

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



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 1 copy.

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 _____

(i.e. Traffic Study, Archaeological Study and Environmental Impact Analysis (EIA).

Have you attached 1 copy of each to this application?

Y/N _____ (email a copy as also)

Office Use:

File No. **B-**

Date Received:

1. Owner 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

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: _____ 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)

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) _____ E-mail: _____

6. Description of Severed Lot (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 well & septic
(and show on sketch with setbacks)

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

Type of Access:

- Municipal maintained road
- Seasonally maintained municipal road
- Water
- County Road
- Private road or right-of-way
- Parking/docking facilities – distance from these to the nearest road : _____
- Provincial Highway
- 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 severed parcel, when was it installed and inspected? _____

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

Have you shown the well & septic locations and setbacks on the sketch? _____

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

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? _____

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

Have you shown the well & septic locations and setbacks on the sketch? _____

9. Local Planning Documents

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

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

Explain how the application Conforms with the current Official Plans: _____

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.)
 Explain how the application is consistent: _____

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)? _____

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			
South			
East			
West			

16. Driving Directions

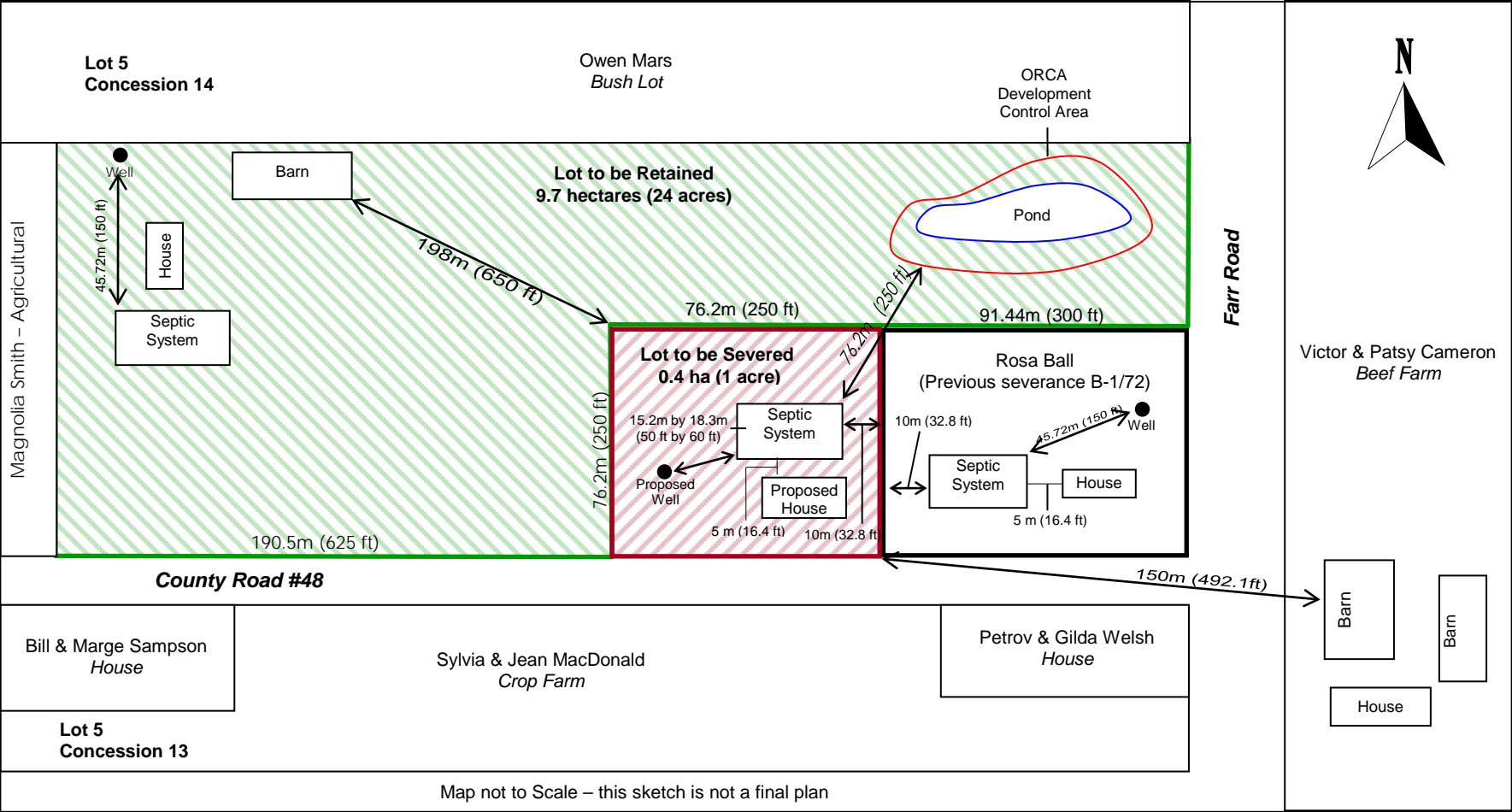
Please describe in detail driving directions to the subject property: _____

