

Planning Advisory & Adjustment Committee

**CONSENT APPLICATION**

**\$350.00 + 45.50 HST = \$395.50**

**Certification**

I, Colleen Sauriol, Secretary-Treasurer for the Planning Advisory & Adjustment Committee, in the City of Pembroke, hereby certify that the attached application is a true copy.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Secretary-Treasurer

## **PARKLAND DEDICATION POLICY**

The City of Pembroke's Parkland Dedication Policy for the Consent process is as follows:

1. If the lands are to be immediately sold, then a copy of the offer to purchase confirmed on the date before the Planning Advisory & Adjustment Committee hearing, and tabled at the hearing, would be accepted as the land value.
2. If the lands are being severed for mortgage purposes or for future sale, an appraisal of the lands based on the value the day before the hearing, made by a certified real estate appraiser, must be tabled before the Committee at the hearing.

The Planning Act states the amount to be levied is 2% for industrial and commercial purposes and 5% for residential purposes based on the value of the land the day before the consent is approved.



PLANNING ADVISORY & ADJUSTMENT COMMITTEE  
THE CORPORATION OF THE CITY OF PEMBROKE  
1 Pembroke Street East  
Pembroke, ON K8A 3J5

To Whom It May Concern:

I, \_\_\_\_\_, have made, on the  
APPLICANT FIRST AND LAST NAME  
\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, an application for consideration of  
DATE MONTH YEAR  
a Consent under Zoning By-law 2010-57 as amended.

I understand that any Consent which the Planning Advisory & Adjustment Committee enacts in response to my application may be subject to the approval of the Ontario Municipal Board. My signature affixed hereto is evidence of my support of any Consent which the City may enact in response to my application.

Should the Ontario Municipal Board deem it expedient to convene a public hearing to inquire into the merits of this application, or to hear any objections which may be made to the approval of this application, I hereby undertake that I, or my agent, will attend any such hearing to support the application.

Should the City of Pembroke's Planning Advisory & Adjustment Committee be held liable for any costs as a result of its actions in support of my application I hereby indemnify the City of Pembroke's Planning Advisory & Adjustment Committee against any such liability.

Signed at the City of Pembroke, County of Renfrew, Province of Ontario, this

\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.  
DATE MONTH YEAR

\_\_\_\_\_  
Applicant/Agent Signature



**APPLICATION FOR CONSENT**

**Under Section 53 of *The Planning Act* and *Ontario Regulation 197/96***

Approval Authority: City of Pembroke Planning Advisory & Adjustment Committee  
1 Pembroke Street East  
Pembroke, ON K8A 3J5

✘ denotes prescribed information under Ontario Regulation 197/96

**1. Owner/Applicant Information**

✘ 1.1 Name(s) of Owner(s): \_\_\_\_\_

Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Home Tel: \_\_\_\_\_ Business Tel: \_\_\_\_\_

Email: \_\_\_\_\_ Fax: \_\_\_\_\_

✘ 1.2 Name of Authorized Agent (if applicable): \_\_\_\_\_

Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Home Tel: \_\_\_\_\_ Business Tel: \_\_\_\_\_

Email: \_\_\_\_\_ Fax: \_\_\_\_\_

1.3 Communications should be sent to:  Owner  Applicant  Both

**2. Location of the Subject Land (severed and retained):**

✘ 2.1 Municipality: \_\_\_\_\_

Street No. and Name: \_\_\_\_\_

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

Registered Plan No.: \_\_\_\_\_ Lot(s) No.: \_\_\_\_\_

Reference Plan No.: \_\_\_\_\_ Part(s) No.: \_\_\_\_\_

✘ 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 Application**

- ✘ 3.1 Type and purpose of proposed transaction:
  - Creation of a new lot     Addition to a lot     An easement     A charge     A lease
  - A correction of title     Other purpose \_\_\_\_\_

✘ 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 on the accompanying sketch the lands to which the parcel will be added.

**4. Description of subject land and servicing information (complete each subsection):**

✘ 4.1	Description	<u>Severed</u>	<u>Retained</u>
	(a) Frontage	_____	_____
	(b) Depth	_____	_____
	(c) Area	_____	_____

✘ 4.2	Use of the Property (describe)	<u>Severed</u>	<u>Retained</u>
	(a) Existing Use(s)	_____	_____
	(b) Proposed Use(s)	_____	_____

✘ 4.3	Buildings or Structures (describe)	<u>Severed</u>	<u>Retained</u>
	(a) Existing	_____	_____
	(b) Proposed	_____	_____

✘ 4.4	Access (check appropriate space)	<u>Severed</u>	<u>Retained</u>
	(a) Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
	(b) Municipal Road, maintained all year	<input type="checkbox"/>	<input type="checkbox"/>
	(c) Municipal Road, seasonally maintained	<input type="checkbox"/>	<input type="checkbox"/>
	(d) Right-of-Way	<input type="checkbox"/>	<input type="checkbox"/>
	(e) Water Access	<input type="checkbox"/>	<input type="checkbox"/>

