

**THE CORPORATION OF THE**



**TOWN OF TECUMSEH**

**FORM 1 - PLANNING ACT**

**APPLICATION FOR CONSENT / SEVERANCE**

1. Name of approval authority: **TOWN OF TECUMSEH COMMITTEE OF ADJUSTMENT**

2. Date application received by Municipality: \_\_\_\_\_

3. Date application deemed complete by Municipality: \_\_\_\_\_

4. Name of registered owner: \_\_\_\_\_

Telephone number: \_\_\_\_\_

Fax number: \_\_\_\_\_

E-Mail address: \_\_\_\_\_

Full Mailing Address: \_\_\_\_\_

Name of registered owner's solicitor  
or authorized agent (if any): \_\_\_\_\_

Telephone number: \_\_\_\_\_

Fax number: \_\_\_\_\_

E-Mail address: \_\_\_\_\_

Full Mailing Address: \_\_\_\_\_

Please specify to whom **ALL COMMUNICATIONS** should be sent:

registered owner

solicitor

authorized agent

5. Location and description of subject land:

Concession No. \_\_\_\_\_

Lot(s) No. \_\_\_\_\_

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

Lot(s) No. \_\_\_\_\_

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

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

Street Address \_\_\_\_\_

Assessment Roll No. \_\_\_\_\_

6. Size of subject parcel in metric units (**or attach a survey or registered plan if more appropriate**):

Frontage \_\_\_\_\_

Depth \_\_\_\_\_

Area \_\_\_\_\_

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

Yes

No

If yes, please provide a description of each easement or covenant and its effect.

\_\_\_\_\_

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8. Type and purpose of the proposed transaction:

Creation of a New Lot       Farm Split       Surplus Dwelling Lot (See Part II)

Addition to Lot       Technical Severance

OTHER

Mortgage or charge       Partial discharge of mortgage       Easement/right-of-way

Correction of title       Agreement of sale and purchase       Other (specify) \_\_\_\_\_

9. Name of person(s) [purchaser, lessee, mortgagee, ect.] to whom land or interest in land is intended to be conveyed, leased or mortgaged: \_\_\_\_\_

10. Relationship (if any) of person(s) named in item 9 above to owner (specify nature of relationship):  
\_\_\_\_\_

11. Description and land use of land intended to be **SEVERED** (in metric units):

Frontage: \_\_\_\_\_ Depth: \_\_\_\_\_ Area: \_\_\_\_\_

Existing use: \_\_\_\_\_

Proposed use: \_\_\_\_\_

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

Existing: \_\_\_\_\_

Proposed: \_\_\_\_\_

Is there any existing access bridge on this parcel?       Yes (locate on sketch)       No

Is there a water service connection on this parcel?       Yes (locate on sketch)       No

Is there a sanitary sewer connection on this parcel?       Yes (locate on sketch)       No

12. Description and land use of land intended to be **RETAINED** (in metric units):

Frontage: \_\_\_\_\_ Depth: \_\_\_\_\_ Area: \_\_\_\_\_

Existing use: \_\_\_\_\_

Proposed use: \_\_\_\_\_

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

Existing: \_\_\_\_\_

Proposed: \_\_\_\_\_

Is there any existing access bridge on this parcel?       Yes (locate on sketch)       No

Is there a water service connection on this parcel?       Yes (locate on sketch)       No

Is there a sanitary sewer connection on this parcel?       Yes (locate on sketch)       No

13. Number of new lots (**not including retained lot**) proposed: \_\_\_\_\_

14. Access to proposed **SEVERED** lot:

- Municipal Road     County Road     Provincial Highway     Private  
 Water     Right of Way     Municipal Seasonal Road

If access to the subject land is **BY WATER ONLY**, state the parking and docking facilities used or to be used and the approximate distance between these facilities and the nearest public road.

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15. Access to proposed **RETAINED** lot:

- Municipal Road     County Road     Provincial Highway     Private  
 Water     Right of Way     Municipal Seasonal Road

If access to the subject land is **BY WATER ONLY**, state the parking and docking facilities used or to be used and the approximate distance between these facilities and the nearest public road.

