

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>48.25</u>
	Date Received: RECEIVED MAY 28 2025 LAND DIVISION

Preliminary Severance Review with the County of Peterborough Planning Department
Completed: Y/N Date: March 28, 2025

Were there any Studies required? Y/N N
(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): David & Terri Keough Address: [REDACTED]
P.O. Box: [REDACTED] City/Province: Douro-Dummer, ON
Postal Code: K0L 2B0 Phone: [REDACTED]
E-mail: [REDACTED]
Do you wish to receive all communications? ☐ Yes ☒ No

Authorized Agent/Solicitor/Purchaser

Name(s): Brad & Chantelle Watts Address: [REDACTED]
P.O. Box: [REDACTED] City/Province: Douro-Dummer, ON
Postal Code: K0L 2B0 Phone: [REDACTED]
E-mail: [REDACTED]
Do you wish to receive all communications? ☒ Yes ☐ No

2. Property Description

Ward: Douro Township: Douro-Dummer Lot: 1 Concession: 2
Municipal (911) Address: 1688 Division Road Tax Roll #: 1522 010 002 04500
Registered Plan #: 1 Block/Lot: [REDACTED]

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: Brad & Chantelle Watts
Relationship to owner: [REDACTED]

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	34 m	535 m	45.72 m
	Depth	110+- m	600 m	64 m
	Area	0.57 ha	45 ha	0.29 ha
Use of Property	Existing Use	Rural Res	Rural Res	Residential.
	Proposed Use	Residential	same	No change
Building or Structure	Existing	none	house, barn	house
	Proposed	none	none	none
Septic System Installed	Date of installation	n/a	unknown	unknown.
	Distance from lot line	m	540+- m	m
	Distance from well	m	m	m

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

Roll # of Lot receiving the addition 1522 010 002 04550

Access

	Severed	Retained	Lands being added to
Municipal maintained road	X	X	X
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	+	+	+
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	+	+	+
Privately owned/operated communal septic tank			
Privy			
Other			

6. Local Planning Documents

	Severed	Retained	Lands being added to
Township Official Plan Designation	Rural	Rural / 1 SW	Rural
County Official Plan Designation	Rural	Rural	Rural
Current Zoning	R4	R4/EC	R4

Explain how the application Conforms with the current Official Plans

meets relevant policies

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:

meets relevant 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)?

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?

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		Rural	house, barn
South		Farm	house, barn
East		Residential	house
West		Farm	house, barn

15. Driving Directions

Please describe in detail driving directions to the subject property:

East from Peterborough on Hwy 7, take Hwy 28 (134) North
to Division Road, turn right on Division, property on
the left hand side just before the 1st line of Dows, turn
left on 1st line of Dows, several lot is on the left behind 50 Dows 1st line.

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, Chantelle Watts of the Township, City, etc. of Dowry-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 28 day of May, 2025.

[Redacted Signature]
Commissioner, etc. for taking affidavits

[Redacted Signature]
Owner or authorized Agent

[Redacted Signature]
Owner or authorized Agent

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".

(If applicable, please complete one of the following.)

If the owner is not making the application, the following owner's authorization is required.

AUTHORIZATION OF OWNER(S) FOR AGENT TO MAKE THE APPLICATION

I David & Terri Keough am the owner(s) of the land that is the subject of this application for a consent and I/we authorize Chantelle Watts to make this application and provide instruction/information on my/our behalf.

April 22, 2025
Date

[Redacted Signature]
Signature of Owner

April 22, 2025
Date

[Redacted Signature]
Signature of Owner

If the owner is a Corporation, and is not making the application, the following owner's authorization is required.

CORPORATE AUTHORIZATION OF OWNER(S) FOR AGENT TO MAKE THE APPLICATION

I, , am an Officer/Director of the Corporation, that is the owner of the land that is the subject of this Application for Consent, and I hereby authorize to make this application and provide instruction/information on behalf of the Corporation.

Name of Corporation: _____

Date Signature of Corporate Representative & Title

Date Signature of Corporate Representative & Title

(I/We have authority to bind the corporation in the absence of a corporate seal.)

Power of Attorney

If the owner is not making the application, the following owner's authorization is required.

Signature of Power of Attorney

I am the Power of Attorney for _____
the owner/applicant of the subject lands appointed on the _____ day of _____, 20 ____.
The Power of Attorney document is currently in force and has not been revoked.

Signature of Power of Attorney

1688 Division Road, Lot 1, Concession 2, Douro Ward
Watts (Keough)
Severance Sketch



Scale (metric)
1:9,028

DANE + TERRI KEOUGH PROPERTY

NOT TO SCALE

