



APPLICATION FOR CONSENT

Under Section 53 of the Planning Act

UNITED COUNTIES OF LEEDS AND GRENVILLE

PLEASE NOTE: FEES ARE NON-REFUNDABLE ONCE APPLICATION HAS BEEN CIRCULATED

TO BE COMPLETED BY LOCAL MUNICIPALITY

The applicant has undertaken **Severance Pre-Consultation**. The signature below does not imply Municipal support for the application.

Date: 23/10/2024

[Signature] Folkes Symon
Signature of Municipal Official

TO BE COMPLETED BY UCLG PLANNING DEPARTMENT

FILE NO. B- 17-25

Date Received:

Date Revised: February 11, 2025

Date Deemed Complete: February 28, 2025

TO BE COMPLETED BY LOCAL MUNICIPALITY - (describe studies required)

The Municipal Pre-Consultation Review has determined that the following studies and/or reports will be required and are to be submitted with your application:

- | | | |
|--|---|--|
| <input type="checkbox"/> Aggregate Impact Study | <input type="checkbox"/> Hydrogeological Study | <input checked="" type="checkbox"/> MDS Calculations |
| <input type="checkbox"/> Archaeological Study | <input type="checkbox"/> Noise and/or Vibration Study | <input type="checkbox"/> Environmental Impact Study |
| <input type="checkbox"/> Professional Planning Rationale | <input type="checkbox"/> Other (Specify): | |

The Municipal Pre-Consultation Review has determined that the following studies and/or reports will be conditions of provisional consent:

1. APPLICATION INFORMATION

Name of Registered Owner(s) as shown on Deed:

Herbert Earle McGrath

Telephone Number:

Home:

Cell:

er:

E-mail:

Mailing Address: 761 Rosebridge Road.

City/Province: Oshawa Ont

Postal Code: K0G 1G0

2. AUTHORIZED AGENT

Name of the person who is to be contacted about the application, if different than owner. This may be a person or firm acting on behalf of the owner. An owner's authorization is required. Complete Section 17 of this application if the applicant is not the owner.

Name(s): Vicki Ogilvie Mailing Address: 689 Kilmarnoch Rd.
City/Province: Gasper Ont. Postal Code: K0G 1G0
Phone: [REDACTED] E-mail: ogilvieauto@outlook.com

3. LOCATION OF THE SUBJECT LANDS (Complete ALL applicable lines)

Municipality: <u>Merrickville-Wolford</u>	Registered Plan Number: _____
Former Municipality: <u>Wolford</u>	Registered Plan Lot Number(s): _____
Lot Number(s): <u>26</u>	Are there any right-of-way easements or restrictive covenants affecting the severed or retained land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Concession Number(s): <u>A</u>	If YES , provide location on sketch and describe below.
Reference (Survey) Plan Number: _____	
Part Number(s): _____	
Assessment Roll #: <u>0114-711-030-05700</u>	
Name of Street/Road: <u>Kilmarnoch Road</u>	
Civic Address Number: <u>761</u>	

4. PURPOSE OF APPLICATION

Transfer:	<input type="checkbox"/> Creation of a New Lot	<input checked="" type="checkbox"/> Addition to a Lot
Other:	<input type="checkbox"/> Right-of-Way (ROW)	<input type="checkbox"/> Easement
	<input type="checkbox"/> Correction of Title	<input type="checkbox"/> Charge
	<input type="checkbox"/> Lease	
Other Purpose (please specify): _____		
Name(s) of person(s), to which land or interest in land is to be transferred, leased or charged – this section must be completed for an Addition to a Lot, ROW, Easement or Other:		
FULL NAME(S): <u>2594719 Ontario Inc.</u>		
If this a lot addition, ROW, or Easement, identify the lands to which the severed lands will be added.		
Name of Street/Road: <u>Kilmarnoch Rd.</u> Civic Address Number: <u>708</u>		
Assessment Roll #: <u>07-14-711-030-06300</u>		

5. **DESCRIPTION OF SUBJECT LAND** (All measurements are to be provided in **METRIC ONLY** and must be shown on a sketch)

