



Township of Tiny

GUIDELINES FOR SUBMITTING A LOT DEEMING APPLICATION

Pre-consultation

Prior to filing this application, the applicant is encouraged to consult with the Township Planning Department with respect to the application.

Submission Checklist

- 1 copy of the completed application form (all owners must sign the form in the presence of a Commissioner of Oaths)
- 1 copy of the sketch to scale or survey of the properties (including any proposed development/structures)
- The required \$1,500.00 application fee (includes an administration fee of \$750.00, payable to the Township of Tiny, plus a \$750.00 deposit for the associated legal services)
- The owner (s) must submit copies of Registration/Deed of Land that identified that each property/lot on the Plan of Subdivision is held in the identical name (s).
- A copy of the sewage system "Use Permit", which can be obtained from the septic approval agents for the Township of Tiny, Tatham Engineering Limited

Application fees

The application fee (noted above) can be paid by cash/debit or cheque payable to "The Corporation of the Township of Tiny".

Submit Application and Questions to: Planning Department
The Corporation of the Township of Tiny
Tel: (705) 526-4204

Attendance at Public Meeting/Status of Application

The owner, applicant or agent may wish to attend the Council Meeting and be prepared to respond to any questions or concerns the Committee may have regarding the application.



130 Balm Beach Road West
Tiny, Ontario L0L 2J0
(705) 526-4204 | 1-866-939-8469
www.tiny.ca

APPLICATION TO DEEM LOTS ON A REGISTERED PLAN OF SUBDIVISION

The following information and material is to be provided in an application under Subsection 50(4) of the *Planning Act*, R.S.O. 1990, c.P. 13 as amended:

FOR OFFICE USE ONLY

Date Received: _____ Roll Number: _____
Date Complete: _____ Property Address: _____

This is an application to have the lot(s) listed below deemed not to be on a registered plan of subdivision for the purposes of Section 50(3) of the *Planning Act*. The Owner(s) agree to and understand that the request for the deeming by-law is being made to facilitate the merger of title of the subject lands. The Owner(s) further agree and acknowledge the payment of the required fee is to cover the costs of processing the deeming request and the associated legal fees, disbursements and taxes including fees, disbursements and taxes for preparation and registration of any required ancillary documentation including an Application Consolidation Parcels to consolidate the property parcel under the Land Titles Act which will be prepared and registered by the Township's solicitors, Barriston LLP, following enactment and registration of the deeming by-law.

The Owner(s) hereby authorize Barriston LLP, the Township's solicitor to prepare and electronically register an Application Consolidation Parcels on title to the subject properties as required by the Township to consolidate the properties under one Property Identification Number (PIN) following registration of the Lot Deeming By-law. It is understood that Barriston LLP will act as agent for the Owner(s) and will provide copies of all registered documents upon completion including a copy of its Invoice issued to the Township for its fees and disbursements. The applicant acknowledges that a legal fee deposit of \$750.00 is to be submitted to the Township with this Application and that any additional legal fees will be invoiced to the Owner(s) by the Township.

FEE: \$1,500.00, includes an administration fee of \$750.00, payable to the Township of Tiny, plus a \$750.00 deposit for the associated legal services.

NOTE: The lands affected must be registered on title in the same exact ownership to implement the consolidation and a current copy of the deed for all effected lots must be submitted to facilitate the review of this application.

1. Owner/Agent

1.1 Name of Owner: _____
Address: _____
Telephone No: _____ Email: _____

1.2 Name of Agent: _____
Address: _____
Telephone No: _____ Email: _____

2. Source Water Protection

Is the subject property within a Well Head Protection Area (WHPA)?
 No Yes

If yes, please complete the Source Protection Plan Pre-Authorized Screening Form (Appendix 1). Please note, that this application may be delayed and/or refused if the proposed development offends the Source Protection Plan for the South Georgian Bay Lake Simcoe Source Protection Region. If the application requires detailed review by the Severn Sound Environmental Associations (SSEA), the Risk Management Office, a deposit of \$240.00 is required to cover such costs.

