

## APPLICATION FOR PART LOT CONTROL EXEMPTION

### APPLICATION GUIDE

This application form is to be used by persons and public bodies for the purposes of seeking exemption from part lot control under subsection 50 (7) of the *Planning Act*. The Township of Ramara is the Approval Authority for plans of subdivision pursuant to subsection 51.2 (2) of the *Planning Act*. The County of Simcoe delegated approval authority to the Township of Ramara effective September 4, 2007.

The purpose of the exemption is to remove part lot control under subsection 50 (7) of the *Planning Act* from all or part of a registered plan of subdivision. Exempting part lot control typically allows owners to subdivide whole lots or blocks on a registered plan of subdivision into smaller lots or blocks.

Part lot control will be considered for exemption only where the proposed lots and blocks conform to the Ramara Official Plan and Ramara Zoning Bylaw 2005.85. Part lot control exemption is not considered as an alternative to the consent to sever process.

#### **Completeness of Application**

The complete application submitted to the Township of Ramara includes the following:

- This application form to be completed by the Applicant.
- A covering letter from the Owner explaining the proposal and the reasons for the exemption.
- A legal survey or registered plan of subdivision indicating the lands to which the proposed exemption applies.
- The proposed lots or blocks on a draft reference plan to which the proposed exemption applies.
- The required application fee payable to the "Township of Ramara".

The Township will notify the applicant when the application is considered to be complete.

PLEASE TYPE OR PRINT CLEARLY AND COMPLETE ALL APPLICABLE SECTIONS OF THIS APPLICATION FORM.



### Submission Requirements

The following number of copies are to be provided to the Township of Ramara as part of this application.

- One (1) commissioned original application form including the owner's authorizations.
- One (1) cheque payable to the "Township of Ramara".
- One (1) copy of the information and material prepared in support of this application.
- One (1) copy of the draft reference plan indicating the proposed lots and blocks to be created.
- An electronic file of all the above noted required documents.

The complete application should be submitted to the Township of Ramara Building and Planning Services Department, 2297 Highway 12, PO Box 130 Brechin L0K 1B0.

### Plan of Subdivision Process

The Township of Ramara has prepared a manual that guides Council and staff. For information on the anticipated process and the status of this application, please contact the Township's Planning Department at 705-484-5374, during normal business hours.



APPLICATION FOR PART LOT CONTROL EXEMPTION  
Section 50 of the Planning Act, R.S.O. 1990, c. P. 13, as amended

**FOR TOWNSHIP USE ONLY**

Plan of Subdivision File Number \_\_\_\_\_

Data Application Received \_\_\_\_\_

Date Application Complete \_\_\_\_\_

**1.0 Applicant Information**

Name	Mail & E-Mail Address	Phone and Fax Number
Registered Owner:*		
Applicant:**		
Agent:		
Ontario Land Surveyor:		

\* If a numbered company, provide name and address of principal owner.

\*\* If Owner is not the Applicant, Owner's Authorization is required.

To whom should all correspondence be sent: (one person only) \_\_\_\_\_

**THE APPLICANT IS REQUIRED TO SUBMIT A PLANNING REPORT PREPARED BY A REGISTERED PROFESSIONAL PLANNER THAT PROVIDES A SUMMARY OF THE PROPOSED SUBDIVISION PLAN AND EXPLAINS AND ELABORATES ON THE INFORMATION AND MATERIAL REQUIRED TO BE SUBMITTED IN THIS APPLICATION.**

## 2.0 Pre-Application Consultation

Date(s) of Pre-Application Consultation meetings with Township

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## 3.0 Location and Description of Lands

<b>County:</b> Simcoe	<b>Township:</b> Ramara	<b>Former Township:</b> Mara <input type="checkbox"/> Rama <input type="checkbox"/>	<b>Settlement Area:</b>
<b>Lot Number:</b>	<b>Concession No.:</b>	<b>Registered Plan No.:</b>	<b>Reference Plan No.:</b>
<b>Street Number(s):</b>	<b>Street Name (s):</b>	<b>Assessment Roll No.(s):</b>	<b>Part Number(s):</b>

3.1 Describe any easements and restrictive covenants on lands:

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3.2 Describe any existing registered plans or draft plans that apply to these lands.

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3.3 Identify on the plan, all lands abutting the subject lands that are owned by the same owner.

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#### **4.0 Existing Land Use Characteristics**

**4.1** Describe the existing use of the land

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**4.2** The total area of the land (Hectares)

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**4.3** The frontage(s) on public streets (metres):

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**4.4** Length of time existing uses continued

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**4.5** Use(s) of existing buildings and structures

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#### **5.0 Municipal Planning Information**

**5.1** The existing Designation in the Ramara Official Plan:

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**5.2** The existing Designation in the County of Simcoe Official Plan.

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**5.3** Is there a requirement to amend the Official Plans?

Yes  No  Explain.

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5.4 Has an application for an Official Plan amendment been submitted?

Yes  No  Explain.

