



Application for Consent Section 53 of the *Planning Act*

Complete Application

Information requested within this application may be either prescribed under Ontario Regulation 197/96 or included as additional information set out by the Municipality.

To ensure a full and quick review, please submit all of the requested information. In the absence of information, it may not be possible to do a complete review which may result in a delay and possible refusal of the application. Answers should be provided with a detailed explanation or yes/no format. Answers stated as 'not applicable (n/a)' will not be accepted. The complete application must be provided with the appropriate fee and a site sketch of the subject location.

Early Consultation

Prior to formally submitting an application, the applicant and/or agent are encouraged to contact staff of the Municipal Office to discuss the development proposal and the approval process, including circulation to agencies and neighbours, timeframes, etc. Early consultation is beneficial, as the applicant can review the proposal with Municipal staff and discuss what supporting documents and information may be required.

Submission of the Application

The Municipality requires:

- ✓ A copy of the *Parcel Identification Number* abstract from the Kenora Land Titles office or Terranet dated not older than 6 months; and the Assessment Roll (Tax Bill) for proof of ownership
- ✓ All measurements in metric units (i.e. centimeters, metres, kilometers; 1 foot = 0.308 metres)
- ✓ The application to be completed in blue or black ink only
- ✓ Colour photos of the subject location from the ground (not aerial), if available
- ✓ The original signed, and witnessed copy of the application. Note: the Secretary-Treasurer (Planning Administrator) is a Commissioner of Oaths.
- ✓ The application fee
- ✓ Parkland conveyance (5% land or payment in lieu)

If you are unfamiliar with making *Planning Act* applications or have difficulty with the application process you are encouraged to retain a planning consultant. Generally, for completion of the application and in preparation of a good site sketch, you may consult the Red Lake Municipal Planning Department.

Planning Department
Corporation of the Municipality of Red Lake
2 Fifth Street
P.O. Box 1000, Balmertown, ON P0V 1C0
Phone: (807) 735-2096 ext. 236
Fax: (807) 735-2286
Email: planning@red-lake.com



FILE NUMBER

MUNICIPALITY OF RED LAKE APPLICATION FOR CONSENT

Planning Act, R.S.O. 1990, c. P.13, s.53, O. Reg. 197/96, Schedule

APPLICATION FEE ENCLOSED – \$600 FOR EACH SEVERED LOT

THE INFORMATION IN THIS APPLICATION AND ALL OTHER INFORMATION, STUDIES, REPORTS AND COMMENTS RECEIVED RELATIVE TO THE PROCESSING OF THIS APPLICATION IS COLLECTED FOR THE PURPOSE OF CREATING A RECORD THAT IS AVAILABLE TO THE GENERAL PUBLIC. THIS APPLICATION, INCLUDING INFORMATION ABOUT YOUR PROPOSAL, WILL BECOME PART OF THE PUBLIC AGENDA OF COUNCIL AND COMMITTEES. NOTICE OF THE APPLICATION MAY ALSO BE PLACED INTO THE NEWSPAPER.

NAME OF OWNER		NAME OF AGENT, SOLICITOR OR PLANNING CONSULTANT (IF APPLICABLE)	
ADDRESS	POSTAL BOX	STREET ADDRESS	POSTAL BOX
POSTAL/ ZIP CODE	PROV./ STATE	POSTAL/ ZIP CODE	PROV./ STATE
TELEPHONE		TELEPHONE	
EMAIL		EMAIL	

PROPERTY INFORMATION:

LEGAL DESCRIPTION OF THE SUBJECT LAND, SUCH AS MINING PLAN DESCRIPTION, REGISTERED PLAN AND LOT OR PART NUMBERS
STREET ADDRESS AND TOWN SITE NAME

DIMENSIONS OF SUBJECT LAND
Frontage (metres): Depth (metres): Area (hectares):

OFFICIAL PLAN LAND USE DESIGNATION - HAS A SITE SPECIFIC DESIGNATION BEEN APPLIED, AND IF SO, WHAT LAND USES ARE PERMITTED?

CURRENT ZONING WITHIN THE ZONING BY-LAW – HAS A SITE SPECIFIC ZONING BEEN APPLIED, AND IF SO, WHAT LAND USES ARE PERMITTED?

DATE SUBJECT LAND WAS ACQUIRED ON:

ARE THE MINERAL RIGHTS CROWN OR PATENTED?

ARE THERE ANY RESERVATIONS ON THE PATENT OR TITLE OF THE SUBJECT LOCATION?

IF FRONTED BY WATER, IS THE SHORELINE RESERVE PATENTED OR CROWN LAND? IF CROWN, HOW WIDE IS THE RESERVATION?

WHAT IS THE EXISTING USE OF THE PROPERTY? WHAT IS THE LENGTH OF TIME THIS USE HAS OCCURRED?

EXISTING USE OF ABUTTING PROPERTIES

PROPOSAL INFORMATION:

WHAT IS THE TYPE AND PURPOSE OF THE PROPOSED TRANSACTION? (FOR EXAMPLE, A TRANSFER FOR THE CREATION OF A NEW LOT, A LOT ADDITION, AN EASEMENT, A CHARGE, A LEASE OR A CORRECTION OF TITLE).

