

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: Application Fee: \$1150.00 along with Please provide the Original Signed and 1 copy of this application.	Office Use: File No. B- <u>34.25</u>
	Date Received: RECEIVED APR 16 2025
	LAND DIVISION

Preliminary Severance Review with the County of Peterborough Planning Department
Completed: Y/N Yes Date: Mar 13, 2025

Were there any Studies required? Y/N No
(i.e. Traffic Study, Archaeological Study and Environmental Impact Analysis (EIA).
If Yes please provide an electronic copy to the Land Division Secretary.

1. Owner Information

Name(s): Brian Bernard Leahy Address: [REDACTED]
P.O. Box: [REDACTED] City/Province: Douro-Dummer, ON
Postal Code: K0L 2H0 Phone: [REDACTED]
E-mail: [REDACTED]
Do you wish to receive all communications? ☒ Yes ☐ No

Authorized Agent/Solicitor/Purchaser

Name(s): Karl Moher Address: [REDACTED]
P.O. Box: [REDACTED] City/Province: Douro-Dummer, ON
Postal Code: K0L 2H0 Phone: [REDACTED]
E-mail: [REDACTED]
Do you wish to receive all communications? ☒ Yes ☐ No

2. Property Description

Ward: Douro Township: Douro-Dummer Lot: 6 Concession: 2
Municipal (911) Address: 482 Douro First Line Tax Roll #: 1522 010 002 06300 0000
Registered Plan #: N/A Block/Lot: A

3. 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 (merged property)
☐ Charge ☐ Lease

4. Transferee

If known, the name of the person(s), to whom land or interest in land is intended to be transferred, charged or leased: Brian Bernard Leahy
Relationship to owner: Same

5. Information regarding the land intended to be severed, the land to be retained and the land to be added to (if applicable)

		Severed	Retained	Lands to be added to (if applicable)
Dimensions	Road Frontage	539 m	69.2 m	m
	Depth	varied see map m	60 m	m
	Area	18.6 ha	.42 ha	ha
Use of Property	Existing Use	local family farm use	residential	
	Proposed Use	local family farm use	residential	
Building or Structure	Existing	no building	single family dwelling	
	Proposed	no building	single family dwelling	
Septic System Installed	Date of installation	N/A	Feb 20 2018	
	Distance from lot line	N/A m	10.4 m	m
	Distance from well	N/A m	32.0 m	m

Have you shown the well & septic locations and setbacks on the sketch? Y/N _____

Roll # of Lot receiving the addition

Access

	Severed	Retained	Lands being added to
Municipal maintained road	yes	yes	
Seasonally maintained municipal road			
County Road			
Provincial Highway			
Private Road or right-of-way			
Water Access			
Other			

If Water Access only please provide a description of parking and docking facilities
(include approximate distance of these facilities from the subject land and the nearest public road)

Water Supply, type of existing service OR type that would be used if the land were developed

	Severed	Retained	Lands being added to
Publicly owned/operated piped water system			
Privately owned/operated individual well	yes	yes	
Privately owned/operated communal well			
Lake or other water body			
Other			

Sewage Disposal: (if existing, show on sketch)

	Severed	Retained	Lands being added to
Publicly owned/operated sanitary sewage system			
Privately owned/operated individual septic tank	yes	yes	
Privately owned/operated communal septic tank			
Privy			
Other			

6. Local Planning Documents

	Severed	Retained	Lands being added to
Township Official Plan Designation	Rural	Rural	
County Official Plan Designation	Rural	Rural	
Current Zoning	RU	RU	
Explain how the application Conforms with the current Official Plans			
As shown on County Official Plan Designation			

7. Provincial Policy

Is the application consistent with the Provincial Policy Statements? ☒ Yes ☐ No
(information is available from the Preliminary Severance Review)

Explain how the application is consistent:

Proposed lot appears to meet provincial & conservation authority policies

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)?

Proposed lot appears to meet provincial & conservation authority policies.

