

The Corporation of the



Town of Tecumseh

Application for Consent / Severance

1. Name of approval authority: **Town of Tecumseh Committee of Adjustment**

2. Date application received by Municipality:

3. Date application deemed complete by Municipality:

4. Name of registered owner:

Telephone number:

Cell number:

E-Mail address:

Full Mailing Address:

Name of registered owner's solicitor
or authorized agent (if any):

Telephone number:

Cell number:

E-Mail address:

Full Mailing Address:

Please specify to whom **all communications** should be sent:

registered owner

solicitor

authorized agent

5. Location and description of subject land:

Concession No.

Lot(s) No.

Registered Plan No.

Lot(s) No.

Reference Plan No.

Part(s)

Street Address

Assessment Roll No.

6. Size of subject parcel in metric units (**or attach a survey or registered plan if more appropriate**):

Frontage _____ Depth _____ Area _____

7. Are there any easements or restrictive covenants affecting the subject land?
Yes No

If yes, please provide a description of each easement or covenant and its effect.

8. Type and purpose of the proposed transaction:

Creation of a New Lot	Farm Split	Surplus Dwelling Lot (See Part II)
Addition to Lot	Technical Severance	Other
Mortgage or charge	Partial discharge of mortgage	Easement/right-of-way
Correction of title	Agreement of sale and purchase	Other (specify)

9. Name of person(s) [purchaser, lessee, mortgagee, etc.] to whom land or interest in land is intended to be conveyed, leased or mortgaged:

10. Relationship (if any) of person(s) named in item 9 above to owner (specify nature of relationship):

11. Description and land use of land intended to be **Severed** (in metric units):

Frontage: Depth: Area:

Existing use:

Proposed use:

Number and use of buildings and structures on the land intended to be severed:

Existing:

Proposed:

Is there any existing access bridge on this parcel?	Yes (locate on sketch	No
Is there a water service connection on this parcel?	Yes (locate on sketch)	No
Is there a sanitary sewer connection on this parcel?	Yes (locate on sketch)	No

12. Description and land use of land intended to be **Retained** (in metric units):

Frontage: Depth: Area:

Existing use:

Proposed use:

Number and use of buildings and structures on the land intended to be retained:

Existing:

Proposed:

Is there any existing access bridge on this parcel?	Yes (locate on sketch	No
Is there a water service connection on this parcel?	Yes (locate on sketch)	No
Is there a sanitary sewer connection on this parcel?	Yes (locate on sketch)	No
Is there a storm sewer connection on this parcel?	Yes (locate on sketch)	No

13. Number of new lots (**not including retained lot**) proposed:

14. Access to proposed **Severed** lot:

Municipal Road	County Road	Provincial Highway	Private	Water
Right of Way	Municipal Seasonal Road			

If access to the subject land is **By Water Only**, state the parking and docking facilities used or to be used and the approximate distance between these facilities and the nearest public road.

15. Access to proposed **Retained** lot:

Municipal Road	County Road	Provincial Highway	Private	Water
Right of Way	Municipal Seasonal Road			

If access to the subject land is **By Water Only**, state the parking and docking facilities used or to be used and the approximate distance between these facilities and the nearest public road.

16. Type of proposed water supply for:

Type	Severed Lot	Retained Lot
Municipally owned and operated piped water		
Well		
Other (specify)		

17. Type of proposed sanitary sewage disposal:

Type	Severed Lot	Retained Lot
Municipally owned and operated sanitary sewers		
Septic tank		
Other (specify)		

18. Type of proposed stormwater management:

Type	Severed Lot	Retained Lot
Municipally owned and operated storm sewers		
Overland Flow		
Other (specify)		

19. When will water supply, sewage disposal services and stormwater management be made available?

20. Have there been any previous severances of 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:

Grantee's name:

Relationship (if any to owner):

Use of parcel:

Date parcel was created:

21. Current Official Plan Land Use designation of subject land:
22. Has the parcel ever been the subject of an application for approval of a plan of subdivision under Section 51 or a consent under Section 53 of the Act, as amended, or its predecessors?

Yes

No

If yes, please indicate the file number and the decision:

23. Please indicate whether the property is the subject of an application for one of the following:

Zoning By-law amendment

Official Plan of Official Plan Amendment approval

minor variance

Minister's zoning order amendment

Consent of approval of a plan of subdivision

If known, indicate the file number and status of the foregoing application(s):

24. Is the owner, solicitor or agent applying for additional consents on this holding simultaneously with this application, or considering applying for additional consents in the future?