IF KNOWN, WHAT IS THE NAME OF THE PERSON(S), OR CORPORATION TO WHOM THE LAND OR AN INTEREST IN THE LAND IS TO BE TRANSFERRED, CHARGED OR LEASED?

DOES ANY OTHER PARTY HAVE INTEREST IN THE PROPERTY, SUCH AS CHARGE, RESTRICTIVE COVENANT, MORTGAGE, OR EASEMENT? PLEASE PROVIDE A DESCRIPTION OF EACH AND ITS EFFECT:

PLEASE PROVIDE THE NAMES AND ADDRESSES FOR THESE PARTIES:

DESCRIPTION OF LAND INTENDED TO BE SEVERED (PROPOSED LOT(S)), AND LAND INTENDED TO BE RETAINED:

NUMBER OF NEW LOTS PROPOSED NOT INCLUDING ONE RETAINED (MAXIMUM OF TWO NEW LOTS PERMITTED): _____

1. PROPOSED LOT NUMBER ONE:

FRONTAGE _____ METRES DEPTH _____ METRES AREA _____ HECTARES

WHAT ARE THE EXISTING AND PROPOSED USES AT THIS LOCATION? _____

WHAT ARE THE EXISTING AND PROPOSED BUILDINGS AND STRUCTURES AT THIS LOCATION? _____

ACCESS – Access to the subject land will be by:

- | | |
|---|---|
| <input type="checkbox"/> Provincial Highway | <input type="checkbox"/> Seasonally maintained Municipal road |
| <input type="checkbox"/> Year round maintained Municipal road | <input type="checkbox"/> Right-of-way |
| <input type="checkbox"/> Private road | <input type="checkbox"/> Water |

WATER ACCESS – Where access to the subject land is by water only:	
Docking facilities (specify)..... distance from subject land distance from nearest public road	Parking facilities (specify)..... distance from subject land distance from nearest public road
POTABLE WATER is or will be provided to the subject land by:	
<input type="checkbox"/> Publicly-owned/operated piped water system <input type="checkbox"/> Lake or other water body <input type="checkbox"/> Privately-owned/operated individual well <input type="checkbox"/> Other means (specify) <input type="checkbox"/> Privately-owned/operated communal well	
SEWAGE DISPOSAL is or will be provided to the subject land by:	
<input type="checkbox"/> Publicly-owned/operated sewage system <input type="checkbox"/> Pit privy <input type="checkbox"/> Privately-owned/operated individual septic system <input type="checkbox"/> Other means (specify) <input type="checkbox"/> *Privately-owned/operated communal septic system	

2. PROPOSED LOT NUMBER TWO:

FRONTAGE _____	METRES	DEPTH _____	METRES	AREA _____	HECTARES
WHAT ARE THE EXISTING AND PROPOSED USES AT THIS LOCATION? _____					

WHAT ARE THE EXISTING AND PROPOSED BUILDINGS AND STRUCTURES AT THIS LOCATION?					

ACCESS – Access to the subject land will be by:	
<input type="checkbox"/> Provincial Highway <input type="checkbox"/> Municipal road – maintained year round <input type="checkbox"/> Private road	<input type="checkbox"/> Municipal road – maintained seasonally <input type="checkbox"/> Right-of-way <input type="checkbox"/> Water

WATER ACCESS – Where access to the subject land is by water only:	
Docking facilities (specify)..... distance from subject land distance from nearest public road	Parking facilities (specify)..... distance from subject land distance from nearest public road
POTABLE WATER is or will be provided to the subject land by:	
<input type="checkbox"/> Publicly-owned/operated piped water system <input type="checkbox"/> Lake or other water body <input type="checkbox"/> Privately-owned/operated individual well <input type="checkbox"/> Other means (specify) <input type="checkbox"/> Privately-owned/operated communal well	

SEWAGE DISPOSAL is or will be provided to the subject land by:

Publicly-owned/operated sewage system Pit privy

*Privately-owned/operated individual septic system Other means (specify)

Privately-owned/operated communal septic system

3. RETAINED LOT:

FRONTAGE _____ **METRES** **DEPTH** _____ **METRES** **AREA** _____ **HECTARES**

WHAT ARE THE EXISITING AND PROPOSED USES AT THIS LOCATION? _____

WHAT ARE THE EXISITNG AND PROPOSED BUILDINGS AND STRUCTURES AT THIS LOCATION?

ACCESS – Access to the subject land will be by:

Provincial Highway Municipal road – maintained seasonally

Municipal road – maintained year round Right-of-way

Private road Water

WATER ACCESS – Where access to the subject land is by water only:

Docking facilities (specify)..... distance from subject land distance from nearest public road	Parking facilities (specify)..... distance from subject land distance from nearest public road
--	--

POTABLE WATER is or will be provided to the subject land by:

Publicly-owned/operated piped water system Lake or other water body

Privately-owned/operated individual well Other means (specify)

Privately-owned/operated communal well

SEWAGE DISPOSAL is or will be provided to the subject land by:

Publicly-owned/operated sewage system Pit privy

*Privately-owned/operated individual septic system Other means (specify)

Privately-owned/operated communal septic system

*Properties to be serviced by private sewage systems will require a preliminary soils inspection. It is the responsibility of the applicant to arrange an inspection with the Northwestern Health Unit.

