

PLANNING DEPARTMENT
7855 Sideroad 30
Alliston, Ontario
L9R 1V1

Website: www.adjtos.ca
Email: ebraithwaite@adjtos.ca
Tel: (705) 434-5055

GENERAL INFORMATION

This application form must be completed in its entirety and submitted to the Township for consideration.

Consent is the term used to describe the municipal approval required to subdivide land without the requirement of a plan of subdivision. The creation of more than three lots from any one parcel of land will normally only be permitted by plan of subdivision.

Consent is used primarily to sever an existing lot or parcel into more than one lot. It may also be used to alter lot boundaries or to obtain approval for long-term leases of lands.

Once consent has been given, the new land parcel(s) may be sold or resold without further approval. The only exception is if the Township specified otherwise at the time of approval.

Pursuant to section 53(2) of the *Planning Act R.S.O. 1990*, the applicant shall provide the Committee of Adjustment such information or materials as the Committee may require. Personal information on this form is collected under the legal authority of the *Planning Act, R.S.O. 1990*, as amended.

Complete and accurate submissions are required to ensure that the file can be processed. **Incomplete or inaccurate applications will be returned to the applicant for re-submission.** Except for required signatures, answers must be typed or neatly printed in dark ink, suitable for reproduction. All sections must be completed or marked "N/A" (not applicable), as the case may be.

CONSENT APPLICATION CHECKLIST

BEFORE SUBMITTING AN APPLICATION, PLEASE ENSURE THE FOLLOWING IS COMPLETED:

- ☐ Fully completed all parts of your application form.
- ☐ Signed the application form in all appropriate locations and obtained the signed authorization of the owner if you are not the property owner.
- ☐ Attached the applicable nonrefundable fees and deposits. Cheques should be made out to the Township of Adjala-Tosorontio.
- ☐ Attached three (3) sketches, plans or any required drawings in accordance with the requirements outlined in the application.
- ☐ Attached one (1) copy of all studies and reports to be submitted with the application.
- ☐ Attached one (1) copy of any correspondence or permits from other agencies relevant to the submission.

If at any time you have questions or concerns regarding your application, please contact the Secretary/Treasurer to the Committee of Adjustment at 705-434-5055 Ext. 245.

NOTE: If a decision to this application is appealed to the Ontario Land Tribunal (OLT) and the Township is required or requested by the applicant to appear as a party at the hearing of the appeal in support of its decision, **you will be responsible for paying all costs incurred by the Township necessary to defend the *Planning Act* approval granted by the Township.**

Outline of the Consent Application Review and Approval Process

The following is a brief description of the Committee of Adjustment process which provides information on how to ensure that the application is reviewed as efficiently as possible:

