

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 1

Application for Consent

Note to Applicant: Application Fee: \$1150.00 along with Please provide the Original Signed and 1 copy of this application.	Office Use: File No. B- <u>13-25</u>
	Date Received: RECEIVED FEB 06 2025 LAND DIVISION

Preliminary Severance Review with the County of Peterborough Planning Department
Completed: Y/N Yes Date: Aug 29 2024

Were there any Studies required? Y/N No
(i.e. Traffic Study, Archaeological Study and Environmental Impact Analysis (EIA).
If Yes please provide an electronic copy to the Land Division Secretary.

1. Owner Information

Name(s): Robert Benjamin Scalfé

Address: [REDACTED]

P.O. Box: [REDACTED]

City/Province: [REDACTED]

Postal Code: [REDACTED]

Phone: [REDACTED]

E-mail: [REDACTED]

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

Authorized Agent/Solicitor/Purchaser

Name(s): David French

Address: [REDACTED]

P.O. Box: 449

City/Province: [REDACTED]

Postal Code: [REDACTED]

Phone: [REDACTED]

E-mail: [REDACTED]

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

2. Property Description

Ward: Anstruther

Township: North Kawartha

Lot: 37 Concession: 11

Municipal (911) Address: 12247 Highway 28

Tax Roll #: 153602020234800

Registered Plan #: R715681

Block/Lot:

3. 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(merged property)

☐ Charge

☐ Lease

4. 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:

5. Information regarding the land intended to be severed, the land to be retained and the land to be added to (if applicable)

		Severed	Retained	Lands to be added to (if applicable)
Dimensions	Road Frontage	70 (Trotters Rd) m	480 (Hwy 28) m	m
	Depth	149.75 m	136.09 m Irregular	m
	Area	1.2 ha	6.7 ha	ha
Use of Property	Existing Use	Residential	Residential	
	Proposed Use	Residential	Residential	
Building or Structure	Existing	Vacant	Dwelling & cabin	
	Proposed	Future dwelling	No change	
Septic System Installed	Date of installation		Unknown	
	Distance from lot line	m	m	m
	Distance from well	m	m	m

Have you shown the well & septic locations and setbacks on the sketch? Y/N No

Roll # of Lot receiving the addition

Access

	Severed	Retained	Lands being added to
Municipal maintained road	Trotters Rd		
Seasonally maintained municipal road			
County Road			
Provincial Highway		Highway 28	
Private Road or right-of-way			
Water Access			
Other			

If Water Access only please provide a description of parking and docking facilities
(include approximate distance of these facilities from the subject land and the nearest public road)

Water Supply, type of existing service OR type that would be used if the land were developed

	Severed	Retained	Lands being added to
Publicly owned/operated piped water system			
Privately owned/operated individual well	X	X	
Privately owned/operated communal well			
Lake or other water body			
Other			

Sewage Disposal: (if existing, show on sketch)

	Severed	Retained	Lands being added to
Publicly owned/operated sanitary sewage system			
Privately owned/operated individual septic tank	X	X	
Privately owned/operated communal septic tank			
Privy			
Other			

6. Local Planning Documents

	Severed	Retained	Lands being added to
Township Official Plan Designation	Rural	Rural	
County Official Plan Designation	Rural	Rural	
Current Zoning	Ru	Ru	
Explain how the application Conforms with the current Official Plans			
meets relevant policies			

7. Provincial Policy

Is the application consistent with the Provincial Policy Statements? ☒ Yes ☐ No
(information is available from the Preliminary Severance Review)

Explain how the application is consistent:

meets relevant policies

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)?

GP no longer in effect

Clean Water Act

Is the subject property within an area of Source Water protection under the Clean Water Act?



Yes



No

If yes, has a notice been issued under Part IV of the Clean Water Act and submitted with the application?



Yes



No

8. 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:

9. History of Subject Lands

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



Unknown



If you answered yes please specify the file number of the application if known:

Has the owner of the subject land severed any land from the original acquired parcel?

Yes



No



Unknown



If you answered yes please specify the file number of the application if known:

A portion of the property was severed, in 1986, for Bell Canada to put up a tower.

10. Other Current Applications

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



Unknown



If yes, please provide the following:

Type: _____ File No. _____ Status: _____

11. Request for Certificate for Retained Lands

Does the application include a request referred to in clause 53 (42.1) (a) of the Act for a Certificate of Official for the Retained lands.

☐ Yes ☒ No

If yes, has the applicant provided a lawyer's statement that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening Section 50 of the Act.

☐ Yes ☐ No

And, has the lawyer's statement must also provide a legal description for use in the requested Certificate of Official for the retained lands.

☐ Yes ☐ No

12. Minimum Distance Separation (MDS)

Are there any barns within 750-1,500 metres of the subject property which ☐ Yes ☒ No currently house or are capable of housing livestock?

Are there any anaerobic digesters within 750-1,500 metres of the subject ☐ Yes ☒ No property?

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

13. Agricultural Severances (for lands within the agricultural designation only) ☒ N/A

Is the severance to dispose of a residence surplus to a farming operation ☐ Yes ☐ No (must have 2 houses)?

Is this severance to create a new farm parcel approximately 40 hectares (100 ☐ Yes ☐ No acres) in size?

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

14. Adjacent Lands Surrounding the Landholding

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 (must be filled in) (i.e. house, barn etc.)
North		Residential	House, garage
South		Residential	House, garage
East		Commercial - Aggregate Pit	Storage
West		Highway	

15. Driving Directions

Please describe in detail driving directions to the subject property:

Drive north out of Apsley, ON on Highway 28 and turn right onto Trotter's Rd.

Proposed lot locations are immediately on the left.

Declaration

This section must be signed before a Commissioner for Taking Affidavits or a designated Official of the Municipality

(i.e. Mayor, Reeve, Clerk, Secretary-Treasurer of the Land Division Committee, lawyer, etc.)

I/we, Robert Benjamin Scaife of the Township, City, etc. of North Kawartha, 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 [Redacted] Agent
of Peterborough [Redacted] City, Township

Name of City, etc.
in the County [Redacted]
County, Region, etc. Owner or authorized Agent
of Peterborough

this 6th day of February, 2025.

[Redacted] Comm [Redacted] its

Ann Frances Hamilton,
a Commissioner, etc., Province of Ontario, for
The Corporation of the County of Peterborough.
Expires December 29, 2026.

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 and will be disclosed/made available by the County to such persons as the County sees fit, including anyone requesting such information. Accordingly, in providing such information, you shall be deemed to have consented to its use and disclosure as part of the planning process.

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 1 copy of both the application and sketch. All copies of the sketch or survey must be coloured – red for severed lots, green for retained, yellow for right-of-way. Please submit application with a cheque for \$1150.00 payable to the "County of Peterborough".