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<b>Office Use Only</b>	Submission Date: <i>June 10/24</i>
File Number: <b>LD</b> <i>08/2024</i>	Deemed Complete Date:
Municipality: Uxbridge	Meeting Date: -

**Checklist for submitting an Application for Consent**

Complete applications must include all fees.

Incomplete applications will not be accepted and will be returned to the Applicant / Agent.

- Have you completed a pre-consultation review with the Area Municipality and the Region of Durham Planning Department? If yes, please list the date of the meeting and the municipal contact:

If not, please contact the applicable Area Municipality to arrange same. Then contact Land Division staff at 905-668-7711 to arrange a Regional pre-consultation meeting.

- Have you completed all questions in the application form?
- Have you completed and attached the Site Screening Questionnaire? See attachment 1.
- Is Minimum Distance Separation (MDS) applicable to the subject lands? See attachment 2.
- Has the Declaration page been signed by the applicant and commissioned by a Commissioner of Oaths? If not, please contact Land Division staff.
- Have you completed and included the applicable Location Map? If you require a copy please contact Land Division staff to request same.
- If you are acting as Authorized Agent, have you enclosed 2 original signed copies of the Authorization from Owner? See attachment 3.
- Have you included the requisite copies of the draft 40R-Plan? See instructions on page 2.
- Have you included all of the requisite application and agency fees? If you are unsure as to the fees payable please contact Land Division staff. **Note: Fees are non-refundable.**
- Have you included a digital (email or USB) copy of the fully completed and signed Application form?
- Have you attached all applicable supporting documents (reports/studies)?



**The Regional Municipality of Durham  
Application for Consent**

As per the Planning Act, as amended, the Municipal Act 2001, as amended and in accordance with the Provincial regulations

**Instructions to applicant, please read carefully before completing the application.**

**A. It is the policy of the Region of Durham Land Division Committee that a separate application with applicable fees be submitted for each consent transaction.**

To make an application, complete and file two (2) signed original application forms together with all supporting documents, the new draft 40R-Plan depicting the severed and retained lands (together with detailed sketch where required) and applicable fees. Submit two (2) copies of the draft 40R-Plan sized 11" x 17" or larger.

**Note to applicant: All questions in the application must be completed in full otherwise the application will be deemed incomplete and returned to you.**

**B. In accordance with By-law 20-2021, the following application processing fees apply at submission:**

- \$1,350.00 for each application submitted certified funds, unless drawn on a solicitor's cheque;
- \$500.00 Regional Planning Review fee for each application submitted, certified funds, unless drawn on a solicitor's cheque; and
- **Agency Fees. Prior to submitting your application you must contact the Land Division office for other current agency user fees applicable to your consent application.**

**In accordance with By-law 20-2021, the following application fees may also apply after submission, if applicable:**

- \$300.00 certified funds, unless drawn on a solicitor's cheque for tabling the application to another meeting, if applicable.
- \$1,000.00 certified funds, unless drawn on a solicitor's cheque for the stamping of each deed and finalization of documents for the application (paid at end of the Land Division process).
- \$250.00 certified funds, for the re-stamping of a deed(s) should the deed(s) be returned by the Land Registry Office or if the deed(s) is/are revised by the solicitor after stamping.

**C. The undersigned hereby applies to the **Region of Durham Land Division Committee** under the Planning Act, as amended, for consent to the transaction as described, and to the extent set forth in this application.**

**D. All completed applications, communications, clearances, fulfillment of conditions and requests for Certificates etc. related to applications for consent (severance), (as well as change of conditions, validation of title and approval of foreclosure or power of sale) under the Planning Act must be filed directly with the Durham Region Land Division Office.**

**E. Please note the application together with any and all documents related thereto are a public record and as such are available for viewing or duplication by the general public upon request.**

**1. Applicant Information**

An owner of land or the owner's agent, duly authorized in writing, may apply for consent. Complete the information below (please print legibly using black ink):

