



2019 CONSENT APPLICATION

File No.:

Date Received:

INSTRUCTIONS

Separate Application for Each Application Type

A separate and complete application form is required for each development proposal (e.g. lot severance, easement).

Pre-Consultation and Consultation with Neighbours

Consultation with the Township and External Government Agencies prior to submission of an application to discuss the proposal to determine if the application is supported by provincial, regional and local policies and/or to determine supporting information may be required.

Early consultation with neighbours is encouraged to identify and/or resolve potential concerns.

2019 Application Fees – Township of North Dumfries

Please see Township Fee By-law for details. The following is a summary of application fees.

Required as Part of a Complete Application	
Creation of a New Lot	\$1,720
Refundable Peer Review Fee (new lot) Note: Additional fees may be required for review of a Cultural Heritage Impact Assessment	\$5,000
2 nd and Subsequent Applications	\$770
All Other Types of Consent Applications (e.g. lot addition, easement)	\$1,310
Additional Fees That May be Required	
Administration Fee for Approval – New Lot (Condition of Approval)	\$310
Administration Fee of Approval – Other (Condition of Approval)	\$190
2 nd or Additional Public Meeting	\$865
Recirculation of File	\$700
Change to a Condition of Provisional Approval	\$700
Preparation of a Development Agreement as Condition	\$1835
Cash-in -lieu of Parkland – Residential as a Condition)	\$6000
Cash-in -lieu of Parkland - Commercial/Industrial Unserviced as a Condition	\$3500/acre
Cash-in -lieu of Parkland – Commercial/Industrial Serviced as a Condition	\$4000/acre

Additional financial payments and costs may be required through the processing of an application, including, but not limited to, recirculation of applications, peer review of materials and/or information, agreements and associated fees. Fees and payments such as development charges, payment of outstanding taxes, securities, gratuitous conveyance of land for road widening, and Local Planning Appeal Tribunal appeals may be required. Please review the Township Fee Schedule By-law for more information.



It may be determined during the review of the formal application submission that technical studies and/or information are required as a result of issues arising during the processing of the application. The applicant will be required to provide all technical studies and necessary information in addition to peer review fees as part of the application at their own expense.

Submission Checklist for Application

Note: Required information to be provided with an application are outlined in Schedule I of Ontario Regulation 197/96 and Section 8.7 of the Township of North Dumfries Official Plan. These requirements must be met to deem the application complete.

- Pre-Consultation Completed
- Consultation with Neighbours
- Township of North Dumfries Application Fee(s)
- Region of Waterloo Fee, submitted directly to the Region
<https://www.regionofwaterloo.ca/en/doing-business/applications.aspx>
- GRCA Fee where applicable, submitted directly to GRCA
<https://www.grandriver.ca/en/Planning-Development/Planning-Act-review-fees.aspx>
- Electronic pdf copy (email/USB stick) of all forms, technical reports, legal documents
- One (1) Original Application Form with original signature(s).
- Agent Authorization
- Affidavit or sworn declaration by the applicant
- Two Consent Sketches (detailed requirements below): A survey is not required at this point. If your application is approved a survey will be required as a condition of approval.
- Region of Waterloo Environmental Site Screening Questionnaire.
- Notice of Water Source Protection Plan Compliance (more information available at <http://www.regionofwaterloo.ca/en/aboutTheEnvironment/sourceprotection.asp>)
- Technical studies requested during pre-consultation (e.g. Planning Justification Report). See table below for numbers of copies, unless otherwise specified by staff.

Drawings/Reports/Documents (see next table for additional copies based on review agencies)	Minimum Copies Required
Planning Application	5 (including original)
Consent Sketches (One Sketch of Property, One Sketch illustrating property and adjacent lands)	10
Hydrogeological Study (rural area)	3
Other studies/reports identified during pre-consultation E.g. noise study (3 copies), geotechnical (4 copies), environmental impact study (3 copies), urban design brief (5 copies), cultural heritage impact assessment (5 copies), minimum distance separation calculation (3 copies)	See description or as per required by Township
Additional Drawings/Reports/Documents required based on site location (additional permits may be required from agencies listed below, please check with applicable agency)	Extra Copies required
If the subject site is within an area on interest to GRCA	2 additional copies
If the subject site is within 300 m of CP Rail lands	1 additional copy
If the subject site abuts MTO corridor (including on-off ramps)	1 additional copy
If the subject site abuts or is within 30 m of a utility corridor (Energy + Inc., Enbridge Pipeline, Union Gas)	1 additional copy for each utility corridor



Consent Sketch Requirements

Please include two sketches. One illustrating only the subject lands and the other illustrating the subject lands and adjacent properties. The following information, in metric units (most of the information noted below is prescribed under the *Planning Act* and is required to deem the application complete):

- The boundaries and dimensions of the subject land, the part that is to be severed and the part that is to be retained (or in the case of an easement the part that is subject to the easement). The sketch must clearly illustrate what is proposed
- The boundaries and dimension of any land owned by the owner of the subject land and that abuts the subject land
- The distance between the subject land and the nearest township lot line or landmark, such as a railway crossing or 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, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks, livestock facilities) including dimensions and setbacks from lot lines 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 location of proposed buildings, wells and septic tanks
- The current uses 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, including whether it is an unopened road allowance, a public travelled road or a right of way
- If access to the subject land will be by water only, the location of the parking and boat docking facilities to be uses
- The location and nature of any easement affecting the subject land

Procedure

The procedure to process a Consent Application is as follows:

- Planning staff review the application for its completeness and accuracy.
- Planning staff prepare a circulation to other departments and agencies.
- A Sign for Notice of a Public Hearing will be posted on the property by Township staff
- A Notice of Public Hearing will be circulated to all owners within 120 m of the subject lands
- A Public Hearing will be held through the Committee of Adjustment. Meetings are typically on the last Tuesday of every month. Public meetings are not scheduled in December, July, or August. A staff report and presentation will be completed as part of the Committee of Adjustment.

Release of Public Information

The applicant acknowledges that the Township considers the application forms and all supporting materials, including studies and drawings, filed with any application to be public information and to form part of the public record. By filing an application, the applicant consents to the Township photocopying, posting on the Internet and/or releasing the application and any supporting materials either for its own use in processing the application or at the request of a third party, without further notification to or permission from the applicant.



2019 CONSENT APPLICATION FORM

Date of Application

PART A – SITE ADDRESS AND LEGAL DESCRIPTION

Civic Address

Assessment Roll Number(s)

Lot/Block and Concession

Registered Plan

Reference Plan

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

If yes, describe it and its effect.

PART B – APPLICANT INFORMATION

	Name and Address	Phone / E-mail
Registered Owner	Name: Address: City/Province: Postal Code:	Phone: E-mail:
Applicant/ Agent	Name: Address: City/Province: Postal Code:	Phone: E-mail:
Mortgagees, Holders of Charges or Other Encumbrances	Name: Address: City/Province: Postal Code:	Phone: E-mail:
Solicitor if Applicable	Name: Address: City/Province: Postal Code:	Phone: E-mail:



PART C – DESCRIPTION OF DEVELOPMENT PROPOSAL

Describe in detail the proposed development including proposed uses:

Application Type:

- Creation of a new lot
- Lot Addition (with this, provide the Roll No's of the receiving parcel(s) being enlarged)

3001-_____, 3001-_____

- easement right of way mortgage/charge lease correction of title.

With this, provide a description of the cause and effect of the easement, right of way, mortgage/charge, lease or correction of title being sought by the Consent:

Name of the recipient to whom land or interest is to be transferred, leased or charged to (if known):

Please describe the subject lands by providing the following information:

Parcel Data	Severed Lands or Lot (Metric Units)	Retained Lands or Lot (Metric Units)
Lot Width		
Minimum Lot Width required in Zoning By-law		
Lot Depth		
Lot Area		
Minimum Lot Area required in Zoning By-law		
Side Yards		



Minimum Side Yard required in Zoning By-law		
Rear Yard		
Minimum Rear Yard required in Zoning By-law		
Building front line setback		
Minimum building front line setback in Zoning By-law		
Describe the existing uses of the subject lands. Describe how long the existing uses have continued.		
Existing buildings and structures Include separate sheet or provide on sketch if there are more buildings	<p>Primary Building: Date of Construction: Setback Front Lot Line: Setback Rear Lot Line: Setback Side Lot Lines: Height from Established Grade:</p> <p>Secondary Building: Date of Construction: Setback Front Lot Line: Setback Rear Lot Line: Setback Side Lot Lines: Height from Established Grade:</p>	<p>Primary Building: Date of Construction: Setback Front Lot Line: Setback Rear Lot Line: Setback Side Lot Lines: Height from Established Grade:</p> <p>Secondary Building: Date of Construction: Setback Front Lot Line: Setback Rear Lot Line: Setback Side Lot Lines: Height from Established Grade:</p>
Proposed buildings and structures Include separate sheet or provide on sketch if there are more buildings	<p>Proposed Building: Setback Front Lot Line: Setback Rear Lot Line: Setback Side Lot Lines: Height from Established Grade:</p> <p>Proposed Building: Setback Front Lot Line: Setback Rear Lot Line: Setback Side Lot Lines: Height from Established Grade</p>	<p>Proposed Building: Setback Front Lot Line: Setback Rear Lot Line: Setback Side Lot Lines: Height from Established Grade:</p> <p>Proposed Building: Setback Front Lot Line: Setback Rear Lot Line: Setback Side Lot Lines: Height from Established Grade</p>
Type of vehicle access	<input type="checkbox"/> provincial highway <input type="checkbox"/> municipal road <input type="checkbox"/> right-of-way <input type="checkbox"/> water access	<input type="checkbox"/> provincial highway <input type="checkbox"/> municipal road <input type="checkbox"/> right-of-way <input type="checkbox"/> water access
Water service	<input type="checkbox"/> public owned piped system <input type="checkbox"/> private individual well <input type="checkbox"/> private communal well	<input type="checkbox"/> public owned piped system <input type="checkbox"/> private individual well <input type="checkbox"/> private communal well