DESCRIPTION OF LAND INTENDED TO BE SEVERED:	DESCRIPTION OF LAND INTENDED TO BE RETAINED:
Road Frontage (metres): <u>16m</u> VO	Road Frontage (metres): <u>7.55m</u>
Water Frontage (metres): <u>136m</u> VO	Water Frontage (metres): <u>897m</u>
Depth (metres): <u>27m</u> VO	Depth (metres): <u>228m</u>
Area (hectares): <u>0.89</u> VO	Area (hectares): <u>30.72</u> VO
Existing Use(s): <u>Vacant</u>	Existing use(s): <u>Farm land</u>
Proposed Use(s): <u>Vacant</u>	Proposed Use(s): <u>Farm land</u>
Describe Existing Building(s) or Structure(s): <u>Residential / storage buildings</u>	Describe Existing Building(s) or Structure(s): <u>none</u>
Describe Proposed Building(s) or Structure(s): <u>none</u>	Describe Proposed Building(s) or Structure(s): <u>none</u>

6. **EXPLANATION FOR SEVERANCE:**

An explanation as to the reason and purpose for this severance **MUST** be provided or the application will be deemed incomplete.

A modest increase to lot to enlarge existing residential property to allow for replacement septic system.

7. **WHAT TYPE OF WATER SUPPLY IS PROPOSED?** (Check Appropriate)

	Severed Lands	Retained Lands
Municipally owned and operated water supply	<u>n/a</u>	<u>n/a</u>
Well (dug or drilled)		
Lake or other water body		
Other (please specify) (i.e. Communal well): _____		

8. WHAT TYPE OF SEWAGE DISPOSAL IS PROPOSED? (Check Appropriate)

	Severed Lands	Retained Lands
Municipally owned and operated sanitary sewers	nta	nta
Septic tank		
Other (please specify): (i.e. Communal septic system) _____		

9. TYPE OF ACCESS? (Check Appropriate)

	Severed Lands	Retained Lands
Provincial Highway		
County Road		
Municipal Road, maintained all year	✓	✓
Municipal Road, seasonally maintained		
Right-of-way owned by: _____		
Water access (specify docking and parking facilities and distance of these facilities from the subject land to the nearest public road)		

10. OTHER SERVICES

	Severed Lands	Retained Lands
Electricity	nta	nta
School Bussing		
Garbage Collection		

11. LAND USE (Planning Documents)

a) What is the existing UCLG Official Plan Designation on the subject lands? _____	<u>Agricultural Area, Floodplain</u>
b) What is the existing Municipal Official Plan Designation on the subject lands? _____	<u>Agricultural.</u>
c) What is the existing zoning on the subject lands? _____	<u>Agricultural</u>

12. LAND USE

Are there any barns/buildings located within **1500 metres** of the subject property which currently house, or are capable of housing livestock now or historically? ☒ Yes ☐ No

If yes, you MUST complete "Minimum Distance Separation (MDS)" calculations for each applicable barn (attach all information to application).

Also, please indicate their approximate location and distance to the subject lands (severed and retained) on the accompanying sketch.

You **MUST** answer YES or NO to the following:

USE OR FEATURE	Yes	No
Is there a landfill site (waste site) within 500 metres of severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a sewage treatment plant or waste stabilization plant within 500 metres of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a provincially significant wetland (Class 1, 2 or 3 wetland) on the severed or retained lands or within 120 metres?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is any portion of the land to be severed or retained located within a Flood Plain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is any portion of the land to be severed or retained within 500 metres of a rehabilitated mine/pit/quarry site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a non-operating mine/pit/quarry site within 1 kilometre of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there an active mine/pit/quarry site within 1 kilometre of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there an industrial or commercial land use located within 500 metres of the severed or retained land? (If yes, specify the use) <u>auto repair garage</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there an active railway line within 500 metres of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a municipal or federal airport within 500 metres of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there any utility corridor(s) (i.e. high voltage power lines, pipe lines or communication lines) located on, or within 500 metres of the severed or retained lands?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

13. HISTORY OF SUBJECT LAND

Has the subject land ever been the subject of an application for approval of consent or a plan of subdivision under the Planning Act?