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16. Type of proposed water supply:

<b>TYPE</b>	<b>SEVERED LOT</b>	<b>RETAINED LOT</b>
Municipally owned and operated piped water	<input type="checkbox"/>	<input type="checkbox"/>
Well	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify) _____		

17. Type of proposed sanitary sewage disposal:

<b>TYPE</b>	<b>SEVERED LOT</b>	<b>RETAINED LOT</b>
Municipally owned and operated sanitary sewers	<input type="checkbox"/>	<input type="checkbox"/>
Septic tank	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify) _____		

18. When will water supply and sewage disposal services be made available?

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19. Have there been any previous severances of land from this holding?     Yes     No

**If yes, please indicate previous severances on the required sketch and supply the following information for each lot severed:**

Grantee's name: \_\_\_\_\_

Relationship (if any to owner): \_\_\_\_\_

Use of parcel: \_\_\_\_\_      Date parcel was created: \_\_\_\_\_

20. Current Official Plan Land Use designation of subject land: \_\_\_\_\_

21. Has the parcel ever been the subject of an application for approval of a plan of subdivision under Section 51 or a consent under Section 53 of the Act, as amended, or its predecessors?

- Yes     No

**If yes, please indicate the file number and the decision:** \_\_\_\_\_

22. Please indicate whether the property is the subject of an application for one of the following:
- Zoning By-law amendment
  - Official Plan of Official Plan Amendment approval
  - minor variance
  - Minister's zoning order amendment
  - Consent of approval of a plan of subdivision

If known, indicate the file number and status of the foregoing application(s):

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23. Is the owner, solicitor or agent applying for additional consents on this holding simultaneously with this application, or considering applying for additional consents in the future?  Yes  No
24. Is the owner, solicitor or agent applying for any minor variance or permission to extend or enlarge under Section 45 of The Planning Act, R.S.O. 1990, as amended, in relation to any land that is the subject of this application  Yes  No
25. Explain whether the proposed consent **is consistent** with policy statements issued under subsection 3(1) of the Act – (Provincial Policy Statement): \_\_\_\_\_

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26. Explain whether the subject land is within an area of land designated under any provincial plan or plans and if such application conforms to or does not conflict with said plans: **NOT APPLICABLE FOR APPLICATIONS WITHIN TOWN OF TECUMSEH**

**PART II – AGRICULTURAL CONSENTS / SEVERANCES**

**To be completed by those applicants proposing to sever a lot for the purpose of a Surplus Dwelling.**

**SURPLUS DWELLING**

How long has the applicant owned and actively farmed the subject property: \_\_\_\_\_

How long has the applicant owned and actively farmed the home farm property: \_\_\_\_\_

Area of the **home farm property**: \_\_\_\_\_

Dated at the \_\_\_\_\_ of \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Signature of Applicant, Solicitor or Authorized Agent

I, \_\_\_\_\_ of the \_\_\_\_\_ in the County/District/Regional Municipality 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\_\_\_\_.

\_\_\_\_\_  
A Commissioner, ect.

**AUTHORIZATION**

**(PLEASE SEE NOTE BELOW)**

TO: SECRETARY-TREASURER TO THE COMMITTEE OF ADJUSTMENT  
TOWN OF TECUMSEH

Description and Location of Subject Land:

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

I/We, the undersigned, being the registered owner(s) of the above lands hereby authorize

\_\_\_\_\_ of the \_\_\_\_\_ of \_\_\_\_\_

to:

1. make an application on my/our behalf to the Town of Tecumseh Committee of Adjustment;
2. appear on my/our behalf at any hearing(s) of the application; and
3. provide any information or material required by Town of Tecumseh Committee of Adjustment relevant to the application.

Dated at the \_\_\_\_\_ of \_\_\_\_\_ in the \_\_\_\_\_ of \_\_\_\_\_,  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Signature of Owner

**\*NOTE: This form is only to be used for applications which are to be signed by someone OTHER THAN the owner.**

## NOTES:

Each copy of the application must be accompanied by a sketch, drawn to scale (in metric units), showing (IF APPLICABLE) :

- a) 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;
- b) the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the lands subject to the application;
- c) the approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing;
- 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, 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 and on land that is adjacent to it; and
  - ii) in the applicant's opinion may affect the application.
- f) the current uses on land that is adjacent to the subject lands;
- 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) if access to the subject land is by water only, the location of the parking and docking facilities to be used;
- i) the location and nature of any easement affecting the subject land.