



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	TO BE COMPLETED BY UCLG PLANNING DEPARTMENT									
<p>The applicant has undertaken Severance Pre-Consultation. The signature below does not imply Municipal support for the application.</p> <p>Date: _____</p> <p>_____ <i>Signature of Municipal Official</i></p>	<p>FILE NO. B- <u>43-25</u></p> <p>Date Received: _____</p> <p>Date Revised: _____</p> <p>Date Deemed Complete: <u>March 21, 2025</u></p>									
<p>TO BE COMPLETED BY LOCAL MUNICIPALITY – (describe studies required)</p> <p>The Municipal Pre-Consultation Review has determined that the following studies and/or reports will be required and are to be submitted <u>with</u> your application:</p> <table><tbody><tr><td><input checked="" type="checkbox"/> Aggregate Impact Study</td><td><input type="checkbox"/> Hydrogeological Study</td><td><input type="checkbox"/> MDS Calculations</td></tr><tr><td><input type="checkbox"/> Archaeological Study</td><td><input type="checkbox"/> Noise and/or Vibration Study</td><td><input type="checkbox"/> Environmental Impact Study</td></tr><tr><td><input type="checkbox"/> Professional Planning Rationale</td><td colspan="2"><input type="checkbox"/> Other (Specify): _____</td></tr></tbody></table> <p>The Municipal Pre-Consultation Review has determined that the following studies and/or reports will be conditions of provisional consent:</p> <p>Aggregate Impact Study</p>		<input checked="" type="checkbox"/> Aggregate Impact Study	<input type="checkbox"/> Hydrogeological Study	<input 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): _____	
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1. APPLICATION INFORMATION

Name of Registered Owner(s) as shown on Deed: Bradley and Jacqueline Taylor		
Telephone Numbers: Home: [REDACTED] Cell: [REDACTED] Other: _____		
E-mail: [REDACTED]		
Mailing Address: 710 Corktown Road		
City/Province: Merrickville, On		Postal Code: K0G1N0



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Mailing Address: <u>710 Corktown Road</u>		
City/Province: <u>Merrickville, On</u>		Postal Code: <u>K0G1N0</u>

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): _____ Mailing Address: _____
City/Province: _____ Postal Code: _____
Phone: _____ E-mail: _____

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

Municipality: Merrickville Wolford
Former Municipality: Wolford
Lot Number(s): 15
Concession Number(s): Con 1
Reference (Survey) Plan Number: _____
Part Number(s): _____
Assessment Roll #: 0714 711 010 11700
Name of Street/Road: Corktown Road
Civic Address Number: 710

Registered Plan Number: _____

Registered Plan Lot Number(s): _____

Are there any right-of-way easements or restrictive covenants affecting the severed or retained land? ☐ Yes ☒ No

If **YES**, provide location on sketch and describe below.

4. PURPOSE OF APPLICATION

Transfer: ☒ Creation of a New Lot ☐ Addition to a Lot

Other: ☐ Right-of-Way ☐ Easement ☐ Correction of Title ☐ Charge ☐ Lease
(ROW)

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): N/A

If this a lot addition, ROW, or Easement, identify the lands to which the severed lands will be added.

Name of Street/Road: N/A Civic Address Number: _____

Assessment Roll #: 0 - - - - - - - - -

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>368.8</u>	Road Frontage (metres): <u>121</u>
Water Frontage (metres): <u>N/A</u>	Water Frontage (metres): <u>N/A</u>
Depth (metres): <u>143</u>	Depth (metres): <u>830</u>
Area (hectares): <u>4.84</u>	Area (hectares): <u>29.8</u>
Existing Use(s): <u>Residential</u>	Existing use(s): <u>Rural</u>
Proposed Use(s): <u>Residential</u>	Proposed Use(s): <u>Residential</u>
Describe Existing Building(s) or Structure(s): <u>House, Detached Workshop</u>	Describe Existing Building(s) or Structure(s): <u>NIL</u>
Describe Proposed Building(s) or Structure(s): <u>NIL</u>	Describe Proposed Building(s) or Structure(s): <u>House</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.

The severance will create a new lot that will include the existing house, the detached shop and an area of land approximately 11.5 acres in size. This will be offered on the market as a home with hobby farm potential.

The retained lot will be the site of a new home build that we will initiate after the existing house is sold.

