



THE CORPORATION OF THE CITY OF THOROLD

Planning and Development Services Department
3540 Schmon Parkway, P.O. Box 1044
Thorold, ON L2V 4A7
905-227-6613

APPLICATION FOR DEEMING BY-LAW

A 'deeming by-law' removes lands (lots or blocks) from a registered plan of subdivision, providing the plan of subdivision has been registered for more than 8 years. The purpose is to merge two or more lots or blocks into one conveyable parcel. Generally, this is required to allow development which would otherwise be constrained by lot lines traversing a site (buildings cannot cross over lot lines).

HOW TO APPLY

Prior to submitting an application to the Planning and Development Services Department, applicants are advised to consult with a Planner in the department to determine whether a deeming by-law is the appropriate mechanism to use. Once it is determined to be the appropriate mechanism, the completed application form, together with the appropriate fee and Land Registry parcel register (this can be obtained at the Land Registry office on Church Street in St Catharines), will be submitted to Planning and Development Services to be considered complete.

APPLICATION FEES

This fee is required to cover the normal Municipal costs incurred in processing a Deeming By-law application.

PROCESSING TIME

It generally takes about one to two months to complete the Deeming By-law process. Once an application is submitted, staff will review it for completeness and will circulate it to the appropriate departments for review. A staff report is then brought to Council for consideration and if approved the bylaw will follow. After council approves the deeming by-law, it is registered on title.

APPLICATION REQUIREMENTS

1. One original complete application form;
2. Land Registry Parcel Register; and
3. Application fee: cash, debit or cheque made payable to the City of Thorold.

APPLICATION FORM

1. Owner's Information	
Name of all registered owners:	
Mailing Address:	
City:	Postal Code:
Ph:	Mobile:
Email:	
2. Applicant Information	
Name of authorized agent:	
Mailing Address:	
City:	Postal Code:
Ph:	Mobile:
Email:	
Note: unless otherwise requested, all communications will be sent to the agent if any.	
3. Property Information	
Municipal Address:	
Legal description of lands to be de-registered (Lot & Registered Plan):	
Lot Nos:	Plan No:
4. Proposal	
Provide a brief description of the proposal including land use. (Residential, non-residential, creation of easement, request for extension.)	

5. Existing Uses

Provide a brief description of the existing use of land.

6. Application Details

Reason Deeming By-law is required:

Which lots require Deeming By-law:

7. Owner Authorization of Agent to Make The Application

I/We _____ being the registered owner of the subject land authorize _____ to act as my/our agent in this application process, along with relevant reports and studies to the City of Thorold, to appear on my/our behalf at any meetings with respect to this matter and to provide any information required by the City of Thorold relevant to this application.

Agent Name Print: _____

Signature: _____

Owner(s) Name Print: _____

Signature: _____

Date: _____

Note: In the case of a corporation, the signature(s) must be that of an officer with authority to bind the corporation.

8. Permission to Enter

The applicant acknowledges that site visit(s) may be required in order to view the property and its relation to the surrounding lands. The applicant authorizes members of Council, Municipal staff, consultants retained by the Municipality in the review of the application to enter onto the subject property for the purpose of evaluating the application/proposal.

Applicant Name Print: _____

Signature: _____

Date: _____

9. Declaration

I, _____ of the _____
PRINT NAME MUNICIPALITY

in the province of _____ solemnly declare that I am the owner, an officer of the owner, the agent or the owner, and that all the above statements contained in the written application are true, and I make this solemn declaration conscientiously believing it to be true, knowing that it is the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act". Further, upon completion of all conveyances, I will so advise the City of Thorold.

Signature of Registered Owner(s) or Authorized Agent

DECLARED before me at the _____ in the _____
lower tier municipality upper tier municipality

on this _____ day of _____ 20____.

A Commissioner, etc.

Note:

Personal information collected on this application will become part of a public record.