



THE MUNICIPALITY OF  
LAMBTON SHORES

# Consent Application

PURSUANT TO SECTION 53 OF THE PLANNING ACT

FOR OFFICE USE ONLY

DATE RECEIVED: \_\_\_\_\_

HEARING DATE: \_\_\_\_\_

<b>1. Applicant information</b>		
Registered owner(s) of the subject land		
Name: <u>KENNETH HENRY STEAP</u>		
Address: <u>9971 Richmond Ln</u>		
Town: <u>Port FRANKS</u>	Postal Code: <u>NOM 2L0</u>	
Phone:	Cell: <u>519-754-6309</u>	
Fax:	Email: <u>steadken@gmail.com</u>	
Authorized agent (authorized by the owner to file the application, if applicable)		
Name:		
Address:		
Town:	Postal Code:	
Phone:	Cell:	
Fax:	Email:	
<b>2. The date of the application:</b> <u>Oct 30 / 20 24</u>		
<b>3. Current designation of the subject land in the applicable Official Plans and an explanation of how the application conforms with the Official Plans:</b>		
<u>1 Residential - Hwy 21 Gateway</u> <u>2 Significant wood lot</u> <u>3 minor residential development is permitted</u>		
<b>4. Current Zoning:</b> <u>residential 6 &amp; Future Development</u>		
<b>5a. Type of proposed transaction</b>		
<input checked="" type="checkbox"/> creation of a new lot	<input checked="" type="checkbox"/> easement	<input type="checkbox"/> lease
<input type="checkbox"/> lot addition	<input type="checkbox"/> charge	<input type="checkbox"/> correction of title
<b>b. Please indicate the purpose of proposed transaction?</b> <u>separate new lot from existing property - balance to Huron County LAND TRUST</u>		
<b>6. If known, please provide the name of the person to whom the land or an interest in the land is to be transferred, charged or leased?</b>		
<u>new lot to current owner BAL as above</u>		
<b>7. Description of subject land</b>		
Geographic Township:	Concession(s): <u>LRE</u>	Lot(s): <u>pt. lot 18</u>
Registered Plan:	Lot(s):	
Reference Plan:	Part(s):	
Street Address:	Municipal Roll Number:	

8. Are there any easements or restrictive covenants affecting the subject land? Yes\*  No

\*If yes, please provide a description of each easement or covenant and its effect?  
*driveway access on N end for 3 lots  
 access on S end for LAND TRUST*

9. Dimensions of subject land as a whole (in metric units)

Frontage: <i>20,182</i>	Depth: <i>419.93</i>	Area: <i>28.05 Acres</i>
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10a. Dimensions of the lot to be severed (in metric units)

Frontage: <i>20.182</i>	Depth: <i>419.93</i>	Area:
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b. Dimensions of the lot to be retained (in metric units)

Frontage: <i>628</i>	Depth: <i>116.1</i>	Area:
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c. Describe all existing uses on the subject land?

*residential + land trust*

d. Describe all existing buildings or structure on the subject land?

*House + Garage*

e. Describe all proposed uses on the subject land?

*14*

f. Describe all proposed buildings or structure on the subject land?

*residential conservation* *done*

g. Access to subject land (please provide information for only those that apply to this property)

Provincial Highway: <i>#21</i>	County Road:
Municipal Road:	Other Public Road:
Right of Way:	Water:

Item 8(e) to the Schedule of Ontario Regulation 547/06 applies only if access is by water.

h. Water Supply: Water supply will be provided via?