If the requested amendment would permit development on privately owned and operated individual or communal sewage system, and more than 4500 litres of effluent would be produced per day as a result of the proposed development, a servicing options report and a hydrogeological report must be provided.

OTHER APPLICATIONS – if known, indicate if any of the subject land has or will be the subject of an application under the Act for:

approval of an Official Plan Amendment (under section 22) File Status

If Yes please describe in detail: _____

approval of a Zoning By-Law Amendment (under section 34) File Status

If Yes please describe in detail: _____

approval of a plan of subdivision (under section 51) File Status

If Yes please describe in detail: _____

minor variance (under section 45) File Status

If Yes please describe in detail: _____

Are you aware of any *Planning Act* Applications within currently being proposed for any properties within 120 metres of the subject property?

HAS ANY LAND BEEN SEVERED FROM THE PARCEL ORIGINALLY ACQUIRED BY THE OWNER OF THE SUBJECT LAND? YES NO

IF YES, PLEASE PROVIDE THE FILE NUMBER, DATE OF TRANSFER, NAME OF TRANSFEREE AND THE USES OF THE SEVERED LAND:

STORM DRAINAGE is or will be provided to the subject land by:

Sewers Ditches Swales Other means (specify)

What is the expected type and volume of waste to be produced on the subject lands? How will this waste be managed or treated?

Grey water (sinks) as a result of indoor plumbing _____

Black water (toilet) as a result of indoor plumbing _____

Food wastes _____

Recyclable household wastes (plastic, glass, aluminum) _____

Building hardware wastes (treated wood, shingles, metal) _____

CHECK AS APPLICABLE:

Does the Owner own any adjoining property?

Yes **No**

If Yes please describe in detail: _____

Is there any reason to believe that the site may be environmentally contaminated?

Yes **No**

If Yes please describe in detail: _____

Has an industrial or commercial use been on or adjacent to the property?

Yes **No**

If Yes please describe in detail: _____

Has lot grading been changed by adding or removing earth or other material?

Yes **No**

Yes please describe in detail: _____

Has the Ministry of the Environment or any other ministry advised the owners that the property is or may be contaminated?

Yes **No**

If Yes please describe in detail: _____

Are there any known Natural Heritage values existing on the site?

Yes **No**

If Yes please describe in detail: _____

Is the proposed Application for Consent consistent with the Provincial Policy Statement issued under subsection 3(1) of the Planning Act? (The 2005 Provincial Policy Statement can be found on the website of the Ministry of Municipal Affairs and Housing at www.mah.gov.on.ca/Page215.aspx)

Land within the Municipality of Red Lake is designated under a Provincial Plan being the Northern Growth Plan that took effect in March 2011. Does this application conform or not conflict with the plan?

Is there any other information that you think may be useful to the Municipality in reviewing this Application for Consent? If so, explain below or attach a separate page with this information.

SITE PLAN SKETCH:

PLEASE TAKE TIME TO PROVIDE A GOOD SKETCH.

PRINT CLEARLY. IT SHOULD DISPLAY THE FOLLOWING INFORMATION TO THE BEST OF YOUR KNOWLEDGE:

- Prepared on letter paper, overtop of a photocopy of the survey is ideal. For a more detailed or larger scaled sketch, you may provide a second page.
- North arrow, scale and legend
- The boundaries of the owner's property and dimensions
- The boundaries and dimensions of the subject land, the part(s) intended to be severed, and the part(s) intended to be retained. Please outline the severed parcel(s) with a dashed line, and the retained parcel in a thick solid line.
- The location, dimensions (height, length, and width) and type of all **existing** and **proposed** buildings and structures on the subject land, if known indicate the distance of the buildings or structures from other buildings and from the front yard line, rear yard line and the side yard lot lines.
- The location or proposed location of any sewage disposal systems, including pit privies, grey water, or septic systems
- The approximate distance between the subject land and the nearest township lot line or landmark such as a bridge;
- 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, transmission lines, roads, watercourses, slopes, drainage ditches, river or stream banks, wetlands, wooded areas, wells and sewage systems) that,
 - o Are located on the subject land and on land that is adjacent to it, and
 - o In the applicant's opinion, may affect the application;
- The existing use(s) of land that is adjacent to the subject land (for example, residential, automotive repair, retail);
- 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;
- The proposed development, including the area and dimensions of any new lots to be created, the size and location of buildings, parking spaces, landscaping, amenity areas, etc.
- As applicable - fire access route, outdoor equipment and storage, walkway, curbing, fencing
- Existing municipal infrastructure immediately adjacent to the site (roads, lane, sidewalks, existing entrances, boulevard trees, fire hydrants, hydro poles, easements, etc.)
- If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- The location and nature of any easements affecting the subject land.

