

# LAKEHEAD RURAL PLANNING BOARD

P.O. Box 10, 4569 Oliver Road Murillo, ON P0T 2G0  
Phone: (807) 935-2613 Fax: (807) 935-2161 www.oliverpaipoonge.on.ca

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## APPLICATION FOR CONSENT

### UNDER SECTION 53 OF THE *PLANNING ACT* TO CONVEY OR GRANT INTEREST IN LAND

The undersigned hereby applies to the Committee of Adjustment for Consent to convey or grant any interest in land as set out below.

### INSTRUCTIONS FOR ALL APPLICANTS In Completing Application for Consent Forms

#### FEE

An application fee of **\$500.00** for each application shall be made payable to the **Municipality of Oliver Paipoonge**. With the exception of the lot to be retained by the owner, an application shall be filed for each new lot which is to be created.

As per Lakehead Rural Planning Board Resolution No. 00-13, "That the Lakehead Rural Planning Board has agreed to collect a development fee of \$100.00 on behalf of the Lakehead Region Conservation Authority", the Lakehead Rural Planning Board now requires a separate cheque in the amount of **\$100.00 payable to the Lakehead Region Conservation Authority** to be submitted with the application for consent to the Lakehead Rural Planning Board where the LRPB deems appropriate. Applicant must verify requirement on a case by case basis.

#### APPLICATION

All the relevant questions must be answered and the sketch completed correctly before the application will be accepted and processed for a public meeting.

#### OWNER'S AUTHORIZATION

If an agent or solicitor is acting on behalf of the owner at the hearing, and is making the declaration mentioned below, written authorization from the owner should be submitted to the Secretary-Treasurer or the Commissioner of Oaths.

#### DECLARATION

The declaration section of the Application Form must be completed by a Commissioner of Oaths. Commissioners may be found at all law offices, the City of Thunder Bay, most provincial ministry and township offices, as well as the Lakehead Rural Planning Board office (in Murillo).

#### PUBLIC HEARING

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A public hearing will be held approximately one month after the receipt of the completed application and accurate sketch. The applicant will be mailed a Notice of Hearing by the Secretary-Treasurer informing her/him of the Hearing Date. The applicant or an authorized agent or solicitor must attend the hearing to explain the application and to answer questions from the Board. When an agent or solicitor is representing the landowner at the hearing, written authorization must accompany the application authorizing the agent to appear before the Committee on behalf of his/her client.

## DECISION

After the decision is made the necessary forms will be completed and mailed by the Secretary-Treasurer to the applicant within 15 days of the hearing. Those requesting a copy of the Decision in writing will also receive the Notice of Decision.

## APPEALS

For a period of 20 days from the mailing date of a Decision, appeals regarding the Decision of the Board can be appealed to the Ontario Municipal Board. After the 20 day appeal period, the Decision of the Board is final and binding.

## DEFERRED APPLICATION

All applications deferred by the Board or by the request of the applicant, may not be deferred for a period longer than one (1) year from the date of the receipt of the original application. Should the period be longer than one year, the applicant will be required to reapply.

## TRANSFERS

The applicant has **one year** from the date of the decisions of the board in which to satisfy all conditions and supply evidence of such to the Secretary-Treasurer of the Lakehead Rural Planning Board. At that point the applicant has two options:

- The Transfer/Deed of Land can be stamped and signed by the Lakehead Rural Planning Board; or
- A Certificate can be issued to the applicant stating that the conditions have been met. If a Certificate is issued, an applicant has two years (from the date of issuance of the Certificate) in which to transfer the property. If transfer does not then occur, the application becomes null and void.

1. Name of Approval Authority

Lakehad Rural Planning Board \_\_\_\_\_

2. Name of Owner: \_\_\_\_\_

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Address: \_\_\_\_\_

Name of Owner's Solicitor or Authorized Agent: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Please specify to whom all communications should be sent: check ( )

( ) Owner ( ) Solicitor ( ) Agent

3. a) Type and purpose of proposed transaction:

( ) Conveyance (specify – i.e. new lot or addition to lot)

( ) Other (specify – i.e. mortgage, lease, easement right of way, correction of title)

b) Name of person(s) to whom land or interest in land is intended to be conveyed, leased or mortgaged:

\_\_\_\_\_

c) Relationship (if any) of person(s) named in (b) to owner:

\_\_\_\_\_

d) Describe any existing easements or restrictive covenants affecting the subject land and its effect:

\_\_\_\_\_

4. Location of Land:

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

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

Part(s) No. \_\_\_\_\_

5. Current Official Plan Designation: \_\_\_\_\_

6. Description of Land Intended to be Severed:

Frontage: \_\_\_\_\_ metres Depth: \_\_\_\_\_ metres Area: \_\_\_\_\_ hectares

Existing Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_

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Number and use of buildings and structure (both existing and proposed) on the land to be severed:

