



TOWNSHIP OF ADJALA-TOSORONTIO
PLANNING DEPARTMENT
7855 Sideroad 30, Alliston, Ontario L9R 1V1
Telephone: 705-434-5055 Fax: 705-434-5051

APPLICATION FOR CONSENT **UNDER THE PLANNING ACT**

The Township encourages applicants to meet with Municipal staff to discuss a proposed project prior to spending time in preparing plans and/or completing the application and reports.

It is the responsibility of each applicant to ensure that the application is fully completed, and that all required information and fees are submitted with the application. The information provided will be forwarded to agencies that may have an interest in the application.

Fees associated with the application can be confirmed with staff, and are provided in By-law 13-16 (Fees and Charges By-law, Schedule F Planning), available at www.adjtos.ca/council/by-laws. Should an amendment to an application be required after the initial circulation and prior to the Committee making a decision, the amended application may be subject to additional charges. The applicant(s) will be advised of the required fees at the time the amendment is requested.

APPLICANT'S CHECKLIST (All measurements are to be in **metric units**.)

- 1 Copy of the completed application form
- 1 Copy of the deed for the subject property
- 1 full-sized (1:500 or 1:1000) copy of the proposed lot configurations, and 10 reductions (maximum size 8 ½" X 11")
- 10 copies of all supporting documents
- 1 copy of the Sketch
- The applicable fees (application fee, septic review fee, Nottawasaga Valley Conservation Authority Fee)

PLEASE NOTE: If a decision to approve this application is appealed to the Ontario Municipal Board and the Township is required, or requested by the applicant to appear as a party at the hearing of the appeal in support of its decision, **you will be responsible for paying all costs incurred by the Township necessary to defend the *Planning Act* approval granted by the Township.**

OFFICE USE ONLY

Required Fee _____ Roll Number _____

Date Received _____ Application No. _____

1. APPLICANT INFORMATION

1.1. Name(s) of registered owner(s): Eslyn & Sabrina Spence

Address: 4832 Concession Road 4, Alliston, ON L9R 1V1

Telephone (Home): ⁴¹⁶⁻⁴¹⁴⁻¹⁴⁷⁷647-393-1119 (Office): _____

E-mail: ^{eds.spence@gmail.com}sabrina.a.spence@gmail.com Fax: _____

Date Property Acquired by Current Owner April 2, 1987

1.2. Applicant(s) (if different from owner): Bonnie Tang - Thorstone Consulting

Address: PO Box 116, Sutton, ON L0E 1R0

Telephone (Home): 647-786-8992 (Office): _____

E-mail: bonnie@thorstoneconsulting.ca Fax: _____

1.3. Name of person or company having any mortgage, charge or encumbrance on the property:

TD Canada Trust

Address: 3978 Cottrelle Blvd, Brampton, ON L6P 2R1

Telephone(Home): _____ (Office): 905-794-5453

E-mail: _____ Fax: _____

2. CONSENT REQUEST

2.1. Specify the type and purpose of the proposed consent:

- | | |
|---|--|
| <input checked="" type="checkbox"/> creation of a new lot | <input type="checkbox"/> addition to a lot |
| <input type="checkbox"/> easement | <input type="checkbox"/> lease or charge |
| <input type="checkbox"/> correction of title | <input type="checkbox"/> other purpose |

2.2. Name of the person(s) and/or description of the land, if known, to whom the land or an interest in the land is to be transferred, charged or leased.

Residential - Eslyn Spence Agricultural land - Quail Farms (Alliston) Ltd.

3. LOCATION OF LANDS

3.1. Street Address: 4832 Concession Road 4

Lot Number: Lot 32 Concession Number: Conc 3

Former Township: Adjala

Registered Plan Number: _____ Lot Number: _____

Reference Plan Number: _____ Part Number: _____

Roll Number: 4301-010-006-13500

3.2. Describe any abutting lands in the same ownership.

4. DESCRIPTION OF LANDS

All measurements are to be in metric units.

For the current lot

4.1. Area: 48.58 ha Frontage: 375 m

4.2. Is the application consistent with the 2014 Provincial Policy Statement?

Please explain.

Yes. The PPS provides permissions to sever a lot for a resident surplus to a farming operation

4.3. Is the application within an area of land designated under any other Provincial plan or policy? Please describe how the application meets these requirements.

No.

4.4. What is the current Official Plan Designation?

Agricultural

4.5. What is the current Zoning?

Agricultural (A) Zone

4.6. Are any of the abutting lands used for livestock purposes?

Yes

No

If yes, specify the distance of the livestock facility(ies) from the lot line of the subject property.

