



## Application for Consent

<p><b>Note to Applicant:</b> All questions must be answered or application may be returned.  <b>Application Fee:</b> \$1150.00 must accompany fully completed application and 6 copies.</p> <p>It is strongly advised the applicant complete a Preliminary Severance Review with the County of Peterborough Planning Department. Have you done so:          Y/N <u>Y</u>      Date: <u>December 14th, 2020</u></p> <p>If yes, were there any Studies required? Y/N <u>Y</u>          (i.e. Traffic Study, Archaeological Study and Environmental Impact Analysis (EIA)).          Have you attached 4 copies of each to this application?          Y/N <u>N</u> (digital copies provided)</p>	<p>Office Use:</p> <p><b>File No. B- 15-22</b></p> <p>Date Received: <b>RECEIVED</b>  <b>JAN 25 2022</b>  <b>LAND DIVISION</b></p>
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<b>1. Owner Information</b>	
Name(s): <u>Peter &amp; Wendy Smith</u>	Address: <u>1090 Fourth Line Road (South) Dummer</u>
P.O. Box: <u>N/A</u>	City/Province: <u>Township of Douro Dummer (Dummer Ward) ON</u>
Phone: (H) <u>705-933-2269</u> (B) <u>N/A</u>	Postal Code: <u>K0L3A0</u>
E-mail: <u>waybackfarm@nexicom.net</u>	
Do you wish to receive all communications? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

<b>2. Authorized Agent/Solicitor Information</b>	
Name(s): <u>Marnie Saunders</u>	Address: <u>150 Jameson Drive</u>
P.O. Box: <u>N/A</u>	City/Province: <u>Peterborough, ON</u>
Phone: (H) <u>(705) 742-2297</u> (B) <u>N/A</u>	Postal Code: <u>K9J 0B9</u>
E-mail: <u>msaunders@dmwills.com</u>	
Do you wish to receive all communications? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

<b>3. Property Description</b>			
Ward: <u>Dummer</u>	Township: <u>Douro-Dummer</u>	Lot: <u>14</u>	Concession: <u>3</u>
Municipal (911) Address: <u>1090 Fourth Line Road (South) Dummer</u>		Tax Roll #: <u>152202000332401</u>	
Registered Plan #: <u>n/a</u>		Block/Lot: <u>n/a</u>	

<b>4. Type and Purpose of Proposed Transaction</b>			
Transfer:	<input checked="" type="checkbox"/> Creation of a New Lot	<input type="checkbox"/> Addition to a Lot (moving/adjusting lot line)	
Other:	<input type="checkbox"/> Right-of-Way	<input type="checkbox"/> Easement	<input type="checkbox"/> Correction of Title <input type="checkbox"/> Charge <input type="checkbox"/> Lease

<b>5. Transferee</b>	
If known, the name of the person(s), to whom land or interest in land is intended to be transferred, charged or leased: <u>n/a</u> relationship to owner: <u>n/a</u>	
Address: <u>n/a</u>	
Phone: (H) <u>n/a</u>	(B) <u>n/a</u> E-mail: <u>n/a</u>

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

Frontage (metres): 60.0m      Depth (metres): 148.0m      Area (m<sup>2</sup> or hectares): 2737.2sm  
 Frontage (feet): 196.85      Depth (feet): 485.564      Area (ft<sup>2</sup> or acres): 0.68 Acres

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       Provincial Highway  
 Seasonally maintained municipal road       Private road or right-of-way       Other \_\_\_\_\_  
 Water       Parking/docking facilities – distance from these to the nearest road : \_\_\_\_\_

Water Supply:      Sewage Disposal: (if existing, show on sketch)  
 Publicly owned/operated piped water system       Publicly owned/operated sanitary sewage system  
 Privately owned/operated individual well       Privately owned/operated individual septic tank  
 Privately owned/operated communal well       Privately owned/operated communal septic tank  
 Lake or other water body       Privy  
 Other \_\_\_\_\_       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): N/A      Depth (metres): N/A      Area (m<sup>2</sup> or hectares): N/A  
 Frontage (feet): N/A      Depth (feet): N/A      Area (ft<sup>2</sup> or acres): N/A

Existing Use: (i.e. residential, commercial, recreational) N/A      Proposed Use: (i.e. residential, commercial, recreational) N/A

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

Official Plan Designation: N/A      Current Zoning: N/A

Type of Access:  
 Municipal maintained road       County Road       Provincial Highway  
 Seasonally maintained municipal road       Private road or right-of-way       Water       Other N/A

Roll # of Lot Being Added to: N/A

**8. Description of Retained Lot** (provide both metric & imperial measurements and include all dimensions on sketch)

Frontage (metres): 629.3m      Depth (metres): 1,342m      Area (m<sup>2</sup> or hectares): 763,237.12sm  
 Frontage (feet): 2064.6m      Depth (feet): 4402.89      Area (ft<sup>2</sup> or acres): 188.6 Acres

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

Name Existing Buildings & Structures, including wells & septic (and show on sketch with setbacks ) (1) dwelling, (1) barn, (2) sheds/garages, a Quonset hut      Name Proposed Buildings & Structures, including wells & septic (and show on sketch with setbacks ) N/A

Type of Access:  
 Municipal maintained road       County Road       Provincial Highway  
 Seasonally maintained municipal road       Private road or right-of-way       Other N/A  
 Water       Parking/docking facilities – distance from these to the nearest road : N/A

Water Supply:      Sewage Disposal: (if existing, show on sketch)  
 Publicly owned/operated piped water system       Publicly owned/operated sanitary sewage system  
 Privately owned/operated individual well       Privately owned/operated individual septic tank  
 Privately owned/operated communal well       Privately owned/operated communal septic tank  
 Lake or other water body       Privy N/A  
 Other N/A       Other N/A

If a septic system exists on the retained parcel, when was it installed and inspected? unknown

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? No

**9. Local Planning Documents**

What is the current Township Official Plan designation on this property? Rural  
 What is the current County Official Plan designation on this property? Rural and Cultural Landscape  
 (this information is available from the Preliminary Severance Review and/or from the Township)

Explain how the application Conforms with the current Official Plans: See Planning Justification submitted with application.

What is the current zoning on this property, as found in the Township Zoning By-Law? RU & D2 Zones  
 (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.)  
 Explain how the application is consistent: See Planning Justification submitted with application.

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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)? N/A

**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: N/A

**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- N/A, Transferee: N/A Date of Transfer: N/A  
 File No. B- N/A, Transferee: N/A Date of Transfer: N/A

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: N/A File No. N/A Status: N/A

**13. Minimum Distance Separation (MDS)**

Are there any barns within 750-1,500 metres (2,460-4,921 feet) 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 (2,460-4,921 feet) of the subject property?  Yes  No

If yes, please complete an "MDS Data Sheet" for each barn.

**14. 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

**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 (only when known to the applicant)	Use of Land – (must be filled in) (i.e. farm, residential etc.)	Buildings (i.e. house, barn etc.) (must be filled in)
North	Unknown	Agricultural	N/A
South	Unknown	Unevaluated wetlands	N/A
East	Unknown	Agricultural	N/A
West	Unknown	Seven (7) rural residential Properties	Seven (7) rural residential dwellings

**16. Driving Directions**

Please describe in detail driving directions to the subject property: The Subject Property is located between Fourth Line Road South (Dummer) and Rock Road, and south of Cooper Road

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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)

Dated at the (City, Township) of PETERBOROUGH this 25<sup>th</sup> day of JANUARY, 2022.

MARNIE SAUNDERS - D.M. WILLS

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, MARNIE SAUNDERS of the Township, City, etc. of 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 of PETERBOROUGH in the COUNTY of PETERBOROUGH

Owner or authorized Agent

Owner or authorized Agent

this 25<sup>th</sup> day of JANUARY, 2022.

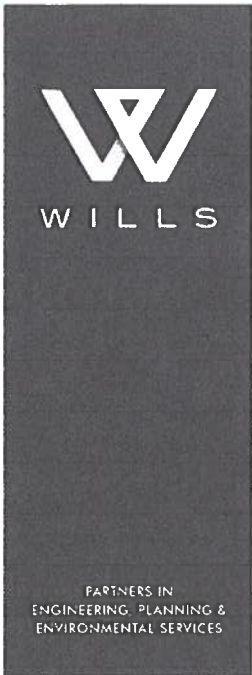
KORY O'BRIEN  
Commissioner, etc. for taking affidavits

Kory Christopher O'Brien, a Commissioner, etc.,  
Province of Ontario,  
for D.M. Wills Associates Limited.  
Expires June 17, 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".



December 22, 2021

County of Peterborough Planning Department  
470 Water Street  
Peterborough, Ontario  
K9H 3M3

**Attention: Land Division, County of Peterborough**

**Re: Written Authorization – Severance Application  
1090 Fourth Line S (Dummer)  
Township of Douro-Dummer  
D.M. Wills Project No. 85104**

D.M. Wills Associates Limited (Wills) is pleased to submit the enclosed Consent to Sever application on behalf of Peter and Wendy Smith, property owners, for the lands located municipal known as 1090 Fourth Line S (Dummer), Township of Douro-Dummer.

As per the application requirements, please be advised that D.M. Wills Associates Limited has written authorization to submit the application on behalf of Peter and Wendy Smith.

*Peter Smith*

Peter Smith

2022-01-20

Date

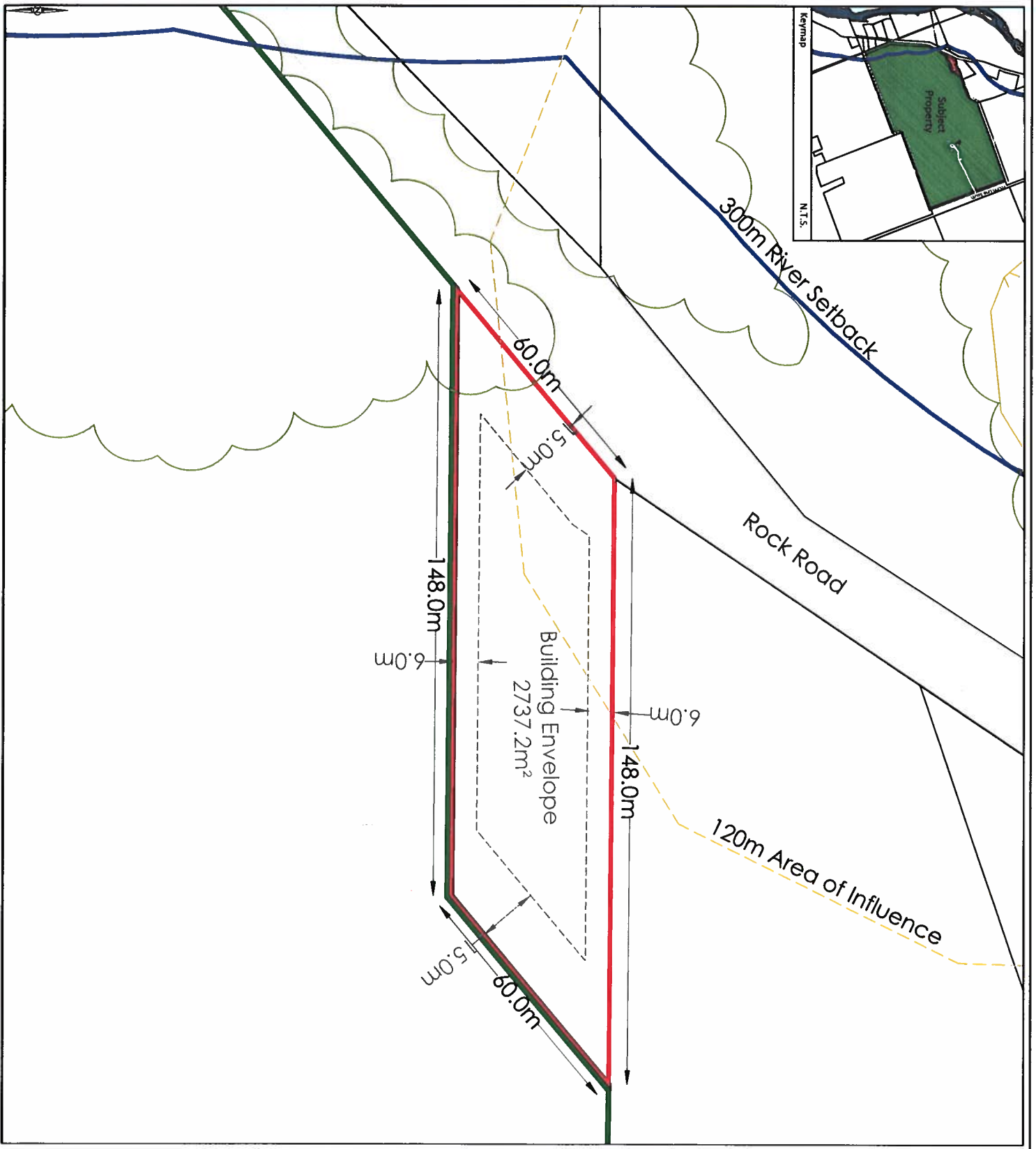
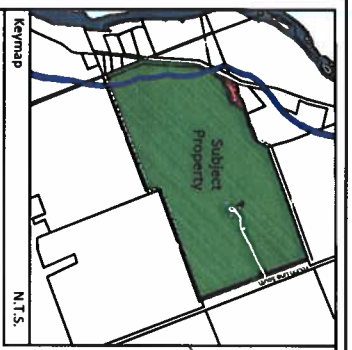
*Wendy Smith*

Wendy Smith

2022-01-20

Date

We trust the information provided above is sufficient and meets the application requirements.



**CONSENT SKETCH  
BUILDING ENVELOPE**  
1090 FOURTH LINE ROAD SOUTH  
LOT 14, CONCESSION 3  
TOWNSHIP OF DOURO-DUMMER  
COUNTY OF PETERBOROUGH

- Legend**
- Lands to be severed
  - Lands to be retained
  - - - Building Envelope
  - ▭ Existing Buildings

Scale: 1:800m  
NAD 1983 UTM Zone 17N

Drawn By:	JW
Checked By:	MS
Map Date:	December, 2021
Project Number:	85104
Map File Number:	

**WILLS**

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