



The Corporation of the City of Pembroke

Application for Consent

Fee: \$840.00 + HST = \$949.20

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 and 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.

Letter of Application

I, **[applicant first and last name]** _____, have

made, on the **[date]** _____ day of **[month]** _____, **[year]** _____, an application for consideration of a consent under Zoning By-law 2020-05 as amended.

I understand that any consent which the Planning Advisory and Adjustment Committee enacts in response to my application may be subject to the approval of the Local Planning Appeal Tribunal. My signature affixed hereto is evidence of my support of any relief which the City may enact in response to my application.

Should the Local Planning Appeal Tribunal 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 and 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 and Adjustment Committee against any such liability.

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

[date] _____ day of **[month]** _____, **[year]** _____.

Applicant/Agent Signature

OFFICE USE ONLY

- Application submitted to municipality on: _____
- Complete application and fee of \$ _____ received by the Corporation of the City of Pembroke.

Signature of Municipal Employee

Date

Application for Consent

Under Section 45 of The Planning Act and Ontario Regulation 197/96, as amended

A. General Information

1. Name of Owner: _____

Address: _____ Postal Code: _____

Home Phone: _____ Business Phone: _____

Email: _____ Fax: _____

2. Name of Applicant (if applicable): _____

Address: _____ Postal Code: _____

Home Phone: _____ Business Phone: _____

Email: _____ Fax: _____

3. The applicant is the: Owner Agent Authorized by Owner

4. To whom should correspondence be sent?

Owner Applicant Both

5. Location of Land

a) Municipal Address: _____

b) Municipality: _____

c) Registered Plan Number: _____

d) Reference Plan Number: _____

e) Concession: _____

f) Block and Lot Numbers in the Plan: _____

g) Parts: _____

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

Yes No

If yes, describe the easement or covenant and its effect.

7. Check the box that best describes the type and purpose of the proposed transaction:

- a) Creation of a new lot
- b) Addition to a lot
- c) A correction of title
- d) An easement
- e) A charge
- f) A lease
- g) Other purpose

8. If known, what is the name of the person to whom land or interest in land is to be transferred, leased, or charged? _____

9. If the application is for a lot addition, identify the lands to which the parcel will be added on the accompanying sketch (see Section B of this application).

10. Complete the chart below in order to describe the characteristics of the severed and retained parcels of the subject land.

Criteria	Severed	Retained
a) Description		
i) Frontage		
ii) Depth		
iii) Area		
b) Use of Property (describe)		
i) Existing Uses		
ii) Proposed Uses		
c) Buildings or Structures (describe)		
i) Existing Buildings or Structures		
ii) Proposed Buildings or Structures		

Criteria	Severed	Retained
d) Access (check applicable)		
i) Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
ii) Municipal Road Maintained All Year	<input type="checkbox"/>	<input type="checkbox"/>
iii) Municipal Road Maintained Seasonally	<input type="checkbox"/>	<input type="checkbox"/>
iv) Right-of-Way	<input type="checkbox"/>	<input type="checkbox"/>
v) 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.		
e) Water Supply (check applicable)		
i) Publicly owned and operated piped system	<input type="checkbox"/>	<input type="checkbox"/>
ii) Privately owned and operated individual or communal well	<input type="checkbox"/>	<input type="checkbox"/>
iii) Lake or other water body	<input type="checkbox"/>	<input type="checkbox"/>
iv) Other means (describe)		
f) Sewage Disposal (check applicable)		
i) Publicly owned and operated sanitary system	<input type="checkbox"/>	<input type="checkbox"/>
ii) Privately owned and operated individual or communal septic system	<input type="checkbox"/>	<input type="checkbox"/>
iii) Privy	<input type="checkbox"/>	<input type="checkbox"/>
iv) Other Means	<input type="checkbox"/>	<input type="checkbox"/>

11. What is the existing Official Plan designation(s) on the subject land?

12. Explain how the application conforms with the Official Plan(s).

13. What is the municipal zoning of the subject land? _____

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

Yes No

If yes and if known, provide the municipal application file number and the status of the application.

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

16. Has any land been severed from the parcel originally acquired by the owner of the subject land?

Yes No

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

17. Is the subject land currently the subject of a proposed Official Plan that has been submitted to the Ministry for approval, or of an Official Plan amendment that has been submitted to the Municipality for approval?

Yes No

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

18. 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 an approval of a plan of subdivision?

Yes No Unknown

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

19. Is the proposed consent consistent with policy statements issued under Subsection 3(1) of the Planning Act?

Yes No

20. Explain how the application is consistent with policy statements issued under Subsection 3(1) of the Planning Act.

21. Is the subject land within an area of land designated under any provincial plan or plans?

Yes No

If yes, explain how the application conforms or does not conflict with the provincial plan or plans.

B. Application Sketch

22. The application shall be accompanied by a sketch showing the following:
- 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 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 (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
 - e) the current uses of land that is adjacent to the subject land (for example, residential, agricultural, or commercial);
 - 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.

*Note that the Planning Advisory and Adjustment Committee may require that the plan described above be signed by an Ontario Land Surveyor at the applicant's expense.

23. If there is any additional information that you think may be useful to the Committee of Adjustment or other agencies reviewing this application, please include it on a separate page.