☐ Yes

☒ No

☐ Unknown

If yes and if known, provide the application file number and the decision made on the application, the dates of transfers, the names of the transferees and the land use:

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

☒ Yes

☐ No

If yes, provide for each parcel severed, the date of transfer, the name of the transferee, and the land use.

*B-11-22 granted to Ogilvie Auto. For addition to property.
Pt Lot 26, Conc. A. Wilford, being Part 1 on Plan 15K-12249.
Oct 2023.*

14. CURRENT APPLICATIONS ON SUBJECT LAND

Is the subject land currently the subject of a proposed UCLG and/or Municipal Official Plan Amendment(s)?

☐ Yes

☒ No

☐ Unknown

If yes, and if known, specify the appropriate file number, and status of application(s).

Is the subject land the subject of an application for a zoning by-law amendment, Minister's zoning order, minor variance, another consent application, or approval of a plan of subdivision?

☐ Yes

☒ No

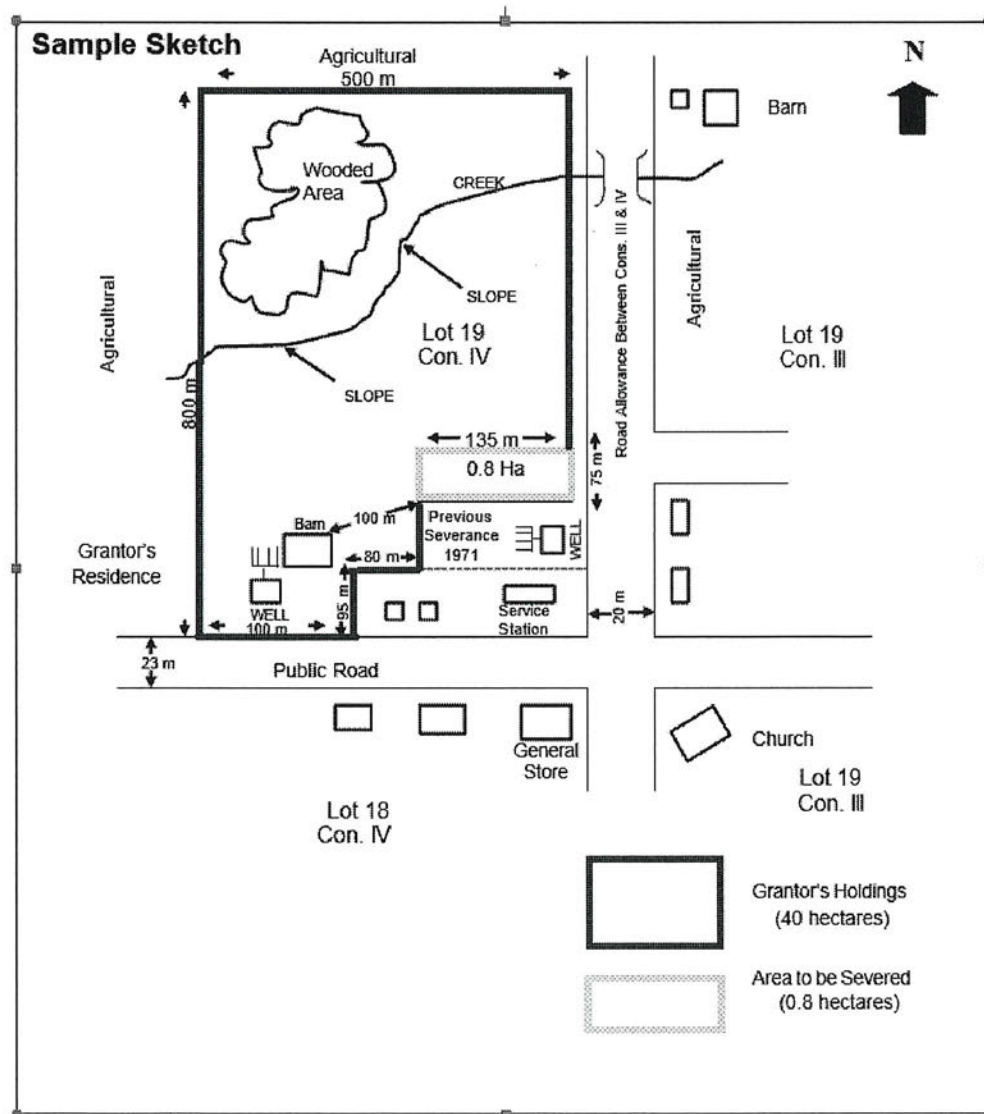
☐ Unknown

If yes, and if known, specify the appropriate file number, and status of application(s).

15. OTHER INFORMATION

Is there any other information that you think may be useful to the Consent Granting Authority or other agencies in reviewing this application? If so, explain below or attach a separate page.

- ☐ Existing use(s) on adjacent lands, (residential, agricultural, commercial, vacant, etc.)
- ☐ Location, width, and name of any roads abutting the subject land, indicating whether it is an unopened, public, private, or right-of-way.
- ☐ If access to the land is by water only, the location of the parking or boat docking facilities to be used.
- ☐ The location and nature of any easement that effects the subject lands.