Yes

No

25. Is the owner, solicitor or agent applying for any minor variance or permission to extend or enlarge under Section 45 of The Planning Act, R.S.O. 1990, as amended, in relation to any land that is the subject of this application?

Yes

No

26. Explain whether the proposed consent **is consistent** with policy statements issued under subsection 3(1) of the Act – (Provincial Policy Statement):

27. Explain whether the subject land is within an area of land designated under any provincial plan or plans and if such application conforms to or does not conflict with said plans: **Not Applicable for Applications with the Town of Tecumseh**

28. Will the proposed use include the addition of permanent fuel storage? Yes No

If yes, how much fuel storage will be installed (in litres)?

(Town Confirmation) Application Requires RMO Review?

Yes

No

Part II – Agricultural Consents / Severances

To be completed by those applicants proposing to sever a lot for the purpose of a Surplus Dwelling.

Surplus Dwelling:

How long has the applicant owned and actively farmed the subject property:

How long has the applicant owned and actively farmed the home farm property:

Area of the **home farm property**:

I, _____ of the _____ in the County/District/Regional Municipality of _____ solemnly declare that all the statements contained in this application are true, and I 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.

Dated at the _____ of _____ this _____ day of _____, 20 _____.

Signature of Applicant, Solicitor or Authorized Agent

Declared before me at the _____ of _____ in the _____ of _____ this _____ day of _____, 20 _____.

A Commissioner, etc.

Authorization

Please see notes below:

TO: Secretary-Treasurer to the Committee of Adjustment for the Town of Tecumseh

Description and Location of Subject Land:

I/We, the undersigned, being the registered owner(s) of the above lands hereby authorize

_____ of the _____ of _____

to:

1. make an application on my/our behalf to the Town of Tecumseh Committee of Adjustment;
2. appear on my/our behalf at any hearing(s) of the application; and
3. provide any information or material required by Town of Tecumseh Committee of Adjustment relevant to the application.

Dated at the _____ of _____ in the _____ of _____, this _____ day of _____, 20____.

Signature of Witness

Signature of Owner

Signature of Witness

Signature of Owner

Signature of Witness

Signature of Owner

***Note: This form is only to be used for applications which are to be signed by someone other than the owner.**

Permission to Enter

TO: The Secretary-Treasurer
Committee of Adjustment
Town of Tecumseh
917 Lesperance Road
Tecumseh, ON N8N 1W9

Location of Subject Land:

I/We,

Please print the full name of the owner(s)

The undersigned, being the registered owner(s) of the subject land, hereby authorize the members of the Town of Tecumseh Committee of Adjustment and the Town of Tecumseh staff members, to enter upon the above noted property for the purpose of conducting a site inspection with respect to the attached Application for Minor Variance and/or Consent.

Dated this day of , 20 .

(Signature of the owner(s) or where the owner is a Firm or Corporation, the signature of an Officer of the owner.)

(Where the owner is a Firm or Corporation, please print or type the full name of the person signing.)

NOTE: If the Owner is a Firm or Corporation, the Corporate Seal shall be affixed hereto.

No discussion shall take place between the Committee Members and the applicant during the site inspection.

Notes:

Each copy of the application must be accompanied by a sketch, drawn to scale (in metric units), showing (if applicable) :

- 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 lands subject to the application;
- c) the approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing;
- d) the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
- e) 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.
- f) the current uses on land that is adjacent to the subject lands;
- g) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
- h) if access to the subject land is by water only, the location of the parking and docking facilities to be used;
- i) the location and nature of any easement affecting the subject land.

**Town of Tecumseh Development Services Fee
Schedule (as established by By-law 2024-097)**

Application	Planning Fee	Total
Consent / Severance <i>(per each new individual lot created)</i>	\$1,430/ new lot	\$1,430 / new lot
Change of Conditional Approval or Certificate of Cancellation	\$205	\$205
Minor Variance	\$1,020	\$1,020
Special Meeting Fee <i>(in addition to regular fee above)</i>	\$305	Add \$305 to total fee above

**Additional Essex Region Conservation Authority (ERCA)
Application Review Fees
(To Be Added to the Total Application Payment)**

Application	ERCA Review Fee
Consent / Severance <i>(up to 3 new lots created)</i>	\$300
Minor Variance <i>(up to 3 variances per application)</i>	\$200
Combined Consent and Minor Variance	\$375
Combined Consent and Zoning By-law Amendment	\$400

Applicant's Signature

Date