

THE LAKEHEAD RURAL PLANNING BOARD

3250 Highway 130
Rosslyn ON P7K 0B1

Telephone: (807) 935-3300
Fax: (807) 935-3309

Application for Validation Order

Under Section 57 of the *Planning Act*

Note to applicants:

This application form is to be used where the Lakehead Rural Planning Board (LRPB) has the authority to grant validation orders. In this form the term “subject land” means the land for which a certificate of validation is sought.

Completeness of the application

The application form sets out the information that will assist the LRPB and others in their planning evaluation of the application.

To ensure the quickest and most complete review, this information should be submitted at the time of application.

In the absence of this information, it may not be possible to do a complete review. As a result, the application may be refused.

Submission of the application

Submissions must include:

- One application form is required for each parcel to be validated
- An application fee of **\$500.00** for each application shall be made payable to the **Lakehead Rural Planning Board**. Five copies of the completed application form
- One copy of the sketch
Measurements must be in metric units.

For Help

To help you understand the validation of title process and the information needed to make a planning decision on the application, refer to the Validation Application Guide.

You can also contact the LRPB at the number/email listed below to speak with the Planner/Secretary-Treasurer.

Lakehead Rural Planning Board
T: 807-935-3300
F: 807-935-3309
E: lrpb@tbaytel.net

3250 Hwy 130
Rosslyn, ON P7K 0B1

Fields marked with an asterisk (*) are required under Ontario Regulation 543/06.

1. Application Information

1.1 Name of present registered owner

Authorization from the present registered owner(s) is required in Section 12, if the applicant is not the owner.

Name of Owner(s)

First Name *

Last Name *

Middle Initial

Company Name (if applicable)

Home Telephone Number *

Business Telephone Number

Email Address

Address

Unit Number

Street Number *

Street Name *

PO Box

City/Town *

Province *

Postal Code *

1.2 Agent/applicant: Name of the person who is to be contacted about the application, if different than the owner.
(This may be a person or firm acting on behalf of the owner.)

First Name of Contact/Agency

Last Name of Contact/Agency

Middle Initial

Home Telephone Number

Business Telephone Number

Fax Number

Address

Unit Number

Street Number

Street Name

PO Box

City/Town

Province

Postal Code

1.3 a. Name of owner(s) immediately prior to transfer that may have contravened the *Planning Act*.

b. Is the owner (s) in a) above available to sign a consent application? *

Yes If yes, an application should be made to the approval authority for a consent rather than a validation application

No If no, please explain why not?

Explain why

2. Municipal By-Law

2.1 Is the land subject to the application located within a municipality? *

Yes No Property located in unincorporated territory

If yes, did the municipality pass a by-law requesting the Minister to make a validation order?

Yes No

If yes, attach a copy of the by-law

Attached Not attached

3. Location of the Subject Land

| | | | | |
|----------------------|----------------|---|-----------------|-------------|
| 3.1 District | | Local Municipality/Unorganized Township | | |
| Former Municipality | | Section or Mining Location Number | | |
| Concession Number(s) | Lot Number(s) | Registered Plan Number | Lot(s)/Block(s) | |
| Reference Plan No. | Part Number(s) | Property Identification Number | | |
| Municipal Address | | | | |
| Unit Number | Street Number | Street Name | | PO Box |
| City/Town | | Province | | Postal Code |

3.2 Are there any easements or restrictive covenants affecting the subject land?*

Yes No

If yes, describe each easement or covenant and its effect.

4. History of the Subject Land

4.1 The following information is required to determine if a possible contravention of the *Planning Act* has occurred.

a. Most recent abstract(s) of title for parcel to be validated (subject land) and remaining parcel from the deed prior to the possible contravention of the Act.

Attached

b. Chart showing chain of title

Attached

c. Copy of registered deeds to indicate the land transfers that have occurred from the time the possible contravention took place.

Attached

d. Copies of any outstanding encumbrances (e.g. mortgages).

Attached

e. Copies of any registered plans or reference plans for the subject and abutting lands.

Attached

4.2 Please explain below the events that caused the apparent contravention of the *Planning Act*.

**5. Description and Servicing Information of Subject Land and Abutting Land
(Complete each subsection below, where applicable.)**

| Description | | Parcel to be validated (subject land) | Remaining parcel from the deed (prior to the possible contravention) |
|---|---|--|---|
| 5.1 | Frontage (m.) | | |
| | Depth (m.) | | |
| | Area (ha.) | | |
| 5.2 | Use of Property | | |
| | Existing use(s) | | |
| | Proposed use(s) | | |
| 5.3 | Buildings or Structures | | |
| | Existing (date of construction) | | |
| | Proposed | | |
| 5.4 | Access | | |
| | Provincial highway | | |
| | Municipal road, maintained all year | | |
| | Municipal road, seasonally maintained | | |
| | Other public road (e.g. local roads board) | | |
| | "Right-of-way" | | |
| Water Access: if water access is proposed, describe in section 10-Other Information the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road. | | | |
| 5.5 | Water Supply | | |
| | Publicly owned and operated piped water system | | |
| | Privately owned and operated individual well | | |
| | Privately owned and operated communal well | | |
| | Lake or other water body | | |
| | Other means | | |
| 5.6 | Sewage Disposal | | |
| | Publicly owned and operated sanitary sewage system | | |
| | Privately owned and operated individual septic system | | |
| | Privately owned and operated communal septic system | | |
| | Privy | | |
| | Other means | | |
| 5.7 | Other Services | | |
| | Electricity | | |
| | School bussing | | |
| | Garbage collection | | |
| 5.8 | If access to the subject land is by private road, or if "other public road" or "right of way" was indicated in section 5.4., indicate who owns the land or road, who is responsible for its maintenance, whether it is maintained seasonally or all year, or if it is a legal "right-of-way". | | |

6. Land Use

6.1 What is the existing official plan designation(s), if any, of the subject land?

6.2 What is the zoning, if any, of the subject land? If the subject land is covered by a Minister's zoning order, what is the regulation number?

7. Current Applications

7.1 Is the subject land currently the subject of a proposed official plan or official plan amendment that has been submitted to the LRPB for approval?*

Yes No

If yes and if known, specify the ministry file number and the status of the application.

7.2 Is the subject land the subject of an application for a zoning by-law amendment?*

Yes No

If yes and if known, specify the appropriate file number and status of the application

7.3 Is the subject land the subject of an application for Minister's zoning order amendment?*

Yes No

If yes and if known, specify the appropriate file number and status of the application

7.4 Is the subject land the subject of an application for minor variance?*

Yes No

If yes and if known, specify the appropriate file number and status of the application

7.5 Is the subject land the subject of an application for consent?*

Yes No

If yes and if known, specify the appropriate file number and status of the application

7.6 Is the subject land the subject of an application for approval of a plan of subdivision?*

Yes No

If yes and if known, specify the appropriate file number and status of the application

Note: Please provide lists of the relevant applications on a separate page and attach to this form.
For those applications before the Ontario Municipal Board, provide the Ontario Municipal Board file number and status of the appeal.

8. Provincial Policy

8.1 All land use planning decisions must be consistent with the Provincial Policy Statement. Table A is a checklist to assist in identifying areas of provincial interest that may apply to your application.

Please fill in the appropriate rows in Table A, if any apply.