**Owner #1:**

**Owner #2:**

Name: 2095134 ONTARIO INC.  
Address: 1 Deerfoot Drive  
City/Postal Code: Sandford LOC 1E0  
Phone/Fax: 4165802139  
Email: glenn@2ammarketing.ca

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

**Authorized Agent:**

**Primary Contact:**

Name: King EPCM  
Mailing Address: 3780 14th Avenue Unit 211  
City/Postal Code: Markham  
Phone/Fax: 416-342-3001  
Email: ashi@kingepcm.com

Angela Shi  
3780 14th Avenue Unit 211  
Markham  
416-342-3001x109  
ashi@kingepcm.com

**2. Type of Transaction:** Indicate transaction for which application for consent is being made:  
**Conveyance:** Please select only one (1) of the following:

- a) Creation of new lot  
Are you requesting a Certificate Stamp for both the severed and retained lands?  
 Yes  No

Please note that if you answered "Yes", an **additional** Certificate Stamping Fee of \$1000 is required for the retained lands.

- b) Addition to a lot - moving/adjusting lot line

(indicate direction to which the severed parcel will be added):

- North  South  East  West

**Note: For Lot Line Adjustments only, please also complete the section below:**

Name, address and phone number of person(s) to whom the land is intended to be transferred.

Name: Glenn Arnold & Suzanne Arnold  
Mailing Address: 1 Deerfoot Drive, Sandford LOC 1E0  
Phone/Fax: 416-580-2139

Assessment Roll Number of adjacent property: 18- 2903000435930 (15 digits total)

Other transaction types – **see page #4**

**Other transaction type (please select if applicable):**

- c) Easement/Right-of-Way (Identify the benefitting lands - North/East/South/West)
- d) Lease
- e) Correction of Title
- f) Mortgage or Charge
- g) Partial Discharge of Mortgage
- h) Other e.g. Validation of Title, Approval for Power of Sale/Foreclosure of Mortgage

**3. Property Information of subject lands: Mandatory Completion**

Legal Description including Lot & Concession PCL 12-2 SEC M1195; FIRSTLY: PT LT 11, F

List part numbers on draft or registered 40R-Plan Part 1 & Part 2

Do the parts of the severance application form the entirety of the lot/parcel?  Yes  No

Municipal address, if available 3 Deerfoot Drive, Sandford

Assessment Roll Number (Mandatory): 18- 2903000435325

(15 digits total)

**4. Existing easements/rights-of-way or covenants:**

Yes  No

If Yes, please describe below in detail:

Describe Existing Easement	Severed Lands	Retained Lands

**5. Dimensions of Lands in Metric Units (must accurately match dimensions noted on draft 40-R Plan)**

	Severed/Servient Lands - Part #:	Retained Lands - Part #:
Frontage	30m (part 1)	37m (part 2)
Average Width		
Average Depth	58m	130m
Total Area (m2)	505m2	2.82 HA (28361 m2)

6. Use of Land (check which designation applies)				
	Severed Lands		Retained Lands	
	Existing	Proposed	Existing	Proposed
Urban Residential	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Seasonal Residential	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mobile Home Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commercial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tourist Recreational	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Agricultural	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Institutional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parkland	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Utility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hamlet/Cluster	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-Farm Related Rural Residential	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Farm-Related Rural Residential	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>List the number and type of existing and proposed buildings and structures on the lands</b>				

**7. Agricultural Information**

Agricultural Code of Practise – Minimum Distance Separation (MDS)

Is there a livestock barn or manure storage facility located within 1000 metres of the Severed Land?