<input checked="" type="checkbox"/> publicly owned and operated piped water system	<input type="checkbox"/> lake or other water body
<input type="checkbox"/> privately owned well or communal well	<input type="checkbox"/> other (please specify) _____

<b>i. Sewage Disposal: Sewage disposal will be provided via?</b>			
<input type="checkbox"/>	publicly owned and operated sanitary sewage system	<input type="checkbox"/>	privy
<input checked="" type="checkbox"/>	privately owned individual or communal septic system	<input type="checkbox"/>	other (please specify) _____

<b>11. If the purpose of the application is to create a new lot to dispose a surplus farm dwelling as a result of farm consolidation, please complete the following:</b>			
a. Are you aware of the restriction through zoning that would apply to the balance of the farm to prohibit any new residential use?	Yes	<input type="checkbox"/>	No <input type="checkbox"/>
b. Indicate the year in which the subject lands were acquired by the owner:			
c. Address of the 'home farm':			
d. Number of farms owned and operated by the owner(s) and approximate total acreage:			
e. Year of dwelling construction:			
f. Describe the condition of dwelling and its suitability for human occupancy:			
g. Describe the condition and proposed use of any outbuildings:			
<b>12. Is the subject land the subject of:</b>			
An application for an amendment to the Official Plan under the <i>Planning Act</i> ? *If yes, provide the following: File No. _____ Status _____	Yes*	<input type="checkbox"/>	No <input type="checkbox"/>
An application for an amendment to the Zoning By-law under the <i>Planning Act</i> ? *If yes, provide the following: File No. _____ Status _____	Yes*	<input checked="" type="checkbox"/>	No <input type="checkbox"/>
A Minister's zoning order under the <i>Planning Act</i> ? *If yes, provide the following: File No. _____ Status _____	Yes*	<input type="checkbox"/>	No <input type="checkbox"/>
An application for approval of a Plan of Subdivision under the <i>Planning Act</i> ? *If yes, provide the following: File No. _____ Status _____	Yes*	<input type="checkbox"/>	No <input type="checkbox"/>
An application for an application for Consent under the <i>Planning Act</i> ? *If yes, provide the following: File No. _____ Status _____	Yes*	<input type="checkbox"/>	No <input type="checkbox"/>
An application for an application for Minor Variance under the <i>Planning Act</i> ? *If yes, provide the following: File No. _____ Status _____	Yes*	<input type="checkbox"/>	No <input type="checkbox"/>
<b>13. Please indicate whether any land has been severed from the parcel originally acquired by the owner of the subject land?</b>	Yes*	<input type="checkbox"/>	No <input type="checkbox"/>
*If yes provide the following:			
Date of Transfer:			
Name of Transferee:			
Uses of the severed Land:			

14. This application must be accompanied by a sketch showing the following information. Failure to supply this information will result in a delay in procession the application. Please fill out the checklist below to ensure you have included all the required information.

- The boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land.
- The approximate distance between the subject land and the nearest municipal lot line or landmark such as a bridge or railway crossing.
- The boundaries and dimensions of the subject land, the part that is to be severed and the part that is to be retained.
- The location of all land previously severed from the parcel originally acquired by the current owner of the subject land (if applicable).
- The approximate location of all natural and artificial features on the subject land and on the land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application (for example: buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks).
- The existing uses on the adjacent land (for example: residential, agricultural and commercial uses).
- 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, private road or a right-of-way.
- The location and nature of any easement affecting the subject land.

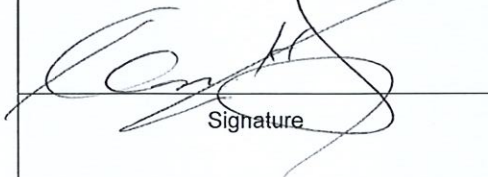
15. Please indicate how the application is consistent with the Provincial Policy Statement (a copy of the Provincial Policy Statement is available at [ontario.ca/page/land-use-planning](http://ontario.ca/page/land-use-planning))?

Items 16 and 17 to the Schedule of Ontario Regulation 547/06 apply only if the subject land is within an area of land designated under any provincial plan or plans.

#### MUNICIPAL COSTS

Please be advised that the municipality may incur expenses associated with obtaining outside legal/ engineering/planning review/assistance from its consultants, relating to the application. Any expenses that the municipality incurs in this regard will be forwarded to the applicant, for payment.

I, KENNETH STEAD (the applicant) acknowledge that I will pay all legal/engineering/planning expenses the municipality incurs as outlined above.

