

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



Lot 2

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 Y Date: October 2020

If yes, were there any Studies required? Y/N Y
(i.e. Traffic Study, Archaeological Study and Environmental Impact Analysis (EIA).
Have you attached 4 copies of each to this application?
Y/N Y

Office Use:

File No. **B-** 5522

Date Received: **RECEIVED**

APR 04 2022

LAND DIVISION

1. Owner Information

Name(s): Ronald & Julie Hurtubise Address: 379 Eighth Line Rd-S-Dummer

P.O. Box: _____ City/Province: Norwood, Ontario

Phone: (H) 705-639-1733 (B) _____ Postal Code: K0L 2V0

E-mail: rhurtubise@nexicom.ca

Do you wish to receive all communications? Yes No

2. Authorized Agent/Solicitor Information

Name(s): Bob Hurtubise Address: 379 8th Line Rd. S Dummer

P.O. Box: _____ City/Province: Norwood, ON

Phone: (H) 705-639-1733 (B) _____ Postal Code: K0L 2V0

E-mail: R.HURTUBISE@NEXICOM.NET

Do you wish to receive all communications? Yes No

3. Property Description

Ward: Dummer Township: Douro-Dummer Lot: 6 Concession: 8

Municipal (911) Address: 379 Eighth Line Rd-S-Dummer Tax Roll #: 1522-020-002-05400

Registered Plan #: n/a Block/Lot: n/a

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:
n/a 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): 64.008 Depth (metres): 64.008 Area (m² or hectares): 3969 sq m
 Frontage (feet): 210 Depth (feet): 210 Area (ft² or acres): 44,100 sq f

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

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

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 Publicly owned/operated sanitary sewage system
 Privately owned/operated individual well Privately owned/operated individual septic tank
 Privately owned/operated communal well Privately owned/operated communal septic tank
 Lake or other water body Privy
 Other _____ Other _____

If a septic system exists on the severed 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? Yes

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 & imperial measurements and include all dimensions on sketch)

Frontage (metres): _____ Depth (metres): _____ Area (m² or hectares): _____
 Frontage (feet): _____ Depth (feet): _____ Area (ft² 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): 307.13 Depth (metres): 560 Area (m² or hectares): 17.2 hectares
 Frontage (feet): 1007.64 Depth (feet): 1837.27 Area (ft² or acres): 42.5 acres

Existing Use: (i.e. residential, commercial, recreational) Rural/Dwelling - Hobby Farm
Proposed Use: (i.e. residential, commercial, recreational) Rural/Dwelling - Hobby Farm

Name Existing Buildings & Structures, including wells & septic (and show on sketch with setbacks) House, Well, Septic, Barns, Shed, Garage
 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 _____

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 _____

If a septic system exists on the retained parcel, when was it installed and inspected? 1988
 How far is it located from the lot line(s) & well? 110ft (ft. or meters)
 Have you shown the well & septic locations and setbacks on the sketch? Yes

9. Local Planning Documents

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

Explain how the application Conforms with the current Official Plans: Rural designation permits severance

What is the current zoning on this property, as found in the Township **Zoning By-Law**? RU
 (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: NHE from Cambium Ref # 12715-P, completed and attached

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)? See attached NHE

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)

N/A

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

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		Rural	House, Garage
South		Rural	House
East	William Gunn	Rural	House, Barn
West	Julie Kapyrka	Rural	House, Barn

16. Driving Directions

Please describe in detail driving directions to the subject property: North on County Rd. 40 from Norwood, turn left on Webster Rd, Property on North Side of Webster Rd, just past 1342 Webster Rd. but!

North on County Rd. 40 from Norwood, turn left on Webster Rd, Property on North Side of Webster Rd, just past 1342 Webster Rd., but before Eighth Line Rd. S.

North on County Rd. 40 from Norwood, turn left on Webster Rd, Property on North Side of Webster Rd, just past 1342 Webster Rd., but before Eighth Line Rd. S.

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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 Douro-Dummer this 01 day of APRIL 2022

Julia Hortobag
Signature of owner(s) or authorized solicitor/agent

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.)

I/we, Ron Huetzsch 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 Township of Douro-Dummer
City, Township
Name of City, etc.

in the County of Peterborough
County, Region, etc.