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

	Severed Lands	Retained Lands
Municipally owned and operated water supply		
Well (dug or drilled)	X	X
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		
Septic tank	X	X
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	X	X
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	X	X
School Bussing		
Garbage Collection		

11. LAND USE (Planning Documents)

a) What is the existing UCLG Official Plan Designation on the subject lands?	Rural and Extractive Industrial <i>Mineral Aggregate (Secondary Sand & Gravel)</i>	<i>EW</i>
b) What is the existing Municipal Official Plan Designation on the subject lands?	Rural and Extractive <i>Aggregate Resource</i>	<i>EW</i>
c) What is the existing zoning on the subject lands?	Rural <i>Significant Woodlands</i>	

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) _____	<input type="checkbox"/>	<input checked="" 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.

Previous severance executed in 2021 of approximately 25 acres on the east side of the property.

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?

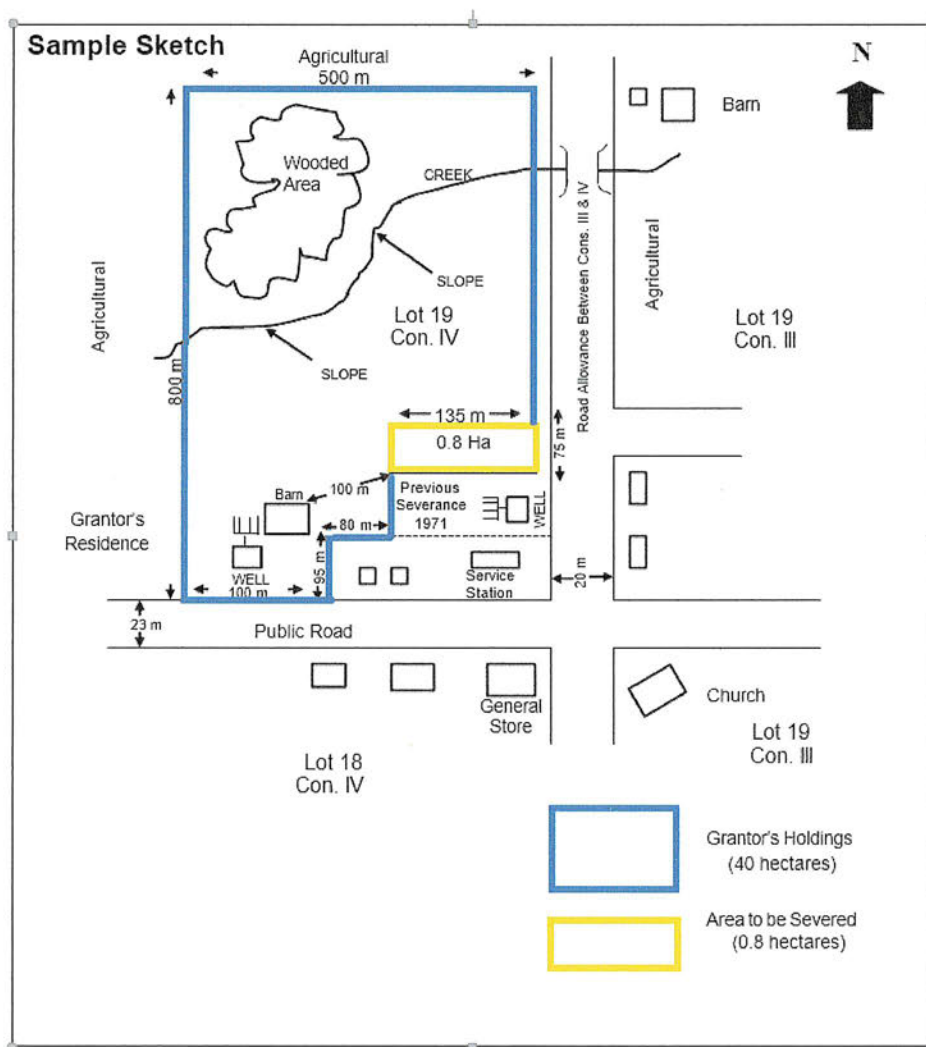
☐ Yes ☒ No ☐ Unknown

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:

