

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



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 Y Date: October 2020

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

Have you attached 4 copies of each to this application?

Y/N Y

Office Use:

File No. **B-** 5521

Date Received:

RECEIVED

APR 04 2022

LAND DIVISION

1. Owner Information

Name(s): Ronald & Julie Hurtubise Address: 379 Eighth Line Rd-S-Dummer
P.O. Box: _____ City/Province: Norwood, Ontario
Phone: (H) 705-639-1733 (B) _____ Postal Code: K0L 2V0
E-mail: rhurtubise@nexicom.ca
Do you wish to receive all communications? ☒ Yes ☐ No

2. Authorized Agent/Solicitor Information

Name(s): Boris Hurtubise Address: 379 8th Line Rd S Dummer
P.O. Box: _____ City/Province: Norwood, ON
Phone: (H) 705-639-1733 (B) _____ Postal Code: K0L 2V0
E-mail: BHurtubise@Nexicom.net
Do you wish to receive all communications? ☒ Yes ☐ No

3. Property Description

Ward: Dummer Township: Douro-Dummer Lot: 6 Concession: 8
Municipal (911) Address: 379 Eighth Line Rd-S-Dummer Tax Roll #: 1522-020-002-05400
Registered Plan #: n/a Block/Lot: n/a

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:
n/a relationship to owner: _____

Address: _____

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

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

Frontage (metres): 64.008 Depth (metres): 64.008 Area (m² or hectares): 3969 sq m
 Frontage (feet): 210 Depth (feet): 210 Area (ft² or acres): 44,100 sq f

Existing Use: (i.e. residential, commercial, recreational)Rural**Proposed Use:** (i.e. residential, commercial, recreational)ResidentialName Existing Buildings & Structures, including well & septic
(and show on sketch with setbacks)NoneName Proposed Buildings & Structures, including well & septic
(and show on sketch with setbacks)**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:**☐ 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)**☐ 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/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? Yes

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): 307.13 Depth (metres): 560 Area (m² or hectares): 17.2 hectares
 Frontage (feet): 1007.64 Depth (feet): 1837.27 Area (ft² or acres): 42.5 acres

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

Rural/Dwelling - Hobby Farm

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

Rural/Dwelling - Hobby Farm

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

House, Well, Septic, Barns, Shed, Garage

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

None

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:**☐ 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)**☐ 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 retained parcel, when was it installed and inspected? 1988How far is it located from the lot line(s) & well? 1110ft (ft. or meters)Have you shown the well & septic locations and setbacks on the sketch? Yes**9. Local Planning Documents**What is the current Township Official Plan designation on this property? RuralWhat is the current County Official Plan designation on this property? Rural

(this information is available from the Preliminary Severance Review and/or from the Township)

Explain how the application Conforms with the current Official Plans: Rural designation permits severanceWhat is the current zoning on this property, as found in the Township Zoning By-Law? RU

(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?

(this information is available from the Preliminary Severance Review and/or from the County Planning Dept.)

☐ Yes ☒ NoExplain how the application is consistent: NHE from Cambium Ref # 12715-P, completed and attached

Is the subject property within an area of land designated under any provincial plan(s)?

(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)

☒ Yes ☐ NoIf yes, explain how the application conforms or does not conflict with provincial plan(s)? See attached NHE**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- _____, Transferee: _____ Date of Transfer: _____

File No. B- _____, Transferee: _____ Date of Transfer: _____

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)

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		Rural	House, Garage
South		Rural	House
East	William Gunn	Rural	House, Barn
West	Julie Kapyrka	Rural	House, Barn

16. Driving Directions

Please describe in detail driving directions to the subject property: North on County Rd. 40 from Norwood, turn left on Webster Rd, Property on North Side of Webster Rd, just past 1342 Webster Rd. but before Eighth Line Rd. S.

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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 Douro-Dummer this 01 day of APRIL 2022

Julia Hortobagoe
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, Ron Huetts 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 Township
City, Township
of Douro-Dummer
Name of City, etc.

in the County
County, Region, etc.
of Peterborough

this 1 day of April, 2022.

Martina Chait-Hartwig
Commissioner, etc. for taking affidavits

Ron Huetts
Owner or authorized Agent

Owner or authorized Agent

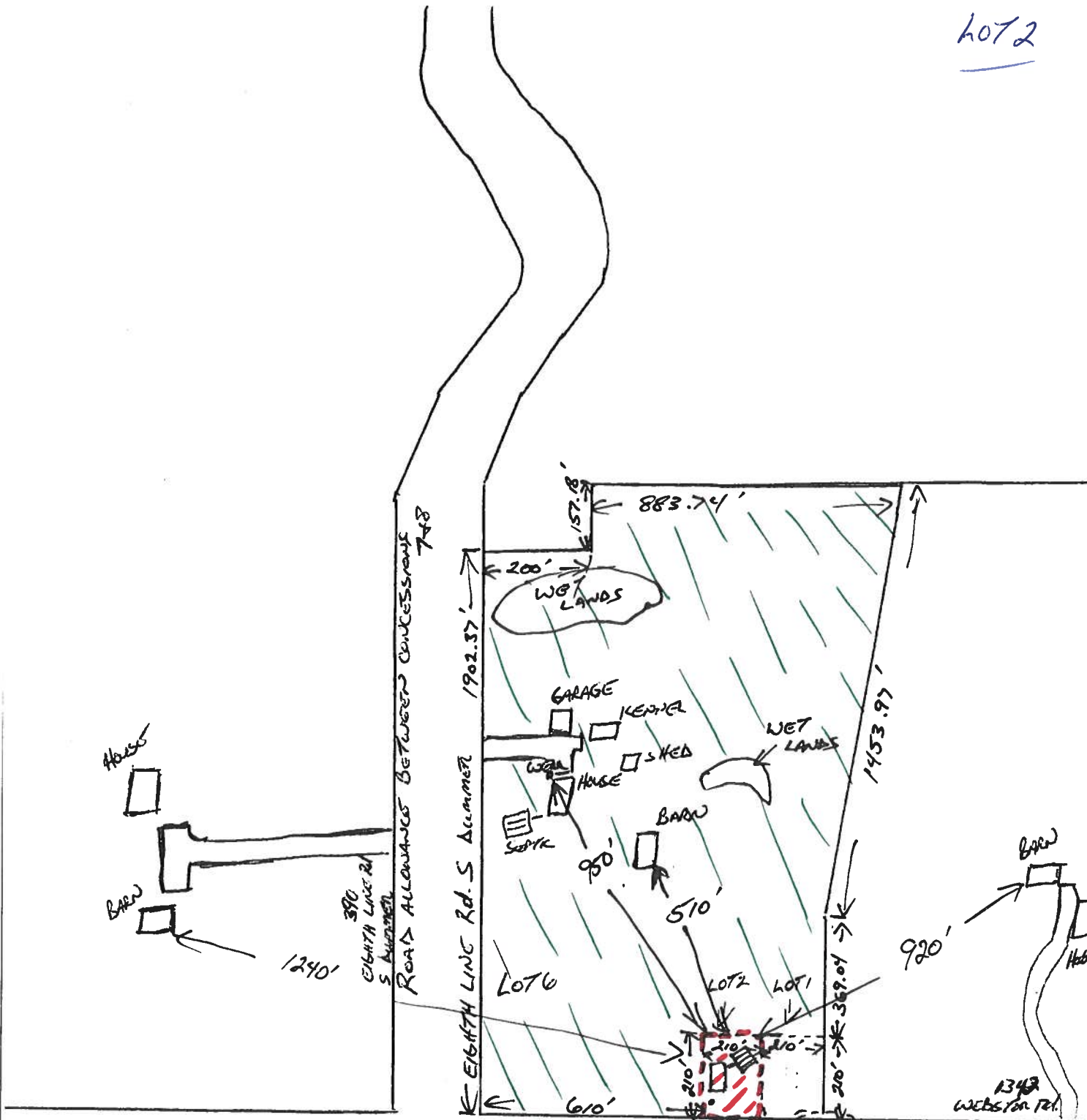
Martina Chait-Hartwig
Deputy Clerk
Commissioner of Oath
Township of Douro-Dummer

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".

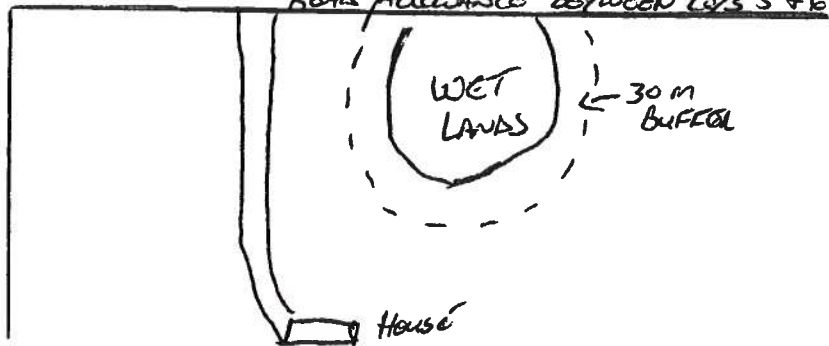
LOT 2



Webster Rd

ROAD ALLOWANCE BETWEEN LOTS 5 & 6

- Proposed House
- Proposed Well
- Proposed Septic



LOT 2

