

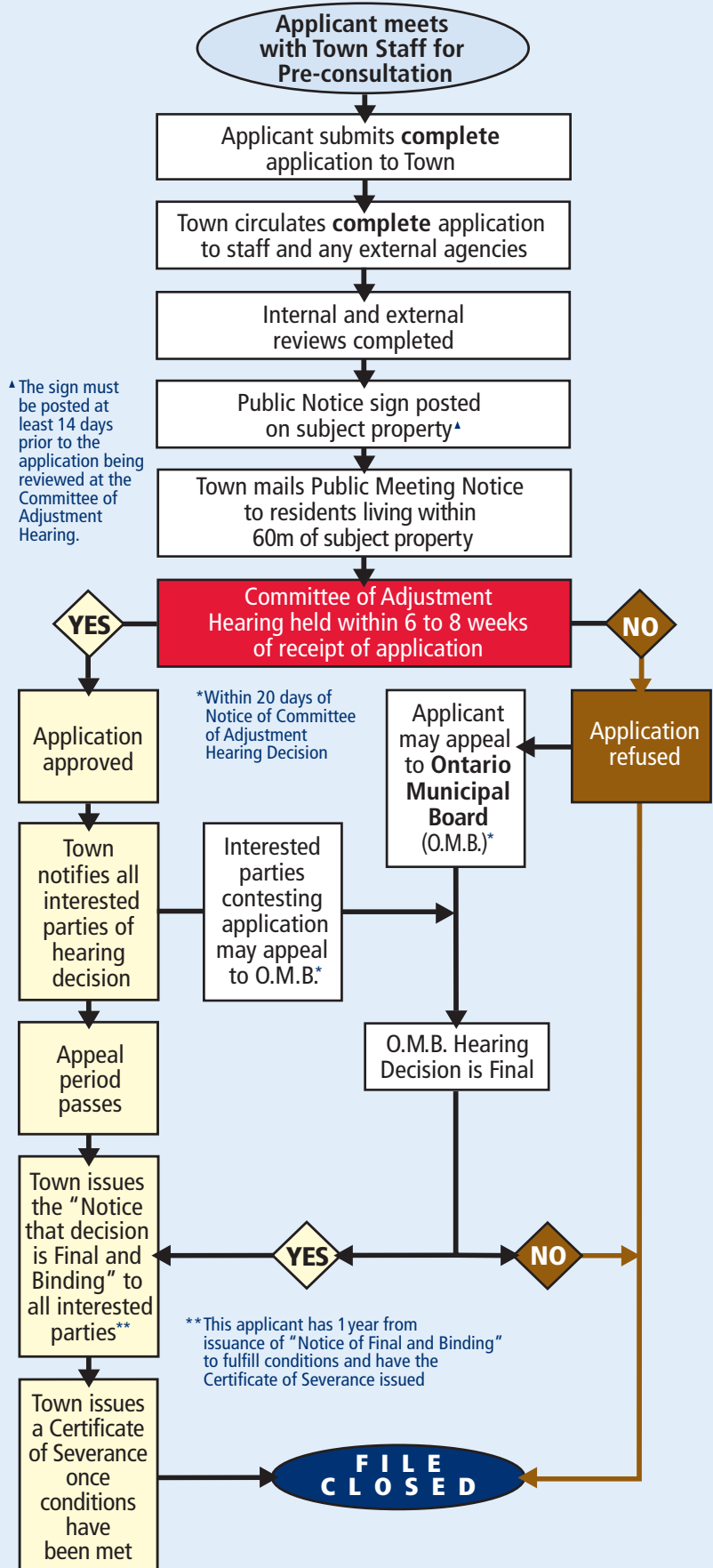
Consent (Land Severance)?

A Consent (Land Severance) is required if you want to sell, mortgage, charge for, or enter into any agreement (of at least 21 years) for, a portion of your land.

Once a Consent (Land Severance) has been approved, the new land parcels may be sold or mortgaged without further approval. Please also see the Plan of Subdivision Application process for related information.

CONSENT (LAND SEVERANCE) APPLICATION PROCESS

This application process may take approximately 3 to 12 months to complete



This flow chart highlights the basic process – some steps may not be shown.

CONSIDERATIONS:

A Consent (Land Severance) must be compatible with the overall future planning goals and policies of the Town. Consideration is given to the effects of the proposal on neighbours, and the whole community.

In considering a Consent (Land Severance) application, the Town will refer to the Planning Act.

When reviewing an application, consideration will be given to:

- its conformity with the Town's Official Plan and compatibility with adjacent uses of land;
- its compliance with local Zoning By-Laws;
- the suitability of the land for the proposed purpose, including the size and shape of the lot(s) being created;
- the adequacy of vehicular access, water supply, sewage disposal;
- the need to ensure protection from potential flooding;
- heritage conservation.

Pre-consultation

Before submitting an application, we recommend that you take the time to discuss your proposal with Town staff. Planning and Urban Design Department staff can guide you through the process, by providing preliminary comments about the viability of your proposal and ensuring you submit a complete application for consideration. An incomplete application will delay or stop the process.

Application forms are available at the **Development Services Counter**. They can also be downloaded from the Town's website at www.markham.ca under the Forms and Applications tab "Building and Planning Permits".

Submitted plans must be folded to no larger than 11 x 17 in (28 x 43 cm).

HOW TO APPLY

Other Documents to Review

If applicable, review these documents, which are available at the **Development Services Counter** prior to filing your application:

- Town of Markham Official Plan/ Secondary Plan Policies
- Zoning By-Law(s)
- Heritage Conservation District Plans
- Design Guidelines (where available).

Contact Us

This brochure is part of a series that outlines development processes in the Town of Markham. If you have any questions, please contact the staff of the Development Services Commission.

Development Services Commission

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DEVELOPMENT SERVICES

CONSENT (LAND SEVERANCE) APPLICATION PROCESS

PROCESS GUIDELINES

The Process

The flow chart represents the Consent (Land Severance) process in the Town of Markham. Please keep in mind that each proposal is unique and the process may vary slightly for each application.