filled in if Applicant and/or Agent is not the registered Owner of the lands)

I/We, being the registered owner(s) of the lands subject of this application hereby authorize

_____ (Name of Person)

of the Town/City of _____ (Town, City or Township)

in the Regional Municipality of _____ (Region, County or District)

to make application on my/our behalf to the Town of Fort Erie for a Consent/Severance in accordance with Under Subsection 2, Section 53 of the Planning Act R.S.O, 1990, c.P.13 as amended.

Dated at the Town/City of _____ (Town, City or Township)

in the Regional Municipality of _____ (Region, County or District)

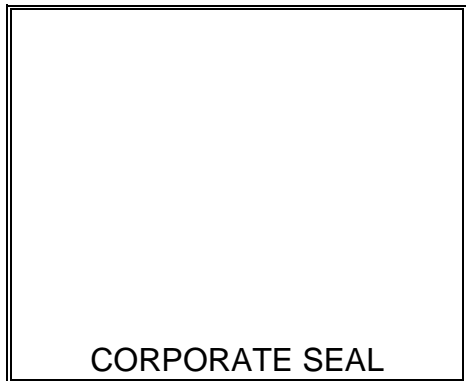
This _____ day of _____ 20_____.

Owner signature

Witness signature

Owner signature

Witness signature



NOTE: IF THE REGISTERED OWNER IS A CORPORATION, THE CORPORATE SEAL MUST BE AFFIXED TO THIS FORM IN ADDITION TO THE SIGNATURE OF AUTHORIZED SIGNING OFFICERS.