Yes     No

If Yes, please complete the attached DATA Sheet – MDS – Attachment 2

Is the purpose of the severance to dispose of a surplus dwelling?     Yes     No

Date of purchase of total holdings: \_\_\_\_\_

Details of farm operation: \_\_\_\_\_

**Site Screening Questionnaire** – In accordance with the Region's Council adopted Site Contamination Protocol all Land Division Committee applications must be accompanied by either a completed Site Screening Questionnaire (SSQ), or a Phase One Environmental Site Assessment Report, prepared in accordance with Ontario Regulation 153/04, as amended. The Region's SSQ can be found in Attachment 1 to this application. For new lots, the SSQ must be signed by a Qualified Person

8. **Has there ever been an application for consent by the current or previous owners on this parcel of land?**

Yes  No

LD File Number(s): \_\_\_\_\_

For what use? \_\_\_\_\_

Date of transfer, name of transferee and land use: \_\_\_\_\_

\_\_\_\_\_

9. **Has the parcel to be severed or retained ever been or is it part of an application for plan of subdivision?**

Yes  No

If Yes, specify date and File No.: \_\_\_\_\_

Status of File: \_\_\_\_\_

10. **Has the subject or retained land ever been the subject of a variance, zoning amendment, Minister's zoning order amendment or official plan amendment application?**

Yes  No

If Yes, specify date and File No.: \_\_\_\_\_

Status of File: \_\_\_\_\_

11. **Durham Regional Official Plan Designation (Please contact Regional Planning and Economic Development Department staff for this information)**

Severed Land: Major Open Space Area

Retained Land: Major Open Space Area

12. **Is the application consistent with the Provincial Policy Statement?**

Yes  No

13. **Is the subject land within an area of land designated under the Oak Ridges Moraine Conservation Plan? (Please contact the Regional Planning and Economic Development Department staff for this information)**

Yes  No

If Yes, please specify whether the application conforms to or does not conflict with the Oak Ridges Moraine Conservation Plan:

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14. **Is the subject land within the Greenbelt Area? (Please contact the Regional Planning and Economic Development Department staff for this information)**

Yes  No

If Yes, please specify whether the application conforms to or does not conflict with the Greenbelt Plan:

Yes, the property is designated as Green Belt Natural Heritage System. The application conforms with the Greenbelt Plan.

15. **Please specify whether the application conforms to or does not conflict with the Growth Plan for the Greater Golden Horseshoe:**

The application conforms with the Growth Plan for the Greater Golden Horseshoe.

16. **Is the subject land within an area of land designated under the Lake Simcoe Protection Plan? (Please contact the Regional Planning and Economic Development Department staff for this information)**

Yes, the subject land is with Lake Simcoe Protection Act Watershed Boundary

17. **Local zoning information (Please contact the local municipality for this information)**

	Severed Land	Retained Land
<b>Municipal Official Plan Designation:</b>	Greenbelt Area	Greenbelt Area
<b>Zoning Regulations:</b>		
a) By-law Number	81-19	81-19
b) Zoning Category	Estate Residential (ER)	Estate Residential (ER)
c) Minimum Frontage	60m	60m
d) Minimum Area	8000 m2	8000 m2

**18. Services existing and proposed:**

	Severed Land		Retained Land	
	Existing	Proposed	Existing	Proposed
a) Public Water and Sewers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Public Water and Private Sewage System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Public Sewer and Well	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Well and Private Sewage System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Other: Communal, Lake Water, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If proposed, specify when above will be available: \_\_\_\_\_

If a private sewage system exists on the proposed severed or retained lands, please provide the following details: \_\_\_\_\_

Severed lands: Installation date: \_\_\_\_\_ Health Dept. File Number: \_\_\_\_\_

Retained lands: Installation date: \_\_\_\_\_ Health Dept. File Number: \_\_\_\_\_

If applicable, please provide a separate site servicing plan with the application.

<b>19. Property Frontage:</b>	Severed Land	Retained Land
a) Open Municipal Road	<input type="checkbox"/>	<input type="checkbox"/>
b) Regional Road	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
c) Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
d) Unopened Road Allowance	<input type="checkbox"/>	<input type="checkbox"/>
e) ROW	<input type="checkbox"/>	<input type="checkbox"/>
f) Other:	<input type="checkbox"/>	<input type="checkbox"/>

**State name of Road(s)** Deerfoot Drive

Is access by water?

