

County of Peterborough Land Division

470 Water Street, Peterborough, Ontario K9H 3M3
email: ahamilton@county.peterborough.on.ca
T-705-743-3718 or 800-710-9586, Ext. 310 Fax: 705-876-1730



Lot 2

Application for Consent

Note to Applicant: All questions must be answered or application may be returned.
Application Fee: \$1150.00 must accompany fully completed application and 6 copies.

It is **strongly** advised the applicant complete a Preliminary Severance Review with the County of Peterborough Planning Department. Have you done so:

Y/N _____ Date: _____

If yes, were there any Studies required? Y/N N
(i.e. Traffic Study, Archaeological Study and Environmental Impact Analysis (EIA).

Have you attached 4 copies of each to this application?
Y/N _____

Office Use:

File No. **B- 27-20**

Date Received:

RECEIVED

MAY 13 2020

LAND DIVISION

1. Owner Information

Name(s): Fred Clifford Address: 12 McCarty Dr
City/Province: Cobourg ON Postal Code: K9A0K5
Phone: (H) 416-937-3512 (B) 416-943-2489 Fax or E-mail: fredclifford@outlook.com
Do you wish to receive all communications? ☒ Yes ☐ No

2. Authorized Agent/Solicitor Information

Name(s): Robert Clark, Clark Consulting Services Address: 52 John Street
City/Province: Port Hope, ON Postal Code: L1A 2Z2
Phone: (H) _____ (B) 905-885-8023 Fax or E-mail: bob@clarkcs.com
Do you wish to receive all communications? ☒ Yes ☐ No

3. Property Description

Ward: Dummer Township: Douro-Dummer Lot: 11 Concession: 1
Municipal (911) Address: _____ Tax Roll #: 15220200030300000000
Registered Plan #: _____ Block/Lot: _____

4. 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 ☐ Charge ☐ Lease

5. 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: _____

Address: _____

Phone: (H) _____ (B) _____ Fax or E-mail: _____

6. Description of Severed Lot (provide both metric & imperial measurements and include all dimensions on sketch)

Frontage (metres): 20m Depth (metres): irregular Area (m² or hectares): 1.49ha
 Frontage (feet): 66ft Depth (feet): irregular Area (ft² or acres): 3.68ac

Existing Use: (i.e. residential, commercial, recreational)
rural

Proposed Use: (i.e. residential, commercial, recreational)
residential

Name Existing Buildings & Structures, including well & septic
 (and show on sketch with setbacks)
n/a

Name Proposed Buildings & Structures, including well & septic
 (and show on sketch with setbacks)
n/a

Type of Access:

☐ Municipal maintained road ☒ County Road 38 ☐ Provincial Highway
☐ Seasonally maintained municipal road ☐ Private road or right-of-way ☐ Water ☐ Other _____

Water Supply: proposed

☐ 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) proposed

☐ Publicly owned/operated sanitary sewage system
☒ Privately owned/operated individual septic tank
☐ Privately owned/operated communal septic tank
☐ Privy
☐ Other _____

If a septic system exists on the severed parcel, when was it installed and inspected? n/a

How far is it located from the lot line(s) & well? n/a (ft. or meters)

Have you shown the well & septic locations and setbacks on the sketch? n/a

If the severed lot is an "Addition" or "Lot Line Adjustment", please provide the following information.
 If not, please skip this section and move onto Section 8:

7. Description of Lot Being Added To

(provide both metric & imperial measurements and include all dimensions on sketch)

Frontage (metres): _____ Depth (metres): _____ Area (m² or hectares): _____
 Frontage (feet): _____ Depth (feet): _____ Area (ft² or acres): _____

Existing Use: (i.e. residential, commercial, recreational)

Proposed Use: (i.e. residential, commercial, recreational)

Name Existing Buildings & Structures, including wells & septic
 (and show on sketch with setbacks)

Name Proposed Buildings & Structures, including wells & septic
 (and show on sketch with setbacks)

Official Plan Designation: _____

Current Zoning: _____

Type of Access:

☐ Municipal maintained road ☐ County Road ☐ Provincial Highway
☐ Seasonally maintained municipal road ☐ Private road or right-of-way ☐ Water ☐ Other _____