Clean Water Act

Is the subject property within an area of Source Water protection under the Clean Water Act?

☐ Yes ☒ No

If yes, has a notice been issued under Part IV of the Clean Water Act and submitted with the application?

☐ Yes ☒ No**8. 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:

9. History of Subject Lands

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

☒

Unknown

☐

If you answered yes please specify the file number of the application if known:

Has the owner of the subject land severed any land from the original acquired parcel?

Yes

☐

No

☒

Unknown

☐

If you answered yes please specify the file number of the application if known:

10. Other Current Applications

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

☒

Unknown

☐

If yes, please provide the following:

Type: _____ File No. _____ Status: _____

11. Request for Certificate for Retained Lands

Does the application include a request referred to in clause 53 (42.1) (a) of the Act for a Certificate of Official for the Retained lands.

☐ Yes ☒ No

If yes, has the applicant provided a lawyer's statement that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening Section 50 of the Act.

☐ Yes ☒ No

And, has the lawyer's statement must also provide a legal description for use in the requested Certificate of Official for the retained lands.

☐ Yes ☒ No

12. Minimum Distance Separation (MDS)

Are there any barns within 750-1,500 metres of the subject property which ☒ Yes ☐ No currently house or are capable of housing livestock?

Are there any anaerobic digesters within 750-1,500 metres of the subject ☐ Yes ☒ No property?

See detail in Preliminary Severance Review dated Mar 13/25
If yes please complete an "MDS Data Sheet" for each barn

13. Agricultural Severances (for lands within the agricultural designation only) ☒ N/A

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

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

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

14. Adjacent Lands Surrounding the Landholding

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 (must be filled in) (i.e. house, barn etc.)
North	530, 536 & 544 CR8	Residences & Farm	2 single family houses
South	Brown, 400 Douro First	Residence & Farm	Farm House and barn
East	427, 429 479 Douro First	Residences & Farm	2 single family houses
West	511, 529 & 541 CR8	Residences & Farm	3 single family houses

15. Driving Directions

Please describe in detail driving directions to the subject property:

482 Douro First Line, South from CR8 just ^{east} south of Indian River Bridge

Declaration

This section must be signed before a Commissioner for Taking Affidavits or a designated Official of the Municipality

(i.e. Mayor, Reeve, Clerk, Secretary-Treasurer of the Land Division Committee, lawyer, etc.)

I/we, Brian Bernard Leahy 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 City
City, Township

of Peterborough
Name of City, etc.

in the County
County, Region, etc.

of Peterborough

this 16 day of April, 2025.