Step 1	Application Pre-consultation
<p>All applicants MUST arrange a pre-consultation meeting with the Planning Department. Pre-consultation assists the applicant in making the appropriate submission. During the pre-consultation meeting, applicants will be provided with relevant information regarding the proposal including the policies and requirements of the Township and how they may impact the proposal. Applicants will also be advised of related approvals, and other agencies that could be consulted with to obtain further information.</p>	
Step 2	Submission of Application and Initial Review
<p>Applications will not be officially accepted until they are deemed complete. It is required that two (2) hard-copies of the application be filed with the Planning Department. When an application has been submitted it will be reviewed to ensure that it is complete and that all relevant information and fees have been submitted. The application must be accompanied by a plan as prescribed in this application. The Planning Department may require that the plan be signed by an Ontario Land Surveyor. If the subject property has joint ownership, signatures of all joint owners, are required on the application.</p>	
Step 3	Comprehensive Review
<p>Following the initial review and on the determination that the application is complete and accurate, a comprehensive review will take place. At this time the application will be reviewed by all relevant Township departments and may also be reviewed by the Township's solicitor. During this process the application will also be circulated to other review agencies as applicable. As this process takes place, applicants may be advised of additional submission requirements to address any issues which may arise.</p> <p>The comprehensive review process also includes public input. Information concerning the application will be circulated to adjacent property owners and interest groups and the applicant will be required to post a sign on the property. It is the responsibility of the applicant to ensure that the sign is posted in accordance with the instructions attached to this application, and that the sign stays in place for the required posting period. Failure to do so will require that this process be repeated resulting in unnecessary delays to the processing of the application.</p> <p>Toward the completion of the comprehensive review period, the Township Planning Department will prepare a report for the Committee of Adjustment with a recommendation on the proposed application.</p>	
Step 4	Committee of Adjustment Meeting and Application Decision
<p>Following any necessary public consultation and the preparation of staff comments, the Committee of Adjustment will meet and make a decision regarding the application. It is advised that the applicant be present at the meeting in order to answer any questions of the Committee or the public.</p> <p>Following the Committee's decision, a notice of decision will be circulated. If the project is approved, applicants will be informed of the approval and any conditions which are required to be completed. If the application is refused, applicants will be informed of the decision and the reasons for the decision, as well as any opportunity available for appealing the decision.</p> <p>All decisions regarding the application are subject to an appeal period of 20 days during which an appeal may be filed by applicants, agencies, interest groups and/or the public to the Ontario Land Tribunal (OLT). If a decision is appealed, applicants will be contacted to discuss the appeal and its implications on the proposal.</p>	

APPLICATION FOR CONSENT

FOR OFFICE USE ONLY

File No.:

1. Applicant Information

All communication will be directed to the Prime Contact only. Please indicate who this will be.

Prime Contact:

a) **Registered Owner(s)** Name(s):

Address:

Mailing Address (If Different):

Telephone:

Fax:

Email Address:

Date Subject Land was acquired by current owner:

Date of the Application:

Are the subsurface rights and the surface rights held by the same owner? **YES** or **NO**
If **NO**, who owns the rights? Please provide contact information.

b) **Agents** Name:

☐ Solicitor ☐ Planner ☐ Other: _____

Address:

Telephone:

Fax:

Cell Phone:

Email Address:

2. Description of Subject Property

a) Lot(s)/Blocks(s):	b) Concession(s):
c) Registered Plan No.:	d) Civic Address:
e) Roll Number(s):	
f) Former Municipality of: <input type="checkbox"/> Adjala <input type="checkbox"/> Tosorontio	
g) Are there any easements or restrictive covenants affecting the subject lands? YES or NO If yes , supply a copy of such documents and provide a brief description of its effect:	
h) What are the existing uses of abutting properties? 1) To the north : 2) To the south : 3) To the east : 4) To the west :	

3. Purpose of Application

a) Purpose of the Application: <input type="checkbox"/> Creation of a new lot <input type="checkbox"/> Lot line adjustment <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Correction of Title <input type="checkbox"/> Other: _____
b) If known , please provide the name of the person to whom the land or an interest in the land is to be transferred, charged or leased. Name(s): _____ Address: _____ Phone Number: (_____) _____ Fax: (_____) _____ Email Address: _____
c) If a lot addition, the lands to which the parcel will be added.

4. Retained and Severed Parcels

	Retained	Severed
Frontage (m)		
Area (ha)		
Depth (m)		
Current Use(s) and length of time Use(s) have existed		
Proposed Use		
Existing Official Plan Designation		
Existing Zoning		

5. Structure Information on Subject Property *Please use extra paper if needed.

Building Type:				
Existing or Proposed				
Date of Construction				
Ground Floor Area (m²)				
Gross Floor Area (m²)				
Number of Stories				
Width (m)				
Length (m)				
Height (m)				
Use				
Setback from Front Lot Line (m)				
Setback from Rear Lot Line (m)				
Setback from Side Lot Lines (m)				