this 1 day of April, 2022.
[Signature]
Commissioner, etc. for taking affidavits

[Signature]
Owner or authorized Agent

Owner or authorized Agent

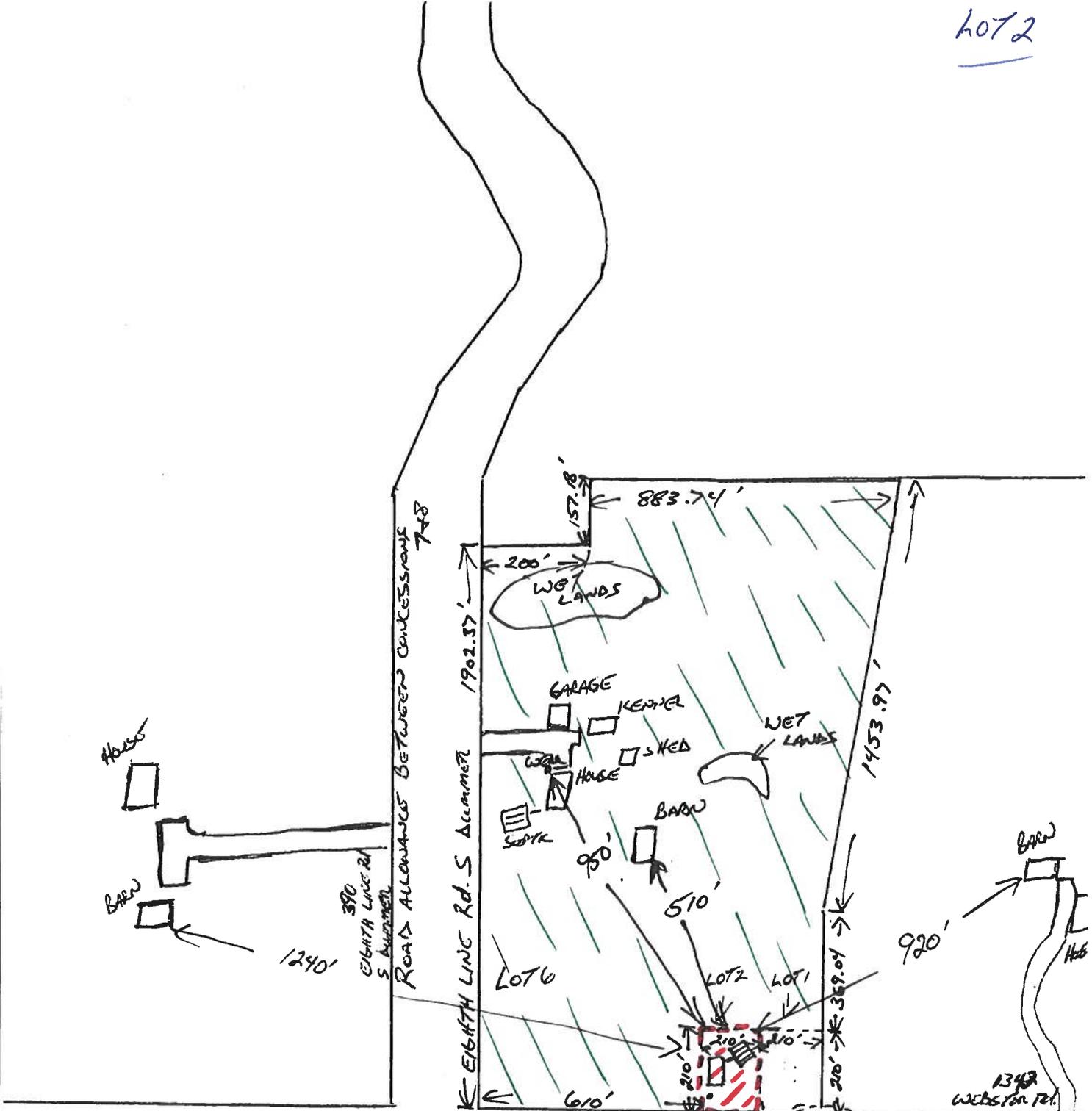
Martina Chait-Hartwig
Deputy Clerk
Commissioner of Oath
Township of Douro-Dummer

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

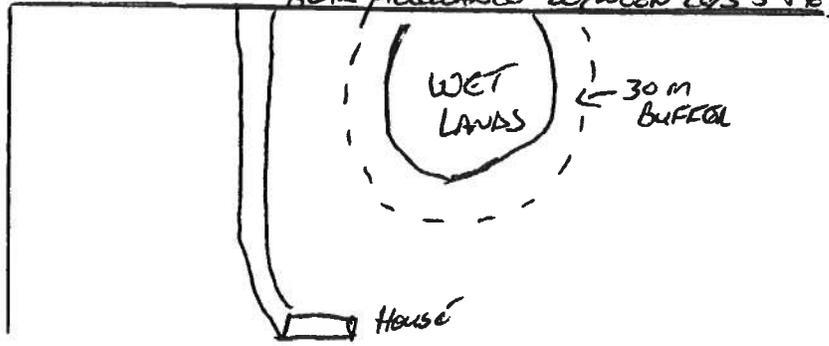
An "original" signed copy of the application and sketch must be submitted, together with 6 copies of both the application and sketch, each copy stapled individually with a sketch. All copies of the sketch or survey must be coloured - red for severed lots, green for retained. Copies may be double-sided.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

LOT 2



Webster Rd

Road Allowance Between Lots 5 & 6



- Proposed House
- Proposed Well
- Proposed Septic

LOT 2