If water access, describe the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road. \_\_\_\_\_

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✘ 4.5	Water Supply (check appropriate space)	<u>Severed</u>	<u>Retained</u>
	(a) Publicly-owned and operated piped system	<input type="checkbox"/>	<input type="checkbox"/>
	(b) Privately-owned and operated individual or communal well	<input type="checkbox"/>	<input type="checkbox"/>
	(c) Lake or other water body	<input type="checkbox"/>	<input type="checkbox"/>
	(d) Other means	<input type="checkbox"/>	<input type="checkbox"/>

✘ 4.6	Sewage Disposal (check appropriate space)	<u>Severed</u>	<u>Retained</u>
	(a) Publicly-owned and operated sanitary system	<input type="checkbox"/>	<input type="checkbox"/>
	(b) Privately-owned and operated individual or communal septic system	<input type="checkbox"/>	<input type="checkbox"/>
	(c) Privy	<input type="checkbox"/>	<input type="checkbox"/>
	(d) Other Means	<input type="checkbox"/>	<input type="checkbox"/>

**5. Land Use**

✘ 5.1 What is the existing official plan designation(s), if any, on the subject land? \_\_\_\_\_  
 \_\_\_\_\_

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

5.3 If there are any agricultural buildings located on the adjacent lands, please indicate their approximate location and distance to the subject lands (severed and retained) on the accompanying sketch.

**6. History of the Subject Land**

✘ 6.1 Has the subject land ever been the subject of any application for approval of a plan of subdivision or consent under the Planning Act?  
 Yes       No       Unknown

If yes and if known, provide the Municipal application 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.

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

Yes       No

If yes, provide for each parcel severed: the date of transfer, the name of the transferee, and the land use.

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**7. Current Applications**

✘ 7.1 Is the subject land currently the subject of a proposed official plan that has been submitted to the Ministry for approval or an official plan amendment that has been submitted to the Municipality for approval?

Yes       No       Unknown

If yes and known, provide the Ministry or Municipal application file number and the status of the application.

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✘ 7.2 Is the subject land the subject of an application for a zoning by-law amendment, a Minister's zoning order, minor variance, consent (other than this one), or approval of a plan of subdivision?

Yes       No       Unknown

If yes and known, specify the appropriate file number and status of the application.

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✘ 7.3 Is the proposed consent consistent with policy statements issued under Section 3(1) of the Planning Act?

Yes       No

Consistent with following Sections of Policy Statements: \_\_\_\_\_

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

✘ 7.4 Is subject land within an area of land designated under any provincial plan or plans?

Yes       No

If yes, does proposed amendment conform to and/or not conflict with the provincial plan or plans? \_\_\_\_\_

\_\_\_\_\_

**8. Sketch**

✘ 8.1 The application shall be accompanied by a sketch showing the following:

(a) the boundaries and dimensions of the subject land, the part that is to be severed, and the part that is to be retained;

(b) the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;

(c) the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;

(d) the approximate location of all natural and artificial features on the subject land and adjacent lands which in the opinion of the applicant may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells, and septic tanks;

(e) the existing use(s) on adjacent lands, such as residential, agricultural, and commercial uses;

(f) the location, width, and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road, or a right-of-way;

(g) if access to the subject land is by water only, the location of the parking and boat docking facilities to be used;

(h) the location and nature of any easement affecting the subject land; and

(i) the approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing.



8.2 It is required that one original copy of the application be filed together with a copy of a sketch described in 8.1 above, accompanied by a fee of \$350.00 + 45.50 (HST) for a total fee charge of \$395.50, in cash or by cheque payable to the City of Pembroke. The Planning Advisory & Adjustment Committee may require that the plan be signed by an Ontario Land Surveyor.

**9. Other Information**

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

**10. Affidavit or Sworn Declaration for Information**

To be completed by Owner/Applicant:

I/we, \_\_\_\_\_ of the \_\_\_\_\_  
OWNER/APPLICANT NAME(S) CITY, TOWN, ETC.

in the \_\_\_\_\_ solemnly declare that the information  
COUNTY (IF APPLICABLE)

required under Ontario Regulation 197/96 and all other statements contained in this application are true, and I/we 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.

**10.1 To be completed by a Commissioner of Oaths:**

Sworn or Declared before me at the City of Pembroke in the County of Renfrew this \_\_\_\_\_ day of  
CITY-CHANGE IF NEEDED COUNTY-CHANGE IF NEEDED DATE

\_\_\_\_\_,  
MONTH YEAR

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

\_\_\_\_\_  
Applicant

**19. Authorization of Owner for Agent to Make the Application (if owner not making application)**

I, \_\_\_\_\_, am the owner of the land that is the subject of this  
OWNER

application for a consent and I authorize \_\_\_\_\_ to make this  
APPLICANT

application on my behalf.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner