

MUNICIPALITÉ • EAST FERRIS • MUNICIPALITY



390 HIGHWAY 94, CORBEIL, ONTARIO P0H 1K0
TEL.: (705) 752-2740 FAX.: (705) 752-2452

AN APPLICATION FOR CONSENT IS REQUIRED IF YOU WISH TO CREATE A(N):

New Lot, Right of Way, Lot Addition, Easement, Charge, Lease, Validation of Title or a Partial Discharge of Mortgage.

PLEASE READ PRIOR TO SUBMITTING AN APPLICATION FOR CONSENT

- A) If this application is signed by an agent or solicitor on behalf of the applicant, written authorization of the owner(s) must accompany the application. If the applicant is a corporation, the corporations seal shall be affixed. This application will NOT be processed without this authorization.**
- B) It is required that two (2) copies of the application be filed together with sketches with the Secretary-Treasurer of the Municipality of East Ferris and be accompanied by a fee of \$1000 in cash, cheque or debit to be made payable to the Municipality of East Ferris, for each additional consent from the same property there will be an additional fee of \$150.00. If the application is approved, a finalization fee for each lot of \$250 will be required and an additional \$250 for Parkland Dedication Fee or 5% value of the land.**
- C) REQUIRED SKETCH (Located on page 8 of this application)**
Each application must be accompanied by a sketch showing:
- The boundaries and dimensions of the subject land (severed and retained) in metric units;
 - The location, size and type of **ALL** the **EXISTING** and **PROPOSED** Building(s) or structure(s) (e.g. decks, sheds, main building, etc) on the subject land, indicating the distance of the building(s) or/and structure(s) from the front yard lot line, rear lot line, and the side lot lines in metric units;
 - The approximate location of all natural and artificial features on 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;
 - The current uses on land that is adjacent to the subject lands (e.g. residential, agricultural, cottage, etc.);
 - The location, width and names of all road allowances, rights-of-way, street or highway or water access within or abutting the property, indicated whether they

are publically travelled roads, private roads, rights-of-way or unopened road allowances;

- The location and nature of any restrictive covenants or easement affecting the subject land;
- The location of the parking and boat docking facilities to be used if access to the subject land is by water only; and,
- Position of North Arrow and True North.

DO:

- Use ink (preferably black ink)
- Use a ruler
- Provide correct dimensions and setbacks
- Provide a sketch to scale

DO NOT:

- Use pencil
- Use paper larger/smaller than 8.5 X 11
- Use grid/line paper (the sketch must be drawn on a clean and clear 8.5 X 11 white sheet of paper)
- Submit drawings that have been hand drawn on a legal survey or copy of a legal survey

*Sketches that are unacceptable will be returned.

D) Before submitting the application, please ask yourself/yourselfes:

- Is the application complete?
- Have I/We answered all of the questions to the best of my/our knowledge?
- Are there any questions I/We have for Planning & Development Department Staff prior to submitting the application?
- Have I/We consulted Planning & Development Department Staff?
- Does the proposal meet the requirements of the implementing Zoning By-law?
- Have I/We provided a sketch with the criteria outlined above?
- Does the proposal meet sight line requirements for entrances? (Please consult with Municipal Staff)
- Have I/We signed all the appropriate areas?
- Have I/We submitted the cash or cheque of the appropriate amount with the application?

E) Pre-consultation prior to submitting an application is encouraged. Please note that pre-consultation with the following Individuals/ Departments/ Agencies may include but is not limited to the following:

- Municipality of East Ferris Planning & Development Department: Community Planner.
- Municipality of East Ferris Public Works Department: Municipal Engineer (if your property abuts a Municipal Public Road).

- Ministry of Transportation (If your property abuts a Provincial Highway).
- The North Bay-Mattawa Conservation Authority (Regulated areas and Sewage Disposal Systems).
- Your Bank, Mortgage Company, Holder of Charges or other Encumbrances related to the subject lands.
- Railway Corporation (If your property is located near a railway line or station).

*The Municipality of East Ferris may require additional studies to be completed or submitted with the application before the application is deemed to be complete. These studies could include but not limited to:

- A land use planning report
- A survey plan
- A survey sketch
- A servicing options report
- A hydrogeological report
- An off-site septage haulage report
- A drainage and/or stormwater management report
- A construction mitigation report
- An impact Assessment for a natural heritage feature or area and/or a fisheries habitat assessment
- An Archaeological Assessment
- A Heritage Impact Assessment
- A land use compatibility report for development in proximity to a major facility such as a waste management facility, highways, rail corridors, industrial use or mineral/mineral aggregate use including an assessment of impacts within an influence area
- A traffic study
- A environment site assessment and/or Record of Site Condition
- A noise and vibration study
- A source protection study including a groundwater impact and/or surface water impact study
- A MDS I or II calculation
- A geotechnical study or slope stability report for a hazardous site
- A market study or business plan
- A hazard land identification which may include a floodplain analysis and/or an erosion hazard limit identification, or information required to establish flood elevations and development setbacks
- A lake capacity assessment
- A shoreline capacity assessment
- A screening plan or landscaping plan for a waterfront property
- A cost-benefit study and/or a justification report for the municipal assumption of a private road

These studies may be in addition to other requirements set out in Ontario Regulations 543/06,544/06, 545/06.