



## CONSENT APPLICATION UNDER SECTION 53 OF THE PLANNING ACT

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### Instructions

This is a consent application under Section 53 of the Planning Act. Prior to processing, it is required that 1 copy of this application, the application fee of \$1,750 for the first consent application and \$300 for each additional application on the same lot, and an accurate sketch of your proposal detailing the requirements of Section 4 of this application, be filed with the Municipality. Additionally it should be noted that:

- (1) The application must be completed in metric units.
- (2) The Committee of Adjustment may require that a survey completed by a certified Ontario Land Surveyor be submitted prior to hearing the application.
- (3) Applicants should be aware that receipt of inaccurate information may cause delays in the hearing of the application.
- (4) Additional information, studies and / or reports may be required by the Committee of Adjustment prior to a decision being issued. The Municipality reserves the right to determine what information is necessary in order to properly process an application.

### **THE MUNICIPALITY IS NOT RESPONSIBLE FOR ANY THIRD PARTY CHARGES RELATING TO THIS CONSENT APPLICATION.**

Please submit the application, fee, and sketch to the Municipal Offices care of:

Debbie Walsh, Secretary-Treasurer  
Strathroy-Caradoc Committee of Adjustment  
Municipality of Strathroy-Caradoc  
52 Frank Street  
Strathroy, ON N7G 2R4

Tel: 519-245-1105 (ext. 234)  
Fax: 519-245-6353  
Email: [dwalsh@strathroy-caradoc.ca](mailto:dwalsh@strathroy-caradoc.ca)

**For office use only**

File No. \_\_\_\_\_ Date Received \_\_\_\_\_

This application was determined complete on \_\_\_\_\_

\_\_\_\_\_  
Signature of Planner

**SECTION 1: CONTACT INFORMATION**

- 1 Name of owner: \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_  
Email \_\_\_\_\_
- 2 Name of Applicant (if diff.) \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_  
Email \_\_\_\_\_
- 3 Please specify to whom all correspondence should be sent:  
Owner  Applicant

**SECTION 2: PROPERTY INFORMATION**

- 4 Municipal Address: \_\_\_\_\_  
\_\_\_\_\_
- 5 Legal Description: Concession No. \_\_\_\_\_ Lot No(s) \_\_\_\_\_  
Reference Plan No. \_\_\_\_\_  
Ref. Plan Part No(s) \_\_\_\_\_  
Registered Plan No. \_\_\_\_\_  
Reg. Plan Lot / Block No(s) \_\_\_\_\_

6 Property Dimensions (in metric units)

	Frontage	Depth	Area	Existing Use(s)
Existing Lot				

7 Please indicate the number and type of buildings and structures that currently exist on the lot.

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8 Is the subject land affected by any easements or restrictive covenants? If so please describe below:

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9 What is the official plan designation of the property?

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10 What is the zoning of the property?

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11 Please indicate the date subject property was acquired by current owner?

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12 If known, what is the length of time existing uses have continued on the subject property?

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13 If known, has the subject land ever been the subject of an application for approval of a plan of subdivision under Section 51 of the Planning Act or a consent under Section 53 of the Planning Act?

Yes  No

If yes, please specify the file number of the application and the decision of the application.

File No. \_\_\_\_\_ Decision: Approved  Denied

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

Yes  No

If yes, please specify the date of transfer, the name of the transferee and the uses of the severed land:

Date of transfer: \_\_\_\_\_ Name of transferee: \_\_\_\_\_

Use of the severed land: \_\_\_\_\_

15 Is the land the subject of any other application under the Planning Act?

Yes  No

If yes, please specify the type of application, the file number (if any) and its status:

Official Plan Amendment  Zoning By-law Amendment  Minor Variance

Site Plan Approval  Other  Please Specify \_\_\_\_\_

File No. \_\_\_\_\_ Status: In Process  Deferred

**SECTION 3: CONSENT DESCRIPTION**

16 Type and purpose of the proposed consent:

Creation of a New Lot(s)  Addition to a Lot  Easement

Charge  Lease  Correction of Title

17 Please briefly describe the proposed transaction:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

18 If known, please indicate the name and address of the person to whom the land, or an interest in the land, is to be transferred, charged or leased:

Name \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_

Email \_\_\_\_\_

19 If this is a lot addition, please identify the lands to which the parcel will be added, otherwise please proceed to question 20.

