

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

<p>Note to Applicant: Application Fee: \$1150.00 along with Please provide the Original Signed and 1 copy of this application.</p>	<p>Office Use: File No. B- 709.25 Date Received: RECEIVED NOV 14 2025 LAND DIVISION</p>
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Preliminary Severance Review with the County of Peterborough Planning Department
Completed: Y/N Y Date: November 5th/2025

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. *sent to Ann Hamilton*

1. Owner Information

Name(s): Leah Mccracken Address: [Redacted]
P.O. Box: [Redacted] City/Province: [Redacted]
Postal Code: [Redacted] Phone: [Redacted]
E-mail: [Redacted]
Do you wish to receive all communications? Yes No

Authorized Agent/Solicitor/Purchaser

Name(s): Gail McCracken-Darrington Address: [Redacted]
P.O. Box: [Redacted] City/Province: [Redacted]
Postal Code: [Redacted] Phone: [Redacted]
E-mail: [Redacted]
Do you wish to receive all communications? Yes No

2. Property Description

Ward: Dummer Township: Douro-Dummer Lot: 20 Concession: 3
Municipal (911) Address: 1539 Thirdline Rd, N-Dummer Tax Roll #: 152202000408000000
Registered Plan #: Con 3 S PT Block/Lot: 20

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: N/A
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	98 m	233.7 m	m
	Depth	122 m	488.2 m	m
	Area	0.72 ha	20.48 ha	ha
Use of Property	Existing Use	Residential	Residential	N/A
	Proposed Use	Residential	Residential	N/A
Building or Structure	Existing	House well septic	None	N/A
	Proposed	None	House, well, septic	N/A
Septic System Installed	Date of installation	1987		
	Distance from lot line	21 m	m	m
	Distance from well	121 m	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	N/A
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	No	
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	No	
Privately owned/operated communal septic tank			
Privy			
Other			

6. Local Planning Documents

	Severed	Retained	Lands being added to
Township Official Plan Designation	Residential	Residential	
County Official Plan Designation	Settlement area	Settlement area	
Current Zoning	R-1	R-1	
Explain how the application Conforms with the current Official Plans			
Low density residential			

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 policy for lot creation un

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)?
 Meets relevant policy for lot creation

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 <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
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 <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
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 <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
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 currently house or are capable of housing livestock? Yes No

Are there any anaerobic digesters within 750-1,500 metres of the subject property? *see attached EIS that shows MDS Arc.* 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	[REDACTED]	Residential	House
South	[REDACTED]	Farm	None
East	Unknown	Residential	House
West	[REDACTED]	Residential	House

15. Driving Directions

Please describe in detail driving directions to the subject property:

From Lakefield take County 29 to County Rd 6 for 10 km, then turn right onto thirdline


Rd, N-Dummer. Third house on right # 1539

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, Leah M'Cracken 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 Owner or authorized Agent

of Peterborough Name of City, etc.

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

of Peterborough

this 14 day of November, 2025.


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.

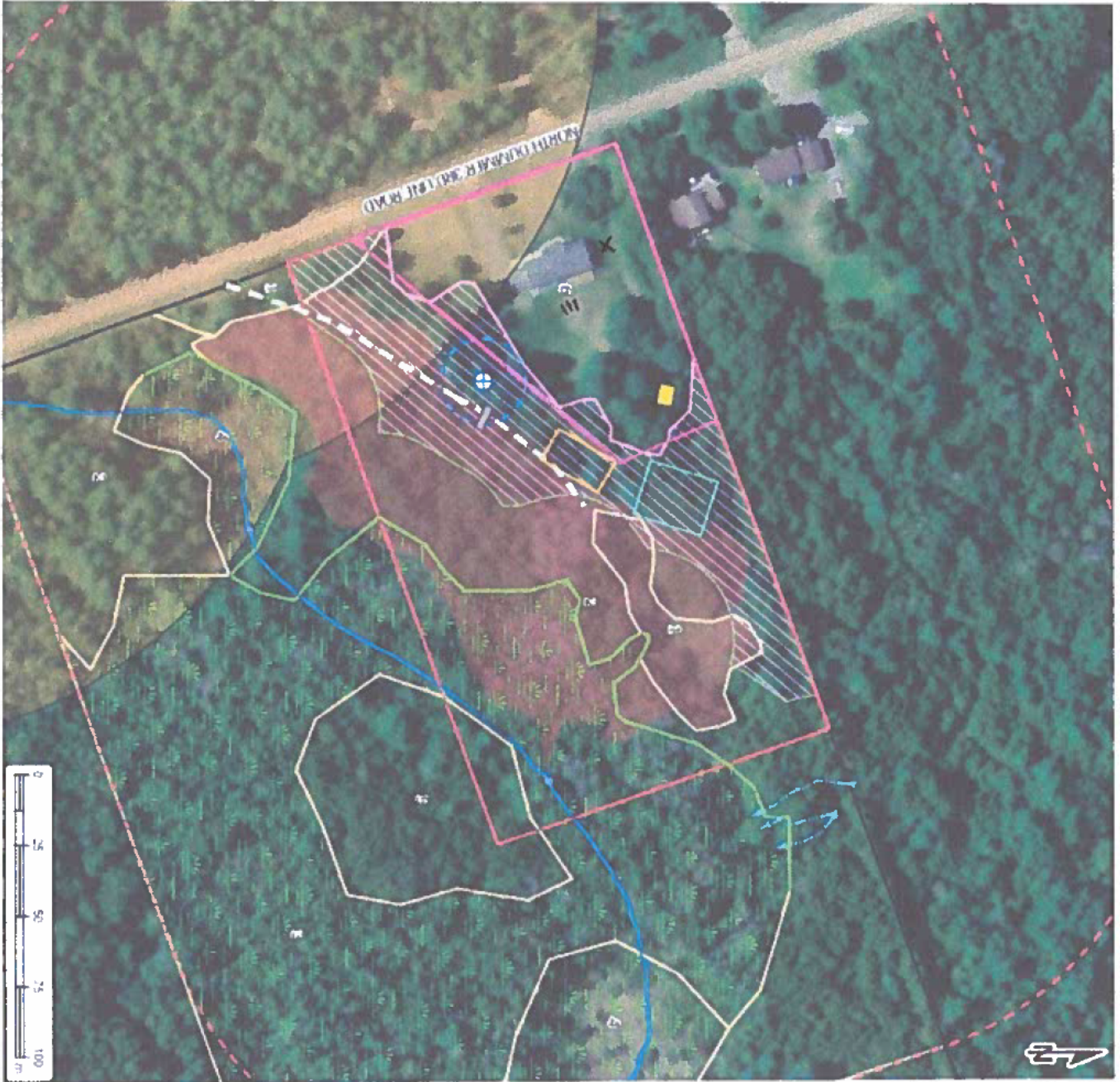
Pursuant to Sec.1.0.1 of the Planning Act, and in accordance with Sec.32(e) of the Municipal Freedom of Information and Protection of Privacy Act the County of Peterborough may make all planning applications and supporting material available to the public in hard copy or electronically. If you have any 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".

**ENVIRONMENTAL
IMPACT STUDY**
LEAH MCCrackEN AND THE
ESTATE OF JOAN MCCrackEN
1539 3rd Line Road North Dumfries
Dumfries, Ontario

	<u>LEGEND</u> Proposed
	Removed
	Water Features - Wetlands
	Field Wild of St. Barnabas
	Lot Lines
	Original Property
	Original Proposed Servitude
	30m St. Barnabas Dr. Right of Way Servitude
	Septic
	Topographical contours
	Field of St. Barnabas
	Physical Building Footprint
	Proposed St. Barnabas Sewer
	Water Main Line
	REASAC
	Stable Barren Land
	Wetland Environment (S. 20)
	Development Area (O. 20)
	Agri-rentals (S. 20)
	Septic (to be removed)
	St. Barnabas (to be removed)

existing
X - actual well
≡ septic



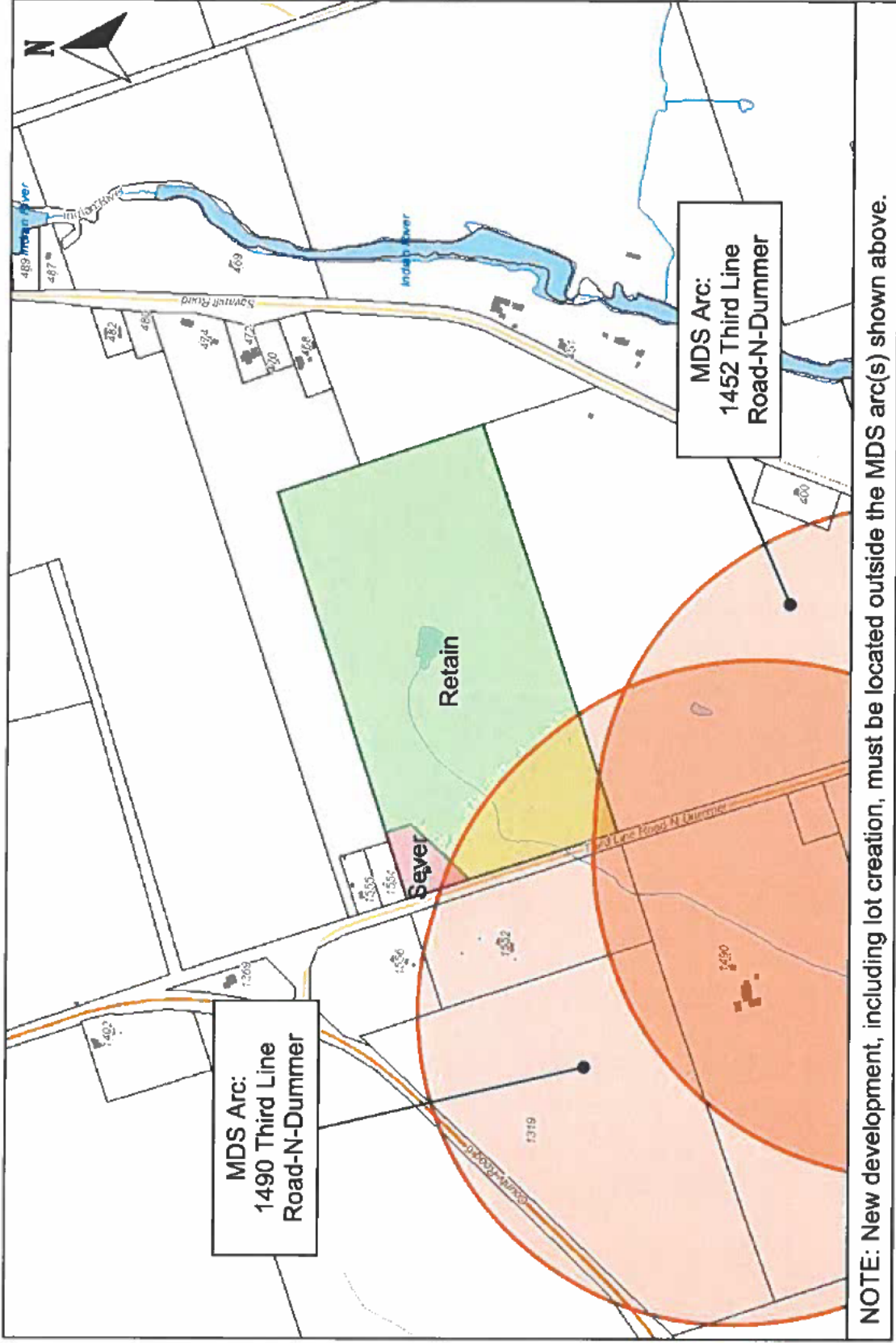
**NATURAL HERITAGE
CONSTRAINTS**

Project No: 1539-001 Date: August 2025
Scale: 1:2,000 Projection: NAD 83 UTM 18 UTM
Created by: LD Checked by: MD Figure: 3

Roll # 1522-020-004-08000

1359 Third Line Road-N-Dummer, Lot 20, Concession 3, Dummer Ward
McCracken

Constraints Mapping: Minimum Distance Separation



NOTE: New development, including lot creation, must be located outside the MDS arc(s) shown above.

Scale (metric)
1:9,028

MDS I

General information

Application date
Jan 8, 2025

Municipal file number

Proposed application
Lot creation that results in a cluster of four, or more, non-agricultural use lots in immediate proximity to one another

Applicant contact information
Leah McCracken


Location of subject lands
County of Peterborough
Township of Douro-Dummer
DUMMER
Concession 3, Lot 20
Roll number: 1522-020-004-08000

Calculations

Farm contact information

Location of existing livestock facility or anaerobic digester
County of Peterborough
Township of Douro-Dummer
DUMMER
Concession 2, Lot 19
Roll number: 1522

Total lot size
55 ac

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Beef, Cows, including calves to weaning (all breeds), Yard/Barn	128	128 NU	6400 ft ²



Confirm Livestock/Manure Information (1490 Third Line Road-N-Dummer)

