



The Corporation of the Township of Cramahe

Date received _____
File Number D10-ALL-11-23
Parent Roll # 1411 011 030 20105

Application for Consent

NOTE: For an application to be accepted, this application form and the following checklist must be completed and signed.

- A professional sketch in metric prepared by an Ontario Land Surveyor is enclosed. (see section 11)
- Proof that the lot existed in its present form prior to January 1, 1985 is enclosed (a copy of the current deed and a survey predating January 1, 1985, or the PIN sheet).
- It is acknowledged that a site visit will likely be conducted by members of Council, the Land Division Committee members, Staff, and/or other agents. By signing below, the owner agrees to allow these agents, staff, committee and/or Council members access to the property in the review of this application.
- It is acknowledged that the proposed severed and retained lots must be clearly staked prior to any site visits.
- It is acknowledged that the members of Council and/or the Land Division Committee must hear all information at the public meeting without prejudice and therefore, must not discuss any applications prior to meeting.
- It is acknowledged that fees are not refundable.
- Required fees have been submitted to the Treasurer.
- If the property in question is held in joint tenancy, both parties have signed the application in the presence of a Commissioner of Oaths (Fill out 12.0) W/A.
- If the owner is not the applicant, written authorization to the applicant is required and enclosed. (Fill out 13.0)
- Completed application with Sketch enclosed, has been submitted to the Planning Coordinator.
- Applications acknowledge that they will be required to post a sign on the property for a minimum of 14 days prior to the hearing date.

Date July 10, 2023

J. Allport
Signature of Owner



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1.0 Owner Information

1.1 Name (s) John Allport
Mailing Address 339 Carr Road
City/Province Castleton, ON Postal Code K0K 1M0
Telephone No. 905-344-7161 Fax No. _____
Email Address wilddogsfoundation@gmail.com

1.2 Do you wish to receive all communications? Yes No

2.0 Authorized Agent/Solicitor Information

2.1 Name (s) Robert (Bob) Clark
Mailing Address 52 John Street
City/Province Port Hope, ON Postal Code L1A 2Z2
Telephone No. 905-885-8023 Fax No. _____
Email Address bob@clarkcs.com

2.2 Do you wish to receive all communications? Yes No

2.3 If known, the names of any Mortgages, or liens against the property with mailing address and postal codes:

Charge - Royal Bank of Canada (See Attachment B - Parcel Register)

3.0 Property Description

Township Cramahe Concession No. 6 Lot(s) Pt Lt 14
Registered Plan No. _____ Part(s) _____
Reference Plan No. 39R7575 Part(s) 1-5
Address (Street Name & Number) 702 Penryn Road
Property Roll Number 1411 01 10302010000000

3.1 Are there any easements or restrictive covenants affecting the subject land?

Yes No

If yes, please describe each easement or covenant and its effect.



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The Retained Farm Parcel is subject to an Easement in favour of Interprovincial Pipeline Limited (Part 4 of 39R-7575) and an Easement in favour of Hydro One (Part 2 of 39R-7575)

4.0 Purpose of the Application

4.1 Type and purpose of proposed transaction: (check appropriate box)

- Transfer: Creation of a new lot Other: A charge
 Addition to a lot A lease
 An easement A correction of title
 Other Purpose _____

4.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged (please include address, phone number and fax /email):

unknown _____

4.3 If a lot line adjustment or addition, identify the lands to which the parcel will be added, if not check N/A: N/A

Address (Street name and number) _____
Property Roll Number 1411 01 _____

5.0 Description of Severed Parcel and Servicing Information

5.1 Description of land intended to be severed (provide in meters, feet, acres and hectares and provide all dimensions on sketch):

Frontage 46m (m) Depth 165m (m) Area 0.77 (ha)
Frontage 150.9 (ft) Depth 541.34 (ft) Area 1.9 (acres)

5.2 Existing use(s) (i.e. residential, vacant, etc.): agricultural

Proposed use(s) (i.e. residential, commercial, etc., or same as existing): _____
rural residential

5.3 Existing building(s) or structure(s) including well and septic on severed lot: _____

vacant



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- 5.4 Proposed building(s) or structure(s) including well and septic on severed lot:
single detached dwelling with individual well and septic system.
-
-

- 5.5 Type of access for severed land (check one):

Municipal Road (maintained all year)

Municipal Road (maintained seasonally)

County Road

Public Road

Right of Way

Unopened Road Allowance

Other (Please specify): _____

By Waterfront, if access to the land will be by water **only**, please indicate:

Parking and docking facilities to be used: _____

Approximate distance from the land (in meters): _____

Approx. distance from the nearest public road (in meters): _____

- 5.6 Type of water supply proposed for severed land (check one):

Publicly owned and operated piped water system

Privately owned and operated individual well

Privately owned and operated communal well

Lake or other water body

Other means (please specify, if a lot addition write N/A): _____

- 5.7 Type of sewage disposal proposed for severed land (check one):

Publicly owned and operated sanitary sewage system

Privately owned and operated individual septic system

Privately owned and operated communal septic system

Privy or outhouse

Other means (please specify, if a lot addition write N/A): _____



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6.0 Description of Retained Parcel and Servicing Information

6.1 Description of the land intended to be retained (provide in meters, feet, acres and hectares and provide all dimensions on sketch):

Frontage 363.65 (m) Depth 1899 (m) Area 78.34 (ha)

Frontage 1193.07 (ft) Depth 6230 (ft) Area 193.58 (acres)

6.2 Existing use(s) (i.e. residential, commercial, etc.): agricultural/environmental protection/residential
Proposed use(s) (i.e. residential, commercial, etc.): agricultural/environmental protection/residential

6.3 Existing building(s) or structure(s) including well and septic on retained land: _____
Single Detached Dwelling and shed (will be included in Proposed Severed Lot 3)

6.4 Proposed building(s) or structure(s) including well and septic on retained land: _____
None at this time

6.5 Type of access available for retained land (check one):

Municipal Road (maintained all year)

Municipal Road (maintained seasonally)

County Road

Public Road

Right of Way

Unopened Road Allowance

Other (please specify): _____

By Waterfront, if access to the land will be by water **only**, please indicate:

Parking and docking facilities to be used: _____

Approximate distance from the land (in meters): _____

Approx. distance from the nearest public road (in meters): _____

6.6 Water supply for retained land (check one):

Existing or Available



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- 6.7 Type of water and retained lot (check one):
- Publicly owned and operated piped water system
 - Privately owned and operated individual well
 - Privately owned and operated communal well
 - Lake or other water body
 - Other means (please specify): _____

- 6.8 Sewage disposal for retained land (check one):
- Existing or Available

- 6.9 Type of sewage disposal for retained lot (check one):
- Publicly owned and operated sanitary sewage system
 - Privately owned and operated individual septic tank
 - Privately owned and operated communal septic tank
 - Lake or other body of water
 - Other means (please specify): _____

IF the severed lot is a Lot Addition or Lot Line Adjustment please fill out section 7.0.

IF NOT, please put a line through Section 7.0 and move on to Section 8.0.

7.0 Lot Addition/Lot Line Adjustment

7.1 Description of lot being added to (provide in meters, feet, acres and hectares and provide all dimensions on sketch):

Frontage _____ (m) Depth _____ (m) Area _____ (ha)
 Frontage _____ (ft) Depth _____ (ft) Area _____ (acres)

7.2 Existing building(s) or structure(s) including well and septic:

7.3 Proposed building(s) or structure(s) including well and septic:



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7.4 Type of access (check one):

- Municipal Road (maintained all year)
- Municipal Road (maintained seasonally)
- Provincial Highway
- County Road
- Public Road
- Right of Way
- Unopened Road Allowance
- Other (please specify): _____
- By Waterfront, if access to the land will be by water only, please indicate:
 - Parking and docking facilities to be used: _____
 - Approximate distance from the land (in meters): _____
 - Approx. distance from the nearest public road (in meters): _____

7.5 Roll No. of lot being added to: 1411 01 _____

8.0 Local Planning Documents

8.1 What is the existing Official Plan designation(s) of the subject land? _____
 Northumberland County - Rural Township of Cramahe - Rural and Environmental Protection

8.2 What is the Zoning of the subject land? Rural (RU) and Environmental Conservation Zone (EC)

8.3 Are any of the following uses or features on the subject land or within 500 meters? Check all that apply and write approx. distance or N/A:

<u>Use or Feature</u>	<u>On Subject Land</u>	<u>Within 500m</u>	<u>Approx. Distance</u>
Agricultural operation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Waste Water Treatment Plant	<input type="checkbox"/>	<input type="checkbox"/>	_____
Provincially significant wetland	<input checked="" type="checkbox"/> Cold Creek	<input type="checkbox"/>	_____
Landfill (active <input type="checkbox"/> or closed <input type="checkbox"/>)	<input type="checkbox"/>	<input type="checkbox"/>	_____
Industrial or commercial use	<input type="checkbox"/>	<input type="checkbox"/>	_____
Please specify the use			



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Active railway line	<input type="checkbox"/>	<input type="checkbox"/>	_____
Aggregate extraction	<input type="checkbox"/>	<input type="checkbox"/>	_____
Natural gas/oil pipeline	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Hydro easement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____

8.4 Is the application consistent with the policy statements issued under subsection 3(1) of the Planning Act (Provincial Policy Statement 2014)?