Roll # of Lot Being Added to: _____

8. Description of Retained Lot (provide both metric & imperial measurements and include all dimensions on sketch)Frontage (metres): 73m Depth (metres): irregular Area (m² or hectares): 4.08haFrontage (feet): 239.5ft Depth (feet): irregular Area (ft² or acres): 10.08ac**Existing Use:** (i.e. residential, commercial, recreational)
rural, agricultural and solar panels**Proposed Use:** (i.e. residential, commercial, recreational)
rural, agricultural and solar panelsName Existing Buildings & Structures, including wells & septic
(and show on sketch with setbacks)
n/aName Proposed Buildings & Structures, including wells & septic
(and show on sketch with setbacks)
n/a**Type of Access:**☒ Municipal maintained road Clifford Rd.☐ County Road☐ Provincial Highway☐ Seasonally maintained municipal road☐ Private road or right-of-way☐ Water☐ Other _____**Water Supply:**☐ Publicly owned/operated piped water system☐ Privately owned/operated individual well☐ Privately owned/operated communal well☐ Lake or other water body☐ Other n/a**Sewage Disposal: (if existing, show on sketch)**☐ Publicly owned/operated sanitary sewage system☐ Privately owned/operated individual septic tank☐ Privately owned/operated communal septic tank☐ Privy☐ Other n/aIf a septic system exists on the retained parcel, when was it installed and inspected? n/aHow far is it located from the lot line(s) & well? n/a (ft. or meters)Have you shown the well & septic locations and setbacks on the sketch? n/a**9. Local Planning Documents**What is the current Township **Official Plan** designation on this property? Hamlet
(this information is available from the Preliminary Severance Review and/or from the Township)What is the current zoning on this property, as found in the Township **Zoning By-Law**? Rural
(this information is available from the Preliminary Severance Review and/or from the Township)**10. Provincial Policy**Is the application consistent with the Provincial Policy Statements? ☒ Yes ☐ No
(this information is available from the Preliminary Severance Review and/or from the County Planning Dept.)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, does the application conform to or meet the intent of the provincial plan(s)? ☒ Yes ☐ No**11. 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: _____

12. Previous Planning Act Applications

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

Has the owner of the subject land severed any land from the original acquired parcel? ☒ Yes ☐ No

If yes, indicate this information on the required sketch and provide the following (if known):

File No. B- 104-17, Transferee: unknown Date of Transfer: 2018

File No. B- 105-17, 106-17, Transferee: unknown Date of Transfer: 2018, 2018

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

If yes, please provide the following:

Type: _____ File No. _____ Status: _____

13. Minimum Distance Separation (MDS) MDS not required in approved Settlement Areas (Section 36)

Are there any barns within 1,000 metres (3,281 feet) of the subject property which currently house, or are capable of housing, livestock? ☒ Yes ☐ No

If yes, please complete an "MDS Data Sheet" for each barn. Guideline 37 MDS not required as development in Settlement Area

14. Agricultural Severances (for lands within the agricultural designation only)

Is the severance to dispose of a residence surplus to a farming operation (must have 2 houses)? ☐ Yes ☒ N/A ☐ 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

15. Adjacent Lands Surrounding the Landholding

Please state the names of the owners, the use of the land and buildings existing on the lands surrounding the applicants' entire landholding. This information should also be on the sketch, and can be obtained from the Township or Land Division Office. If more room is needed, please add extra Schedule page.

Direction	Name of Owner	Use of Land (i.e. farm, residential etc.)	Buildings (i.e. house, barn etc.)
North	see attached chart	vacant, solar and residential	houses
South		vacant, agricultural	vacant
East		rural residential, agricultural	house, barns
West		residential	houses

16. Driving Directions

Please describe in detail driving directions to the subject property: _____

From the Douro Dummer Municipal Office head south on South St/County Rd 38 toward Ford St- continue for approximately 800m, subject land on left hand side of County Rd. 38.

Signatures Page

If the applicant is not the owner of the subject land, a written authorization of the owner that the applicant is authorized to act as agent and make the application on his/her behalf is required (original please).

If the applicant is a Corporation acting without agent or solicitor, the application must be signed by an Officer of the Corporation with a declaration indicating that the said Officer has the authority to bind the Corporation and the Corporation's Seal (if any) must be affixed.

Signature(S) Municipality Port Hope this 12 day of May, 2012020
Dated at the (City, Township) of

Signature of owner(s) or authorized solicitor/agent

Signature of owner(s) or authorized solicitor/agent

Declaration

This section must be signed before a Commissioner for Taking Affidavits or a designated Official of the Municipality (i.e. Reeve, Clerk, Secretary-Treasurer of the Land Division Committee, lawyer, etc.)

I/we, Robert K. Clark of the Township, City, etc. of Municipality of Port Hope
in the County/Region/Municipality, etc. of County of Northumberland, 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 Municipality
City, Township

of Port Hope

Name of City, etc.

in the County

County, Region, etc.