6. Servicing Please check the appropriate box under each of the servicing options.

Servicing	Type of Servicing	Severed		Retained	
		Yes	No	Yes	No
Water Supply	Publicly owned and operated piped water system				
	Privately owned and operated well				
	Lake or other water body				
	Other Means				
Sewage Disposal	Publicly owned and operated sanitary sewage system				
	Privately owned and operated individual septic tank				
	Privately owned and operated communal septic system				
	Privy				
	Other means				
Storm Drainage	Storm Sewer				
	Ditches/Swales				
	Other : <i>Please Specify</i>				

6. Servicing cont. Please check the appropriate box under each of the servicing options.

Servicing	Type of Servicing	Severed		Retained	
		Yes	No	Yes	No
Access	Provincial Highway				
	Municipal Road - Maintained Year Round				
	Municipal Road - Maintained Seasonally				
	Other public road				
	Right of Way				
	Water access				

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

Servicing	Type of Servicing	Existing		Proposed	
		Yes	No	Yes	No
Other Services	Electricity				
	School Busing				
	Garbage Collection				
	Natural Gas				

7. History of the Subject Lands/Status of Other Planning Applications

a) Has any land been severed from the parcel originally acquired by the owner of the subject land.

YES or **NO** If **yes**, and if known, please indicate the following:

Date of Transfer: _____

Name of Transferee: _____

Land Use of Severed Land: _____

b) Has the subject land ever been the subject of a proposed Official Plan or Zoning By-law amendment, a Minister's zoning order, a minor variance, an approval of a plan of subdivision or consent? (Past and current applications)

YES or **NO**

If **yes**, and if known, indicate the file number and the status of the application(s).

8. Provincial Policy/Plans

a) Using a separate piece of paper, please confirm how this proposal is consistent with the Provincial Policy Statement, 2020 issued under subsection 3(1) of the *Planning Act R.S.O. 1990*.

b) Does the subject land fall within a designated area under any provincial plan or plans?

YES or **NO**

If yes, please list and state the designation:

c) If yes to b), does the application conform to, or not conflict with the plan(s)?

YES or **NO**

9. Pre-consultation

a) Which municipal departments/agencies (if any) have you pre-consulted with in regard to this application?

Please attach any relevant correspondence or briefs.