4.7. Are there any other incompatible uses on the property or within 500m of the property (e.g. landfill, sewage treatment plant, provincially significant wetland, flood plain, and/or commercial or industrial uses)?

Yes No Unknown

If yes, please provide details: _____

For the proposed severed lot

4.8. Area: 47.58ha Frontage: 80 m

4.9. Existing use(s) of the subject land: agricultural

4.10. Are there any existing buildings, structures, easements or restrictive covenants on the proposed severed lot?

Yes

No

If yes, provide a sketch, to scale, showing the location of each, and providing the following for each building or structure:

- Type of building or structure; and,

- The height of the building, the outside dimensions of the building, the area of each floor, the setback from the front lot line, rear lot line and side lot lines.

4.11. The date any existing buildings or structures on the subject land were constructed: _____

4.12. The length of time that the existing uses of the subject land have continued: since existing

4.13. Proposed use(s) of the subject land: agricultural uses

4.14. Are there any buildings or structures proposed for the proposed severed lot?

Yes No

If yes, provide a sketch, to scale, showing the following for each building or structure:

- Type of building or structure; and
- The height of the building, the outside dimensions of the building, the area of each floor, the setback from the front lot line, rear lot line and side lot lines.

For the proposed retained lot

4.15. Area: 1 ha Frontage: 80m

4.16. Existing use(s) of the subject land: rural residential

4.17. Are there any existing buildings, structures, easements or restrictive covenants on the proposed retained lot?

Yes No

If yes, provide a sketch, to scale, showing the location of each, and providing following for each building or structure:

- Type of building or structure; and
- The height of the building, the outside dimensions of the building, the area of each floor, the setback from the front lot line, rear lot line and side lot lines.

4.18. The date any existing buildings or structures on the subject land were constructed: Residential dwelling constructed 1915

4.19. The length of time that the existing uses of the subject land have continued: since at least 1915

4.20. Proposed use(s) of the subject land: rural residential

4.21. Are there any buildings or structures proposed for the proposed retained lot?

Yes No

If yes, provide a sketch, to scale, showing the following for each building or structure:

- Type of building or structure; and
- The height of the building, the outside dimensions of the building, the area of each floor, the setback from the front lot line, rear lot line and side lot lines.

5. PLANNING HISTORY OF THE SUBJECT LAND

5.1. Has the subject land ever been the subject of an application for a Plan of Subdivision or for a Consent?

Yes No Unknown

If yes, include file number and status: _____

5.2. Has the subject land ever been the subject of an application for a Zoning By-law Amendment?

Yes No Unknown

If yes, include file number and status: _____

5.3. Is the land subject to any other Planning Act application?

Yes No Unknown

If yes, include file number and status: Concurrent ZBLA filed

6. SERVICING

For the proposed **severed lot** (check all that apply)

| | Existing | Proposed |
|---------------------------------------|----------|----------|
| 6.1. Access | | |
| Provincial highway | — | — |
| Municipal road, maintained all year | <u>X</u> | <u>X</u> |
| Municipal road, seasonally maintained | — | — |
| Other public road | — | — |
| Right of way | — | — |
| Other (specify) _____ | — | — |
| | Existing | Proposed |
| 6.2. Water Supply | | |
| Publically owned and operated system | — | — |
| Private Well | <u>X</u> | <u>X</u> |
| Private communal Well | — | — |
| Other (specify) _____ | — | — |
| | Existing | Proposed |
| 6.3. Sewage Disposal | | |
| Publically owned and operated system | — | — |
| Private individual septic tank | <u>X</u> | <u>X</u> |
| Private communal septic system | — | — |
| Other (specify) _____ | — | — |
| | Existing | Proposed |
| 6.4. Storm Water Drainage | | |
| Publically owned and operated sewers | — | — |
| Ditches | <u>X</u> | <u>X</u> |
| Swales | — | — |
| Other (specify) _____ | — | — |

For the proposed **retained lot** (check all that apply)

| | Existing | Proposed |
|---------------------------------------|----------|----------|
| 6.5. Access | | |
| Provincial highway | — | — |
| Municipal road, maintained all year | <u>x</u> | <u>x</u> |
| Municipal road, seasonally maintained | — | — |
| Other public road | — | — |
| Right of way | — | — |
| Other (specify) _____ | — | — |

| | Existing | Proposed |
|------------------------------------|----------|----------|
| 6.6. Water Supply | | |
| Publicly owned and operated system | — | — |
| Private Well | <u>x</u> | <u>x</u> |
| Private communal Well | — | — |
| Other (specify) _____ | — | — |

| | Existing | Proposed |
|------------------------------------|----------|----------|
| 6.7. Sewage Disposal | | |
| Publicly owned and operated system | — | — |
| Private individual septic tank | <u>x</u> | <u>x</u> |
| Private communal septic system | — | — |
| Other (specify) _____ | — | — |

| | Existing | Proposed |
|------------------------------------|----------|----------|
| 6.8. Storm Water Drainage | | |
| Publicly owned and operated sewers | — | — |
| Ditches | <u>x</u> | <u>x</u> |
| Swales | — | — |
| Other (specify) _____ | — | — |

7. SKETCH

Include on a separate page a sketch showing, in metric units:

- a) The boundaries and dimensions of the subject land, the proposed severed lot and the proposed retained lot;
- b) The location, size and type of all existing and proposed buildings and structures including the distance of the buildings or structures on the subject land to the front lot line, rear lot line and side lot lines;
- c) The approximate location of all natural and artificial features on the subject land and adjacent lands that may affect the application (for example, buildings, railways, roads, watercourses, drainage ditches, wooded areas, wells and/or septic systems);
- d) The existing uses on the adjacent land (e.g. residential, commercial, etc.);
- e) The location and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right of way;
- f) If access to the subject land will be by water only, the location of the parking and docking facilities to be used; and,
- g) The location and nature of any easement affecting the subject land.

Sketches or reproductions must be to scale, and should be no larger than 8 ½" x 14"; electronic copies are also appreciated.

8. DECLARATION OF INTENT

I/We, Bonnie Tang - Thorstone Consulting (owner(s)/applicant) hereby declare that, as required under the Planning Act, I/We will post the sign provided by the Township of Adjala-Tosorontio on the lands subject to the application in a location that is legible and visible from the roadway and for the required length of time as provided for under the Planning Act (currently for consent applications, it should be posted 14 days before the public meeting).

IF THE SIGN IS NOT POSTED THE REQUIRED AMOUNT OF TIME PRIOR TO THE MEETING, THEN THE COMMITTEE MAY CHOOSE NOT TO HEAR THE APPLICATION ON THAT DATE.

..... Sept 20/24
Date

..... Bonnie
Signature of Owner / Applicant

..... Mark Spence
Signature of Owner / Applicant

9. CONSENT OF THE OWNER

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

9.1. I/We, Eslyn & Sabrina Spence
am/are the owner(s) of the land that is the subject of this application and for the purpose of the Freedom of Information and Privacy Act I 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.

Sept 20 2024
Date

[Signature]
Signature of Owner
[Signature]
Signature of Owner

Consent of the Owner to Enter Property

9.2. I/We, Eslyn & Sabrina Spence
am/are the owner(s) of the land that is the subject of this application and give permission to Municipal Staff and Committee of Adjustment Members to enter onto the subject land for the purpose of inspecting the lands to evaluate the merits of the application.

Sept 20/24
Date

[Signature]
Signature of Owner
[Signature]
Signature of Owner

10. AUTHORIZATION

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

I/We, Eslyn & Sabrina Spence, am/are the owner(s) of the land that is the subject of this application and I/we authorize Bonnie Tang - Thorstone Consulting to make this application on my/our behalf and to provide any of my/our personal information that will be included in this application or collected during the processing of the application.

.....
Sept 20/24
Date

.....
[Signature]
Signature of Owner
.....
[Signature]
Signature of Owner

11. AFFIDAVIT OR SWORN DECLARATION

Do not sign until in front of Commissioner of Oaths. If the subject property is in joint ownership, the application must be signed before a commissioner by all parties. Alternately, any owner not available to sign before a commissioner may sign Section 10, authorizing a person/agent to act on their behalf.

Declaration for the Information Provided in this Application:

I/We, Bonnie Tang of the City of Toronto in the of make oath and say (or do solemnly declare) that the information contained within this application is true and that the information contained in the document(s) that accompany this application in respect of the application is/are true.

Sworn (or declared) before me at the Town of Georgina in the Region of York this 7 day of October 20.24.

.....
Wanda Colquhoun
Commissioner of Oaths

.....
[Signature]
Applicant

WANDA LAUREEN COLQUHOUN,
a Commissioner, etc.,
Province of Ontario,
for Thorstone Consulting Services, Inc.
Expires April 10, 2027.

.....
Applicant