  
Signature

Oct 30/2024  
Date


**AGENT AUTHORIZATION** (\*Please complete for an agent to act on behalf of the owner of the subject land.)

I, KENNETH STEAD (Name), being the owner of the property described in

Section 1 of this application for Consent, hereby authorize RALPH NAJSOKAITIS (Agent)

to act as my agent in matters related to this application for Consent.

Dated this 1 day of Nov 2024

  
Owner

**STATUTORY DECLARATION**

I, KENNETH STEAD (Name) of the PORT FRANKS (Name of City, Town, Township, Municipality, etc.)


in the LAMBTON (Name of County, Region or District)

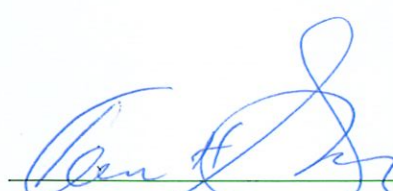
SOLEMNLY DECLARE THAT

The information provided in this application as required under Section 53 of the *Planning Act* and Ontario Regulation 200/96 is true.

AND I make this solemn Declaration conscientiously believing it to be true, and knowing that is of the same force and effect as if made under oath.

Declared before me at the Municipality  
of Lambton Shores in the  
County of Lambton  
this 1st day of November 2024

  
A Commissioner of Oaths  
**Roberta Brandon, DEPUTY-CLERK**  
Municipality of Lambton Shores  
County of Lambton

  
Applicant or Authorized Agent\*

## ASSESSMENT OF SEWAGE FLOWS FOR EXISTING PRIVATE SEWAGE DISPOSAL SYSTEMS

Name of Property Owner: KENNETH STEAR

Mailing Address: 9971 RICHMOND LN

Postal Code: NORM 220 Telephone No.: 519-754-6309

Lot: \_\_\_\_\_ Concession: \_\_\_\_\_

Sub Lot No: \_\_\_\_\_ Plan No: \_\_\_\_\_

Municipal Address: \_\_\_\_\_

Municipality: \_\_\_\_\_

	Existing Structure	Office Use	Structure After Construction	Office Use
Fixture	Number	Fix. Units	Number	Fix. Units
Bedrooms	2		2	
Dishwasher	0		0	
Laundry Tub	0		0	
Shower Stalls	0		0	
Bath Tubs	1		1	
Toilets	1		1	
Wash-up Sinks	1		1	
Kitchen Sinks	1		1	
Other				
Total				

Please answer the following questions:

1. Will any component of the existing sewage system be relocated or replaced?

Yes

No

2. Will the proposed construction decrease the existing separation distance between the structure and the existing sewage system?

Yes

No

3. Is the existing system malfunctioning or discharging sewage onto the ground or into surface water?

Yes

No

*Analy*

4. What is the size of the existing septic tank? 3600 Litre

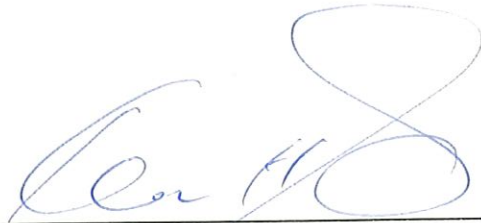
5. What is the size of the existing leaching bed? 24 sq metres

6. What is the floor area of the present dwelling? ~~86~~ 100 sq ft

7. What will the floor area be of the dwelling after construction? Same

I KENNETH STEAR CERTIFY THAT THE INFORMATION.  
(Print name in full)

CONTAINED HEREIN IS TRUE AND CORRECT.

