

**APPLICATION FOR CONSENT TO SEVER LAND  
UNDER SECTION 53 OF THE PLANNING ACT**

**APPLICATION FEE:**

Consent / Severance (includes HST) **\$740.00**

Please make cheques payable to "**The Corporation of the Town of Cochrane.**"

The application fee is payable at the time of submission of the completed application and is **non-refundable** whether the application is approved or denied. Prior to submitting an application, it is strongly recommended that you contact the planner in order to determine the feasibility of your proposal. Please call the Cochrane and Suburban Planning Board office for further information.

N.B. Submission of this application constitutes tacit consent for authorized municipal staff to inspect the subject lands or premises.

**NOTE TO APPLICANTS:**

This application form is to be used by persons or public bodies wishing to apply for the severance of land within the Town of Cochrane. In this form, the term "subject land" means the land to be severed and the land to be retained.

**COMPLETENESS OF THE APPLICATION:**

The information in this application form that must be provided by the applicant is prescribed in Ontario Regulation made under the Planning Act. This mandatory information must be provided along with the appropriate fee. If the mandatory information and fee are not provided, the Town of Cochrane will return the application or refuse to further consider the application until the prescribed information and the fee are provided.

In the case of an approved application, conditions may be imposed as requested by circulated agencies.

The application form also sets out additional information that will assist the Board in their planning evaluation of the consent application. To ensure the quickest and most complete review, this information should be submitted along with the mandatory information. In the absence of this additional information, it may not be possible to do a complete review within the legislated time frame for making a decision. As a result, the proposed severance application may be refused.

**SUBMISSION OF THE APPLICATION:**

A separate application form is required for each parcel severed, along with the applicable fee as indicated above.

For all areas where measurements are required, please specify whether they are in metric or imperial units.

To help you understand the consent process and information needed to make a planning decision on the application, refer to the "Consent Application Guide FAQ".

You can also call the Secretary/Treasurer of the Cochrane and Suburban Planning Board at **(705)272-4361**.

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UNDER SECTION 53 OF THE PLANNING ACT**

Office Use Only

Date Application Received:	Date Application Deemed Complete:	Submission No.:	File No.:
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**1 APPLICANT INFORMATION**

1.1, 1.2

**Registered Owner(s)**

<b>Name</b>	
<b>Address</b>	
<b>Telephone No.</b>	<b>Fax No.</b>
<b>E-mail</b>	

**Applicant(s)**

<b>Name</b>	
<b>Address</b>	
<b>Telephone No.</b>	<b>Fax No.</b>
<b>E-mail</b>	

**Agent/Solicitor**

<b>Name</b>	
<b>Address</b>	
<b>Telephone No.</b>	<b>Fax No.</b>
<b>E-mail</b>	

\* Owner's authorization required if the applicant is not the owner.

1.3 All correspondence should be sent to  Owner  Applicant  Agent/Solicitor

**2 LOCATION OF SUBJECT LAND** Complete the applicable lines

2.1 Area Municipality	Lot	Concession	Former Township
Registered Plan N°.	Lot(s)	Reference Plan N°.	Part(s)
Municipal Address			Assessment Roll N°.

2.2 Are there any easements or restrictive covenants affecting the subject land?  Yes  No  
If YES, describe the easement or covenant and its effect:

\_\_\_\_\_

**3 PURPOSE OF THE APPLICATION**

3.1 Type and purpose of proposed transaction: (check appropriate box)

a) Urban Area Transfer:

- creation of a new  
 lot addition to a  
 lot an easement

- Other:  a charge  
 a lease  
 a correction of title

3.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged:

\_\_\_\_\_

3.3 If a lot addition, identify the lands to which the parcel will be added:

\_\_\_\_\_

**4 DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION**

4.1 Description of land intended to be **Severed**:

Frontage	Depth	Area
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Existing Use of Property to be severed:

- Residential
- Commercial
- Agriculture (includes a farm dwelling)
- Industrial Agricultural-Related
- Vacant
- Other (specify) \_\_\_\_\_

Proposed Use of Property to be severed:

- Residential
- Commercial
- Agriculture (includes a farm dwelling)
- Industrial Agricultural-Related
- Vacant
- Other (specify) \_\_\_\_\_

Building(s) or Structure(s):

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

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

Type of access: (check appropriate box)

- provincial highway
- municipal road, seasonally maintained
- municipal road, maintained all year
- right of way
- other public road
- Other \_\_\_\_\_

Type of water supply proposed: (check appropriate box)

- publicly owned and operated piped water
- system privately owned and operated individual well
- lake or other water
- body other means (specify) \_\_\_\_\_