\_\_\_\_\_

7. Description of Land Intended to be Retained:

Frontage: \_\_\_\_\_ Depth: \_\_\_\_\_ Area: \_\_\_\_\_

Existing Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_

Number and use of buildings and structure (both existing and proposed) on the land to be retained:

\_\_\_\_\_

8. Number of new lots (not including retained lots) proposed:

\_\_\_\_\_

9. Type of road access for proposed lot (specify): \_\_\_\_\_

Type of road access for retained lot (specify): \_\_\_\_\_

Is access by water to proposed lot? \_\_\_\_\_

Is access by water to retained lot? \_\_\_\_\_

10. What type of water supply is proposed? (check appropriate spaces):

	Proposed Lot	Retained Lot
Municipally Owned and Operated Water System	_____	_____
Lake	_____	_____
Well	_____	_____
Other (Specify)	_____	_____

11. What type of sewage disposal is proposed? (check appropriate spaces)

	Proposed Lot	Retained Lot
Municipally Owned and Operated Sanitary Sewers	_____	_____
Septic Tank	_____	_____
Pit Privy	_____	_____
Other (Specify)	_____	_____

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12. When will water supply and sewage disposal services be available?

\_\_\_\_\_

13. Is any part of the land swampy or subject to flooding, seasonal wetness or erosion? Yes \_\_\_\_\_ No \_\_\_\_\_

If Yes, give details: \_\_\_\_\_

\_\_\_\_\_

14. Type of soil (clay, gravel, sand, rock, etc.)

\_\_\_\_\_

15. Has the owner previously severed any land from this holding?

Yes \_\_\_\_\_ No \_\_\_\_\_

If Yes, please indicate previous severances on the required sketch and supply the following information for each lot severed:

1) Grantee's Name: \_\_\_\_\_

Relationship (if any) to Owner: \_\_\_\_\_

Use of Parcel: \_\_\_\_\_

Date Parcel Created: \_\_\_\_\_

2) Grantee's Name: \_\_\_\_\_

Relationship (if any) to Owner: \_\_\_\_\_

Use of Parcel: \_\_\_\_\_

Date Parcel Created: \_\_\_\_\_

16. Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision, under Section 50 of the *Planning Act*, 1990 as amended, or its predecessors? Yes \_\_\_\_\_ No \_\_\_\_\_

If yes, please provide file number \_\_\_\_\_

17. Is the owner, solicitor, or agent applying for addition consents in this holding simultaneously with this application, or considering applying for additional consents in the future? Yes \_\_\_\_\_ No \_\_\_\_\_

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18. Is the owner, solicitor or agent applying for any minor variance, or permission to extend or enlarge under Section 45 of the *Planning Act*, 1990, in relation to any land that is the subject of this application?

Yes \_\_\_\_\_ No \_\_\_\_\_

If yes, please provide file number and status \_\_\_\_\_

19. Is the subject land the subject of any other application under the *Planning Act*, as amended?

Yes \_\_\_\_\_ No \_\_\_\_\_

If yes, please provide file number and status \_\_\_\_\_

20. A sketch is required at the time of the filing of this application

**Minimum requirements** will be a sketch showing the following (see sample attached):

- i. The boundaries and dimensions of the subject land and any abutting land that is owned by the owner of the subject land.
- ii. The north arrow.
- iii. The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot line. **Metric** measurements only.
- iv. The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- v. The current uses on the land that is adjacent to the subject land.
- vi. 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.

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- vii. If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- viii. The location and nature of any easement affecting the subject land.
- ix. The location of all land previously severed from the parcel originally acquired by the current owner
- x. Whether the subject land within an area of land designated under any provincial plan.

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## SKETCH

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## CERTIFICATION BY THE APPLICANT

I/We

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Of the Municipality of Oliver Paipoonge in the Province of Ontario, solemnly declare that the 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*.

Sworn (or declared) before me at the Municipality of Oliver Paipoonge in the Province of Ontario,

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

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

\_\_\_\_\_  
Applicant/Authorized Agent

*THE INFORMATION IN THIS APPLICATION AND ALL OTHER INFORMATION, STUDIES, REPORTS AND COMMENTS RECEIVED RELATIVE TO THE PROCESSING OF THIS APPLICATION IS COLLECTED FOR THE PURPOSE OF CREATING A RECORD THAT IS AVAILABLE TO THE GENERAL PUBLIC.*

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## AUTHORIZATION OF THE OWNER FOR AN AGENT TO MAKE APPLICATION

I/We authorize \_\_\_\_\_ (name of agent) to act on my (our) behalf in submitting this application. This application has been submitted with my (our) full knowledge and endorsement.

\_\_\_\_\_  
Owner(s)

\_\_\_\_\_  
Date

*For office use only*

File Number: \_\_\_\_\_

Date **complete** application is received: \_\_\_\_\_