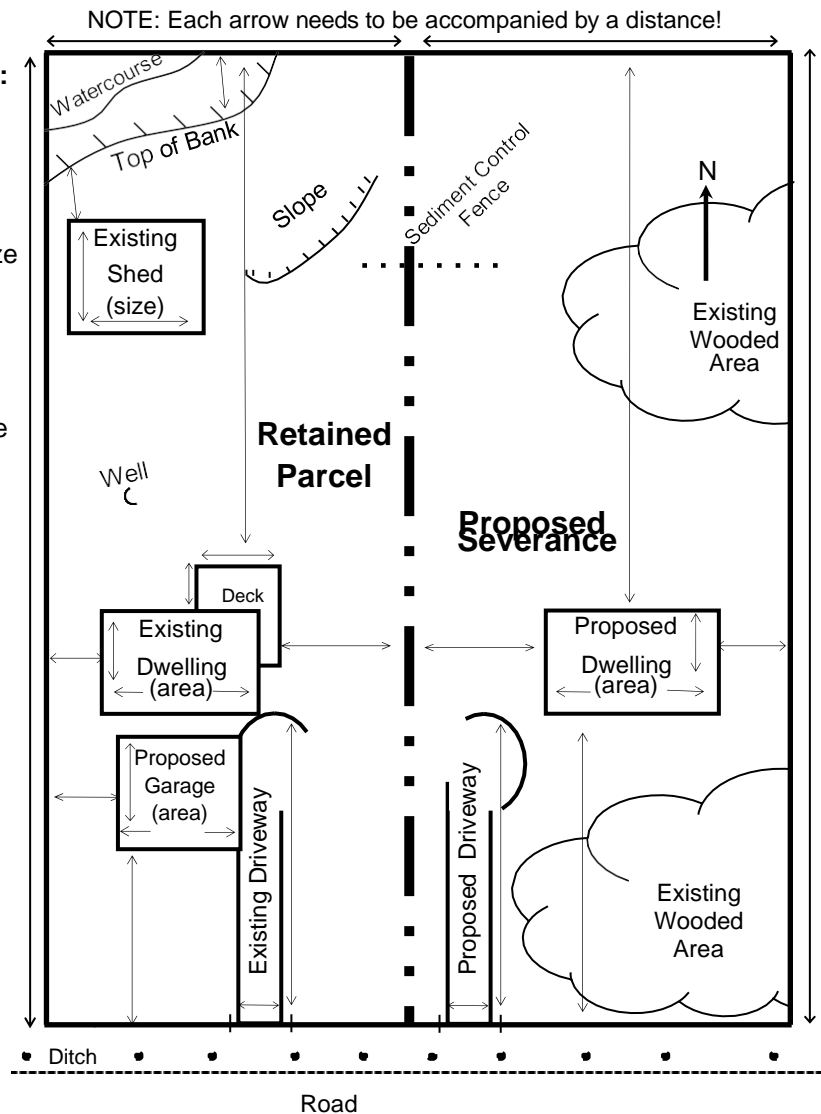
10. Drawings and Additional Information

- Attach 3 copies of your sketch drawn to scale or survey** showing all existing and proposed. Please refer to the example sketch below.
- Submit 1 copy of all studies and reports required** to be submitted with this application or prepared in support of the application.

Example Sketch

Your sketch must show the following information:

- ┌ Legal description of property and roll number
- ┌ North Arrow (North should be to the top of the page)
- ┌ Lot frontage & depth measurements, and total size
- ┌ Proposed location, dimension, and size of the proposed lot in relation to the existing lot.
- ┌ Location of all land previously severed from land originally acquired by the current owner.
- ┌ Boundaries & dimensions of any land abutting the subject land that is owned by the applicant
- ┌ Existing uses on adjacent lands
- ┌ Location of topographical, natural & built features, including:
 - cliff edges, steep slopes
 - streams, wetlands, watercourses, ponds, drainage areas
 - woods, hedgerows, trees
 - agricultural fields and features
 - railway, hydro easements, trails, etc.
 - existing buildings, structures, etc.
- ┌ Location and distance from property line of all proposed and existing development, including:
 - buildings
 - accessory buildings, facilities, structures, including pools and decks
 - driveway, septic system, wells, etc.
 - parking areas, storage areas
 - cut &/or fill areas, berms, retaining walls, culverts, etc.
 - hydro, gas, phone, water, sewer services
 - sidewalks
- ┌ Measurements showing distance from proposed development to:
 - front, side and rear lot lines
 - any cliff edges, streams, woods, fence lines, hedgerows, septic systems, etc.
 - any roads, railways, hydro corridors
- ┌ Sediment and erosion control measures
- ┌ Existing direction of drainage and swales
- ┌ Proposed changes in grade (filling, excavation, etc.)



Failure to provide the requested information may result in your application being delayed.

This information is being collected in accordance with the Planning Act, 1990, c.P.13, for the purpose of defining the development proposal. A site visit to the property may be conducted to review this application, without further notice in accordance with the Planning Act, 1990, C.p.13.

11. Owner's Authorization

I, (we) _____, being the registered owner(s) of the subject
(Name(s) of owner, individuals or company)

lands, hereby authorize _____ to prepare and submit a
(Name of Agent)
consent application for approval.

Signature of Owner(s)

Date

Signature of Owner(s)

Date

Note: If the owner is an incorporated company, the company seal shall be applied. If there is not a company seal, a statement of authority to bind is required.

12. Agreement on Costs

I have enclosed the applicable application processing fees and deposits.

I, _____, being the applicant for the
(Name of Applicant)

subject lands, hereby agree that notwithstanding that the agent may make payments on my behalf, I shall be solely and fully responsible for paying all costs the municipality may incur in the processing of this application. I further agree that such costs shall be paid promptly upon being invoiced by the Township, failing which, such costs, and interest and administration fees, may be collected, which may include recovering costs as taxes.

