

VALIDATION OF TITLE APPLICATION GUIDE

APPLYING FOR VALIDATION OF TITLE

Consent granting authority in the City of Greater Sudbury is vested in a Consent Official appointed by City Council.

Under the provisions of planning legislation of this province, a Consent Official is empowered to deal with applications to validate title to a property which was conveyed in contravention of the Planning Act.

The consent granting framework is formally established in the Ontario Planning Act R.S.O. 1990, c.P. 13. The processing of applications considered by the Consent Official is performed by an administration which must also adhere to specific legal requirements.

DEALING WITH THE APPLICATION

1 The application, once processed, may be circulated to officials of the municipality, commissions, agencies, etc. for comments and circulated to owners and persons assessed in respect of land within 60 metres (196.85') of the subject land.

2 The decision of the Consent Official is final.

NOTE: Any conditions of approval must be fulfilled before a Certificate of Validation is issued for registration at the Land Registry Office.

City of Greater Sudbury
Box 5000, Station 'A', 200 Brady Street,
Sudbury, ON P3A 5P3
Tel. (705) 671-2489, Ext. 4376/4346
Fax (705) 673-2200

Office Use Only

B _____

APPLICATION FOR VALIDATION OF TITLE

SECTION 57, PLANNING ACT
as amended by the Community Economic Development Act, 1993

APPLICATION FEE: \$650.00
CHEQUES MADE PAYABLE TO: CITY OF GREATER SUDBURY

Please print. Schedules may be included, if necessary.

1. Applicant(s)		Telephone Numbers	
		Home	
Mailing Address		Business	
Postal Code		Fax	
2. Owner(s)		Telephone Numbers	
		Home	
Mailing Address		Business	
Postal Code		Fax	
3. Name of Agent		Telephone Numbers	
		Home	
Mailing Address		Business	
Postal Code		Fax	
4. Legal Description (include any abutting property registered under the same ownership)			
Township	Twp. Lot No.	Concession No.	
PIN	Parcel(s)	Lot	Subdivision Plan No.
Part(s)	Reference Plan No.		
Municipal Address or Street(s)			
5. Date land was purchased/acquired			
6. Dimensions of subject property			
Frontage	Depth	Area	
Existing Use	Proposed Use		
Number and use(s) of existing building(s) and structure(s)			
7. What type of access is available?			
<input type="checkbox"/> Provincial Highway <input type="checkbox"/> Municipal Road <input type="checkbox"/> Private Right-of-Way <input type="checkbox"/> Water			
If access is by water, what boat docking and parking facilities are available and what is their approximate distance from the subject land and the nearest public road?			

8. What types of water supply and sewage disposal are proposed?

- Municipally owned and operated piped water system
- Municipally owned and operated sanitary sewers
- Lake
- Well
- Septic System
- Pit Privy
- Other _____

9. Is the property also subject of an Application for Minor Variance, Rezoning or an Official Plan Amendment?

- Yes File Number(s) _____
- No

10. When did the contravention of section 50 of the Planning Act, or a predecessor thereof occur?

11. Please describe the nature of the contravention (attach schedule if required)

12. An up-to-date Surveyor's Real Property Report or a sketch, drawn to scale, on paper no larger than 8.5" x 14", showing the boundaries and dimensions of the subject land, the designation of adjacent properties, roads, lands, etc. and the location and description of all existing buildings and structures located on the property along with setbacks to the property boundaries, is required. Any registered reference plan of the subject property should also be provided.

SWORN DECLARATION

I, We, _____ of the City of _____ in the District of _____
solemnly declare that the information contained in this application is true and that the information contained in the documents
that accompany the application is true.

Declared before me at the City of _____ in the District of _____
this _____ day of _____ 201 _____

A Commissioner, etc.

Signature(s) of owner(s) or authorized agent