



Town of Penetanguishene

APPLICATION FOR CONSENT

APPLICATION CHECKLIST

(It is recommended that you consult with the Town's Planning and Development Department prior to submitting your application.)

Please ensure you have completed the following prior to submitting your application:

- Fully complete all sections of the application. **NOTE: One application form is required for each parcel to be severed.**
- Sign application in all appropriate locations and obtain signed authorization from the Owner(s) if you are acting as their Agent.
- Declaration of Owner(s)/Agent must have a Commissioner's stamp and signature.
- Application fee **(\$1,000.00)** attached made payable to the Town of Penetanguishene.
- Copy of any correspondence, approvals or permits from outside agencies/departments.
- Copy of any studies and reports required to be submitted with your application.
- Ten (10)** copies of the completed application form and accompanying sketch or site plan (in metric units). The copies will be used to consult with other ministries or agencies that may have an interest in the application.
- Notice Sign Deposit **(\$60.00)** attached made payable to the Town of Penetanguishene. Please see attached Notice Posting Policy.

If you require additional assistance regarding this application, please contact the Department of Planning and Development at:

Town of Penetanguishene
10 Robert Street West
Penetanguishene, ON L9M 2G2
Ph: (705) 549-2673
Fax: (705) 549-3922



**Town of Penetanguishene
APPLICATION FOR CONSENT**

OFFICE USE ONLY	
<input type="checkbox"/> NEW LOT(S) <input type="checkbox"/> LOT ADDITION <input type="checkbox"/> EASEMENT OR RIGHT-OF-WAY	
<input type="checkbox"/> OTHER: _____	
Application No.: B . /20	Date of Application:
Civic Address: _____	
Application Complete: <input type="checkbox"/> Yes <input type="checkbox"/> No	Fee Received: <input type="checkbox"/> Yes <input type="checkbox"/> No
ROLL # 4372- _____ - _____ - _____ - 0000	

PRESCRIBED INFORMATION AND MATERIAL TO BE PROVIDED PURSUANT TO SECTION 53 OF THE PLANNING ACT, R. 1990 AND ONTARIO REGULATION 197/96.

1. CONTACT INFORMATION:

All communication will be directed to the Primary Contact only.

Primary Contact: C-K Kenneth Chow

a) Registered Owner(s): Sarah Bingham Curcione

(List all owners and contact information if multiple exist)

Owner's authorization is required, if the applicant is not the owner.

Mailing Address: 38 Irwin Drive, Barrie, Ontario L4N 7A6

Home Phone: ~~705-721-3214~~

Cell Phone: 705-721-3214

Business Phone: _____

Fax: _____

Email Address: sar_curc@yahoo.ca

b) Agent: C-K Kenneth Chow Architect, of Truekei Design Company Inc.

Mailing Address: 316859 Highway 6, RR1, Chatsworth, ON N0H 1G0

Home Phone: _____ Cell Phone: _____

Business Phone: 416-898-6849 Fax: _____

Email Address: kenchowarchitect@gmail.com

c) Planner: _____

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

d) Surveyor: Angela Rother of Raikes Geomatics Inc.

Mailing Address: 529 Elizabeth Street, Midland, ON L4R 2A2

Phone Number: 705-526-7552 Fax Number: _____

Email Address: info@survey4u.com

e) Solicitor: _____

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

f) Engineer: _____

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

2. DESCRIPTION OF SUBJECT LANDS:

- a) Concession(s): _____
- b) Lot(s): Part of Lot 21A, and Part of Water Lot
- c) Registered Plan No. : 69 Lot(s)/Block(s): _____
- d) Reference Plan No. : _____ Part(s): _____
- e) Geographic Township (former municipality): Tay
- f) Civic Address: 284 Watson Road
- g) Dimensions of subject lands:

Frontage (m)	Depth (m)	Area (ha)
0	± 112.35	0.345

- h) Official Plan (current designation of subject lands) : Rural Area, Shoreline Area, Environmental Protection Area
- i) Zoning (current zoning of subject lands) : RU, LSR-H, LS
- j) Are there any easements or rights-of-way affecting the subject lands?
- Yes No

If yes, indicate and describe the purpose of the easement or right-of-way:

Shared driveway access to neighbouring lots and utility overhead ROW

3. CONSENT:

- a) Purpose of the Consent: Separate 2 existing single detached dwellings on a lot

Transfer Creation of new lot Addition to a lot An easement Other

Other A charge A lease A correction of title

- b) Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged.

Name(s): _____

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

- c) If a lot addition, identify the lands to which the parcel will be added.

- d) Dimensions and uses of lands pertaining to the application:

LANDS	Frontage (m)	Depth (m)	Area (sq.m)	Existing use	Proposed Use
RETAINED	45.72	± 367	27,022	Single Family Dwelling	Single Family Dwelling
LOT ADDITION					
SEVERED Lot 1	0	± 112.35	7465		
SEVERED Lot 2					
SEVERED Lot 3					

**Attach an additional sheet if necessary.*

4. HISTORY OF THE SUBJECT LANDS:

- a) Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act? Yes No

If yes, and if known, provide the Application File number and the decision made on the application:

- b) 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.

