

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 (Amended)

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- 87-12 A
	Date Received:  RECEIVED  MAY 14 2025  LAND DIVISION

Preliminary Severance Review with the County of Peterborough Planning Department  
Completed: Y/N Y Date: \_\_\_\_\_

Were there any Studies required? Y/N Y  
(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): Dave and Lorien Smith Address: \_\_\_\_\_  
P.O. Box: \_\_\_\_\_ City/Province: \_\_\_\_\_  
Postal Code: \_\_\_\_\_ Phone: \_\_\_\_\_  
E-mail: \_\_\_\_\_  
Do you wish to receive all communications?  Yes  No

Authorized Agent/Solicitor/Purchaser

Name(s): John McGarrity Address: \_\_\_\_\_  
P.O. Box: \_\_\_\_\_ City/Province: \_\_\_\_\_  
Postal Code: \_\_\_\_\_ Phone: \_\_\_\_\_  
E-mail: \_\_\_\_\_  
Do you wish to receive all communications?  Yes  No

2. Property Description

Ward: Douro Township: Douro-Dummer Lot: 5 Concession: 9  
Municipal (911) Address: 1616 Nassau Road Tax Roll #: 010004059000000  
Registered Plan #: \_\_\_\_\_ Block/Lot: \_\_\_\_\_

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: \_\_\_\_\_  
Relationship to owner: \_\_\_\_\_

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	50 m	48.66 m	m
	Depth	200 m	606.42 / 406.42 m	m
	Area	1 ha	ha	ha
Use of Property	Existing Use	vacant	residential	
	Proposed Use	residential	residential	
Building or Structure	Existing	none	single family	
	Proposed	single family	single family	
Septic System Installed	Date of installation	NA	1980	
	Distance from lot line	m	170 m	m
	Distance from well	m	90 m	m

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

Roll # of Lot receiving the addition

Access

	Severed	Retained	Lands being added to
Municipal maintained road	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)

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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	X	X	
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	X	X	
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			
<b>Meets relevant Policies</b>			

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**

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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)?

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<p><b>Clean Water Act</b>                  Is the subject property within an area of Source Water protection under the Clean Water Act?  <input type="checkbox"/> Yes    <input checked="" type="checkbox"/> No                  If yes, has a notice been issued under Part IV of the Clean Water Act and submitted with the application?  <input type="checkbox"/> Yes    <input type="checkbox"/> No</p>
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**8. Restrictions of Subject Land**

<p>Are there any easements or restrictive covenants (i.e. hydro, Bell) affecting the subject land?  <input type="checkbox"/> Yes    <input checked="" type="checkbox"/> No                  If yes, describe the easement or covenant and its effect:                  _____                  _____</p>
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**9. History of Subject Lands**

<p>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?</p>	<p>Yes <input type="checkbox"/></p>	<p>No <input checked="" type="checkbox"/></p>	<p>Unknown <input type="checkbox"/></p>
<p>If you answered yes please specify the file number of the application if known:</p>			
<p>Has the owner of the subject land severed any land from the original acquired parcel?</p>	<p>Yes <input type="checkbox"/></p>	<p>No <input checked="" type="checkbox"/></p>	<p>Unknown <input type="checkbox"/></p>
<p>If you answered yes please specify the file number of the application if known:</p>			

**10. Other Current Applications**

<p>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?</p>	<p>Yes <input type="checkbox"/></p>	<p>No <input checked="" type="checkbox"/></p>	<p>Unknown <input type="checkbox"/></p>
<p>If yes, please provide the following:                  Type: _____ File No. _____ Status: _____</p>			

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 currently house or are capable of housing livestock?  Yes  No

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

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 (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

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		Municipal Road	Road
South		Residential	House and Garage
East		Residential	House and Garage
West		Residential	House and Garage

15. Driving Directions

Please describe in detail driving directions to the subject property:

Turn left from County Road 4 on Douro 9th Line

Turn right from Douro 9th Line on Nassau Road

**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, John McGarrity of the Township, City, etc. of  
City Peterborough, 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 Peterborough authorized Agent  
Name of City, etc.

in the County  
County, Region, etc. Peterborough Owner or authorized Agent

this 14 day of May, 2025.

[Redacted Signature]  
Commissioner, etc. for taking affidavits  
Susan Mae Talbot,  
a Commissioner, etc.,  
Province of Ontario for  
John McGarrity Law  
Professional Corporation  
Expires March 1, 2027

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 Smith am the owner(s) of the land that is the subject of this application for a consent and I/we authorize John McGarrity to make this application and provide instruction/information on my/our behalf.

Date

Signature of Owner

Date

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

78.60m

North

Nassau Road

Proposed  
50m Severance  
x  
200m

← 48.66m →

house  
garage

← 606.42m →

← 606.42m →

109m

Well

Dave  
Smith

house

septic

garage

Dave  
Smith

garage

house

