TOWNSHIP OF SOUTH FRONTENAC APPLICATION FOR CONSENT
***Planning Act*, R.S.O. 1990, c. P.13 as amended**

Date Received: December 14, 2020 File No: S-47-20-B

Date of Pre-Consultation Meeting: _____

Pre-consultation Fee Received: _____ Amount: _____ Date: _____
(within 6 months to be applied to the application fee)

1. Name of Owner(s): Vaughn 2/3 ~~Vaughan~~ and Nijola Bresee

Full Mailing Address of Owner(s): [redacted]

Phone number of Owner(s): [redacted]

Email Address of Owner(s): [redacted]

2. If the applicant is **NOT** the owner of the subject land, the written authorization of the owner that the applicant is authorized to make the application, must accompany the application.

Name of Authorized Agent: ZanderPlan Inc.

Full Mailing Address of Authorized Agent: [redacted]

Phone number of Authorized Agent: [redacted]

Email Address of Authorized Agent: [redacted]

Agent as named above is hereby authorized to act on behalf of the owners for purposes of processing this application for Minor Variance.

[redacted]
Signature(s) of Owner(s)

3. The description of the subject land:

District: ☒ Bedford ☐ Portland ☐ Loughborough ☐ Storrington

Concession Number: CON 12 Lot Number: PT LT 21 & 22

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Concession Number: ~~[illegible]~~ 12 Lot Number: ~~Westport Road~~ Lot 21 + 22

Street Number: 4815 Name of Road/Street: Westport Road

Reference Plan Number: _____ Part Number(s): _____

Roll Number: 1029-010-010-26900-00000

4. The frontage(s), depth and area of the subject land.

Frontage (on water): NA Frontage (on road/lane): 697m

Depth: _____ Area: 323,775m (80.01ac)

5. The type and the purpose of the proposed transaction, such as a transfer for the creation of a new lot, a lot addition, an easement/right-of-way, a charge, a lease or a correction of title.

Transfer for the creation of a new lot

6. The following information regarding the land intended to be severed and the land to be retained:
NOTE: If your application is for a new lot, answer question 6(a); if the application is for a lot addition or right-of-way only, answer question 6(b).

a. The frontage, depth and the area in metric (area can be acres). **(Complete this section for a new lot only)**

Proposed New Lot:		Retained Lot:	
Frontage On Road	240.0m	Frontage On Road	457m
Frontage On Water	N/A	Frontage On Water	N/A
Depth	145.0m	Depth	Irregular
Area	34,668m2 (8.57ac)	Area	289,107m2 (71.44ac)

Please list/describe the existing and proposed **USES** of the land to be severed and to be retained:

	Existing Uses	Proposed Uses
New Lot:	Vacant Land	Residential Dwelling Unit
Retained:	Rural Residential	Same continued use

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	Structures Existing	Structures Proposed
New Lot:	Land where severance is proposed is vacant	Residential Unit

	Structures Existing	Structures Proposed
Retained Lot:	Residential Dwelling with out buildings	Same continued use
	and solar panels	

(b) The frontage, depth and the area in metric (area can be . **(Complete for a lot addition or right-of-way (R.O.W.) only)**

Proposed Lot Addition (or right-of-way)		Retained Lot: (This is the property *from which the lot addition is being severed or over which the R.O.W. will run*)	
Frontage On Road:		Frontage On Road:	
Frontage On Water:		Frontage On Water:	
Depth:		Depth:	
Area:		Area:	

Please list/describe the existing and proposed **USES** of the land to be severed and to be retained:

	Present Use of Property	Proposed Use of Property
Lot Addition or R.O.W:		
Retained:		

	Structures Existing	Structures Proposed
Lot Addition (or R.O.W.):		
Retained Lot:		

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7. Please list the name of the person(s) to whom the land or an interest in the land is to be transferred, charged or leased (***if known***):

   To the current owners.

8. Indicate whether there are any easements or restrictive covenants affecting the subject land and a description of each easement or covenant and its effect (***if known***):

   N/A

9. Name of road or lane which accesses:

   The new lot (lot addition or R.O.W.): Westport Road

   The retained lot: Westport Road

   NOTE: Some roads (particularly former "County" Roads) have specific requirements for spacing between entrances. Also, any proposed new entrance must have safe sight-lines. These requirements may affect the success of your application. If you wish to check the status of your road or sight line conditions, please contact the Roads Department at 376-3027.

9. If access to the **new lot** is **by water only**, describe the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road.

   New Lot: _____

   Retained Lot: _____

10. Note the method by which water will be provided, i.e., by a publicly owned and operated piped water system, privately owned and operated individual or communal well, a lake or other water body or other means.

    New Lot: Individual Well Retained Lot: Individual Well

11. Note the method by which sewage disposal will be provided, e.g. private septic, privy or other means:

    New Lot: Individual Septic Tank Retained Lot: Individual Septic Tank

12. The current zoning of the subject land in the applicable Zoning By-law.

    RU - Rural Zone

13. **If known**, has the subject land ever been the subject of a previous consent (severance) application OR an application for a plan of subdivision under section 51 of the Planning Act? If so, please indicate:

    (a) The file #: _____ (b) The decision on the application: _____

    (c) The current use of the lot created (*if applicable*):

    _____

14. **If known**, has the subject land ever been the subject of any other application under the Planning Act, such as an application for an amendment to an official plan, a zoning by-law, a minister's zoning order, a minor variance? If so, please indicate:

    (b) The file #: _____ (b) The decision on the application:

    _____

    (c) The current use of the land: _____

15. Are there any abandoned wells on the property you aware of? ☐ Yes ☒ No

16. A **SKETCH** must be submitted showing the following:

    a) The boundaries and dimensions of the subject land, the part that is to be severed and the part that is to be retained.
    b) The location of all land previously severed from the parcel (if applicable) originally acquired by the current owner of the subject land.
    c) The approximate location of all natural and artificial features on the subject land and on the abutting lands. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, barns, wetlands, wooded areas, wells and septic tanks. Show distance of these features from the applicant's property lines.
    d) The current uses of land that is abutting the subject land, such as residential, agricultural and commercial uses (if agricultural, please indicate the approximate distance of any barn structure from the proposed new lot).
    Note: The existence of a nearby barn or other farm type structure may affect the success of your application because of incompatibility issues. Please check with the Planning Department regarding the implications of any farm structure, on your application.
    e) 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.

f) If access to the subject land is by water only, the location of the parking and boat docking facilities to be used.
g) The location and nature of any easement affecting the subject land.
h) The location of any abandoned wells on the property.
i) **Please prepare your sketch so that North is at the top of the page.**