- ☐ If MDS is required, please indicate their approximate location and distance to the subject lands (severed and retained) on the accompanying sketch.
- ☐ If there are buildings located on the lands, they MUST be shown on the sketch and include the distances from any lot lines. Also include location of the septic and well and distances from lot lines.
- ☐ All measurements on the application and sketch are to be in METRIC.
- ☐ Note that 'frontage' refers to road frontage or the front of a lot addition. "Frontage" does not refer to water frontage.



At time of circulation, The Consent Granting Authority will assign a File Number for complete applications and this number should be used in all communications.

FOLLOWING PRE-CONSULTATION WITH YOUR LOCAL MUNICIPALITY, PLEASE SCHEDULE AN APPOINTMENT WITH A COMPLETED APPLICATION AND ALL REQUIRED INFORMATION WITH THE:

SECRETARY-TREASURER, CONSENT GRANTING AUTHORITY
25 CENTRAL AVENUE WEST, SUITE 100; BROCKVILLE, ONTARIO, K6V 4N6

TELEPHONE NO: 613-342-3840 – EXT. 2414
FAX NO: 613-342-2101



15R8624

LOT 25

KILMARNOCK ROAD (TRAVELLED ROAD)

68100

existing buildings

0296

Portline Auto

27

15R8431

LOT 26

land to be severed
retained lands

Adjoining Lot

LEGEND

- FREEHOLD PROPERTY
- LEASEHOLD PROPERTY
- LIMITED INTEREST PROPERTY
- CONDOMINIUM PROPERTY
- RETIRED PIN (MAP UPDATE PENDING)
- PROPERTY NUMBER 0449
- BLOCK NUMBER 08050
- GEOGRAPHIC FABRIC
- EASEMENT

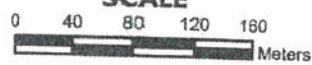
NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS
THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY
FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS
ONLY MAJOR EASEMENTS ARE SHOWN
REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED

ServiceOntario

PRINTED ON 04 SEP, 2024 AT 16:25:40 FOR OWNER

SCALE

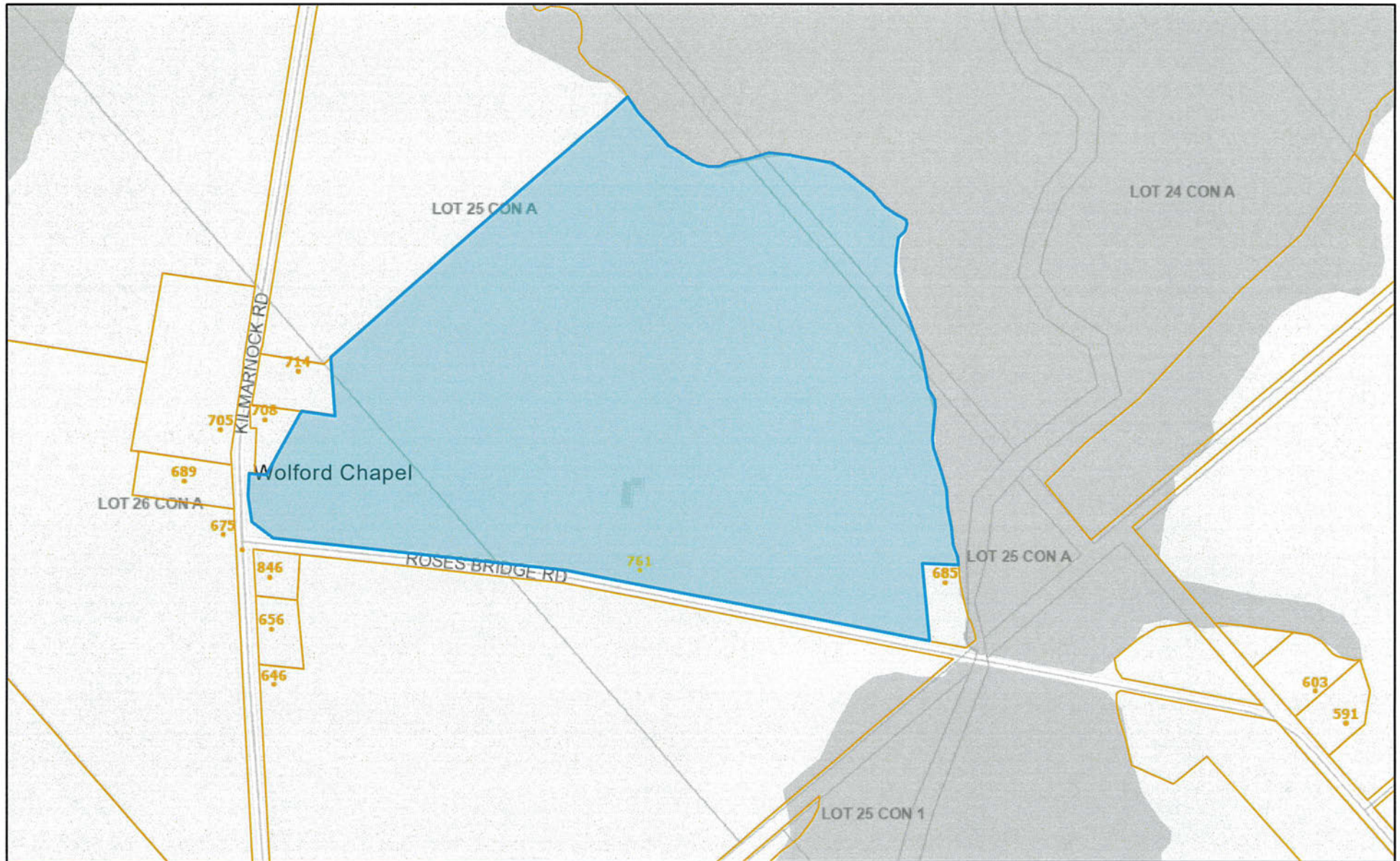


PROPERTY INDEX MAP
GRENVILLE(No. 15)

THIS IS NOT A PLAN OF SURVEY



B-17-25 McGrath Severance



3/3/2025, 12:07:59 PM

 Subject Lands  Parcel  Road Network
 Municipal Road

1:9,028
0 0.05 0.1 0.2 mi
0 0.07 0.15 0.3 km

Natural Resources and Forestry, United Counties of Leeds and Grenville,
Ontario Ministry of Natural Resources and Forestry - Provincial Mapping Unit,

Leeds Grenville GIS

Disclaimer: The data provided is for informational purposes only. UCLG is not liable for positioning inaccuracies, subsequent updates, errors or omissions of data.