Yes No

8.5 Does the application conform or not conflict with the Greater Golden Horseshoe Growth Plan? (The GGHGP and other Provincial Plans are available online).

Yes No

8.6 Is the subject land within an area designated under any other provincial plan(s)? (E.g. Oak Ridges Moraine Conservation Plan, Source Water Protection Plan, etc)

Yes No

8.7 If yes, does the application conform or not conflict with the plan(s)?

Yes No

9.0 History of Subject Land

9.1 If known, is or has the property ever been the subject of any other application under section 51 or 53 of the Planning Act? (i.e. Plan of Subdivision, Consent)

Yes No Unknown

If yes, what is the file number and status? _____

9.2 Has any land been severed from the parcel originally acquired by the owner?

Yes No

If yes:

How many separate parcels have been created? _____

For what uses? _____

If known, what is the file number(s)? _____

Who is the transferee of the severed parcel(s)? _____

When did this transfer (dd/mm/yyyy)? _____



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9.3 If known, have lands been subject to any other applications under the Planning Act (i.e. Official Plan Amendment, Zoning By-law Amendment, Minister's Zoning Order, Minor Variance)?

Yes No Unknown

If yes, what is the file number and status? _____

9.4 Is the property the subject of any additional consent applications simultaneous to this application?

Yes No Unknown

If yes, what is the file number and status? Unknown at this time. 3 applications submitted concurrently.

9.5 Is there an existing septic system on either the severed or retained parcel;

Yes No

If yes, when was it installed? Date unknown - installed by previous owners

Was it approved and inspected by the local Health Unit? Yes No

9.6 Are there any barns within 2000m (6561 ft) which currently house, or are capable of housing livestock?

Yes No If yes, please complete an "MDS form" for each barn.

MDS Calculations can be found as "Attachment C" to the Planning Report.

10.0 Adjacent Lands

Please state the names of the owners, the use of the land and building existing on the lands surrounding the owner's entire land holding. **This information is also to be provided on the sketch, and can be obtained from the Township Planning Department.** 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	Steve Lipsett	EP	none
South	John Allport	agricultural, EP	none
East	Mario & Mariana Borsatti	Rural, EP	none
West	Steve Lipsett	residential, agricultural	dwelling



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11.0 Required Sketch

11.1 The applicant shall attach to this application a professional sketch showing the following:

The boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained.

The boundaries and dimension of any land abutting the subject land that is owned by the owner of the subject land

The approximate distance between the subject land, and the nearest township lot line or landmark, such as a bridge or railway crossing.

The location of all land previously severed from the parcel originally acquired by the current owner of subject land

The approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetland, wooded areas, wells and septic tanks) that are located on the subject land and on land that is adjacent to it and in the applicant's opinion, may affect the application

The current uses of land that is adjacent to the subject land (for example, residential, agricultural or commercial)

The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way

If access to the subject land will be 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



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12.0 Affidavit or Sworn Declaration

Note: All applicants shall ensure that a "complete application" under the Planning Act has been made before completing this declaration.

This section is to be completed by the owner or authorized agent – if done by the authorized agent, please fill out the Authorization Section as well.

12.1 I, Robert K. Clark ^{Municipality of Port Hope} OF THE ~~Township of Cramahe~~ in the County of Northumberland solemnly declare that all statements contained in this application and all exhibits transmitted, herewith, are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of "The Canada Evidence Act."

And further, I hereby agree to bear the cost of all consulting planning, engineering, legal and registration fees related to this application as deemed necessary by the municipality on request, to be applied to such costs, and for which the municipality will account.

Sworn (or declared) before me at the ^{PA.} ~~Township of Cramahe~~ in the County of Northumberland this 11th day of July, 2023.
11th August 2023

Sandra M. Hubbs
Commissioner of Oaths

Robert K. Clark
Applicant

Sandra Muriel Hubbs
Clark Consulting Services (1106409
Ontario Ltd.)
52 John St.
Port Hope ON L1A 2Z2

Nicole Hamilton
A Commissioner of Oath and
Affidavits, etc. for the Corporation
of the Township of Cramahe in the
County of Northumberland,
Province of Ontario



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13.0 Authorizations

13.1 If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.

Authorization of Owner for Agent to make the application

I, JOHN ALLPORT, am the owner of the land that is the subject of this application for consent and I authorize Bob Clark to make this application on my behalf.

July 6, 2023
Date


Signature of Owner