

# MANITOULIN PLANNING BOARD

40 WATER STREET - UNIT 1 - P.O. BOX 240 - GORE BAY - ONTARIO - P0P 1H0

☎ 705-282-2237 ☎ 705-282-3142

## APPLICATION FOR VALIDATION ORDER

### UNDER SECTION 57 OF THE PLANNING ACT

**Note to Applicants:** This application form is to be used where the Manitoulin Planning Board 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 is required for the Manitoulin Planning Board in their planning evaluation of the application.

In the absence of all required information, it may not be possible to do a complete review and/or process the application.

#### **Submission of the Application:**

Submissions must include:

- one application form for each parcel of land to be validated
- an application fee of **\$760.00**
- three (3) copies of the complete application form
- three (3) copies of the sketch

The copies may be used to consult with the municipality and other ministries or agencies that may have an interest in the application.

Measurements must be in **metric units**

This form must be on legal (8.5" X 14") size paper.

**Forward to:** The Manitoulin Planning Board  
40 Water Street, Unit 1  
P.O. Box 240 Gore Bay  
ON P0P 1H0

# MANITOULIN PLANNING BOARD

FOR OFFICE USE  
FILE NO: \_\_\_\_\_

## APPLICATION FOR VALIDATION OF TITLE Under Section 57 of the Planning Act

**Please Print and Complete or (✓) Appropriate Box(es)**

**1. Applicant Information**

1.1 Name of Owner(s)	Home Telephone No.	Business Telephone No.
Address		E-mail &/or Fax
1.2 Name of Applicant/Agent (if any)	Home Telephone No.	Business Telephone No.
Address		E-mail &/or Fax
1.3 Name of Contact Person		

**2. Location of the Subject Land**

Municipality/Township			Property Identification No. (PIN)
Concession Number(s)	Geographic Lot Number(s)	Name of Street/Road	House No./911 No.
Survey Plan No.	Survey Part/Lot Number(s)	Island No./Name	Section/Mining Loc. No.

2.1 When was the property purchased? \_\_\_\_\_

2.2 When did the Contravention to the Planning Act occur? \_\_\_\_\_

**3. Description of All Subject Land and Servicing Information (Complete each subsection.)**

	3.1 Description	Parcel to be Validated	Parcel of Land Remaining
	Frontage (m.)		
	Depth (m.)		
	Area (ha.)		
	3.2 Use of Property		
	Existing		
	Proposed		
	3.3 Buildings or Structures		
	Existing		
	Proposed		
	3.4 Access		
	Provincial Highway		
(Check appropriate space)	Municipal Road, Maintained All Year		
	Municipal Road, Seasonally Maintained		
	Other Public Road		
	Right of way		
	Water Access		

3.5 If access to the subject land is by private road, or if "other public road" or "right of way" indicate who owns the land or road, who is responsible for its maintenance and whether it is maintained seasonally or all year.

4. Was a building permit issued? \_\_\_\_\_ If yes, when? \_\_\_\_\_

5. Are there any existing restrictions affecting the land holding (i.e. covenants, rights-of-way, easements, etc., or any proposed reservations of interest that will effect the subject land?) If yes, the details of all such existing restrictions and proposed reservations must be shown on the sketch.  Yes  No

6. Does the owner/applicant have any interest in any abutting parcel of land?  Yes  No If Yes, and if Known, explain below:

7. **Previous Application(s)**  
Has the subject land been subject of an application for an official plan and/or zoning by-law amendment, minor variance, consent or a plan of subdivision  Yes  No If Yes, and if Known, specify the appropriate file number and status of the application

8. What is the existing official plan designation(s) of the subject land? \_\_\_\_\_

9. What is the zoning of the subject land? \_\_\_\_\_

**10. History of the Subject Land**

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 documents 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

11. Why do you consider your title may require validation? Please explain below the events that caused the apparent contravention of the Planning Act? (Please attach a separate page if necessary). Specifically, how did a contravention to Section 50 of the Planning Act occur?

**12. Other Information**

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

**13. PERMISSION TO ENTER AND PHOTOGRAPH**

I/We hereby authorize the members of the staff of the Manitoulin Planning Board to enter upon the subject lands and premises for the limited purpose of evaluating the merits of this application. This is their authority for doing so.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of the Owner(s) or Applicant/Agent

\_\_\_\_\_  
Signature of the Owner(s) or Applicant/Agent

**14. AFFIDAVIT OR SWORN DECLARATION**

I/We, \_\_\_\_\_ of the \_\_\_\_\_  
in the \_\_\_\_\_ make oath and say (or solemnly declare) that the information contained  
in this application is true and that the information contained in the documents that accompany this application is true.

Sworn (or declared) before me at the \_\_\_\_\_ in the \_\_\_\_\_  
this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_

\_\_\_\_\_  
Commissioner of Oaths

\_\_\_\_\_  
Owner(s) or Applicant/Agent

\_\_\_\_\_  
Owner(s) or Applicant/Agent

**► Sketch Required**

The Application shall be accompanied by a sketch showing the following, in metric units:

- (a) the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
- (b) the approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing;
- (c) the boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained and, in the case of a lot addition, the lands the addition is to be consolidated with;
- (d) the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
- (e) the approximate location of all natural and artificial features (*for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks*) that,
  - (i) are located on the subject land and on land that is adjacent to it, and
  - (ii) in the applicant's opinion, may affect the application;
- (f) the current uses of land that is adjacent to the subject land (for example, residential, agricultural or commercial);
- (g) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
- (h) if access to the subject land will be by water only, the location of the parking and boat docking facilities to be used; and
- (i) the location and nature of any easement affecting the subject land.

**The preferred size is on paper no larger than 8.5" by 14", larger plans will be accepted provided a reduction for circulation purposes is provided.**

The Planning Board will assign a File Number for complete applications and this should be used in all communications.

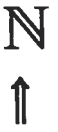
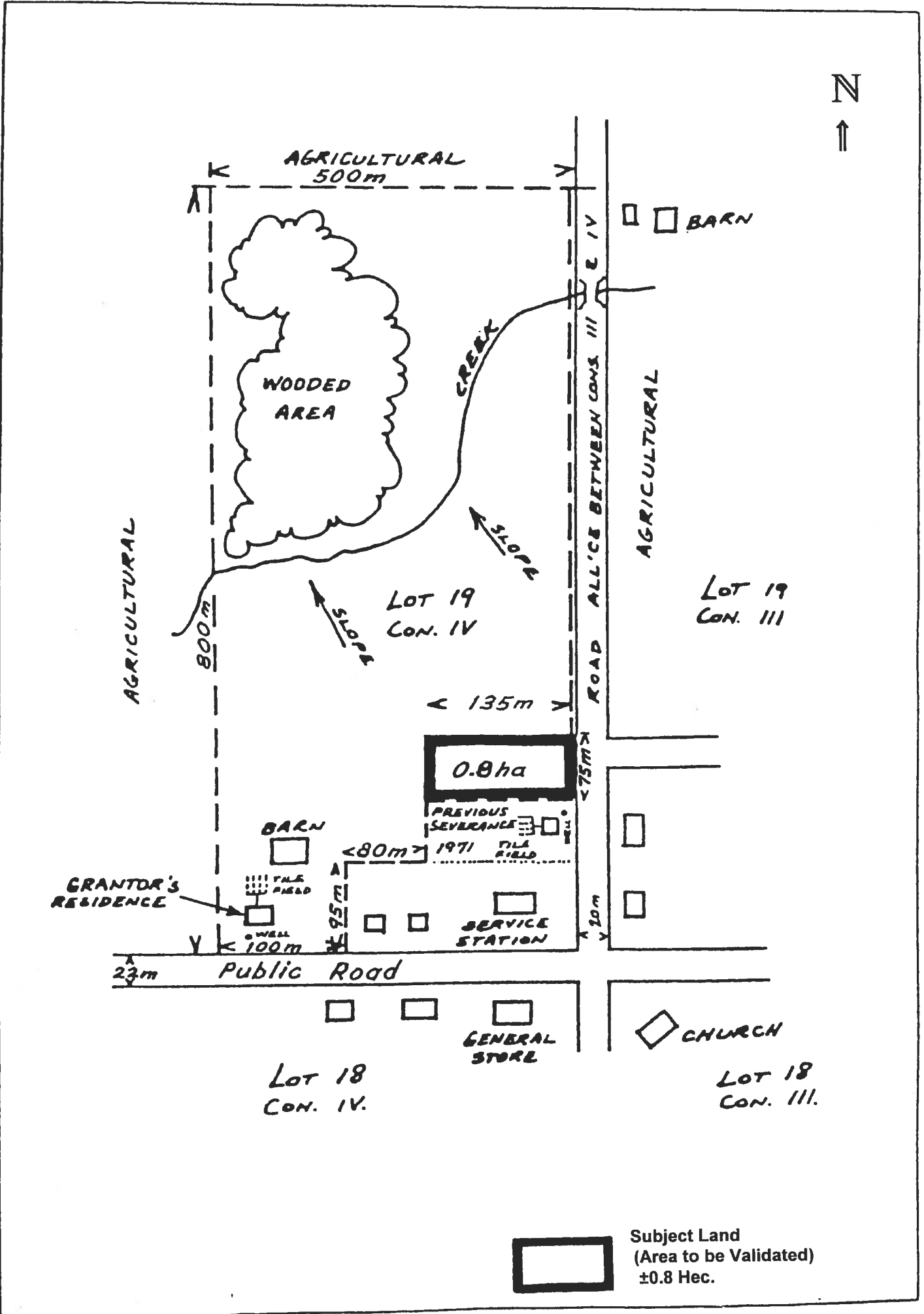
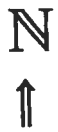
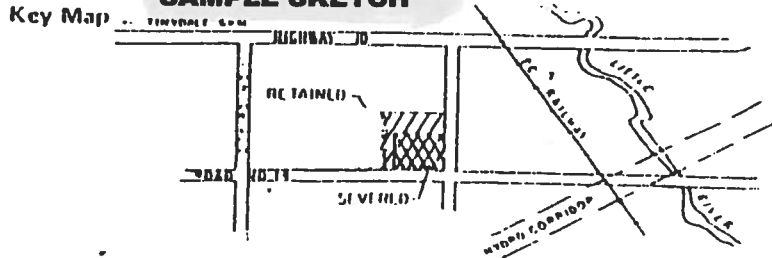
<b>Applicant's Checklist:</b>	Have you remembered to attach:	Yes
	- 3 copies of the completed application form?	<input type="checkbox"/>
	- 3 copies of the sketch?	<input type="checkbox"/>
	- The required fee of \$760.00 payable to the Manitoulin Planning Board?	<input type="checkbox"/>


**Forward to:            The Manitoulin Planning Board  
40 Water Street, Unit 1, P. O. Box 240  
GORE BAY, Ontario POP 1H0**

PLEASE USE METRIC UNITS

To Convert	Multiply by	To Find
Feet	0.3048	Metres
Acres	0.4046	Hectares

### SAMPLE SKETCH



 Subject Land  
(Area to be Validated)  
±0.8 Hec.