

## PROCEDURES

### LAND SEVERANCES / CONSENTS

<b><u>Application Fee:</u></b>	\$250.00 – Initial Fee (non-refundable) \$250.00 – Completion Fee if granted (non-refundable)
<b><u>Other Fees:</u></b>	St. Clair Region Conservation Authority Natural Hazard & Natural Heritage Fees are available on their website <a href="http://www.scrca.on.ca">www.scrca.on.ca</a> or by calling 519-245-3710  \$75.00- Lambton County – if septic evaluation is required
<b><u>Application Submission:</u></b>	Planning Department <u>must</u> review application before it can be commissioned.
<b><u>Additional Costs:</u></b> (if applicable)	-5 % - Value of the raw land the day before the consent is granted -Water & Sewer Assessment plus installation -A Survey is required -Other costs could be dependent on conditions imposed by the Committee
<b><u>Application Forms:</u></b>	Complete with sketch
<b><u>Notification:</u></b>	All property owners within 200 ft. (60 m) of property line and appropriate agencies (sent 2 weeks prior to the meeting). Notice is also posted on site.
<b><u>Public Meeting:</u></b>	Applicant gives presentation and answers any questions the Committee or members of public may have with regards to the application.
<b><u>Decision:</u></b>	Usually the decision is made during the public meeting while the applicant(s) are present.
<b><u>Appeal Period:</u></b>	Objections may be received up to 20 days after the date of decision.
<b><u>Finalization:</u></b>	Decision is final and binding after the appeal period has expired and no appeals have been submitted

Applicants must install services and meet all conditions of the Consent Decision **PRIOR** to the deed being stamped.