



The Corporation of the Township of Cramahe

Date received May 6th, 2024
File Number D10- MCC-09-24
Parent Roll # 1411 - 011 - 040 - 03400

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.

May 6 2024.
Date

[Signature]
Signature of Owner



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1.0 Owner Information

1.1 Name (s) Bob + Marion McComb (Combview Farms Ltd)
Mailing Address [REDACTED]
City/Province [REDACTED] Postal Code [REDACTED]
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) _____
Mailing Address _____
City/Province _____ Postal Code _____
Telephone No. _____ Fax No. _____
Email Address _____

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:**

N/A

3.0 Property Description

Township Cramahe Concession No. 7 Lot(s) 21
Registered Plan No. 38R1341 Part(s) _____
Reference Plan No. _____ Part(s) _____
Address (Street Name & Number) 3215 County Rd. 25 Castleton
Property Roll Number 1411 01

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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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):

N/A

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 ~~97~~ 97 (m) Depth 80 (m) Area 0.85 (ha)
Frontage _____ (ft) Depth _____ (ft) Area ~~2.09~~ 2.09 (acres)

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

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

residential

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

House, Barn, well, septic, Electrical

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

No New Development



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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 _____ (m) Depth _____ (m) Area 38.45 (ha)
Frontage _____ (ft) Depth _____ (ft) Area 95 (acres)

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

6.3 Existing building(s) or structure(s) including well and septic on retained land: None

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

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 ^{for?} 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): N/A

6.8 Sewage disposal for retained land (check one): N/A

☐ 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): N/A

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? Rural

8.2 What is the Zoning of the subject land? Rural

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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Waste Water Treatment Plant	<input type="checkbox"/>	<input type="checkbox"/>	_____
Provincially significant wetland	<input type="checkbox"/>	<input type="checkbox"/>	_____
Landfill (<input type="checkbox"/> Active or <input type="checkbox"/> Closed)	<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"/>	_____



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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 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? _____

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

Yes ☒ No ☐

If yes, when was it installed? Unknown

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

- 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	Combeview Farms Ltd	crop fields Trees	None
South	Combeview Farms Ltd	crop fields	None
East	Combeview Farms Ltd	crop fields	None
West	Geoncs	scrub land	None



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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. 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, Bob McCaul Bob McCaul 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

6th day of May, 2024.

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

Bob McCaul
Applicant

Matt McCaul
Applicant



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

May 6, 2024.
Date

Bob McComb
Signature of Owner