Table A - Features Checklist

| Use or Feature | On the Subject Land | Within 500 Metres of subject land, unless otherwise specified (indicate approximate distance in metres) |
|--|----------------------------|--|
| An agricultural operation including livestock facility or stockyard | <input type="checkbox"/> | |
| An industrial or commercial use (specify the use(s)) | <input type="checkbox"/> | |
| A landfill site (closed or active) | <input type="checkbox"/> | |
| A sewage treatment plant or waste stabilization pond | <input type="checkbox"/> | |
| A provincially significant wetland or coastal wetland | <input type="checkbox"/> | |
| A provincially significant wetland within 120 metres of the subject land | N/A | |
| Fish habitat | <input type="checkbox"/> | |
| Flood plain | <input type="checkbox"/> | |
| Erosion hazards | <input type="checkbox"/> | |
| A rehabilitated mine site, abandoned mine site or mine hazards | <input type="checkbox"/> | |
| An operating or a non-operating mine site within 1 kilometre of the subject land | <input type="checkbox"/> | |
| An active mine site or aggregate operation site within 1 kilometre of the subject land | <input type="checkbox"/> | |
| A contaminated site | <input type="checkbox"/> | |
| A provincial highway | <input type="checkbox"/> | |
| An active railway line | <input type="checkbox"/> | |
| A municipal or federal airport | <input type="checkbox"/> | |
| Utility corridors | <input type="checkbox"/> | |
| Crown lands | <input type="checkbox"/> | |

9. Sketch (Use the attached Sketch Sheet or attach a separate page)

The application shall be accompanied by a sketch showing the following:

- the boundaries and dimensions of the subject land and abutting properties with ownership labelled;
- the boundaries and dimensions of any land owned by the owner of the subject land and that abuts the subject land, the distance between the subject land and the nearest township lot line or landmark such as a railway crossing or bridge;
- the approximate location of all natural and artificial features on the subject land and adjacent lands that, in the opinion of the applicant, may affect the application such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks;
- the existing use(s) on adjacent lands;
- the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a publicly travelled road, a private road or a legal "right-of-way";
- the location and nature of any easement affecting the subject land and abutting lands.

10. Other Information

Is there any other information that may be useful to the ministry or other agencies in reviewing this application?
If so, explain below or attach a separate page.

11. Affidavit or Sworn Declaration

I, _____ of the _____
Last Name, First Name* Municipality*
in the province of* _____, make oath and say (or solemnly declare) that

that the information contained in this application is accurate and that the information contained in the documents that accompany this application is accurate.

Sworn (or declared) before me at the _____ in the _____
(lower-tier municipality)* (upper-tier municipality)*

this* _____ day of* _____, 20* _____.
day month

Commissioner of Oaths

Applicant

12. Authorizations

- 12.1 If the applicant is not the present registered owner of the land that is the subject of this application, the written authorization of the present registered owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.

Authorization of Owner for Agent to Make the Application

I (we), _____ am (are) the present registered owners of the land that is the subject of this application for a validation order and I (we) authorize _____ to make this application on my behalf.

Signature of Owner(s)

Date (yyyy/mm/dd)*

- 12.2 If the applicant is not the present registered owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below.

Authorization of Owner for Agent to Provide Personal Information

I (we), _____, am (are) the present registered owner(s) of the land that is the subject of this application for a certificate of validation and for the purposes of the **Freedom of Information and Protection of Privacy Act**.

I (we) authorize _____, as my agent for this application, to provide any of my personal information that will be included in this application or collected during the processing of the application.

Signature of Owner(s)

Date (yyyy/mm/dd)*

13. Consent of the Present Registered Owner

Complete the consent of the owner concerning personal information set out below.

Consent of the Owner to the Use and Disclosure of Personal Information

I (we), _____ am (are) the present registered owner(s) of the land that is the subject of this certificate of validation application and for the purposes of the **Freedom of Information and Protection of Privacy Act**.

I (we) authorize and consent to the use by, or the disclosure to, any person or public body of any personal information that is collected under the authority of the **Planning Act** for the purposes of processing this application.

Signature of Owner(s)

Date (yyyy/mm/dd)*

14. Submission of Application

Date of application to Lakehead Rural Planning Board (yyyy/mm/dd)*

The LRPB will assign a file number for complete applications. Please use this number in future communication regarding the application.

15. Applicant's Checklist

Have you remembered to attach the following:

- one copy of the completed application form
- one copy of the sketch
- the information required in Section 4

Submit your completed form, along with your supporting documentation to the following location:

Lakehead Rural Planning Board
3250 Hwy 130
Rosslyn, ON P7K 0B1

16. Sketch Sheet

▶ **Sketch Accompanying Application**

(Please use metric units and refer to Section 9.)

Key Plan