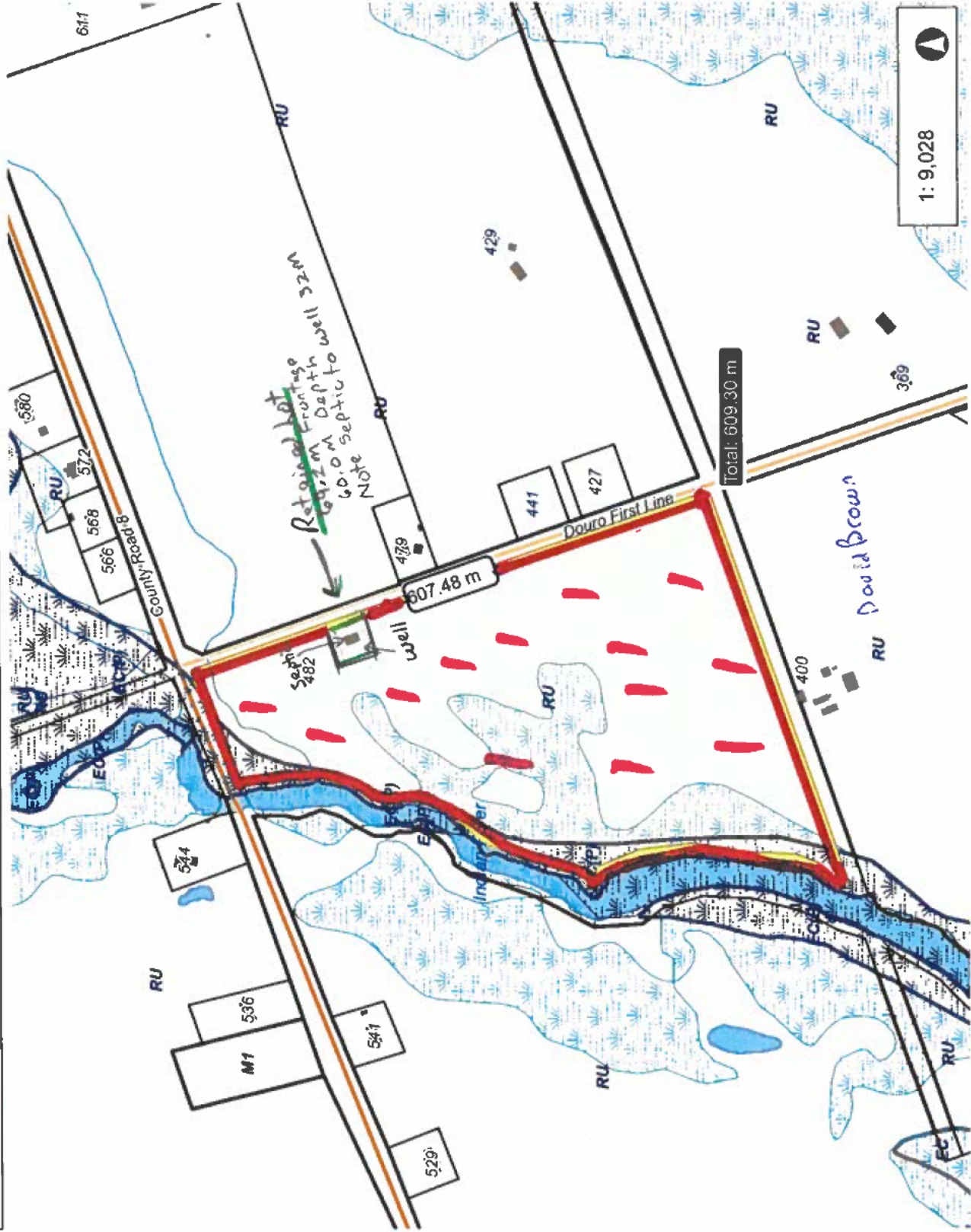
[Signature]
Commissioner, etc. for taking affidavits

**Ann Frances Hamilton,
a Commissioner, etc., Province of Ontario, for
The Corporation of the County of Peterborough.
Expires December 29, 2026.**

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 and will be disclosed/made available by the County to such persons as the County sees fit, including anyone requesting such information. Accordingly, in providing such information, you shall be deemed to have consented to its use and disclosure as part of the planning process.

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 1 copy of both the application and sketch. All copies of the sketch or survey must be coloured – red for severed lots, green for retained, yellow for right-of-way. Please submit application with a cheque for \$1150.00 payable to the "County of Peterborough".



Legend

- Roads < 50,000
 - PRIV : Private, PRIV
 - City Arterial
 - City Collector and Local
 - City Owned Unclassified
 - Provincial
 - County
 - Township
 - Water Access Only
- Outside Roads < 50,000
 - Major Roads
 - Local Roads
- Peterborough Proposed Bypass
- Building Footprints
- First Nations
- Civic Address
- Parcel Fabric
- Parcel First Nations - Canada
- Rivers
 - Intermittent
 - Permanent
- Clean Water Act Policies Apply
 - Provincially Significant Wetlands
 - Locally Significant Wetlands
 - Non-evaluated Wetlands
 - DD Zoning Bylaws
 - Lakes - Local Scale
 - Municipal Boundary - Upper Tri

Notes

1:9,028

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION