

**Planning Act  
Provisional Consent**

Date: October 28, 2024

B-53-24 - 2405582 Ont Inc/Adam Vervoort -New Lot – Dummer – Lot 4 Con 6

The County of Peterborough has granted **Approval** to this application subject to the fulfillment of the following conditions:

**Conditions to Decision:**

1. The Secretary-Treasurer will receive the following when all other conditions are met: two (2) copies each of the following documents: (i) Signed Acknowledgement and Direction, (ii) the "Transfer in Preparation", (iii) the Planning Act Certificate Schedule.
2. Further required: One (1) printed copies of the deposited Plan of Survey or a legal description acceptable to the Registrar of Deeds illustrating the severed lands.
3. Further to the printed Plan of Survey: A closed polygon vector file of the Part boundaries shown on the Reference Plan is to be provided in Autodesk DWG Windows-readable format to the satisfaction of the County. It is recommended that the applicant's Ontario Land Surveyor consult with the County of Peterborough GIS Section to confirm acceptable standards and formatting. The Surveyor should contact the Secretary-Treasurer or the County Website for instructions on how to submit this document.
4. Rezoning of the severed parcel to the satisfaction of the Municipality.
5. A 3-metre strip of frontage from the severed parcel be deeded to the Township for road widening purposes. Cost to be incurred by the applicant.
6. An up-to-date building location survey be completed by an Ontario Land Surveyor on the severed parcel to assist with the rezoning process.

**Reason:** This application conforms to the County and Municipal Official Plans.

All written and oral submissions relating to this application were given due consideration, allowing the approval authority to make an informed decision.

The applicant and any prospective owners are advised that endangered threatened species exist in the area and may exist on the site. It is the responsibility of the landowner to identify endangered and threatened species and their habitat within the property prior to undertaking work, and to ensure that the work/activity will not result in negative impacts. Landowners are encouraged to consult with their local Ministry of Natural Resources district office if they have questions about the Endangered Species Act. Any sightings of a threatened or endangered species during development and construction on the property must be reported to the local MNR Species at Risk Biologist.

It is the responsibility of the applicant to complete the above-mentioned conditions. **A letter is required by the Secretary-Treasurer, from the agency or department that requested a condition**, confirming condition is met in order to clear that condition. If applicable, please refer to the attached report(s). There is also a **\$450.00** fee for stamping a deed or issuing a Certificate by the Secretary-Treasurer when the transfer documents and R-plans or legal descriptions are presented. **The two (2) year expiry date for this file to have all conditions met is: October 28, 2026**

Note: Pursuant to Section 53(41) - "If conditions have been imposed and the applicant has not, within a period of two year after notice was given under subsection (17) or (24), whichever is later, fulfilled the conditions, the application for consent shall be deemed to be refused". If this decision is appealed, the expiry date will be 2 years from the date that the Ontario Land Tribunal issues its Order.

Approved by   
Iain Mudd, Director of Planning

Date: Oct 28/24

Certified a true copy of the Decision of the County of Peterborough in respect to Application **B-53-24**.

  
Ann Hamilton, Secretary-Treasurer

Last date for filing an appeal under Section 53 of the Planning Act is **November 17, 2024 at 4:30 pm**.

If you require this information in an accessible format, please contact Ann Hamilton at ahamilton@ptbocounty.ca 705-743-0380 extension 2406