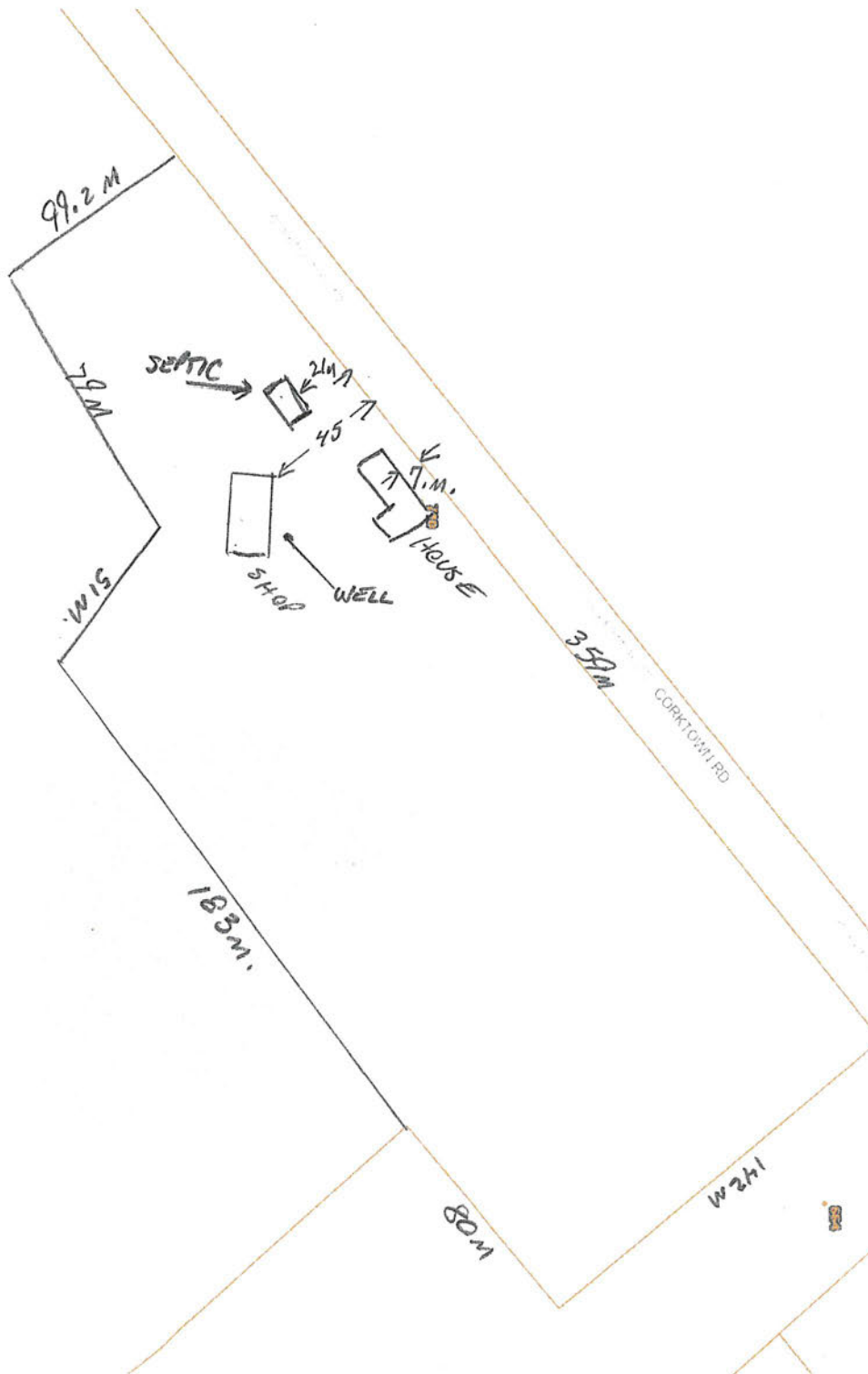
SECRETARY-TREASURER, CONSENT GRANTING AUTHORITY
25 CENTRAL AVENUE WEST, SUITE 100; BROCKVILLE, ONTARIO, K6V 4N6

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

710 Corktown Proposed Severance Sketch



710 Corktown Proposed Severance Sketch Detailed



1. WELL IS ADJACENT TO SHOP 50 M FROM ROAD 64 M FROM LOT LINE TO THE SOUTH.
2. SEPTIC IS WEST OF HOUSE 21 M FROM ROAD
3. HOUSE IS 7 M FROM ROAD
4. SHOP IS 45 M FROM ROAD