of Northumberland

this 12th day of May, 2020

Christine Michelle Wilkinson
Commissioner, etc. for taking affidavits

Robert K. Clark
Owner or authorized Agent

Owner or authorized Agent

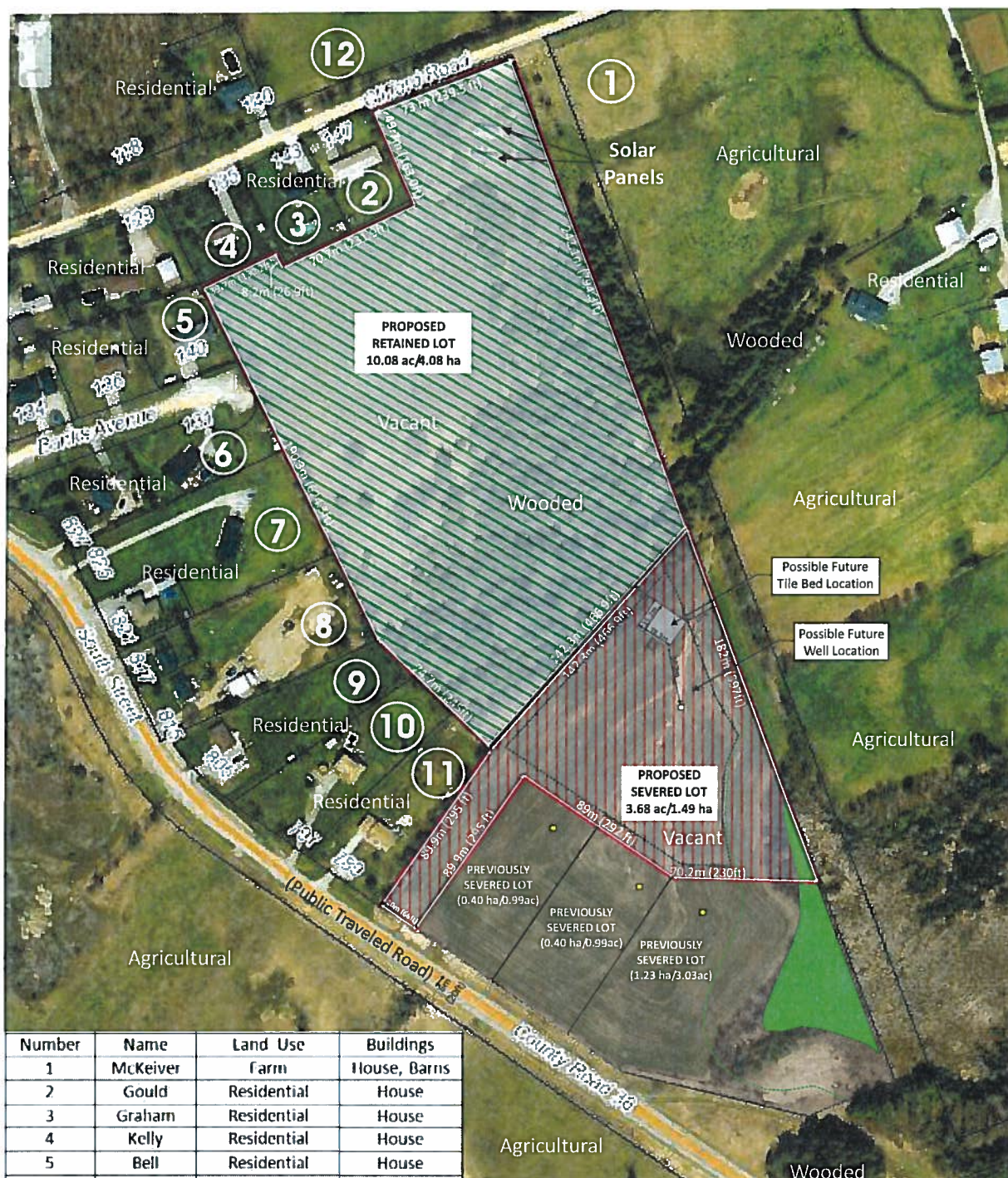
Christine Michelle Wilkinson, a Commissioner,
etc., Province of Ontario, for
Meaghan Adams Legal Prof. Corp.
Expires October 3, 2022.

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.

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 6 copies of both the application and sketch, each copy stapled individually with a sketch. All copies of the sketch or survey must be coloured – red for severed lots, green for retained. Copies may be double-sided. Please submit application with a cheque for \$1150.00 payable to the "County of Peterborough".

Consent Sketch
Part Lot 11, Concession 1
County Road 38, Warsaw
Township of Douro-Dummer











Number	Name	Land Use	Buildings
1	McKeiver	Farm	House, Barns
2	Gould	Residential	House
3	Graham	Residential	House
4	Kelly	Residential	House
5	Bell	Residential	House
6	Payne	Residential	House
7	Munroe	Residential	House
8	Shepherd	Residential	House
9	Heffernan	Residential	House
10	Beecroft	Residential	House
11	Watts	Residential	House
12	Florence	Residential/Rural	House

SCALE



LEGEND

-  Subject Lands
-  Proposed Severed Lot (3.68 ac/1.49 ha)
-  Proposed Retained Lot (10.08 ac/4.08 ha)
-  Wetland
-  30 metre Setback from Wetland
-  Building Envelope
-  Test Well Locations
-  Possible Future Well Location