Type of sewage disposal proposed: (check appropriate box)

- publicly owned and operated sanitary sewage
- system privately owned and operated individual
- septic system other means (specify)

4.2 Description of land intended to be **Retained**:

Frontage	Depth	Area
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Existing Use of Property to be retained:

- Residential
- Commercial
- Agriculture (includes a farm dwelling)
- Industrial Agricultural-Related
- Vacant
- Other (specify)

Proposed Use of Property to be retained:

- Residential
- Commercial
- Agriculture (includes a farm dwelling)
- Industrial Agricultural-Related
- Vacant
- Other (specify):

Building(s) or Structure(s):

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

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

Type of access: (check appropriate box)

- provincial highway
- municipal road, seasonally maintained
- municipal road, maintained all year
- right of way other
- public road

Type of water supply proposed: (check appropriate box)

- publicly owned and operated piped water
- system privately owned and operated individual well

Type of sewage disposal proposed: (check appropriate box)

- publicly owned and operated sanitary sewage
- system privately owned and operated individual
- septic system other means (specify)
- lake or other water
- body other means (specify) \_\_\_\_\_

4.3 Other Services: (check if the service is available)

- electricity
- school bussing
- telephone
- garbage collection

**5 CURRENT LAND USE**

5.1 What are the existing official plan designation(s), if any, of the subject land? Local Official Plan designation: \_\_\_\_\_

5.2 What is the zoning, if any, of the subject land?  
\_\_\_\_\_

If the subject land is covered by a Minister's zoning order, what is the Ontario Regulation Number?  
\_\_\_\_\_

5.3 Are any of the following uses or features on the subject land or within 500 meters of the subject land, unless otherwise specified? Please check the appropriate boxes if any apply.

Use or Feature	On the Subject Land	Within 5000 Meters of Subject Land, unless otherwise specified (indicate approximate distance)
An agricultural operation, including livestock facility or stockyard	<input type="checkbox"/>	
A land fill	<input type="checkbox"/>	
A sewage treatment plant or waste stabilization plant	<input type="checkbox"/>	
A provincially significant wetland	<input type="checkbox"/>	
A provincially significant wetland within 120 meters	<input type="checkbox"/>	
A flood plain	<input type="checkbox"/>	
An industrial or commercial use, and specify the use(s)	<input type="checkbox"/>	
An active railway line	<input type="checkbox"/>	
A municipal or federal airport	<input type="checkbox"/>	

**6 HISTORY OF THE SUBJECT LAND**

6.1 Has the subject land ever been subject of an application for approval of a plan of subdivision or a consent under section 51 or 53 of the Planning Act?

Yes  No  Unknown

If YES, and known, indicate the appropriate file number and the decision made on the application.  
\_\_\_\_\_

6.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.  
\_\_\_\_\_

6.3 Has any land been severed or subdivide from the parcel original acquired by the owner of the subject land?

Yes  No  Unknown

If YES, and if known, provide for each parcel severed, the name of the transferee and the land use.  
\_\_\_\_\_  
\_\_\_\_\_

6.4 How long has the applicant owned the subject land?  
\_\_\_\_\_

**7 OTHER INFORMATION**

Is there any other information that you think may be useful to the Planning Board or other agencies in reviewing this application? If so, explain below or attach on a separate page.

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**11 AUTHORIZATIONS**

11.1 *If the applicant is not the owner of the land that is the subject of this application, the authorization set out below must be completed.*

**Authorization of Owner for Agent to Provide Personal Information**

I, \_\_\_\_\_, am the owner of the land that is the subject of this application for consent to sever land and for the purpose of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M.56, I authorize \_\_\_\_\_, as my agent for this application, to provide any of my personal information that will be included in this application or collected during the processing of the application.

\_\_\_\_\_  
Date

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

**12 CONSENT OF THE OWNER**

Complete the consent of the owner concerning personal information set out below.

Consent of Owner to the Disclosure of Application Information and Supporting Documentation

Application information is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P.13. In accordance with that Act, it is the policy of the Town of Cochrane to provide public access to all *Planning Act* applications and supporting documentation submitted to the Municipality.

I, \_\_\_\_\_, the Owner, hereby agree and acknowledge (*Print name of Owner*) that the information contained in this application and any documentation, including reports, studies and drawings, provided in support of the application, by myself, my agents, consultants and solicitors, constitutes public information and will become part of the public record. As such, and in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M.56, I hereby consent to the Town of Cochrane making this application and its supporting documentation available to the general public, including copying and disclosing the application and its supporting documentation to any third party upon their request.

\_\_\_\_\_  
Date

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

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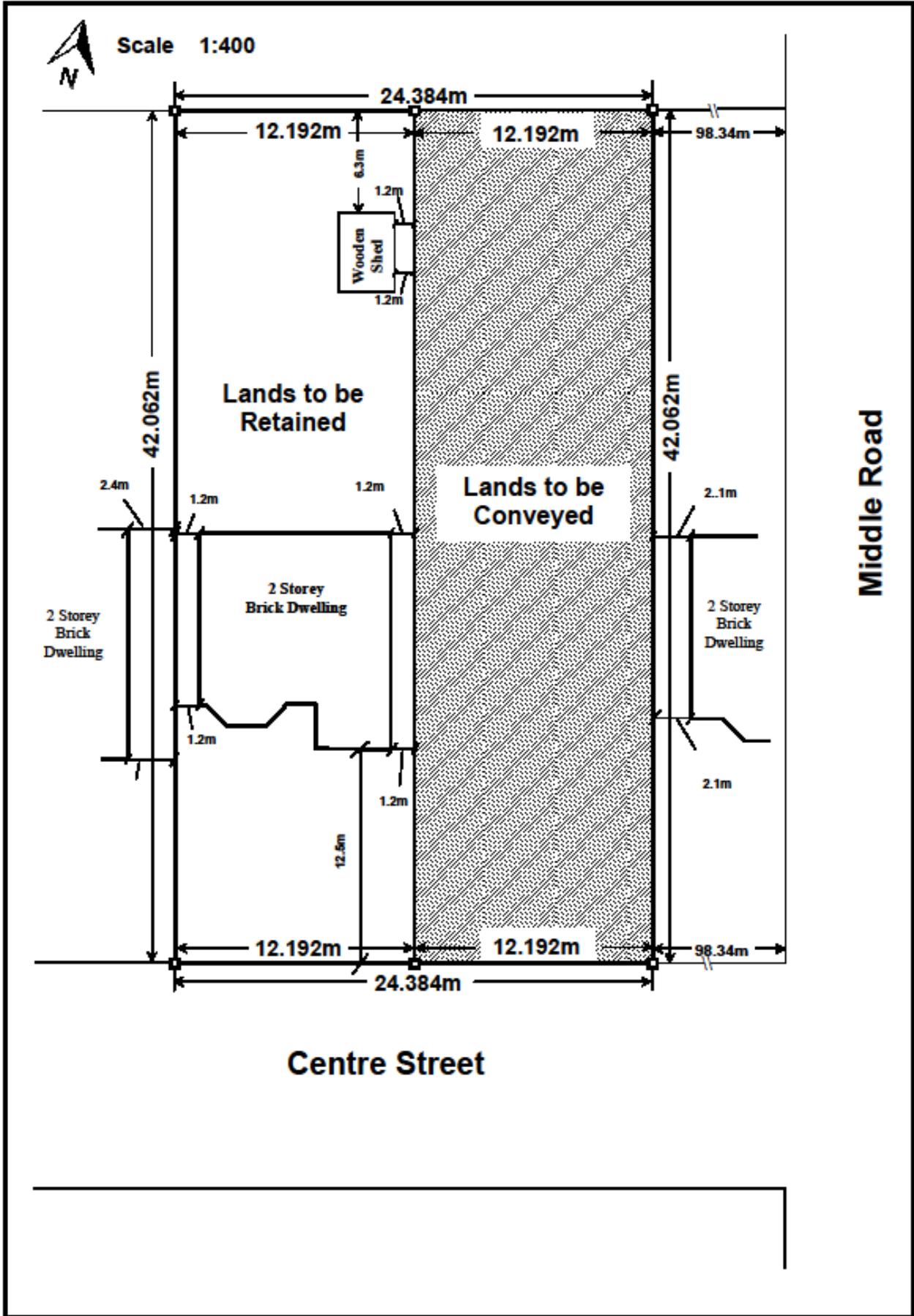
A File Number will be issued for complete applications and should be used in all communications with the Town of Cochrane.

**APPLICANT'S CHECKLIST**

Please attach all items listed below:

- One (1) copy of the completed application form (Ensure you have a copy for yourself);
- One (1) copy of the prescribed sketch or survey
- The required fee. **(A cheque or money order payable to the Town of Cochrane)**

# Sketch Sheet



Schedule "A" Description  
of Lands

A large grid of graph paper, consisting of 30 columns and 40 rows of small squares, intended for describing lands. The grid is empty and occupies the majority of the page below the title.