Sketch or Survey Instructions and Example

Details are required under the Planning Act and by the Land Division Committee and its circulating agencies. Failure to complete the sketch with enough information could result in your application being deemed “incomplete” or an amended application and fee.

- You may use the “sketch” you received with your preliminary review to start.
- Show the boundaries and dimensions of the subject land, i.e. the Severed lot, the Retained lot and the parcel being added to if this is an addition to a lot (i.e. frontage, depth, area).
- Show all lands and features drawn to the best of your ability - the measurements must be reasonably accurate and proportionally sized in the context of the lot and other features.
- 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 (existing buildings, proposed building locations, septic areas, wells, railways, roads, existing entrances, watercourses, drainage ditches, river or stream banks, slopes, wetlands and wooded areas.)
- Show a proposed septic area on the undeveloped lot(s) (either severed and/or retained) that is at least 3000 sq. ft. (eg. 50 ft. x 60 ft.) and that complies with all regulatory and zoning setbacks from watercourses, restricted areas, proposed buildings, wells and lot lines. To check these setbacks call the Township, Peterborough Public Health and Conservation Authority for appropriate minimum setbacks. – see attached sample**
- The boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land (i.e. frontage, depth, area).
- 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 applicant.
- The names of the owners (only when known to the applicant) of the adjacent lands and existing uses on the adjacent land (**must be included**), such as residential, recreational, agricultural and commercial uses (**must be included**). Also, show the distance between the severed lot and any barns which as per dimensions outlined in Question 13 of the application (“MDS Data Sheets” are available at the County Office or on the County website – www.ptbocounty.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.
- 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



Map not to Scale – this sketch is not a final plan

Show Measurements to Septic	Minimum Setbacks
From lot line	3 metres
From house	5 metres
From wells with water tight casings to minimum 6 metres below ground	15 metres
From other wells	30 metres
From surface water	15 metres

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

Check with township office for minimum setbacks for home and outbuildings.

Checklist for Submitting Application:

- Have you completed a (free) Preliminary Severance Review with the County Planning Department? If not, contact the County Planning Department at 743-0380 or planning@ptbocounty.ca. You can get a Preliminary Severance Review Form on our website at www.ptbocounty.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 and/or sketches (see instructions) will not be accepted and will be returned to the applicant.
- 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 5) been signed and commissioned?
- We require 1 (one) original and 6 (six) copies of the application and 6 (six) copies of the sketch – coloured sketches attached.
- Have you included a cheque or money order made out to the “County of Peterborough” for \$1150.00?
- Have you included the “original” copy of the application with the signatures and sworn affidavits?
- Have you attached all copies of any reports and/or studies required as per your preliminary review?

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.