



What is the Committee of Adjustment (COA)?

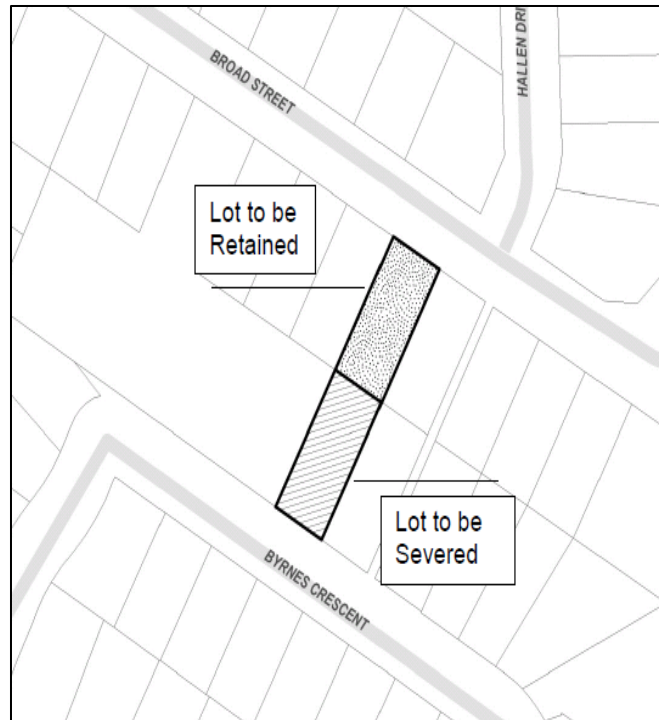
The Planning Act grants authority to Municipal Councils to appoint committees to approve a number of consent applications. Section 53 of the Planning Act permits the Committee of Adjustment to make decisions on applications for new lots, lot additions, and rights-of-way.

There are seven members of the Committee of Adjustment, two of which are also members of Township Council.

What about conditions of consent approval?

A consent approval may have certain conditions attached to it such as road widening, parkland dedication, a minor variance, or a rezoning to allow a new land use. The conditions must be met within one year. Once the applicant meets the conditions, a certificate is issued by staff and the consent goes into effect after it has been registered in the land registry office.

Example of a Land Severance



GUIDE TO THE CONSENT PROCESS



For more information, contact:
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Consent Process

WHAT IS A CONSENT (LAND SEVERANCE)?

A land severance is the authorized separation of a piece of land to form a new lot of a new parcel of land. This is commonly known as consent. A consent is required if you want to mortgage, charge, sell or enter into any agreement (at least 21 years) for a portion of your land. A consent is **not** needed if the land is already divided by a railway or public road.

In addition to the division of land, consent applications also include right-of-way, easements and any change to your existing property boundaries such as a lot addition. If several severances are intended in the same area, a plan of subdivision may be more appropriate. Staff will determine which process is applicable.

FEES (SUBJECT TO CHANGE)

New Lot/Lot Addition/ Boundary Adjustment	\$1,000
For Each Subsequent Lot/Lot Addition/Boundary Adjustment	\$400
Technical Severance	\$1,000
Easement/Right of Way/Validation of Title	\$1,000
Consent Applications Recirculation only	\$300
Consent Agreements	\$250
Legal – Preparation and/or registration of Agreements	Cost

