



COUNTY OF PETERBOROUGH LAND DIVISION

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

APPLICATION FOR CONSENT

NOTE:

- All questions on this application **must** be answered or the application will be returned.
- The application fee for consent is **\$900.00** and must be paid at the time the application is submitted.

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: _____

Office Use:

FILE NO. B-

Date Received:

1. OWNER INFORMATION

Name(s): _____ Address: _____

City/Province: _____ Postal Code: _____

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

Do you wish to receive all communications? Yes No

2. AUTHORIZED AGENT/SOLICITOR'S INFORMATION

Name(s): _____ Address: _____

City/Province: _____ Postal Code: _____

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

Do you wish to receive all communications? Yes No

3. PROPERTY DESCRIPTION

Ward: _____ Township: _____ Lot: _____ Concession: _____

Municipal (911) Address: _____ **Tax Roll #:** _____

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) **(if so, see Question 8)*

**If Addition to a lot, name owner & Tax Roll # lot being added to: _____*

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 PROVIDE 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 **(and show on sketch with setbacks)** Name Proposed Buildings & Structures **(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 Water Other _____

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? _____

If a septic system exists on the severed parcel, how far is it located from the lot line(s) & well? ____ (ft. or meters)

You must show the septic system & well location in the sketch, along with the buildings. Have you done so? _____

IS the severed lot is an "addition"? If yes, please provide the following information. If no, please skip this section and move onto Section 8:

7. DESCRIPTION OF LOT BEING ADDED TO (provide both metric & imperial measurements) and PROVIDE 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 **(and show on sketch with setbacks)** Name Proposed Buildings & Structures **(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 PROVIDE 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 **(and show on sketch with setbacks)**

Name Proposed Buildings & Structures **(and show on sketch with setbacks)**

Type of Access:

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

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? _____

If a septic system exists on the severed parcel, how far is it located from the lot line(s) & well? ____ (ft. or meters)

You must show the septic system & well location in the sketch, along with the buildings. Have you done so? _____

9. LOCAL PLANNING DOCUMENTS

What is the current Township **Official Plan** designation on this property? _____
(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**? _____
(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)

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- _____, 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 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.

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 (100acres) in size? Yes No

Is this severance for a commercial or industrial "agriculture-related" use? Yes No

15. ADJACENT LANDS SURROUNDING THE ENTIRE 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			
South			
East			
West			

16. DRIVING DIRECTIONS

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

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 _____ of _____, this ____ day of _____, 201____.
City, Township, etc. name of City month

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, _____ of the Township, City, etc. of _____,
in the County/Region/Municipality, etc. of _____, 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, Township, etc.

Owner or authorized Agent

of _____
name of City, etc.

in the _____
County, Region, etc.

Owner or authorized Agent

of _____

this ____ day of _____, 20____.

Commissioner, etc. for taking affidavits

Personal information contained on this form is collected under the authority of Section 29(2) of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56 as amended and will be used to <insert purpose here>. 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 (705-743-0380)."

An "original" signed copy of the application and sketch must be submitted, together with 7 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 \$900.00 payable to the "County of Peterborough".

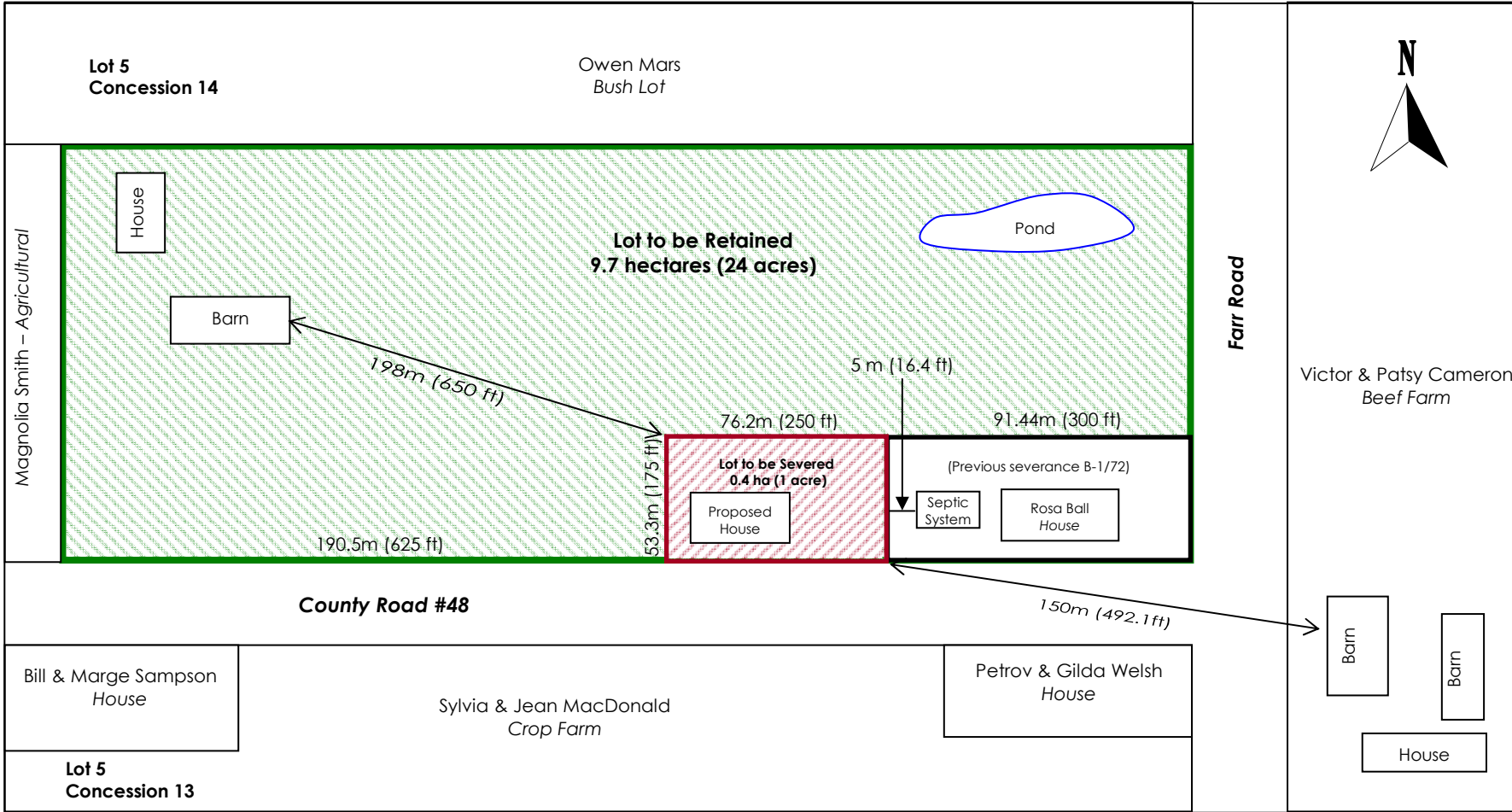
SKETCH OR SURVEY INSTRUCTIONS AND EXAMPLE

- The boundaries and dimensions of the subject land, the part that is to be severed and the part that is to be retained – and the parcel being added to if this is an addition to a lot.
- The sketch is to show the subject lands drawn “to scale” and the measurements must be reasonably accurate.
- The boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land.
- The distance between the subject land and the nearest township lot line or landmark (bridge or railway crossing, etc.)
- The location of all land previously severed from the parcel originally acquired by the current owner of the subject land.
- The location & setbacks of all natural and artificial features on the subject land and on the land that is adjacent to the subject land that, in the opinion of the applicant may affect the application (buildings, septic areas, wells, railways, roads, existing entrances, watercourses, drainage ditches, river or stream banks, slopes, wetlands and wooded areas.)**
- The names of the owners of the adjacent lands and existing uses on the adjacent land, such as residential, recreational, agricultural and commercial uses. Also, show the distance between the severed lot and any barns which are located within 1,000 metres (3,281 feet) (“MDS Data Sheets” are available at the County Office or on the County website – www.county.peterborough.on.ca).
- The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right-of-way.
- If access to the subject land is by water only, the location of the parking and boat docking facilities to be used.
- The location and nature of any easement affecting the subject land.

In addition:

- The **severed lot coloured with red stripes** and the **retained lot coloured with green stripes** on each of the required copies of this sketch. If access to this lot is to be by a deeded right-of-way, colour this in yellow with red stripes if severing, green if retaining.
- If the purpose of this application is for an “**addition**” to an existing lot, **draw an arrow**, in red, from the severed land to the property to which it is to be added.
- Show the direction “**North**” on the sketch.

SAMPLE SKETCH



To Convert	Multiply By	To Find
Feet	0.3048	Metres
Acres	0.4046	Hectares
Square Feet	0.09	Square Metres

CHECK LIST FOR SUBMITTING APPLICATION:

- Have you completed a (free) Preliminary Severance Review with the County Planning Department? If not, contact Laura Jackson at 743-0380, Ext. 331 or ljackson@county.peterborough.on.ca. You can get a Preliminary Severance Review Form on our website at www.county.peterborough.on.ca.
- Have you completed **all** questions on the application form (if the answer is "none", or "0", or "n/a", please indicate that answer to show the question has been considered).
- Incomplete applications will not be accepted and will be returned to the applicant.
- Have you completed the sketch as per the sample and instructions on Page 6 of this form, including dimensions, locations of all buildings and structures (i.e. septic systems)?
- Have you completed the "MDS Data Sheet" for barns (available online or from our Planning Department, as above)?
- If you are acting as an agent for the owner, have you included a separate "authorization" letter (please include original).
- Has the declaration page (page 6) been signed and commissioned?
- Have you made 6 (six) copies of the application and 6 (six) copies of the sketch – coloured according to the instructions on Page 6 of this form? If so, please **attach a sketch to each copy of the application**.
- Have you included a cheque or money order made out to the "County of Peterborough" for \$900.00?
- Have you included the "original" copy of the application with the signatures and sworn affidavits?

The Consent process is involved and lengthy. Please be patient as it proceeds through the various stages of the prescribed process as per the Planning Act of Ontario. Our goal is to process the application as soon as possible given the various stages it must pass through. Please see the "Land Severance Consent Guide" for an in-depth explanation.