



## The Corporation of the Township of Cramahe

Date received December 13/2023

File Number D10 \_\_\_\_\_

Parent Roll # 1411 - \_\_\_\_\_

### 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 the Committee of Adjustment, 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 Committee of Adjustment 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)
- ☐ 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 Manager of Planning.
- ☐ 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.

Dec. 13 2023  
Date

[Signature]  
Signature of Owner

[Signature]  
Signature of applicant



## The Corporation of the Township of Cramahe

### 1.0 Owner Information

1.1 Name (s) Donald Oakley  
Mailing Address PO Box 1665  
City/Province Brighton, ON Postal Code K0K 1H0  
Telephone No. [REDACTED] Fax No. [REDACTED]  
Email Address [REDACTED]

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

### 2.0 Authorized Agent/Solicitor Information

2.1 Name (s) Kate Oakley  
Mailing Address 99 Bayshore Rd.  
City/Province Brighton, ON Postal Code K0K 1H0  
Telephone No. [REDACTED] Fax No. [REDACTED]  
Email Address [REDACTED]

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**:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### 3.0 Property Description

Township Cramahe Concession No. broken front Lot(s) 12  
Registered Plan No. \_\_\_\_\_ Part(s) \_\_\_\_\_  
Reference Plan No. RP 38R4243 Part(s) \_\_\_\_\_  
Address (Street Name & Number) 519 Beach Dr.  
Property Roll Number 1411 01 102 00 11 000 000

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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_





## The Corporation of the Township of Cramahe

### 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):

Kate Oakley - 99 Bayshore Rd. Brighton, ON K0K 1H0 613-403-1246  
Chris Mann kathryn.oakley@hotmail.com

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 207.2 (m)      Depth 94.9 (m)      Area 1.8 (ha)  
Frontage 679.79 (ft)      Depth 311.35 ft (ft)      Area 4.448 (acres)

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

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: \_\_\_\_\_

Storage shed

5.4 Proposed building(s) or structure(s) including well and septic on severed lot:

residential house, garage, well, septic



## The Corporation of the Township of Cramahe

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): \_\_\_\_\_



## The Corporation of the Township of Cramahe

### 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 90.9 (m) Depth 94.5 (m) Area 0.86 (ha)  
Frontage 298.22 (ft) Depth 310.03 (ft) Area 2.125 (acres)

6.2 Existing use(s) (i.e. residential, commercial, etc.): residential  
Proposed use(s) (i.e. residential, commercial, etc.): residential

6.3 Existing building(s) or structure(s) including well and septic on retained land: single family dwelling, well, septic, non-agricultural barn

6.4 Proposed building(s) or structure(s) including well and septic on retained land: N/A

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 ☐





## The Corporation of the Township of Cramahe

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:

\_\_\_\_\_



## The Corporation of the Township of Cramahe

### 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? rural residential

8.2 What is the Zoning of the subject land? rural residential

### 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:**

Use or Feature	On Subject Land	Within 500m	Approx. Distance
Agricultural operation	<input type="checkbox"/>	<input type="checkbox"/>	_____
Waste Water Treatment Plant	<input type="checkbox"/>	<input type="checkbox"/>	_____
Provincially significant wetland	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Landfill ( <input type="checkbox"/> Active 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 _____			
Active railway line	<input type="checkbox"/>	<input type="checkbox"/>	_____
Aggregate extraction	<input type="checkbox"/>	<input type="checkbox"/>	_____



## The Corporation of the Township of Cramahe

Natural gas/oil pipeline ☐ ☐ \_\_\_\_\_  
Hydro easement ☐ ☐ \_\_\_\_\_

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 GGHP 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)? \_\_\_\_\_





## The Corporation of the Township of Cramahe

- 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? \_\_\_\_\_

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

Yes ☒ No ☐

If yes, when was it installed? No records per County of Northumberland

Was it approved and inspected by the local Health Unit? Yes ☐ No ☐ N.H.

- 9.6 Are there any barns within 750m (2460 ft) which currently house, or are capable of housing livestock?

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

### 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		residential	house
South	Jackie + James McDougall	residential	house, garage
East	Jeff Wallans	residential	house, storage containers
West		residential	house



## The Corporation of the Township of Cramahe

### 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.



## The Corporation of the Township of Cramahe

### 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. Please do not sign until you are witnessed by the Commissioner.**


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, Kate Oakley 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  
Township of Cramahe in the  
County of Northumberland this

13<sup>th</sup> day of December, 2023.

  
Commissioner of Oaths

  
Applicant

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





## The Corporation of the Township of Cramahe

### 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, DONALD OAKLEY, am the owner of the land that is the subject of this application for consent and I authorize Kate Oakley to make this application on my behalf.

Dec 13 / 2023  
Date

Kate Oakley  
Signature of Owner

# SKETCH

SCALE 1 : 1500

20 m

BEACH

DRIVE

(ROAD ALLOWANCE BETWEEN CONCESSIONS BROKEN FRONT AND 1)

LAKESHORE ROAD  
(TRAVELLED ROAD)  
WIDTH NOT DEFINED

396.9



TOWNSHIPS)  
BRIGHTON  
AND  
CRAMAHE  
BETWEEN  
ALLOWANCE  
(ROAD

LOT

90.9

94.5

9.1

well

septic tank

10.7

#519  
vinyl sided  
dwelling

0.861 Ha  
RETAINED

90.9

1.0

frame  
barn

(TRAVELLED ROAD)

1.2

10.0

94.9

9.6

1.5

shed

1.7

ROAD

11

LOT

"RESIDENTIAL"

CON.

181.9

1.854 Ha  
SEVERED  
BROKEN

207.2

11 m

FRONT

UNION

RIGHT-OF-WAY

HYDRO  
HP

(NOT TRAVELLED)

76.01  
76.10  
76.11  
76.14  
76.11  
76.09  
76.11  
76.11  
76.1 flood contour

98.8

LAKE ONTARIO

NOT A PLAN OF SURVEY

PROJECT 8-1734  
GIFFORD, HARRIS SURVEYING LTD



LAND  
REGISTRY  
OFFICE #39

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

51151-0112 (LT)

PAGE 1 OF 1  
PREPARED FOR KO  
ON 2023/10/16 AT 16:44:56

ONLAND

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

PROPERTY DESCRIPTION: PT LT 12 CON BROKEN FROM CRAMAHE AS IN CL132259 EXCEPT PT 3 388(243; CRAMAHE

PROPERTY REMARKS:

ESTATE/QUALIFIER:  
FEE SIMPLE  
LT CONVERSION QUALIFIED

RECENTLY:  
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:  
2008/09/22

OWNERS' NAMES  
OAKLEY, DONALD JAMES  
OAKLEY, GLORIA JEAN

CAPACITY SHARE  
JTEN  
JTEN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO						
SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, FROM INITIAL SUCCESSION DUTIES *						
AND ESCHEATS OR FORFEITURE TO THE CROWN.						
THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
CONVENTION.						
ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 2008/09/22 **						
CL52177	1969/10/10	ORDER				C
CL132259	1987/04/03	TRANSFER	\$85,000		OAKLEY, DONALD JAMES OAKLEY, GLORIA JEAN	C
NC346299	2004/06/30	CHARGE	\$52,000		CANADIAN IMPERIAL BANK OF COMMERCE	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



## MDS I

## General information

Application date Oct 17, 2023	Municipal file number	Proposed application Lot creation for a maximum of three non-agricultural use lots
Applicant contact information Kate Oakley 99 Bayshore Rd Brighton, ON K0K1H0 613-403-1246 kathryn.oakley@hotmail.com	Location of subject lands County of Northumberland Township of Cramahe CRAMAHE Concession BROKEN FRONT CONCESSION, Lot 12 Roll number: 1411011020011000000	

## Calculations

## MDS 1

Farm contact information Don Oakley 519 Beach Dr Brighton, ON K0K1H0 613-475-3541 croquetdon@gmail.com	Location of existing livestock facility or anaerobic digester County of Northumberland Township of Cramahe CRAMAHE Concession BROKEN FRONT CONCESSION, Lot 12 Roll number: 1411011020011000000	Total lot size 6.57 ac
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## Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
No livestock/manure				

## Setback summary

Existing manure storage	NA			
Design capacity	0 NU			
Potential design capacity	0 NU			
Factor A (odour potential)	NA		Factor B (design capacity)	NA
Factor D (manure type)	NA		Factor E (encroaching land use)	1.1
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)				NA
Actual distance from livestock barn				NA
Storage base distance 'S' (minimum distance from manure storage)				No existing manure storage
Actual distance from manure storage				NA

## Preparer signoff &amp; disclaimer

Preparer contact information  
Kate Oakley  
99 Bayshore Rd  
Brighton, ON  
K0K1H0  
613-403-1246  
kathryn.oakley@hotmail.com

Signature of preparer

Kate Oakley

Date (mmm-dd-yyyy)

## Note to the user

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.