



Application for Consent 2024

Application Fees

Consent to create a new lot.....	\$2,600.00
All other types of Consents (lot addition, easement, right-of-way, etc.).....	\$1,460.00
Combined application for Minor Variance and Severance	\$2,130.00
Combined application for Minor Variance and Severance (new lot).....	\$3,280.00
Additional fee if requesting a second consent certificate for retained lands	\$360.00

I / we enclose the application fees made payable to the City of Belleville
in the amount of _____

(The application fees are non-refundable whether the application is approved or denied.)

Quinte Conservation Fees (if applicable)

Consents/Minor Variance.....	\$450.00
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***Make payable to Quinte Conservation**

Note: The City of Belleville will pre-screen applications on behalf of Quinte Conservation and determine which applications will be circulated to Quinte Conservation for review. If the pre-screening indicates that Quinte Conservation will be consulted the fee noted above shall be collected at the time the application is received by the City of Belleville.

Purpose of Application

The undersigned hereby applies to the Committee of Adjustment for the City of Belleville under Section 53 of the *Planning Act, R.S.O. 1990*, Chapter 13, for a Consent.

Please indicate the purpose of the application (choose all that apply):

- | | |
|---|-----------------------------------|
| Creation of a new lot | Lot addition |
| Right-of-way | Easement |
| Lease | Mortgage or Charge |
| Partial discharge of a mortgage | Disposal of surplus farm dwelling |
| Other (validation or correction of title) | |



Property Details

Municipal Address: _____

Assessment Roll Number: _____

Registered Plan or Reference Plan Number (if applicable): _____

Lot or Block and Concession Number (if applicable): _____

Lot Frontage (metres): _____ Lot Depth (metres): _____

Lot Area (square metres or hectares): _____ Date Property Acquired: _____

Owner Information

Name: _____

Mailing Address (including postal code):

Telephone Number: _____

E-mail Address: _____

Agent Information (if Applicant is not the Owner)

Name: _____

Mailing Address (including postal code):

Telephone Number: _____

E-mail Address: _____



Proposal Details:

Lot Addition

If the application is for a lot addition, please identify the lands to which the parcel will be added:

Recipient of Consent

Name of person(s) to whom the land or interest in the land is intended to be transferred.

Lease or charged (if known): _____

Easement / Right-of-Way

Are there any easements and / or rights-of-way affecting the severed or retained parcel?

Yes

No

If yes, please describe

a) Severed Parcel

b) Retained Parcel

Lot Dimensions

Severed parcel dimensions

a) Frontage: _____

b) Average Width: _____

c) Average Depth: _____

d) Area: _____



Retained parcel dimensions

- a) Frontage: _____
- b) Average Width: _____
- c) Average Depth: _____
- d) Area: _____

Parcel Uses

Please describe the existing uses on the **severed** parcel:

Please describe the proposed uses on the **severed** parcel:

Please describe the existing uses on the **retained** parcel:

Please describe the proposed uses on the **retained** parcels:

Uses Surrounding the subject property

Please describe the uses on the lands to the north of the subject lands:

Please describe the uses on the lands to the south of the subjects lands:

Please describe the uses on the lands to the east of the subject lands:

Please describe the uses on the lands to the west of the subject lands:



Nearby Land Uses

Are any of the following land uses on the subject lands? (Please choose all that apply)

- a) An agricultural operation
- b) A stream, creek, or water course
- c) A Provincially significant wetland or other environmental feature
- d) A railway line
- e) An industrial use

Are any of the following land uses on lands within 500 metres (1640 feet) for the subject lands? (Please choose all that apply)

- a) An agricultural operation
- b) A stream, creek, or water course
- c) A Provincially significant wetland or other environmental feature
- d) A railway line
- e) An industrial use

Agricultural Setback

Are there one or more livestock barns or manure storage facilities located within 500 metres (1,640 feet) of the boundary of the subject lands?

Yes

No

If yes, please obtain a “Data Sheet – MDS” from the Approvals Section of the Engineering and Development Services Department. It must be submitted with your application.

Structures

Please indicate the number of existing buildings / structures and describe the types of building / structures on the **severed** parcel:

Please indicate the number of proposed buildings / structures and describe the types of building / structures on the **severed** parcel:



Please indicate the number of existing buildings / structures and describe the types of building / structures on the **retained** parcel:

Please indicate the number of proposed buildings / structures and describe the types of building / structures on the **retained** parcel:

Planning Information

Official Plan designation of **severed** parcel:

Official Plan Designation of **retained** parcel:

Present zoning of the **severed** parcel:

Present zoning of the **retained** parcel:

Please explain how the application conforms with the Official Plan:

Please explain how the application is consistent with the Provincial Policy Statement:

Existing Connected Services

What type of water supply does the **severed** parcel currently have? (choose which one applies)

- a) Publicly owned and operated piped water system (Municipal Water)
- b) Privately owned and operated individual well
- c) Privately owned and operated communal well



What type of water supply does the **retained** parcel currently have? (choose which one applies)

- a) Publicly owned and operated piped water system (Municipal Water)
- b) Privately owned and operated individual well
- c) Privately owned and operated communal well

What type of sewage disposal does the **severed** parcel currently have? (choose which one applies)

- a) Publicly owned and operated sanitary sewage system (Municipal Sanitary Sewer)
- b) Privately owned and operated individual septic tank
- c) Privately owned and operated communal septic system (*if more than 4,500 litres of effluent would be produced per day a servicing options report and a hydro-geological report shall be required)

What type of sewage disposal does the **retained** parcel currently have? (choose which one applies)

- a) Publicly owned and operated sanitary sewage system (Municipal Sanitary Sewer)
- b) Privately owned and operated individual septic tank
- c) Privately owned and operated communal septic system (*if more than 4,500 litres of effluent would be produced per day a servicing options report and a hydro-geological report shall be required)

How is storm drainage provided on the **severed** parcel? (choose all that apply)

- Sewers
- Ditches
- Swales
- Other

If other, please explain: _____

How is storm drainage provided on the **retained** parcel? (choose all that apply)

- Sewers
- Ditches
- Swales
- Other

If other, please explain: _____



Access

What type of road does the **severed** parcel front onto? (choose which one applies)

- | | | |
|------------|--------------|-----------|
| Provincial | County | Municipal |
| Private | Right-of-Way | Other |

Please provide the name of the road(s) that the **severed** parcel fronts onto:

What type of road does the **retained** parcel front onto? (choose which one applies)

- | | | |
|------------|--------------|-----------|
| Provincial | County | Municipal |
| Private | Right-of-Way | Other |

Please provide the name of the road(s) that the **retained** parcel fronts onto:

Has the road in which the parcels front onto been reconstructed within the last 5 years?

- Yes No

If yes, is servicing in place that will not require new road cuts?

- Yes No

Other Applications

Has there been a previous application to the Committee of Adjustment for the subject lands?

- Yes No

If yes, please provide the date of the application: _____

Please describe the nature of the previous application:



Consent Certificate for Retained Lands

Are you making a request to obtain a second consent certificate for the retained lands, as referred to in clause 53(42.1)(a) of the *Planning Act*?

Yes No

(Please note this is not applicable to lot additions or boundary adjustments where Subsection 50(3) or (5) of the *Planning Act* applies to any subsequent conveyance, and an additional fee noted on Page 1 applies.)

If the answer to the question above is yes, you must also include a statement from an Ontario solicitor in good standing that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the *Planning Act*.

Supporting Documentation and Pre-Consultation Checklist

Attach to the application all supporting documentation required as identified through the City's pre-consultation meeting.

Include a copy of the City's pre-consultation checklist and any attachments you received after the development pre-consultation.

Applicant's Acknowledgements

The Applicant hereby acknowledges and agrees:

1. That this application and the attached supporting documentation, information and materials, if any, contains information collected and maintained specifically for the purpose of creating a record available to the general public and is open to inspection by any person during normal office hours pursuant to the provisions of the Municipal Freedom of Information and Protection of Privacy Act;
2. that personal information on this application is collected under the authority of the Municipal Act, as amended, the Planning Act, as amended, and Ontario Regulation 545/06 and /or 543/06, and will be used for the purpose of processing the application and to determine compliance with the policies and bylaws of the City of Belleville;
3. that additional information and/or materials may be required, and therefore, the application may not be deemed complete, nor processed unless the additional information and/or materials are submitted;
4. City Staff may take up to 30 days to review the application and submissions in order to determine if the application is considered to be "deemed complete";



5. that submission of this application constitutes tacit consent for authorized City Staff representative(s) to inspect the subject lands or premises, and to carry out any inspections, tests and investigations as may be required;
6. that a public meeting will be held to provide a public forum for debate on the merits of the application. The public meeting allows an opportunity for the applicant to present the proposal and address any issues or concerns;
7. that placing or posting signage with respect to this application will be the responsibility of the applicant. Signs must be posted on the subject property by a date that will be provided by City Staff;
8. it is the applicant's responsibility to contact City Staff to obtain any department, agency and/or public comments submitted regarding the application. You can request comments by contacting planning@belleville.ca;
9. that additional approvals from the City and/or other agencies (e.g. building permit, site plan approval, Quinte Conservation permit, Ministry of Transportation approval) may be required;
10. that conceptual development plans and/or drawings submitted with this application are not reviewed for compliance with the Ontario Building Code (O.B.C.) and/or related regulations;
11. that additional fees and/or charges (e.g. building permit fees, parkland dedication fees, development charges) associated with any development approved in conjunction with this application may be required;
12. that additional costs for the processing of the application may be charged where studies, reports, information and/or materials in support of the application must be reviewed by persons not employed by the City but retained for that purpose due to an expertise in the area of the study (e.g. traffic, marketing, environmental, noise, servicing);
13. that the applicant will be required to pay reasonable legal fees of the City for the preparation and registration of agreements when such agreements are required;
14. that all vegetation on the subject land(s) must be maintained and no filling, grading or excavating is permitted on the subject land(s) during the processing of this application; and
15. that in the event that the Application(s) or any matter related to same is appealed, referred or brought before the OLT (Ontario Land Tribunal), other tribunal and/or Court, and the City is required to attend (or, in its sole and absolute discretion, determines it necessary or advisable to attend) at any proceeding including without limitation, motions, case management conferences, telephone conferences, hearings, etc. then in such case the Owner hereby acknowledges and agrees that the Owner shall be responsible to reimburse the City on demand for all expenses incurred by the City with respect to such proceedings including without limitation, legal, planning, consultants and/or engineering fees, costs and disbursements.



Owner’s Authorization

If the applicant and/or agent is not the owner of the land that is the subject of this application, then written authorization by the owner authorizing the applicant and / or agent to prepare and submit the application must be attached or the owner must complete the authorization set out below.

Is written authorization attached? Yes No

If no, then the following Owner’s Authorization for the applicant and / or agent to prepare and submit the application must be completed:

I, _____ am the owner of the land that is subject to this application.

I authorize the following to prepare and submit this application on my behalf:

Signature of Owner: _____

Date: _____

Declaration

I, _____, of the _____, in the County of _____, make oath and say (or solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application in respect of the Sections above is true. Further, I have carefully read the Applicant’s Acknowledgments above, including without limitation the obligation to reimburse the City for fees, costs and disbursements and hereby agree to be bound by same.

Sworn (or declared) before me at the _____ in the County of _____, on the date of _____.

Signature of Owner and / or Agent: _____

Signature of Commissioner of Oaths: _____



Permission to Enter

Date: _____

Secretary-Treasurer, Committee of Adjustments
City of Belleville, City Hall

Dear Secretary-Treasurer:

RE: Application to the Committee of Adjustment regarding the following subject lands:

I hereby authorize the members of the Committee of Adjustment and staff of the City of Belleville to enter onto the above noted property for the purpose of evaluating the merits of this application.

Signature of Owner and / or Agent: _____

Please print name: _____

Applications will not be processed where application forms and / or fees are incomplete and when pre-consultation has not occurred.

Engineering & Development Services Department
Approvals Section
City Hall, 169 Front Street
Belleville, ON. K8N 2Y8
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