	<input type="checkbox"/> lake or water body <input type="checkbox"/> other	<input type="checkbox"/> lake or water body <input type="checkbox"/> other
Sanitary service	<input type="checkbox"/> public sewage system <input type="checkbox"/> private individual septic <input type="checkbox"/> private communal septic <input type="checkbox"/> a privy <input type="checkbox"/> other	<input type="checkbox"/> public sewage system <input type="checkbox"/> private individual septic <input type="checkbox"/> private communal septic <input type="checkbox"/> a privy <input type="checkbox"/> other
If on private septic system, will there be more than 4,500 L/day of effluent?		
Storm drainage is provided by	<input type="checkbox"/> sewers <input type="checkbox"/> ditches <input type="checkbox"/> swales <input type="checkbox"/> other	<input type="checkbox"/> sewers <input type="checkbox"/> ditches <input type="checkbox"/> swales <input type="checkbox"/> other

PART D - LAND USE PLANNING

(Provide a Planning Justification Report to address at a minimum, the items below)

Land Use Criteria	Addressed in Planning Report
1. What is the Zoning of the property and regulations applicable to the subject lands (e.g. setbacks, height)? Does the proposed lot meet the zoning requirements?	<input type="checkbox"/>
2. How are the subject lands designated in the Township of North Dumfries Official Plan (include all Schedules, e.g. land use, greenlands network, water source protection, agricultural)?	<input type="checkbox"/>
3. Does the application conform to the Township Official Plan (e.g. lot creation, land use compatibility policies, cultural heritage)? Explain.	<input type="checkbox"/>
4. Does the proposal conform to the Regional Official Plan designations and policies (e.g. lot creation policies)? Explain.	<input type="checkbox"/>
5. Is the subject land within an area designated under any provincial plan or plans? If so, which plans (e.g. Greenbelt, Growth Plan)?	<input type="checkbox"/>
6. Does the application conform or conflict with provincial plans? Explain.	<input type="checkbox"/>
7. Is the proposal consistent with policy statement issued under the Planning Act? Explain.	<input type="checkbox"/>
8. Is the site located within a Source Water Protection Area? The Owner must obtain a Notice of Source Protection Plan Compliance (Section 69 Notice), available on the Region's Website at www.regionofwaterloo.ca/sourceprotection	<input type="checkbox"/>
9. Has the Region of Waterloo Environmental Site Screening Questionnaire been completed?	<input type="checkbox"/>



10. How is the proposed development compatible with the surrounding neighbourhood? <ul style="list-style-type: none">• Density, scale, height, setbacks, footprint• Massing, visual impact, architectural character• Preservation of natural features• Landscaping, setbacks	<input type="checkbox"/>
11. Is the site regulated by Grand River Conservation Authority? If yes, the Owner is responsible for obtaining all necessary approvals.	<input type="checkbox"/>
12. Are there any natural features on or adjacent to the subject lands? <ul style="list-style-type: none">• Wetlands, forests, trees, fish habitat• Valleys, erosion hazards, floodplains• Wildlife habitat, endangered or threatened species habitat• Areas of natural and scientific interest• Groundwater recharge areas, headwaters or aquifers• Potential for linkages between existing natural features How will the proposal maintain, enhance and protect natural features including natural heritage linkages?	<input type="checkbox"/>
13. Does the subject land contain or is it located within 300 m of any known or potential areas of archaeological resources? Please use screening checklist from Ministry of Tourism, Culture and Sport (MTCS) website at http://www.mtc.gov.on.ca/en/archaeology/archaeology_assessments.shtm l. If yes, an Archaeological Assessment may be required.	<input type="checkbox"/>
14. Does the subject land contain or is it located within 300 m of any known or potential cultural heritage resources? Go to the MTCS website at http://www.mtc.gov.on.ca/en/heritage/tools.shtml for screening criteria check list.	<input type="checkbox"/>
15. Do the subject lands contain or adjacent to a property that is listed or designated on the Municipal Heritage Registry or within the Greenfield Heritage Conservation District?	<input type="checkbox"/>
16. If the application is in the rural area, does the proposal conform to the provincial Minimum Distance Separation (MDS) Formulae? MDS compliance must be demonstrated by the applicant.	<input type="checkbox"/>
17. Will development hinder access to mineral aggregate resources as designated in the Official Plan? Will development hinder continuation of extraction of existing pits and quarries?	<input type="checkbox"/>
18. Is there an active rail line within 300 m?	<input type="checkbox"/>