Municipal Address: \_\_\_\_\_

\_\_\_\_\_

Legal Description: Concession No. \_\_\_\_\_ Lot No(s) \_\_\_\_\_

Reference Plan No. \_\_\_\_\_

Ref. Plan Part No(s) \_\_\_\_\_

Registered Plan No. \_\_\_\_\_

Reg. Plan Lot / Block No(s) \_\_\_\_\_

20 Consent Dimensions (in metric units)

	Frontage	Depth	Area	Existing Use	Proposed Use
Retained Parcel					

Severed Parcel #1					
Severed Parcel #2					

Total Amount to be Severed

21	Access to the current lot is provided by:	Access to the proposed lot(s) is to be provided by:
	County Road <input type="checkbox"/>	County Road <input type="checkbox"/>
	Municipal Road (Year Round) <input type="checkbox"/>	Municipal Road (Year Round) <input type="checkbox"/>
	Municipal Road (Seasonal) <input type="checkbox"/>	Municipal Road (Seasonal) <input type="checkbox"/>
	Other Public Road <input type="checkbox"/>	Other Public Road <input type="checkbox"/>
	Private Road <input type="checkbox"/>	Private Road <input type="checkbox"/>
	Right-of-way <input type="checkbox"/>	Right-of-way <input type="checkbox"/>
22	Water service to the current lot is provided by:	Water service to the proposed lot(s) is to be provided by:
	Municipal Piped Water <input type="checkbox"/>	Municipal Piped Water <input type="checkbox"/>
	Private Individual Well <input type="checkbox"/>	Private Individual Well <input type="checkbox"/>
	Private Communal Well <input type="checkbox"/>	Private Communal Well <input type="checkbox"/>
	Water Body <input type="checkbox"/>	Water Body <input type="checkbox"/>
	Other <input type="checkbox"/>	Other <input type="checkbox"/>
	Please Specify _____	Please Specify _____
23	Sewage disposal to the current lot is provided by:	Sewage disposal to the proposed lot(s) is to be provided by:
	Municipal Sewage System <input type="checkbox"/>	Municipal Sewage System <input type="checkbox"/>
	Private Individual Septic System <input type="checkbox"/>	Private Individual Septic System <input type="checkbox"/>
	Private Communal Septic System <input type="checkbox"/>	Private Communal Septic System <input type="checkbox"/>
	Privy <input type="checkbox"/>	Privy <input type="checkbox"/>
	Other <input type="checkbox"/>	Other <input type="checkbox"/>
	Please Specify _____	Please Specify _____

24 Storm drains to the current lot are provided by: Storm drains to the proposed lot(s) are to be provided by:

Sewers	<input type="checkbox"/>	Sewers	<input type="checkbox"/>
Ditches	<input type="checkbox"/>	Ditches	<input type="checkbox"/>
Swales	<input type="checkbox"/>	Swales	<input type="checkbox"/>
Other	<input type="checkbox"/>	Other	<input type="checkbox"/>

Please Specify \_\_\_\_\_ Please Specify \_\_\_\_\_

25 Please indicate the number and type of buildings and structures that currently exist on or are proposed for the severed parcel(s):

\_\_\_\_\_

\_\_\_\_\_

26 Please indicate whether this application is consistent with the Provincial Policy Statement (a copy of the Provincial Policy Statement is available at [www.mah.gov.on.ca](http://www.mah.gov.on.ca)).

Yes  No

Please briefly explain why the application is (or is not) consistent with the Provincial Policy Statement

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

27 Indicate which, if any, uses or features are located on or within 500 metres of the subject lands.

Use or Feature	On the Subject Lands	Within 500 metres of the subject lands.
An agricultural operation		
A livestock facility or stockyard		
An industrial or commercial use		
Landfill site		

Use or Feature	On the Subject Lands	Within 500 metres of the subject lands.
Sewage treatment plant or waste stabilization pond		
Active railway line		
A county road or Highway 402		
High voltage electric transmission line or electric transformer station		
Significant wetland		
Significant woodlot		
A watercourse, municipal drain, river or stream		
Floodplain or hazard lands		
Designated heritage structure or archaeological site		
Contaminated site or potentially contaminated site, including underground storage tanks or buried waste		

28 Have any supporting studies, reports or documentation been submitted with this application?

Yes  No

If yes, please list the titles:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_



## SECTION 4: SKETCH CHECKLIST

- 29 This application must be accompanied by a clean, legible sketch showing the following information. Failure to supply this information will result in a delay in processing the application. Please fill out the checklist below to ensure you have included all the required information.
- 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 municipal lot line or landmark such as a bridge or railway crossing.
  - The boundaries and dimensions of the subject land, the part that is to be severed and the part that is to be retained.
  - The location of all land previously severed from the parcel originally acquired by the current owner of the subject land (if applicable).
  - 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 (for example: buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks).
  - The existing uses on the adjacent land (for example: residential, agricultural and commercial uses).
  - 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, private road or a right-of-way.
  - The location and nature of any easements affecting the subject land.

**SECTION 5: DECLARATIONS**

I, \_\_\_\_\_, of the \_\_\_\_\_ of \_\_\_\_\_  
in the \_\_\_\_\_ of \_\_\_\_\_, do solemnly declare that all  
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 County of \_\_\_\_\_ )  
\_\_\_\_\_ ) \_\_\_\_\_ )  
this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_ ) Applicant's Signature\*

\_\_\_\_\_  
A Commissioner of Oaths

\* If an agent is applying on behalf of an applicant / owner, written authorization must accompany the application

If owner is different from applicant:

I, \_\_\_\_\_, being the owner of the property described in  
Section 2 of this application, hereby acknowledges and give consent to this application  
dated at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_

\_\_\_\_\_  
Signature of owner