

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- 109-24
	Date Received RECEIVED NOV 21 2024 LAND DIVISION

Preliminary Severance Review with the County of Peterborough Planning Department
Completed: Y/N yes Date: August 17 2023

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): Susan & Jim Rusaw 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): Tracey & Michael Northam 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

2. Property Description

Ward: Burleigh Township: North Kawartha Lot: 16 Concession: 12
Municipal (911) Address: 8937 Highway 28 Tax Roll #: 1536 020 002 20001
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: Tracey & Michael Northam
Relationship to owner: Neighbour

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	4.54 m	156 m	m
	Depth	irregular m	irregular m	m
	Area	0.01 ha	20+- ha	ha
Use of Property	Existing Use	Entrance Road	Rural Residential	
	Proposed Use	Easement for access	same	
Building or Structure	Existing	none	dwelling/shed	
	Proposed	none	dwelling/shed	
Septic System Installed	Date of installation	n/a	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 _____

Roll # of Lot receiving the addition

Access

	Severed	Retained	Lands being added to
Municipal maintained road			
Seasonally maintained municipal road			
County Road			
Provincial Highway	x	x	
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	
Privately owned/operated communal well			
Lake or other water body			
Other	n/a		

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	
Privately owned/operated communal septic tank			
Privy			
Other	n/a		

6. Local Planning Documents

	Severed	Retained	Lands being added to
Township Official Plan Designation	EC	Rural/EC	
County Official Plan Designation	Rural	Rural	
Current Zoning	EC	Rural/EC	

Explain how the application Conforms with the current Official Plans

application for an easement for access for the adjoining lands for the current driveway

~~location which differs from a previous right of way that was excepted during the automation process~~

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: no new development including lot creation

Proposed application is to recognize the current driveway location as a legal right of way

Is the subject property within an area of land designated under any provincial
☐ n(s)? ☒ 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)?

Growth plan 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:

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
South		Residential	house
East		Lake	none
West		Hwy 28	none

15. Driving Directions

Please describe in detail driving directions to the subject property:

Highway 28 north from Peterborough approx 5 km south of Apsley on the right hand side

8937 Highway 28 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, Tracey & Michael Northam of the Township, City, etc. of Township in the County/Region/Municipality, etc. of Alameda 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 21 day of November, 2024

or taking affidavits

Marissa Lesley Kristine Martin, a Commissioner,
etc., Province of Ontario, for The Corporation of
the County of Peterborough.
Expires June 27, 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".

(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

Nov 6/24

Date

Nov 6/24

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:

Date Signature of Corporate Representative & Title

Date Signature of Corporate Representative & Title

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

Power of Attorney

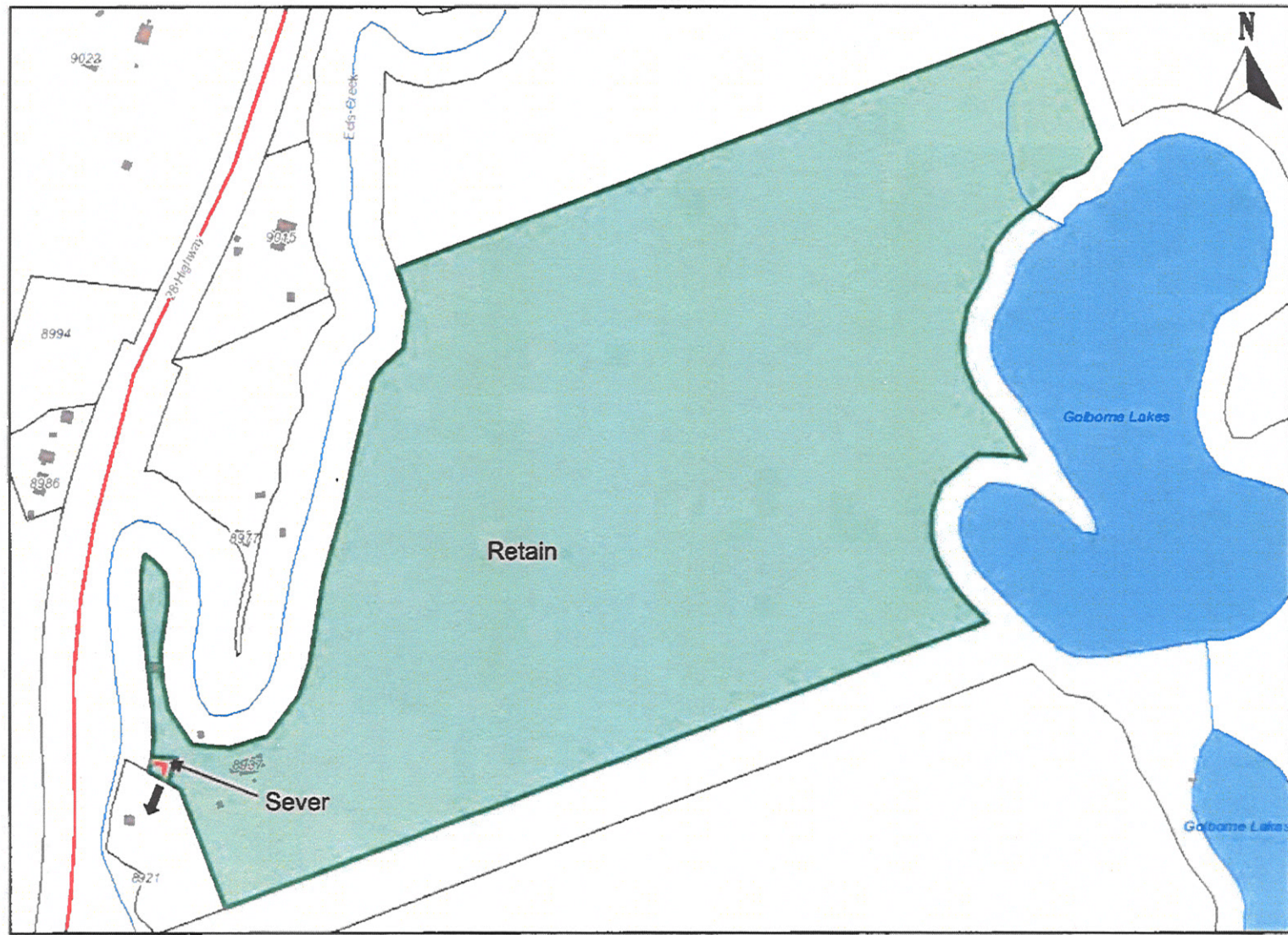
If the owner is not making the application, the following owner's authorization is required