Yes  No

If Yes, what boat docking and parking facilities are available? \_\_\_\_\_

Distance of docking and parking facilities from nearest public road and from subject property: \_\_\_\_\_



**20. 40R-Plan Requirements:**

The applicant shall submit 2 copies of the draft 40R-Plan together with detailed sketch, where required, on 11" x 17" or larger. The draft 40R-Plan and/or sketch, where applicable, must show the following information:

- a) abutting lands owned by the owner showing the boundaries and dimensions;
- b) the distance between the owner's land and the nearest township lot line or appropriate landmark (i.e. bridge, railway crossing, etc.);
- c) the boundaries and dimensions of the severed and the retained parcels and the location of all land previously severed;
- d) the boundaries and dimensions of easements, rights-of-way, leases, mortgages, etc., existing and being applied for on the subject land and the boundaries and dimensions of any easements, rights-of-way, leases, mortgages, etc., existing or being applied for on the retained land;
- e) the approximate location of all natural and artificial features on the subject land (i.e. buildings, railways, roads, watercourses, drainage ditches, rivers or stream banks, slopes, wetlands, wooded areas, wells and septic tanks) and on adjacent lands which may affect the application;
- f) the use of adjacent lands (i.e. residential, agricultural, cottage, commercial, etc.);
- g) the location, width and names of all road allowances, streets, rights-of-way, highways within or abutting the property, indicating whether they are public travelled roads, private roads or right-of-ways or unopened road allowances;
- h) the location and nature of any right-of-way or easement affecting the subject land; and
- i) if access to the subject land is by water only, the location of the parking and boat docking facilities.

**Finalization Of Consent:**

Once all of the conditions contained in the Committee's Decision are fully satisfied, the applicant's solicitor must prepare and forward the legal document(s) with the applicable fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer.

For most applications (lot line adjustments and/or new lots) the legal documents, as prepared by a Solicitor, shall include the following documents in triplicate:

1. Draft of the complete Transfer/Deed of Land (including the Land Transfer Tax Affidavit);
2. Acknowledgement and Direction document signed by all owners; and
3. Schedule "A" Certificate for stamping (the full legal description of the "severed" lands).

The legal document(s) is/are to contain a registrable description satisfactory to the Registrar in keeping with the current requirements of the Registry Act. 5 working days are required for the **review and stamping of the legal document(s) indicating the Committee's consent.**

The document(s) will be returned to the solicitor for registration purposes

**Regional Municipality of Durham**

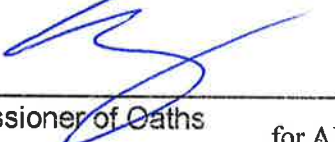
**Declaration**

**This declaration must be completed by the Applicant and signed in the presence of a Commissioner for Taking Affidavits**

I/We King EPCM of the City of Markham  
(name of applicant) (name of City, Town, Township, etc.)

in the Region/County/District of York solemnly declare that all of the statements contained in the application for consent and all supporting documents are true and complete, 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."

Declared before me at:  
Markham in the Region/County/District of  
York this 22<sup>nd</sup> 31<sup>st</sup> day of Ms.  
May in the year 2024

  
\_\_\_\_\_  
Commissioner of Oaths  
Steve Fei Hung Kong  
a Commissioner, etc.,  
Province of Ontario  
for AYF Law Professional Corporation  
Expires May 10, 2025

  
\_\_\_\_\_  
Owner/Agent  
Angela Shi

**This application must be submitted to:**

**Durham Region Land Division Committee  
c/o Planning and Economic Development Department  
605 Rossland Road East  
Whitby, Ontario L1N 6A3**

**Telephone:  
(905) 668-7711  
1-800-372-1102 (Toll Free Line)**