  
Signature

Owner  Agent

Date: Oct 15 / 2024

## **ASSESSMENT OF REQUIREMENT TO SUBMIT AN APPLICATION UNDER PART 8 OF THE ONTARIO BUILDING CODE**

The following circumstances dictate when an upgrade or replacement of an existing sewage system is necessary. An application for a sewage permit is required when:

1. The performance level of the existing building is reduced. The Ontario Building Code states that the performance level of a dwelling is reduced where the total daily design sanitary sewage flow of the dwelling exceeds the capacity of any component of the sewage system. The capacity of the sewage system must be evaluated when the construction:
  - increases the number of bedrooms in the existing home;
  - exceeds 15% of the gross area of the dwelling unit or;
  - adds new plumbing fixtures to the existing home.
2. The proposed structure will decrease the separation distance to the existing sewage system.
3. The sewage system is malfunctioning or is discharging sewage onto the ground or into surface water (e.g. Septic connections to agricultural field tiles and drainage ditches are not permitted).
4. The owner/agent is unable to answer either question 1, 2 or 3.

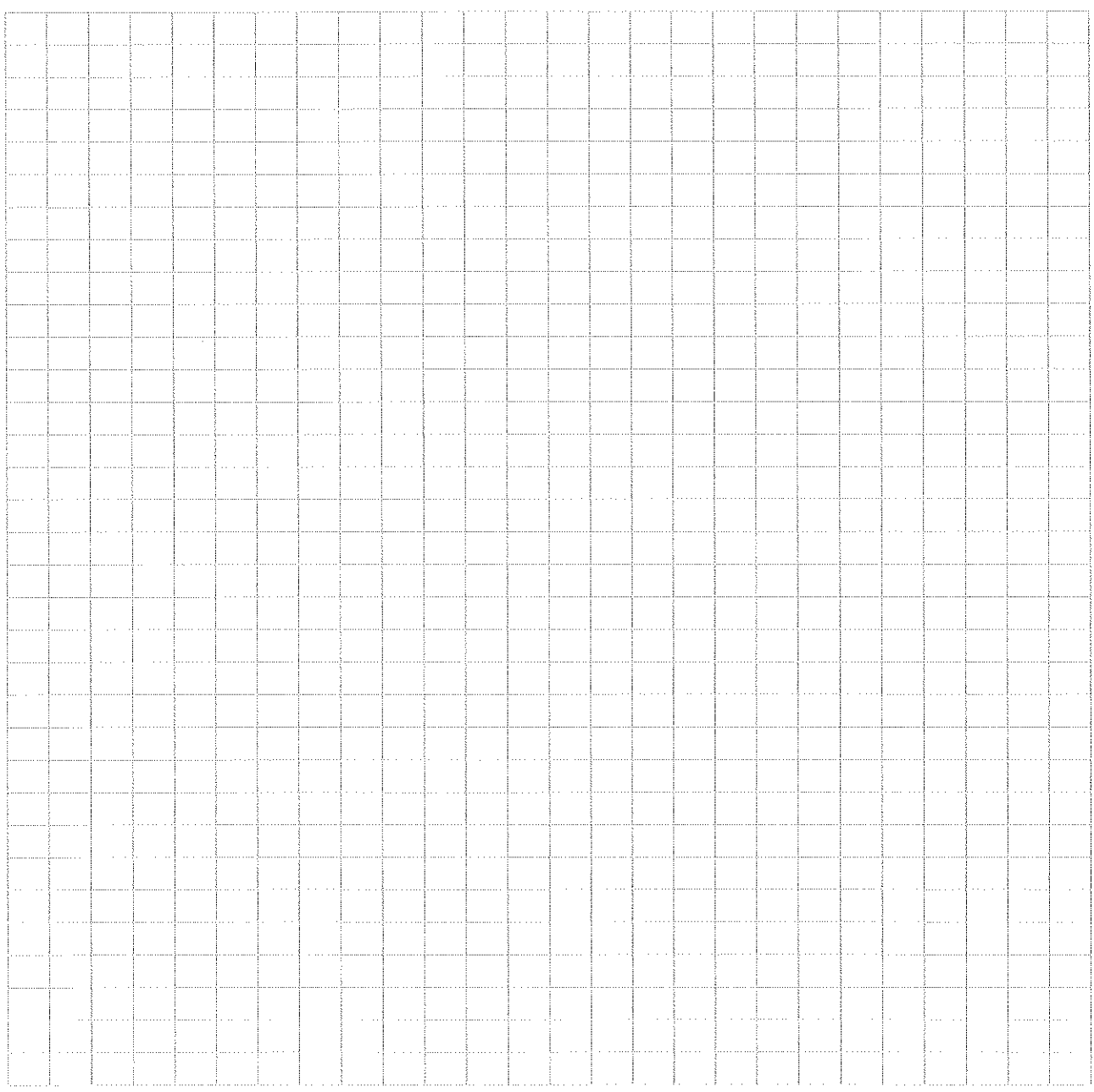
On the attached graph paper, please provide a sketch of the subject property showing lot dimensions, the location(s) of all buildings and structure and the location of the septic tank and leaching (show as much detail regarding the bed as possible - i.e. number of distribution pipes, length of tiles et cetera). If the size of the lot makes it impractical to show the entire property, focus on the area where the sewage system and dwelling are (to be) located.