3. Description of Subject Land:

3.1 Township Lot: _____ Concession: _____
Registered Plan: _____ Lot No: _____
Reference Plan: _____ Part(s): _____
Municipal Address: _____
Roll Number: _____

4. Cost Acknowledgement Agreement

In consideration of the Township of Tiny receiving the Lot Deeming Application;

The Owner represents that he/she is/are the registered owner(s) of the lands described in this application; and

The Owner recognizes that there are a number of legal issues to be resolved, which may necessitate time and effort on the part of both the Owner and the Township; and

The Township may find it necessary to engage professional services in consideration of the proposal; and

The Owner, in consideration of the associated professional services, hereby agrees as follows:

1. In this agreement, "expenses" means all professional services and/or consultant's fees and disbursements.

2. The Township agrees to review the application and if necessary retain such additional legal advice as necessary to properly evaluate the application.
3. The Owner shall submit with the application a \$750.00 fee payable to the Township of Tiny, representing the municipal administration fee, non-refundable and a \$750.00 deposit contingency fee for associated professional services.
4. The Owner agrees to be responsible for and agrees to reimburse the Township for all expenses the Township may have incurred in respect of the application.
5. As expenses are incurred by the Township, the Township shall pay the invoice(s) and submit an invoice to the Owner of the disbursements, at which time the invoice(s) is to be paid within 30 days.
6. In the event that the invoice(s) remains outstanding for more than 30 days, the Township may halt all work in respect of the application until all arrears are satisfied.
7. The Owner may withdraw this application at any time, however, shall be responsible for the costs incurred up to the date that the Township of Tiny receives written notice of withdrawal of the application.
8. This Agreement shall not be construed as acceptance or approval by the Township of the application.

IN WITNESS HEREOF the owner(s) hereto has/have executed this agreement this _____ day of _____, 20____.

 (Signature of Owner)

 (Signature of Owner)

TO BE COMPLETED BY COMMISSIONER OF OATHS OR NOTARY PUBLIC:	
Municipality Declaration Administered:	
Date of Declaration:	
Signature of Commissioner of Oaths or Notary Public:	
Commissioner of Oaths Stamp or Notary Seal:	



Appendix 1

Source Protection Plan Pre-Application Screening Form

Applicant Information

Name: _____
Phone: _____
E-mail: _____ Fax: _____
Mailing Address: _____
Municipality: _____ Prov: _____ Postal Code: _____

Property Owner Information (If Different From Above)

Name: _____
Phone: _____
E-mail: _____ Fax: _____
Mailing Address: _____
Town: _____ Prov: _____ Postal Code: _____

Property Information

Roll Number: _____
Legal Description: Lot: _____ Conc. _____
Lot: _____ Plan: _____
Street Address: _____
Land Use: [] Residential [] Agricultural [] Commercial [] Institutional [] Industrial
[] Other _____

Vulnerable Areas assessment

Using the Vulnerable Areas Maps found on the Township of Tiny webpage at www.tiny.ca or at the Building and Planning front counter, identify the following information for the property(ies) in question.

Vulnerable Area
Zone: [] WHPA-A [] WHPA-B [] WHPA-C/C1 [] WHPA-D

Vulnerability Score:

THE FOLLOWING SECTIONS REFER TO THE INFORMATION PROVIDED IN THE VULNERABILITY ASSESSMENT. PLEASE REFER TO THE SECTION HEADINGS FOR APPLICABLE SECTIONS TO BE FILLED IN.

Vulnerability Score

If the subject property was found to be located within an area with a well head protection area please check all proposed land uses or activities that apply to the subject property. For more information on the listed land uses or activities please contact the Severn Sound Environmental Association, the Risk Management Office for the Township of Tiny, at 705-534-7283.

- Application of untreated septage to land
- Waste disposal site
- Mine Tailings
- Stormwater management facilities
- Wastewater treatment plants / sewer systems
- On-site sewage systems
- Industrial Effluent
- Application of agricultural source materials
- Storage of agricultural source materials
- Application of non-agricultural source material
- Handling and storage of non-agricultural source materials
- Application of commercial fertilizer
- Handling and storage of commercial fertilizer
- Application of pesticides to land
- Handling and storage of pesticides
- Application of road salt
- Handling and Storage of road salt
- Storage of snow
- Handling and storage of fuel
- Handling and storage of dense non-aqueous phase liquid
- Handling and storage of an organic solvent
- Management of run-off that contains chemicals used in the deicing of aircraft
- The use of land as livestock grazing or pasturing land, an outdoor confinement area, or farm animal yard

Acknowledgement

I, _____, am the owner / authorized agent of the owner of the subject property as stated in this pre-screening application. I (the owner / authorized agent) certify that I have provided as much information as possible and that all information submitted is to the best of my knowledge the truth.

Date

Signature of Owner / Authorized Agent

Please note that if any of the land uses or activities are checked above, confirmation that the proposed development is not a significant drinking water threat will be required from the Risk Management Office.