

County of Peterborough Land Division
100 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

Lot 1

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: AUG 31 2021

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-** 61-22

Date Received:

RECEIVED

MAY 02 2022

LAND DIVISION

1. Owner Information

Name(s): CAROL STOREY, JAMES FLEMING Address: 760 COONEY ISL Rd

P.O. Box: _____ City/Province: DOURO DUMFRIES, ON

Phone: (H) 705 652 3975 (B) 705 868 8631 Postal Code: K0L 2H0

E-mail: JIM.C.FLEMING@GMAIL.COM

Do you wish to receive all communications? ☒ Yes ☐ No

2. Authorized Agent/Solicitor Information

Name(s): _____ Address: _____

P.O. Box: _____ City/Province: _____

Phone: (H) _____ (B) _____ Postal Code: _____

E-mail: _____

Do you wish to receive all communications? ☐ Yes ☐ No

3. Property Description

Ward: DOURO Township: DOURO DUMFRIES Lot: 3 Concession: 4

Municipal (911) Address: 760 COONEY ISLAND Rd. Tax Roll #: 1522-010-002-14200

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:
Sonja Stacy Fleming 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): 50 Depth (metres): 110 Area (m² or hectares): 0.55
 Frontage (feet): 164.1 Depth (feet): 361.1 Area (ft² or acres): 1.36

Existing Use: (i.e. residential, commercial, recreational)PASTURE**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)HOUSE, WELL, SEPTIC**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): 671 Depth (metres): 615 Area (m² or hectares): 38.81Frontage (feet): 2204 Depth (feet): 2017 Area (ft² or acres): 95.9**Existing Use:** (i.e. residential, commercial, recreational)HOBBY FARM, RESIDENTIALName Existing Buildings & Structures, including wells & septic
(and show on sketch with setbacks)HOUSE BARN SHOP ARENA WELL SEPTIC**Proposed Use:** (i.e. residential, commercial, recreational)HOBBY FARM, RESIDENTIALName 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? 1990 ±How far is it located from the lot line(s) & well? 255 (feet or meters) TO COONEY ISL Rd.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: COMPLIESWhat is the current zoning on this property, as found in the Township **Zoning By-Law**? RURAL (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 ☐ No

Explain how the application is consistent: _____

meets relevant policies

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)? COMPLIES**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)

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	ANDY/SCOTT VOLLERING	FARM RESIDENTIAL	HOUSE BARN
South	T. ARNOLD	RURAL RESIDENTIAL	HOUSE SHED
East	RON O'BRIEN	RURAL	SHED
West	ANDY VOLLERING	RURAL	BARN

16. Driving Directions

Please describe in detail driving directions to the subject property: DRIVE SOUTH ON 4 LINE FROM
DOUGL, 450 M SOUTH OF COONEY ISLAND ROAD THERE
IS A DOUBLE GATE ON THE EAST SIDE OF THE 4 LINE. THE LOT
IS JUST ~~SOME~~ NORTH OF THIS GATE. RED PLASTIC IS
ATTACHED TO FENCE TO INDICATE ROAD FRONTAGE

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 2 day of May, 2022.

Carol Storey
Signature of owner(s) or authorized solicitor/agent

[Signature]
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, Carol Storey + James Fleming of the Township, City, etc. of Douro Dumfries 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
of Peterborough
Name of City, etc.
in the County
County, Region, etc.
of Peterborough

Carol Storey
Owner or authorized Agent
[Signature]
Owner or authorized Agent

this 2 day of May, 2022
[Signature]
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, 2023.**

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.

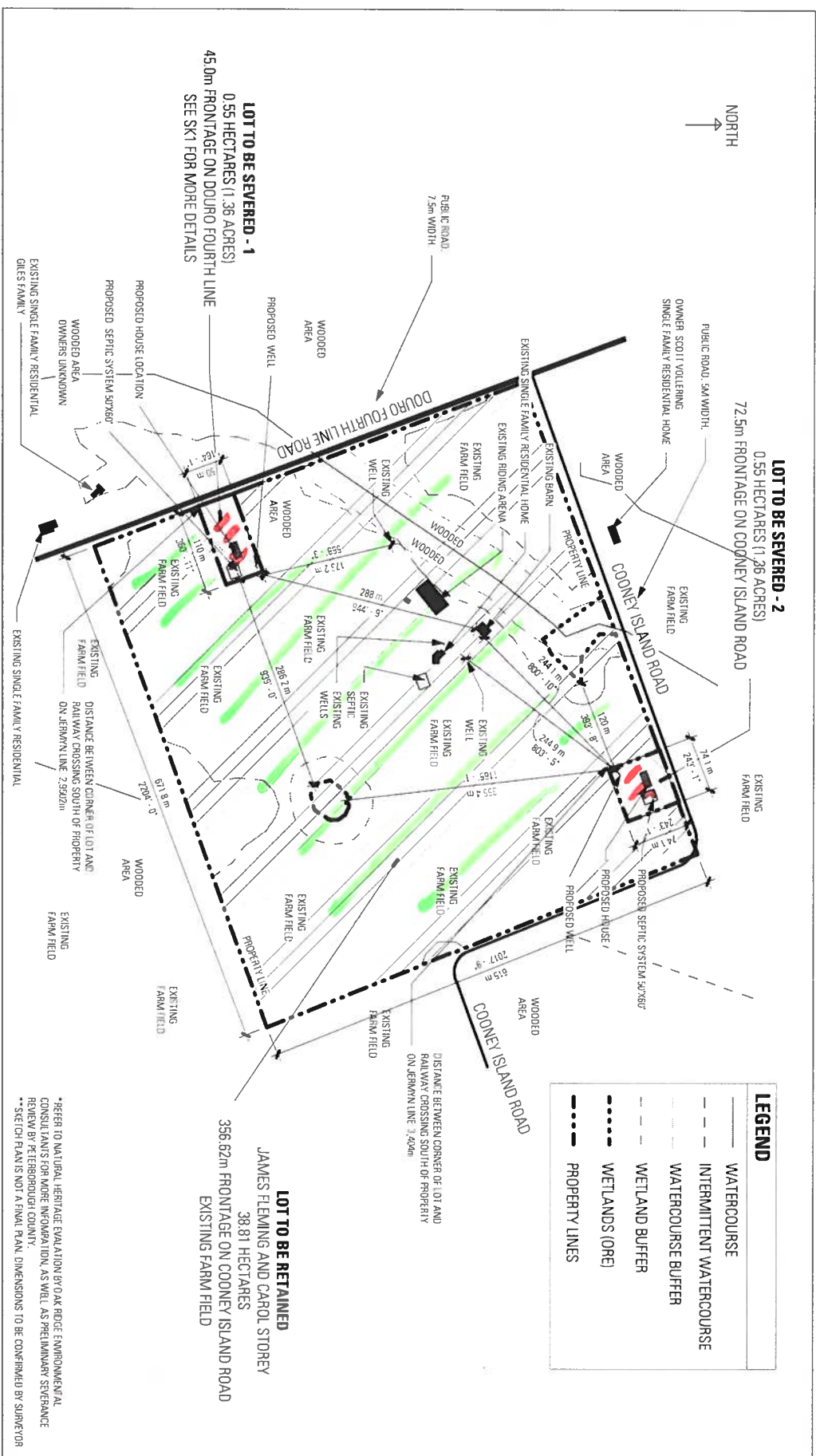
Pursuant to Sec.1.0.1 of the Planning Act, and in accordance with Sec.32(e) of the Municipal Freedom of Information and Protection of Privacy Act the County of Peterborough may make all planning applications and supporting material available to the public in hard copy or electronically. If you have any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

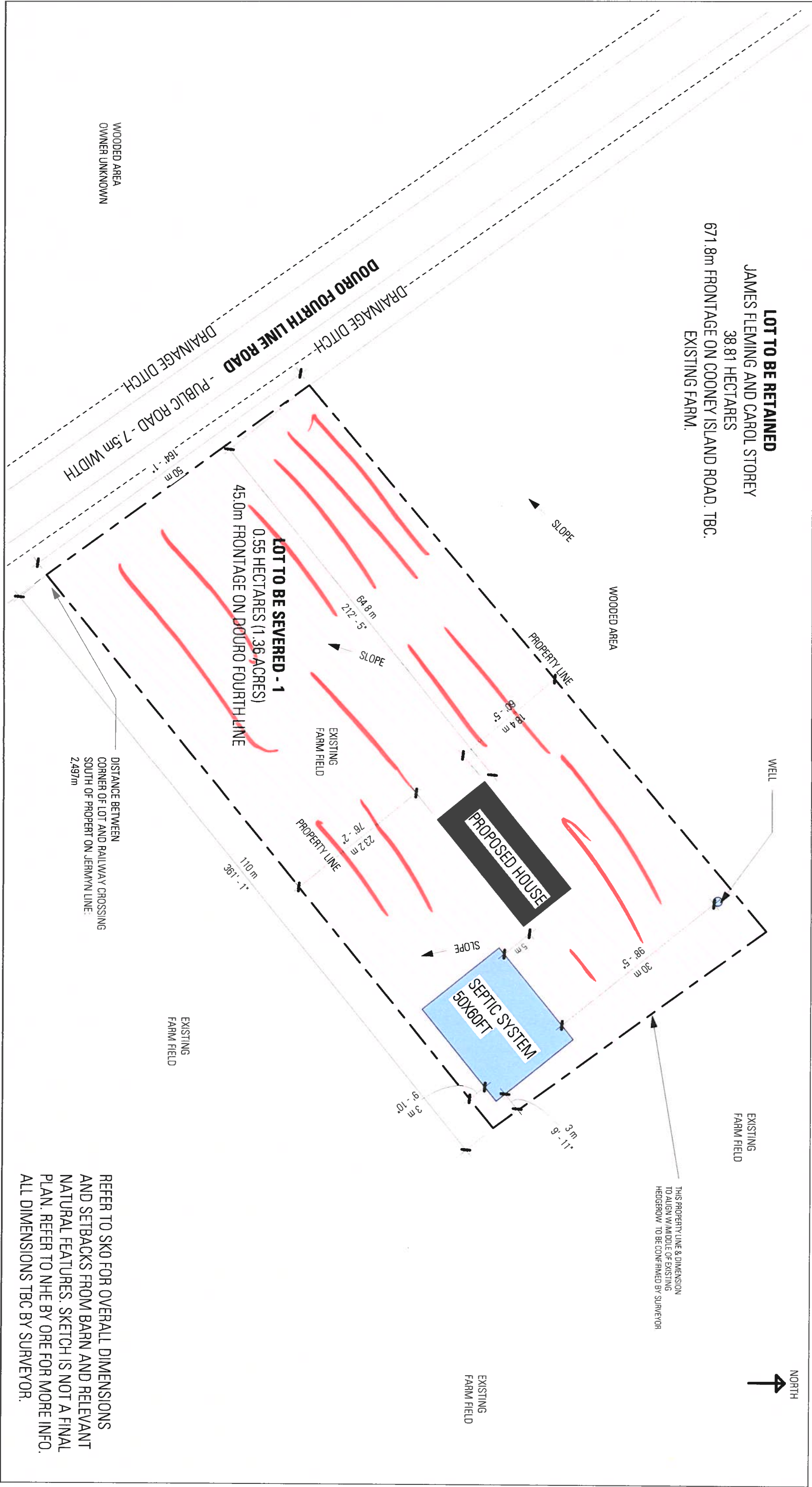
An "original" signed copy of the application and sketch must be submitted, together with 6 copies of both the application and sketch, each copy stapled individually with a sketch. All copies of the sketch or survey must be coloured – red for severed lots, green for retained. Copies may be double-sided.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

760 CONEY ISLAND ROAD

SKD

SITE SKETCH - OVERALL





760 COONEY ISLAND ROAD

CONSENT APPLICATION
FOR 760 COONEY ISLAND ROAD
DOURO, ON

Drawing Not To Scale

Rev.	Description	Date
2	CONSENT APPLICATION	220421

SITE SKETCH - LOT 1

SK1