**An inspection can be conducted of the subject property. An inspection/ administrative fee may be applicable and is therefore required of the applicant to cover the cost of the septic system evaluation/inspection. If it is necessary to make application for septic approval to replace or upgrade the existing sewage system, the evaluation fee will be applied to the cost of the septic permit.**



**LOT DIAGRAM AND SEWAGE SYSTEM PLAN:** Draw to scale and indicate the direction of north.

- SHOW:**
- 1) Location of sewage system components (i.e. tanks, leaching beds)
  - 2) Horizontal distances from system to adjacent existing or proposed buildings, well water supplies (including neighbours'), existing on-site sewage systems, driveways, property lines, swimming pools and watercourses (including ditches).
  - 3) Lot dimensions, roads and topographic features (i.e. steep slopes, swamps)



## Declaration of Applicant

### Section A

Is this project a commercial, agricultural, or industrial application?

Yes  No

Does the proposal involve fuel handling/storage  $\geq 15,000$  litres?

Yes  No

### Section B

Are there any hydro poles/hydro easements on this property?

Yes  No

Is there any gas or oil or any other utility easement on this property?

Yes  No

Are there any Right-of-Way accesses on this property?

Yes  No

Are there any easements (of any nature) on this property?

Yes  No

Are there any closed private/municipal drains on this property?

Yes  No

Are there any agreements/leases attached to title (i.e. wind, gas/oil etc.)-

Yes  No

If you answered **YES** to any of the questions in **Section B** - you are required to clearly indicate on your site/plot/lot diagram the location of such items and provide sufficient documentation where applicable/requested.

### Section C

I understand that property locates are my sole responsibility.

Yes  No

I understand it is my sole responsibility to ensure all substantial completion inspections (as outlined in the issued permit) are requested with 48 hours' notice, carried out and approved prior to proceeding to the next stage of construction.

Yes  No

I understand that I will be responsible to remit all applicable fees prior to my permit being officially issued and further I may be subject to the said fees if my application is denied, revoked or cancelled (by myself), as per the applicable building permit by-law.

Yes  No

I, KENNETH STEAP certify that:

(Print name)

1. The information contained in this declaration, application, attached plans and specifications, and other attached documentation is true to the best of my knowledge.
2. As the Owner/Agent/Contractor I take responsibility to ensure compliance to all federal, provincial and municipal legislation and or regulations prior to, during and after construction.
3. I will not hold The County of Lambton or its employees liable for any actions by myself resulting in; non-issuance of a permit, revoking of a permit, civil action and or possible fine.
4. I have authority to bind the corporation or partnership (if applicable).

Oct 14/2024

(Date)

[Signature]

(Signature of Applicant)

*Personal information contained in this form and schedules is collected under the authority of Section 7 Subsections 8(2) of the Building Code Act, and will be used in the administration and enforcement of the Building Code Act, 1992. Questions about the collection of personal information may be addressed to: a) the Clerk of the municipality to which this application is being made.*

**Please Note: This declaration must be completed in its entirety prior to the issuance of a building/plumbing/septic permit, no exceptions.**