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5.5 What is the nature and status of the Official Plan amendment application?

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5.6 The existing Zoning Category in Ramara Zoning Bylaw 2005.85

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5.7 Map Numbers in Zoning Bylaw Schedule

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5.8 Is there a requirement to amend the Zoning Bylaw? Yes  No   
Explain.

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5.9 Has an application to amend the Zoning Bylaw been submitted?

Yes  No  Explain.

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5.10 What is the nature and status of the Zoning Bylaw amendment application?

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5.11 Is there a requirement to obtain permission to vary the Township's Zoning  
Bylaw by a Minor Variance? Yes  No  Explain.

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5.12 Has an application to the Committee of Adjustment been submitted? Yes   
No  Explain.

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## 6.0 Purpose of Proposed Exemption

- Semi-detached dwelling units/lots
- Townhouse units/lots
- Commercial lots/blocks
- Industrial lots/blocks
- Institutional lots/blocks

## 7.0 Matters of Provincial Interest

- 7.1 The Planning Act requires that all planning applications shall be consistent with the Provincial Policy Statement. In considering this application, the Township of Ramara will determine the manner in which this proposed development is consistent with Provincial Policy Statement 2020. In explaining consistency, the Township will refer to provincial policies requiring actions by the applicant, particularly where policies set limitations or prohibitions and how this development achieves the desired outcomes.
- 7.2 The Township of Ramara is within the area of the Growth Plan for the Greater Golden Horseshoe. The Township will indicate whether the proposed application conforms with or is not in conflict with this Growth Plan.

## 8.0 Other Information and Material

The Ramara Official Plan and the incorporated secondary plans set out additional information and material that the Township of Ramara may require for each application. This will be determined during the pre-application consultation.

Any other information and material that the Applicant believes is useful to the Township of Ramara and other public bodies in support of this application may be included below.

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**OWNER'S COMMITMENT**

I, \_\_\_\_\_ being the registered owner of the subject lands, hereby agree to subdivide the subject lands only according to the draft reference plan dated \_\_\_\_\_ and prepared by \_\_\_\_\_.

An Ontario Land Surveyor, with respect to an application to the Township of Ramara to exempt the subject lands from Part Lot Control, and to deliver to the Township of Ramara two (2) hard copies and one (1) electronic copy of the deposited reference plan creating the proposed lots and blocks prior to any expiry date of the Township's Part Lot Control Exemption By-law.

Sworn (or declared) before me at the \_\_\_\_\_

In the \_\_\_\_\_ in this \_\_\_\_ day of \_\_\_\_\_ 202

\_\_\_\_\_  
A commissioner etc.

\_\_\_\_\_  
Applicant

**AUTHORIZATION**

If the applicant is not the owner(s) of the land that is subject to this application, the authorization set out below must be completed by the owner.

I/WE \_\_\_\_\_ am/are the owner(s) of the land that is subject to this minor variance application. I/WE authorize \_\_\_\_\_ to make this application on my/our behalf and to provide any of my/our personal information for the processing of this application.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

*Information provided in this application will become part of a public record*



**DECLARATION**

I/WE \_\_\_\_\_ of \_\_\_\_\_

solemnly declare that:

- All the above statements and the statements contained in all of the exhibits transmitted herewith 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 it made under oath and by virtue of the Canada Evidence Act.

DECLARED BEFORE ME AT

THE \_\_\_\_\_

IN THE \_\_\_\_\_

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_.

**TO BE SIGNED IN  
THE PRESENCE OF A  
COMMISSIONER FOR  
TAKING AFFIDAVITS**

\_\_\_\_\_  
OWNER/APPLICANT/AGENT

\_\_\_\_\_  
A commissioner, etc ...

\_\_\_\_\_  
OWNER/APPLICANT/AGENT

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**FREEDOM OF INFORMATION**

For the purposes of the Municipal Freedom of Information and Protection of Privacy Act, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of The Planning Act for the purposes of processing this application.

\_\_\_\_\_  
Owner/Applicant/Agent Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner/Applicant/Agent Signature

\_\_\_\_\_  
Date

**ACKNOWLEDGEMENT**

I/WE, \_\_\_\_\_, hereby acknowledge receipt of a copy of Bylaw #2020.15 for the Corporation of the Township of Ramara, being a bylaw to establish a Tariff of Fees for the Processing of Planning applications, and agree to be bound by the terms thereof.

I/WE hereby agree to pay all advertising costs, consulting fees and any legal fees incurred by the Township of Ramara in connection with the processing of Application File # \_\_\_\_\_. (Including, but not restricted to, professional planning fees, engineering fees, and legal fees, in addition to the municipal costs associated with this application, and; do also hereby acknowledge and agree to assume all costs incurred by the Township of Ramara associated with any appeal to the Ontario Land Tribunal (OLT) with respect to this application.)

I/WE acknowledge that all expenses incurred by the Township regarding this application will be invoiced to ME/US and will be paid by ME/US within 30 days of the Township's invoice date.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE