

# County of Peterborough Land Division

470 Water Street, Peterborough, Ontario K9H 3M3

email: AHamilton@ptbocounty.ca

T-705-743-3718 or 800-710-9586, Ext. 2406 Fax: 705-876-1730



## Application for Consent

**Note to Applicant:** All questions must be answered or application may be returned.  
**Application Fee:** \$1150.00 must accompany fully completed application and 6 copies.

It is strongly advised the applicant complete a Preliminary Severance Review with the County of Peterborough Planning Department. Have you done so:

Y/N YES Date: Oct 5 2017

If yes, were there any Studies required? Y/N YES  
(i.e. Traffic Study, Archaeological Study and Environmental Impact Analysis (EIA).

Have you attached 4 copies of each to this application?

Y/N YES

Office Use:

File No. **B-** 39-20

Date Received: **RECEIVED**

**JUL 27 2020**

**LAND DIVISION**

### 1. Owner Information

Name(s): Doug & Marcelle Mundell Address: 1331 County Rd. 4

P.O. Box: \_\_\_\_\_ City/Province: Douro-Dummer Ontario

Phone: (H) 705-652-7980 (B) \_\_\_\_\_ Postal Code: K0L3A0

E-mail: None

Do you wish to receive all communications? ☒ Yes ☐ No

### 2. Authorized Agent/Solicitor Information

Name(s): None Address: \_\_\_\_\_

P.O. Box: \_\_\_\_\_ City/Province: \_\_\_\_\_

Phone: (H) \_\_\_\_\_ (B) \_\_\_\_\_ Postal Code: \_\_\_\_\_

E-mail: \_\_\_\_\_

Do you wish to receive all communications? ☐ Yes ☒ No

### 3. Property Description

Ward: Dummer Township: Dour-Dummer Lot: Part of 11 Concession: 1

Municipal (911) Address: None Tax Roll #: 152202000307300

Registered Plan #: \_\_\_\_\_ Block/Lot: \_\_\_\_\_

### 4. Type and Purpose of Proposed Transaction

Transfer: ☒ Creation of a New Lot ☐ Addition to a Lot (moving/adjusting lot line)

Other: ☐ Right-of-Way ☐ Easement ☐ Correction of Title ☐ Charge ☐ Lease

### 5. Transferee

If known, the name of the person(s), to whom land or interest in land is intended to be transferred, charged or leased:  
Unknown relationship to owner: \_\_\_\_\_

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

Phone: (H) \_\_\_\_\_ (B) \_\_\_\_\_ E-mail: \_\_\_\_\_

**6. Description of Severed Lot (provide both metric & imperial measurements and include all dimensions on sketch)**

Frontage (metres): 46 Depth (metres): 120 Area (m<sup>2</sup> or hectares): .552 Hectares  
 Frontage (feet): 150.9 Depth (feet): 393.7 Area (ft<sup>2</sup> or acres): 1.36 Acres

**Existing Use:** (i.e. residential, commercial, recreational)Recreational**Proposed Use:** (i.e. residential, commercial, recreational)ResidentialName Existing Buildings & Structures, including well & septic  
(and show on sketch with setbacks )NoneName Proposed Buildings & Structures, including well & septic  
(and show on sketch with setbacks )None**Type of Access:**

- ☒ Municipal maintained road ☐ County Road ☐ Provincial Highway  
☐ Seasonally maintained municipal road ☐ Private road or right-of-way ☐ Other \_\_\_\_\_  
☐ Water ☐ Parking/docking facilities – distance from these to the nearest road : \_\_\_\_\_

**Water Supply:**

- ☐ Publicly owned/operated piped water system  
☐ Privately owned/operated individual well  
☐ Privately owned/operated communal well  
☐ Lake or other water body  
☒ Other NONE

**Sewage Disposal: (if existing, show on sketch)**

- ☐ Publicly owned/operated sanitary sewage system  
☐ Privately owned/operated individual septic tank  
☐ Privately owned/operated communal septic tank  
☐ Privy None  
☒ Other None

If a septic system exists on the severed parcel, when was it installed and inspected? n/aHow far is it located from the lot line(s) & well? n/a (ft. or meters)Have you shown the well & septic locations and setbacks on the sketch? n/a

If the severed lot is an "Addition" or "Lot Line Adjustment", please provide the following information.  
 If not, please skip this section and move onto Section 8:

**7. Description of Lot Being Added To**

(provide both metric &amp; imperial measurements and include all dimensions on sketch)

Frontage (metres): \_\_\_\_\_ Depth (metres): \_\_\_\_\_ Area (m<sup>2</sup> or hectares): \_\_\_\_\_  
 Frontage (feet): \_\_\_\_\_ Depth (feet): \_\_\_\_\_ Area (ft<sup>2</sup> or acres): \_\_\_\_\_

**Existing Use:** (i.e. residential, commercial, recreational)**Proposed Use:** (i.e. residential, commercial, recreational)Name Existing Buildings & Structures, including wells & septic  
(and show on sketch with setbacks )Name Proposed Buildings & Structures, including wells & septic  
(and show on sketch with setbacks )

Official Plan Designation: \_\_\_\_\_

Current Zoning: \_\_\_\_\_

**Type of Access:**

- ☐ Municipal maintained road ☐ County Road ☐ Provincial Highway  
☐ Seasonally maintained municipal road ☐ Private road or right-of-way ☐ Water ☐ Other \_\_\_\_\_

Roll # of Lot Being Added to: \_\_\_\_\_

**8. Description of Retained Lot (provide both metric & imperial measurements and include all dimensions on sketch)**

Frontage (metres): 76 for(120)depth then 122      Depth (metres): 240      Area (m<sup>2</sup> or hectares): 2.37  
 Frontage (feet): 249.35for(393.7)depth then 400.26      Depth (feet): 787.40      Area (ft<sup>2</sup> or acres): 5.87

**Existing Use:** (i.e. residential, commercial, recreational)  
recreational

**Proposed Use:** (i.e. residential, commercial, recreational)  
recreational

Name Existing Buildings & Structures, including wells & septic  
 (and show on sketch with setbacks )  
None

Name Proposed Buildings & Structures, including wells & septic  
 (and show on sketch with setbacks )  
None

**Type of Access:**

- ☒ Municipal maintained road      ☐ County Road      ☐ Provincial Highway  
☐ Seasonally maintained municipal road      ☐ Private road or right-of-way      ☐ Other \_\_\_\_\_  
☐ Water      ☐ Parking/docking facilities – distance from these to the nearest road : \_\_\_\_\_

**Water Supply:**

- ☐ Publicly owned/operated piped water system  
☐ Privately owned/operated individual well  
☐ Privately owned/operated communal well  
☐ Lake or other water body  
☐ Other None

**Sewage Disposal: (if existing, show on sketch)**

- ☐ Publicly owned/operated sanitary sewage system  
☐ Privately owned/operated individual septic tank  
☐ Privately owned/operated communal septic tank  
☐ Privy  
☒ Other None

If a septic system exists on the retained parcel, when was it installed and inspected? n/a

How far is it located from the lot line(s) & well? n/a (ft. or meters)

Have you shown the well & septic locations and setbacks on the sketch? n/a

**9. Local Planning Documents**

What is the current Township **Official Plan** designation on this property? Hamlet  
 What is the current **County** Official Plan designation on this property? Settlement Areas  
 (this information is available from the Preliminary Severance Review and/or from the Township)

Explain how the application Conforms with the current Official Plans: Health-Road Frontage-Access requirements can be met.

What is the current zoning on this property, as found in the Township **Zoning By-Law**? RU-Hamlet  
 (this information is available from the Preliminary Severance Review and/or from the Township)

**10. Provincial Policy**

Is the application consistent with the Provincial Policy Statements? ☒ Yes ☐ No  
 (this information is available from the Preliminary Severance Review and/or from the County Planning Dept.)

Explain how the application is consistent: \_\_\_\_\_

Study by Cambium Inc. shows that there is no negative impacts on the feature or their ecological function.

Is the subject property within an area of land designated under any provincial plan(s)? ☒ Yes ☐ No  
 (Oak Ridges Moraine Conservation Plan applies to portions of Cavan Ward only;  
**Growth Plan applies to the entire County of Peterborough so answer should be yes)**

If yes, explain how the application conforms or does not conflict with provincial plan(s)? \_\_\_\_\_

Conforms to (County- Township-Conservation Authority-Health Unit) Plan Policies

**11. Restrictions of Subject Land**

Are there any **easements** or **restrictive covenants** (i.e. hydro, Bell) affecting the subject land? ☐ Yes ☒ No

If yes, describe the easement or covenant and its effect: \_\_\_\_\_

**12. Previous Planning Act Applications**

Is the subject land now, or has it been, the subject of an application for a Plan of Subdivision under Section 51 or a consent under Section 53 of the *Planning Act*? ☐ Yes ☒ No

Has the owner of the subject land severed any land from the original acquired parcel? ☐ Yes ☒ No

If yes, indicate this information on the required sketch and provide the following (if known):

File No. B- \_\_\_\_\_, Transferee: \_\_\_\_\_ Date of Transfer: \_\_\_\_\_

File No. B- \_\_\_\_\_, Transferee: \_\_\_\_\_ Date of Transfer: \_\_\_\_\_

Is this land currently the subject of any other application under the Planning Act, such as an application for Official Plan Amendment, Zoning By-Law Amendment, Minor Variance, Minister's Order, or Power of Sale? ☐ Yes ☒ No

If yes, please provide the following:

Type: \_\_\_\_\_ File No. \_\_\_\_\_ Status: \_\_\_\_\_

**13. Minimum Distance Separation (MDS)**

Are there any **barns** within 750-1,500 metres (2,460-4,921 feet) of the subject property which currently house, or are capable of housing, livestock? ☒ Yes ☐ No

Are there any **anaerobic digesters** within 750-1,500 metres (2,460-4,921 feet) of the subject property? ☐ Yes ☒ No

If yes, please complete an "MDS Data Sheet" for each barn.

**14. Agricultural Severances (for lands within the agricultural designation only)**

Is the severance to dispose of a residence surplus to a farming operation (must have 2 houses)? ☐ Yes ☐ No

Is this severance to create a new farm parcel approximately 40 hectares (100 acres) in size? ☐ Yes ☐ No

Is this severance for a commercial or industrial "agriculture-related" use? ☐ Yes ☐ No

☒ N/A

**15. Adjacent Lands Surrounding the Landholding**

Please state the names of the owners, the use of the land and buildings existing on the lands surrounding the applicants' entire landholding. **This information should also be on the sketch**, and can be obtained from the Township or Land Division Office. If more room is needed, please add extra Schedule page.

Direction	Name of Owner (only when known to the applicant)	Use of Land – (must be filled in) (i.e. farm, residential etc.)	Buildings (i.e. house, barn etc.) (must be filled in)
North	Mark Remmer	residential	House & Barn
South	Jay Riel	OSR-2 recreational	Vacant
East	Archie Kidd	residential	House
West	Jim Kirby	residential	House

**16. Driving Directions**

Please describe in detail driving directions to the subject property: Leaving Peterborough, proceed East on County Road #4 to the village of Warsaw, turn right on to Iron Woods Drive, continue for 200 yards

Leaving Peterborough go east on County Rd 4 to Warsaw turn right on Iron Woods Rd

Leaving Peterborough, proceed East on County Road #4 to the village of Warsaw, turn right on to Iron Woods Drive, continue for 200 yards to property on the right hand side.

Leaving Peterborough, proceed East on County Road #4 to the village of Warsaw, turn right on to Iron Woods Drive, continue for 200 yards to property on the right hand side.

Leaving Peterborough, proceed East on County Road #4 to the village of Warsaw, turn right on to Iron Woods Drive, continue for 200 yards to property on the right hand side.

Proceed 200yds lot  
Right on

## Signatures Page

If the applicant is not the owner of the subject land, a **written authorization** of the owner that the applicant is authorized to act as agent and make the application on his/her behalf is required (original please).

If the applicant is a Corporation acting without agent or solicitor, the application must be signed by an Officer of the Corporation with a declaration indicating that the said Officer has the authority to bind the Corporation and the Corporation's Seal (if any) must be affixed.

Signature(S)

Dated at the (City, Township) of \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_.

Doug Mundell  
Signature of owner(s) or authorized solicitor/agent

Marcelle Mundell  
Signature of owner(s) or authorized solicitor/agent

## Declaration

**This section must be signed before a Commissioner for Taking Affidavits or a designated Official of the Municipality**  
(i.e. Reeve, Clerk, Secretary-Treasurer of the Land Division Committee, lawyer, etc.)

(we) Doug & Marcelle Mundell of the Township, City, etc. of Douro Dummer  
in the County/Region/Municipality, etc. of Peterborough solemnly declare that all the statements contained in this application are true, and I make this solemn declaration as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the \_\_\_\_\_  
of Douro Dummer City, Township  
Name of City, etc.

in the \_\_\_\_\_  
of Peterborough County, Region, etc.

this 22 day of July, 2020

Sanyatona Seshaiak  
Commissioner, etc. for taking affidavits

Doug Mundell  
Owner or authorized Agent

Marcelle Mundell  
Owner or authorized Agent

Personal information contained on this form is legally authorized under Sec.53 of the Planning Act and O.Reg.197/96 for the purpose of processing your planning application and will become part of a public record.

Pursuant to Sec.1.0.1 of the Planning Act, and in accordance with Sec.32(e) of the Municipal Freedom of Information and Protection of Privacy Act the County of Peterborough may make all planning applications and supporting material available to the public in hard copy or electronically. If you have any questions about the collection, use or disclosure of this information by the County of Peterborough, please contact the CAO or Clerk, County of Peterborough, 470 Water Street, Peterborough, Ontario K9H 3M3

An "original" signed copy of the application and sketch must be submitted, together with 6 copies of both the application and sketch, each copy stapled individually with a sketch. All copies of the sketch or survey must be coloured – red for severed lots, green for retained. Copies may be double-sided. Please submit application with a cheque for \$1150.00 payable to the "County of Peterborough".

## MDS DATA SHEET

This is to be completed and attached to the application when applying for a severance within 750-1,500 metres (2,460-4,921 feet) of an existing livestock facility. Complete one sheet for **each barn** if it is **capable** of housing livestock **regardless of current use**.

Owner of Livestock Facility: Mark Remmer Phone: 705-652-5005

Address: 1345 County Rd. 4 Douro-Dummer K0L3A0

Distance from livestock facility to new use: 640 FT (metres or feet)

Distance from manure storage to new use: 640 (metres or feet)

Is there an anaerobic digester? Yes ☐ No ☒ Other: \_\_\_\_\_

Area of land where livestock facility is located: 10.75 Acres (hectares or acres)

Type of Livestock (check those that apply)	Maximum Housing Capacity (#)	Type of Manure Storage (enter appropriate code from following page)
<b>DAIRY</b> <input type="checkbox"/> Milking Cows: <input type="checkbox"/> Holstein <input type="checkbox"/> Guernsey <input type="checkbox"/> Jersey <input type="checkbox"/> Heifers <input type="checkbox"/> Holstein <input type="checkbox"/> Guernsey <input type="checkbox"/> Jersey		
<b>BEEF</b> <input type="checkbox"/> Cows: <input type="checkbox"/> Barn Confinement <input type="checkbox"/> Barn with Yard <input type="checkbox"/> Feeders: <input type="checkbox"/> Barn Confinement <input type="checkbox"/> Barn with Yard		
<b>SWINE</b> <input type="checkbox"/> Sows <input type="checkbox"/> Feeder Hogs <input type="checkbox"/> Breeder Gilts <input type="checkbox"/> Weaners		
<b>POULTRY</b> <input type="checkbox"/> Chicken Broilers ( ____ week cycle) <input type="checkbox"/> Broiler Layers <input type="checkbox"/> Pullets: <input type="checkbox"/> Chicken <input type="checkbox"/> Turkey <input type="checkbox"/> Meat Turkeys: <input type="checkbox"/> < 6.2kg <input type="checkbox"/> 6.2-10.8kg <input type="checkbox"/> > 10.8kg <input type="checkbox"/> Turkey Breeder Layers		
<b>HORSES</b>	3	v1
<b>SHEEP</b> <input type="checkbox"/> Adult Sheep <input type="checkbox"/> Feeder Lambs		
<b>GOATS</b> <input type="checkbox"/> Adult Goats <input type="checkbox"/> Kid Goats		
<b>OTHER</b> (please specify)		