NOTE: Development Charges may be applicable to the development, which this application, if approved, will facilitate. Any questions with respect to the applicability of the Township's Development Charge By-law should be made to the Treasurer.

Signature of Owner(s)

Date

Signature of Owner(s)

Date

13. Declaration: *This must be signed by the applicant in the presence of a Commissioner*

<p>I (we), _____, of the _____ of _____, County/Region of _____ solemnly</p> <p>declare that all the statements contained in this application and all supporting documentation 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.</p> <p>DECLARED before me at the _____ in the County/Region of _____ this _____ day of _____.</p> <table style="width: 100%;"><tr><td style="width: 50%; text-align: center;">_____ Signature of Owner(s) or Authorized Agent</td><td style="width: 50%; text-align: center;">_____ Signature of Commissioner</td></tr><tr><td colspan="2" style="text-align: center;">_____ Signature of Owner(s) or Authorized Agent</td></tr></table>		_____ Signature of Owner(s) or Authorized Agent	_____ Signature of Commissioner	_____ Signature of Owner(s) or Authorized Agent	
_____ Signature of Owner(s) or Authorized Agent	_____ Signature of Commissioner				
_____ Signature of Owner(s) or Authorized Agent					

13. Applicant's Consent (Freedom of Information)

<p>In accordance with the provisions of the <i>Planning Act</i>, it is the policy of the Township of Adjala-Tosorontio to provide public access to all development applications and supporting documentation. In submitting this development application and supporting documentation, I</p> <p>_____, the applicant, hereby acknowledge the above-noted and provide my consent in accordance with the provisions of the <i>Municipal Freedom of Information and Protection of Privacy Act</i> that all the information in this application and any supporting documentation provided by myself, my agents, consultants and solicitors, as well as commenting letters or reports issued by the municipality and other review agencies will be part of the public record and will also be available to the general public.</p> <table style="width: 100%;"><tr><td style="width: 60%;">_____ Signature of Owner(s)</td><td style="width: 40%;">_____ Date</td></tr><tr><td>_____ Signature of Owner(s)</td><td>_____ Date</td></tr></table>		_____ Signature of Owner(s)	_____ Date	_____ Signature of Owner(s)	_____ Date
_____ Signature of Owner(s)	_____ Date				
_____ Signature of Owner(s)	_____ Date				

14. Public Notification of Planning Application and Signage Agreement

In compliance with the *Planning Act*, your application for consent will be circulated to affected parties who, in all probability will be visiting the site prior to submitting their comments. The area subject to the proposed consent must be clearly marked and posted 14 days prior to the hearing and remain posted until the date the appeal period expires.

It is the responsibility of the applicant to ensure the sign(s) is securely posted on the subject lands so that it is visible and legible from a public roadway. The Township has provided the sign for your convenience only, therefore the Township is not responsible for any damages from the improper posting of the sign.

Please use the sign supplied and any extra posts or stakes supplied by owner and post it so it is clearly visible from the roadway.

In the event that the property is not marked, the Committee of Adjustment may decline to hear the application until such time as the posting of the sign has been completed and a date for the next hearing is available, or the Committee may deny the application. Any additional costs caused by the deferment shall be paid by the applicant, agent or solicitor. In the case of rural properties, the appropriate emergency number (911) must be part of the site address on the application.

I/We _____ (owner/agent) have submitted a consent application to the Corporation of the Township of Adjala-Tosorontio, and hereby confirm that I/we have received the sign and acknowledge the information outlined in the above notice.

Dated this _____ day of _____, 20_____.

Signature of Owner(s)

Date

16. Owners Consent For Municipal Staff and Committee to Enter the Site

I/We, _____ am/are the owner(s) of the land that is the subject of this consent application and give permission to municipal staff and the Committee of Adjustment of the Township of Adjala-Tosorontio to enter onto the subject land for the purpose of inspecting the lands to evaluate the merits of the application.