Signature of Power of Attorney

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

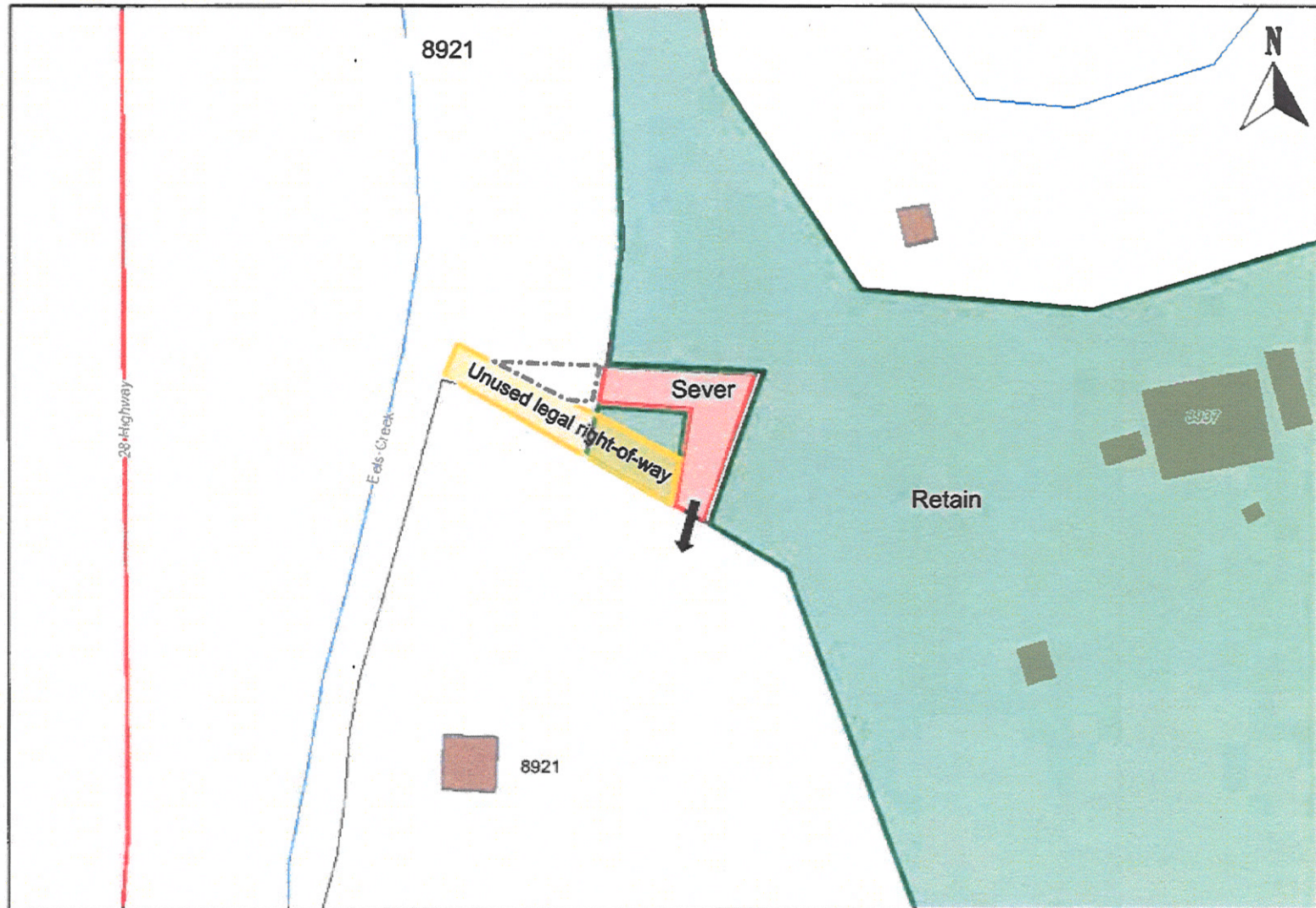
Signature of Power of Attorney

Roll # 1536-020-002-20001
8937 Highway 28, Lot 16, Concession 12, Burleigh Ward
Michael & Tracey Northam
Severance Sketch 1



Scale (metric)
1:3400

Roll # 1536-020-002-20001
8937 Highway 28, Lot 16, Concession 12, Burleigh Ward
Michael & Tracey Northam
Severance Sketch 2



Scale (metric)
1:600

8937 Highway 28, Lot 16, Concession 12, Burleigh Ward
Michael & Tracey Northam
Key Hydrologic Features and Aggregate Deposit Area (Tertiary)