5. EXISTING AND PROPOSED USES:

a) Date the subject land was acquired by the current Owner: 26 April, 2021

b) Existing use(s) of the subject land:

Two Existing Single Family Detached Dwellings, One Bunkly and Three accessory buildings and miscellaneous decks, foot bridge and docks

c) Length of time that the existing uses have continued: 1890's

d) Proposed use(s) of the subject land:

** Attach a separate description if necessary*

Same as existing, single family dwellings and accessory structures

e) Date the existing building(s) or structure(s) on the subject land were constructed:

Type of Building/ Structure	Date Constructed
1. Dwellings 1	1910
2. Dwellings 2	1964
3. Bunkly & Accessory sheds	1964
4.	

f) Location and Dimensions of all **existing** buildings and/or structures on the subject land (metric)*:

Building / Structure	Front Yard (m)	Interior Side Yard (m)	Exterior Side yard (m)	Rear yard (m)
1. Main Dwelling 1	>300	>11		>7
2. Dwelling 2	>300	>10		>5
3. Bunkly	>300	>1.8		>7
4. Main Shed	>280	>26		>35

Building/ Structure	Ground Floor Area (m ²)	Gross Floor Area (m ²)	# of Stories	Length (m)	Width (m)	Height (m)
1. Dwelling 1	±235	±235	1	±35	±19	±7
2. Dwelling 2	±124	±124	1	±24	±12	±7
3. Bunkly	±31	±31	1	±7	±7	±6
4. Main Shed	±28	±28	1	±6	±5	±5

**Attach separate sheet if more than 4 existing or proposed structures*

g) What are the adjacent land uses:

To the north: Lake

To the west: Residential

To the south: Residential

To the east: Residential

6. ACCESS:

a) Access to the subject land is provided by: _____

- Provincial Highway
- County Road
- Municipal Road (year round)
- Municipal Road (seasonal)
- Private Road / Right-of-Way
- Water

b) If access to the subject land is by water only, indicate the following:
Provide written confirmation of parking and docking facilities.

Docking facility: _____

Distance from docking to subject land: _____

Distance from docking to nearest public road: _____

Parking facility: _____

Distance from docking to parking: _____

Distance from parking to nearest public road: _____

7. SERVICES:

a) Water is provided to the subject land by:

- Town water
- Private well Privately owned/operated communal well
- Lake or other water body
- Other: _____

b) Sewage disposal is provided to the subject land by:

- Town sewer
- Private sewage system Private communal sewage system
- Other: _____

c) Storm drainage is provided to the subject land by:

- Town storm sewers
- Ditches Swales Natural
- Other: _____

8. OTHER APPLICATIONS:

Indicate if the subject land is the subject to any other applications currently under the *Planning Act*:

Application	File #	Status
Plan of Subdivision/Condominium (Section 51)		
Consent (Section 53)		
Minor Variance (Section 45)		
Zoning By-law (Section 34)		
Official Plan (Section 22)		
Site Plan (Section 41)		

9. PLANS REQUIRED:

Please attach **10 copies** of the sketch, site plan or survey **drawn to scale, in metric**. *One reduced size copy (8.5" x 11") and a digital copy in Adobe Acrobat .pdf format must also be submitted.*

Minimum requirements will be a sketch showing the following:

- The boundaries and dimensions (frontage, depth, area) of the subject land, the part(s) that is to be **severed** and the part that is to be **retained**. Label the lots numerically (i.e.: Lot 1, Lot 2)
- The boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land.
- The location of all land previously severed from the parcel originally acquired by the current owner of the subject land.
- The approximate location of all natural and artificial features (*i.e. buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks*) that are adjacent to the subject land or that, in the opinion of the Applicant, may affect the application.
- The distance between the subject land and the nearest town lot line or landmark (*i.e.: bridge, or railway crossing, etc.*).
- The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front lot line, rear lot line and the side lot lines.
- The current uses of the adjacent land (*i.e. residential, commercial, industrial, etc.*)
- The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public road, a private road or a right-of-way.
- If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- If the subject land has lake frontage, label the lake name.
- The location and nature of any easement affecting the subject land.
- North arrow and scale.

10. AUTHORIZATION BY OWNER:

Applicable if an Agent is making this application on your behalf.

If the Applicant is not the Owner of the subject land of this Application, the written authorization of the Owner stating that the Agent is authorized to make the Application on their behalf must be included with this application form or the authorization set out below must be completed.

Please Note: If the Owner is an incorporated company, authorization of the appropriate signing officer(s) is required in accordance with the company's by-laws.

I (we), Sarah Bingham Curcione the undersigned, being the
Registered Owner(s)

Registered Owner(s) of the subject land, hereby authorize

C-K Kenneth Chow Architect of
Truekei Design Company Inc.
Agent

to act as my Agent with respect to the preparation and submission of this Application.

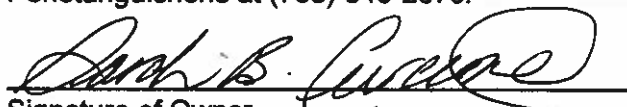

Signature of Owner
(If Corporation, I have the authority to bind the Corporation)

November 8/21
Date

11. FREEDOM OF INFORMATION AND PRIVACY:

Personal information contained in this form, collected and maintained pursuant to Section 45 of *The Planning Act*, will be used for the purpose of responding to the Application and creating a public record. The Owner's Signature acknowledges that "personal information [is] collected and maintained specifically for the purpose of creating a record available to the general public;" per Section 14(1)(c) of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M. 56.

The applicant acknowledges that the Town considers the application forms and all supporting materials, including studies and drawings, filed with this application to be public information and to form part of the public record. With the filing of an application, the applicant consents to the Town photocopying and releasing the application and any supporting material either for its own use in processing the application or at the request of a third party, without further notification to or permission from the applicant. The applicant also hereby states that it has authority to bind its consultants to the terms of this acknowledgement. Questions regarding the collection of information should be directed to the Department of Planning and Development at the Town of Penetanguishene at (705) 549-2673.


Signature of Owner

November 8/21
Date

Signature of Owner

Date


Signature of Witness

November 8/21
Date