Status of Current and Other Applications under the Planning Act

Are the subject lands or have the subject lands ever been the subject of an application for a Plan of Subdivision, Zoning Amendment, Minor Variance or Consent under the Planning Act? If yes, please list File No.(s) and decisions.

Has any land been severed from the parcel originally acquired by the owner of the subject lands? If yes, provide for each parcel severed the date of transfer, the name of the transferred, and the land use. A title search may be required to verify:

Neighbour Consultation

Have you consulted with nearby landowners and resolved any potential concerns? Please provide details.



PART E – AUTHORIZATION

Registered Owner's Authorization

The registered owner must complete the following, if the owner is not the applicant:

I, we,

being the Registered Owners of the subject lands, hereby authorize,

to prepare and submit this application.

Signature(s): _____

Date: _____

Note: If the owner is an incorporated company, the Company Seal shall be applied to this form.



PART F – AFFADAVIT OR SWORN DECLARATION

Affidavit

I hereby authorize the members of the Township of North Dumfries Committee of Adjustment, members of the staff of the Township of North Dumfries and circulated agencies to enter upon the subject lands and premises for the limited purpose of evaluating the merits of this application.

I, _____ of the _____
(owner, applicant, agent) (township, city)

of _____ in the Province of Ontario

Solemnly declare that:

All of the statements outlined 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 _____
(township, city)

in the Province of Ontario this _____ day of _____ 20_____.

Signature of Owner or Authorized Agent

_____ a Commissioner, etc.
Stamp

Sworn Declaration

I hereby solemnly declare that all of the information provided in this application is true.

Date Submitted

Signature of Owner(s)/Applicant



**REGIONAL MUNICIPALITY OF WATERLOO
ENVIRONMENTAL SITE SCREENING QUESTIONNAIRE**

This form must be completed by the property owner(s) for all development applications submitted to the Township of North Dumfries on behalf of the Regional Municipality of Waterloo

1. Location of Subject Lands:

Municipal Address

Legal Description

2. What are the current uses of the property?

3. Was the subject property ever used for industrial purposes? If YES, please describe approximate dates and types of industry:

4. Was the subject property ever used for commercial purposes where there is potential for site contamination (i.e., automotive repair, gas station, dry cleaning operation, chemical warehousing etc.)? If YES, please describe approximate dates and types of commercial activity:



5. Has waste (garbage, solid wastes, liquid wastes) ever been placed on this property? If YES, when? If YES, please provide description of waste materials:

6. Have hazardous materials ever been stored or generated on the property (e.g. has registration on the Hazardous Information Network or other permits been required?). If yes, please summarize details.

7. Is there reason to believe that this property may be potentially contaminated based on historical use of this property or an abutting property? If yes, please describe the nature of the suspected contamination.

8. Has the subject property or adjacent property ever been used as an agricultural operation where cyanide products may have been used as pesticides?

9. Are there or were there ever any above ground or underground storage tanks for fuels or chemicals on the property? If yes, please summarize the details.

10. Does the property have or ever had a water supply well, monitoring well, geothermal well? If yes, please provide details.

11. Does the property have or ever had a septic system?



12. Have any environmental documents been prepared or issued for this property, including but not limited to a Phase 1 environmental site assessment, risk assessment, Record of Site Condition or Certificate of Property Use?

13. Will lands be dedicated to the Region as part of this application (including road allowances, daylight triangles)?

14. DECLARATION OF PROPERTY OWNER(S)

I, am the registered owner of the land that is the subject of this document and to the best of my knowledge, the information in this questionnaire is true.

DECLARED before me in the
Commissioner of Oath (Print Name) Municipality

This day of 20

Commissioner of Oath (signature)

Registered Owner (signature)

Office Use

File No.: _____