

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: Application Fee: \$1150.00 along with Please provide the Original Signed and 1 copy of this application.	Office Use: File No. B- 89.25 Date Received: RECEIVED OCT 06 2025 LAND DIVISION
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Preliminary Severance Review with the County of Peterborough Planning Department
Completed: Y/N Y Date: September 8, 2025

Were there any Studies required? Y/N N
(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

[Redacted Owner Information]

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

Authorized Agent/Solicitor/Purchaser

Name(s): Kevin M. Duguay, MCIP, RPP Address: [Redacted]
P.O. Box: [Redacted] City/Province: Peterborough, Ontario
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: 343 Concession: 2
Municipal (911) Address: 10394 Highway 28 Tax Roll #: 1536-020-201-30002
Registered Plan #: [Redacted] Block/Lot: [Redacted]

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: To Be determined

Relationship to owner: N/A

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	226 m	262 m	m
	Depth	varies m	varies m	m
	Area	4.2 ha	4.69 ha	ha
Use of Property	Existing Use	Residential	Vacant	
	Proposed Use	Residential	Rural	
Building or Structure	Existing	Dwelling, Garage and vacant lotter commercial outlots	Vacant	
	Proposed	Dwelling and garage	None	
Septic System Installed	Date of installation	2024	N/A	
	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 N

Roll # of Lot receiving the addition N/A

Access

	Severed	Retained	Lands being added to
Municipal maintained road	Highway 28	Highway 28	
Seasonally maintained municipal road			
County Road			
Provincial Highway			
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)

N/A

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	yes	N/A	
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	yes	N/A	
Privately owned/operated communal septic tank			
Privy			
Other			

6. Local Planning Documents

	Severed	Retained	Lands being added to
Township Official Plan Designation	Hamlet	Hamlet	
County Official Plan Designation	Settlement Area	Settlement Area	
Current Zoning	RU and C-3	RU	
Explain how the application Conforms with the current Official Plans			
Please refer to the Planning Justification Report.			

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:

2024 PPS, Please refer to the Planning Justification Report.

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)?

N/A

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:

N/A

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:

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: ZBLA Application File No. To be assigned Status: To be filed with the Township

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	Township	Mackay Lake Road	N/A
South		Rural	Dwelling
East	Province	Highway 28	N/A
West		Rural	Dwelling

15. Driving Directions

Please describe in detail driving directions to the subject property:

Highway 28 north
Turn right form Highway onto property driveway

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, Kevin M. Duguay of the Township, City, etc. of Peterborough, in the County/Region/Municipality, etc. of County 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

this 6th day of October, 2025.

[Signature]
Commissioner, etc. for taking affidavits

[Signature]
Owner or authorized Agent

[Signature]
Owner or authorized Agent

**COLTON AMBROSIO
COMMISSIONER OF OATHS
DEPUTY CITY CLERK
CITY OF PETERBOROUGH**

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".

(If applicable, please complete one of the following.)

If the owner is not making the application, the following owner's authorization is required.

AUTHORIZATION OF OWNER(S) FOR AGENT TO MAKE THE APPLICATION

I am the owner(s) of the land that is the subject of this application for a consent and I/we authorize to make this application and provide instruction/information on my/our behalf.

23-09-2025

Date

Signature of Owner

Date

Signature of Owner

If the owner is a Corporation, and is not making the application, the following owner's authorization is required.

CORPORATE AUTHORIZATION OF OWNER(S) FOR AGENT TO MAKE THE APPLICATION

I, , am an Officer/Director of the Corporation, that is the owner of the land that is the subject of this Application for Consent, and I hereby authorize to make this application and provide instruction/information on behalf of the Corporation.

Name of Corporation:

PME Investments Inc./DBA The Bayshore Group

President

Date

Signature of Corporate Representative & Title

23-09-2025

Date

Signature of Corporate Representative & Title

(I/We have authority to bind the corporation in the absence of a corporate seal.)

Power of Attorney

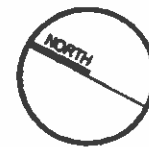
If the owner is not making the application, the following owner's authorization is required.

Signature of Power of Attorney

I am the Power of Attorney for _____
the owner/applicant of the subject lands appointed on the _____ day of _____, 20 ____.
The Power of Attorney document is currently in force and has not been revoked.

Signature of Power of Attorney

Severed Right of Way Retained



COUNTY ROAD 620

MCKAY LAKE RD

EXISTING BUILDING

LOT 2
4.32ha

LOT 1
4.89ha

PRESERVED SEVERANCE LINE

WETLAND
WETLAND BUFFER


ENGAGE
 ENGINEERING

NORTH KAWARTHA SUBDIVISION
 SEVERANCE PLAN

DATE	PROJECT	SCALE	DATE	PROJECT
1/2024	NSA	1:2000	2023-01-15	22/24