The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Setback summary

Existing manure storage	V3. Solid, outside, no cover, >= 30% DM		
Design capacity	128 NU		
Potential design capacity	256 NU		
Factor A (odour potential)	0.7	Factor B (design capacity)	438.76
Factor D (manure type)	0.7	Factor E (encroaching land use)	2.2

Building base distance 'F' (A x B x D x E)
(minimum distance from livestock barn)

473 m (1552 ft)

Actual distance from livestock barn

NA

Storage base distance 'S'
(minimum distance from manure storage)

473 m (1552 ft)

Actual distance from manure storage

NA

Farm contact information ⓘ

Location of existing livestock facility or anaerobic digester
County of Peterborough
Township of Douro-Dummer
DUMMER
Concession 2, Lot 19
Roll number: 1522

Total lot size
56 ac

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Beef, Cows, including calves to weaning (all breeds), Yard/Barn	102	102 NU	5100 ft ²



Confirm Livestock/Manure Information (1452 Third Line Road-N-Dummer)

The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Setback summary

Existing manure storage	V3. Solid, outside, no cover, >= 30% DM		
Design capacity	102 NU		
Potential design capacity	204 NU		
Factor A (odour potential)	0.7	Factor B (design capacity)	405.24
Factor D (manure type)	0.7	Factor E (encroaching land use)	2.2

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	437 m (1434 ft)
Actual distance from livestock barn	NA
Storage base distance 'S' (minimum distance from manure storage)	437 m (1434 ft)
Actual distance from manure storage	NA

Preparer signoff & disclaimer

Preparer contact information

Jennifer Clinesmith
County of Peterborough
470 Water Street
Peterborough, ON
K9H 3M3
jclinesmith@ptbocounty.ca

Signature of preparer

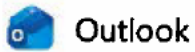
Jennifer Clinesmith , Planner

Date (mmm-dd-yyyy)

Note to the user

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.

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Fw: [REDACTED]

From leah mccracken [REDACTED]
Date Fri 2025-11-14 9:05 AM
To Hamilton, Ann <ahamilton@ptbocounty.ca>

Get [Outlook for iOS](#)

From [REDACTED]
Sent: Monday, May 26, 2025 11:19 AM
To: leah mccracken [REDACTED]
Subject: Fwd: [REDACTED]

----- Forwarded message -----
From: [REDACTED]
Date: Mon, May 26, 2025, 10:47 a.m.
Subject: Fwd: [REDACTED]
To: [REDACTED]

----- Forwarded message -----
From: **Marnie Guindon** <mguindon@otonabeeconservation.com>
Date: Mon, May 26, 2025, 10:38 a.m.
Subject: 1539 third line road, Douro Dummer PGCD-1367
To: [REDACTED]
Cc: JClinesmith@ptbocounty.ca <JClinesmith@ptbocounty.ca>, efitzgerald@dourodummer.ca <efitzgerald@dourodummer.ca>

Hello Gail and Leah,

This email is a follow up from our site meeting on May 7th 2025. Thank you for having me out onsite and your patience in my follow up.

I have reviewed the submitted Preliminary Severance Review and the Environmental Impact Study EIS (Cambium, August 26th 2024) and can provide the following comments.

- The site has been heavily cleared due to the 2022 derecho storm and our assessment on the hazards are based on current conditions.
- The EIS notes the presence of a culvert which would indicate a hydrologic feature. After reviewing the feature at our site meeting is Otonabee Conservation opinion that this hydrologic feature is a permanent feature that likely flowed southwest towards the mapped wetland. At the time of the site meeting there was wetland vegetation present and substantial flows making their way through the property but impeded from the work (grubbing) that has occurred on the property.
- Figure 3 should be updated to include a hydrologic feature in this area. Staff agree with all other constraints depicted in Figure 3 of the report.
- Otonabee Conservation staff will recommend the hazards be zoned appropriately.
- Staff recommend that a drainage/rehabilitation plan be included as part of any future application or development proposals where the hydrologic feature is restored and plantings be implemented along the hydrologic feature and along the wetland edges in the disturbed areas.
- Otonabee Conservation staff are of the opinion that there is a development envelope as identified in the EIS.

The Township and the County are included on this email so that they are also aware of our comments.

Regards,

Marnie Guindon

Planning & Regulations Officer

Otonabee Region Conservation Authority

[250 Milroy Drive, Peterborough, ON K9H 7M9](https://www.otonabeeconservation.com)

Tel: 705-745-5791, ext. 227

mguindon@otonabeeconservation.com





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