Signature of Applicant

Date

Signature of Applicant

This application package is to be submitted to:
Secretary/Treasurer to the Committee of Adjustment
Township of Adjala-Tosorontio
7855 30th Sideroad
Alliston, Ontario
L9R 1V1

APPENDIX A

**PLEASE COMPLETE IF THE PROPOSED
PROPERTY IS LOCATED WITHIN 500
METRES OF ANY LIVESTOCK
OPERATION**

Step 4	Weighted Factor A	Determine Factor A (Odour Potential Factor) for each animal/material type present, from Table 1, and fill in the calculation form. If necessary, calculate the weighted average for Factor A, if Factor A is not the same for all animals/materials listed. See Implementation Guidelines #26 and #31 for further direction.
Step 5	Weighted Factor D	Determine Factor D (Manure Form in Permanent Storage Factor) from Table 1, for each animal/material type present, and fill in the calculation form. If necessary, calculate the weighted average Factor D, if Factor D is not the same for all animals/materials listed. See Implementation Guidelines #29 and #32 for further direction.
Step 6	<i>Tillable hectares</i> and potential NU	Fill in the maximum <i>tillable hectares</i> of land on the <i>lot</i> where the <i>livestock facility</i> is located, based on information obtained from the owner of the <i>livestock facility</i> . It may be necessary to verify this information independently. Calculate the potential total number of NU, which equals: # of <i>tillable hectares</i> x 7.5, up to a maximum of 300 NU. Implementation Guidelines #33 and #17 provide more specific information.
Step 7	Factor B and existing vs. potential NU	Compare the total number of existing NU calculated in Step 3 with the total number of potential NU calculated in Step 6. Using the greater of these two numbers, determine Factor B from Table 2, and fill in the correct space on the calculation form. In some circumstances, it will be necessary to interpolate Factor B from Table 2, when the number of NU is not specifically identified in the table. Implementation Guideline #27 provides more specific direction on Factor B.
Step 8	Determine Factor E	Determine and fill in Factor E (Encroachment Land Use Factor) on the calculation form. Factor E can be determined from Table 4. Implementation Guidelines #30 and #35 through #39 provide specific direction on Factor E and the determination of Type A and Type B land uses.
Step 9	F, Building Base Distance	Calculate F (Building Base Distance) = (Factor A) x (Factor D) x (Factor B) x (Factor E), which is the required MDS I setback from the proposed development to the nearest barn of the <i>livestock facility</i> . For further information, see Implementation Guidelines #23 and #34.

Step 10	<i>S, Manure Storage Base Distance</i>	<p>Establish <i>S (Manure Storage Base Distance)</i> by first using Table 5 to choose the existing storage at the <i>livestock facility</i> with the highest odour potential: Very Low, Low, Medium, and High. Then, enter Table 6 under the appropriate column and read across using 'F' calculated from Step 9. It may be necessary to interpolate. <i>S</i>, is the required MDS I setback from the proposed development to the nearest <i>manure storage</i> at the <i>livestock facility</i>. Implementation Guidelines #24 and #25 provide further information. Implementation Guidelines #21 and #22 provide further information on dealing with <i>anaerobic digesters</i>.</p> <p>Steps 2 through 10 should be completed for any other <i>livestock facilities</i> present, in accordance with Implementation Guideline #6.</p>
Now What?	Using calculated MDS	<p>The calculated values of MDS can now be used in the context of the land use planning application for which they have been prepared. Implementation Guidelines #35 through #40 provide direction around issues regarding Type A and Type B land uses. Implementation Guidelines #41 through #44 provide direction around issues of measurement of MDS setbacks, and, Implementation Guidelines #45 and #46 provide direction on issues regarding minor variances.</p>

Example:

Ms. Smith proposes to create a new *lot*, on agricultural land, adjacent to Mr. Jones' *Swiney-Acres Farm*. This *livestock facility* has:

- a) 1200 head swine feeder barn over a slatted floor barn where all the swine manure is stored,
- b) 33000 bird chicken broiler barn (9-week cycle) with solid manure stored outside, uncovered, dry enough for a flowpath option; and,
- c) permanent concrete storage for imported solid dairy manure 10 metres wide x 12 metres long and 2 metre walls, with flowpath option.

The *lot* where all Mr. Jones' barns and *manure storage* are has 60 *tillable hectares*. There are no other *livestock facilities* within 1000 m of the proposed *lot*. How far must Ms. Smith's proposed *lot* be from Mr. Jones' nearest barn and nearest *manure storage*?

Evaluator: _____

Date: _____

File Number: _____

Contact Information:

	Applicant Information	Owner of Adjacent Livestock Facility #1	Owner of Adjacent Livestock Facility #2, etc.
File Name	Jane	Jim	(No other adjacent <i>livestock facilities</i>)
Last Name	Smith	Jones	
Farm/Company	N/A	Swiney-Acres Farm	
Address	123 New Road	124 New Road	
City/Town	Somewhere	Somewhere	
Province	Ontario	Ontario	
Postal Code	NOG OJ0	NOG OJ0	
Upper Tier	Upper Somewhere	Upper Somewhere	
Lower Tier	Lower Somewhere	Lower Somewhere	
Lot	1	2	
Concession	2	2	
911 Number	12345	12346	
Roll Number	666	667	
Telephone	905-555-1111	905-555-3333	
Fax	905-555-2222	905-555-4444	
Email	jsmith@newroad.ca	jjones@newroad.ca	

MDS I Calculation Form:

Animal Type or Material	Description	Number per NU	Manure Form	Existing Maximum Housing Capacity	Existing NU	Factor A	Factor D
Swine	Feeders (27 kg - 105 kg)	6	Liquid	1200	200	1.2	0.8
Chickens	Broilers (9 week cycle)	300	Solid	33 000	110	0.7	0.7
Imported Manure	Max Capacity (10m x 12m x 2m)	19.8	Solid	240	12	1.2	0.7
Total Number of NU					322		
Factor A (Odour Potential Factor)...a weighted average may be necessary						1.03	
Factor D (Manure Form Factor)...a weighted average may be necessary							0.76
Factor B (Nutrient Units Factor)							475
Factor E (Encroaching Land Use Factor)							1.1
Maximum tillable hectares on the lot with the livestock facilities			60	X	7.5	-	300 NU <small>(Maximum 300 NU)</small>
F (Building Base Distance, m) = Factor A x Factor D x Factor B x Factor E							409
S (Manure Storage Base Distance, m)							409
Now What?		Repeat MDS calculation process as appropriate for other <i>livestock facilities</i> in the vicinity. Apply calculated MDS in the context of the land use planning application for which they were prepared.					

MDS I CALCULATION BLANK FORM

Evaluator: _____

Date: _____

File Number: _____

Contact Information:

	Applicant Information	Owner of Adjacent Livestock Facility #1	Owner of Adjacent Livestock Facility #2, etc
File Name			
Last Name			
Farm/Company			
Address			
City/Town			
Province			
Postal Code			
Upper Tier			
Lower Tier			
Lot			
Concession			
911 Number			
Roll Number			
Telephone			
Fax			
Email			

MDS I CALCULATION BLANK FORM

Animal Type or Material	Description	Number per NU	Manure Form	Existing Maximum Housing Capacity	Existing NU	Factor A	Factor D
Swine							
Chickens							
Imported Manure							
Total Number of NU							
Factor A (Odour Potential Factor)...a weighted average may be necessary							
Factor D (Manure Form Factor)...a weighted average may be necessary							
Factor B (Nutrient Units Factor)							
Factor E (Encroaching Land Use Factor)							
Maximum tillable hectares on the lot with the livestock facilities				X		-	[Maximum 300 NU]
F (Building Base Distance, m) = Factor A x Factor D x Factor B x Factor E							
S (Manure Storage Base Distance, m)							
Now What?	Repeat MDS calculation process as appropriate for other <i>livestock facilities</i> in the vicinity. Apply calculated MDS in the context of the land use planning application for which they were prepared.						