



COUNTY OF PETERBOROUGH  
MUNICIPAL APPRAISAL FORM

APPLICANT: Patricia Leahy

FILE B – 79-22

LOT: 8, CON.: 5 MUNICIPAL WARD: Douro

911 address: \_\_\_\_\_, Roll #: 1522-010-003-04100, Island # or other: \_\_\_\_\_

APPLICATION FOR: Creation of a new lot - Residential

**RECOMMENDATION:**

Application **conforms** to the Official Plan. Severed parcel **does not conform** to the Zoning By-Law. Retained parcel **conforms** to the Zoning By-Law. The Township **recommends** this application. If the application is approved, the following conditions are requested:

1. ☒ **\$1250** Cash-in-lieu of parkland fee be paid to the Municipality.
2. ☒ Rezoning of the severed parcel to the satisfaction of the Municipality.
3. ☐ Rezoning of the retained parcel to the satisfaction of the Municipality.
4. ☐ Minor Variance for the severed parcel to the satisfaction of the Municipality.
5. ☐ Minor Variance for the retained parcel to the satisfaction of the Municipality.
6. ☒ A 3-metre strip of frontage from the severed parcel be deeded to the Township for road widening purposes. Cost to be incurred by the applicant. (Entrance to be min. 50 metres from County Road allowance).
7. ☒ A Mitigation Measures Agreement is to be entered into between the Owner and the Municipality and registered on title at the owner's expense, which would recognize the recommendations outlined in Section 5.1 and 7.0 of the Environmental Impact Study prepared by Cambium Inc. dated June 15, 2022.
8. ☐ A Merger Agreement is to be entered into between the Transferor, Transferee and Municipality, pursuant to Section 51(26) and Section 53(12) of the Planning Act, R.S.O. 1990, and registered on title to merge the severed parcel with the abutting (or separated) land identified by property roll # \_\_\_\_\_, such that these 2 parcels shall be considered as one lot and shall not be dealt with separately. (To be used in the case of an addition to a lot which was previously created by severance, plan of subdivision or is physically separated).
9. ☐ \_\_\_\_\_

Comments: \_\_\_\_\_

**OFFICIAL PLAN:**

Application **conforms** to the Township Official Plan policies, Section(s) 6.2.2.2, 6.1.1 & 6.2.2.5(d), 6.2.18.3 (e), 7.7.1, 7.12.17, 7.12.18.

Severed Parcel:

- a) Proposed Use: Residential.
- b) Land Use Designation(s): Rural and Waste Management Assessment Area (former site).
- c) The proposed use **is** a permitted one.
- d) Special policies affecting the severed parcel (i.e. OPA): \_\_\_\_\_.

Retained Parcel(s):

- a) Proposed Use: Agricultural.
- b) Land Use Designation(s): Rural and Waste Management Assessment Area (former site).
- c) The proposed use **is** a permitted one.
- d) Special policies affecting the retained parcel (i.e. OPA): \_\_\_\_\_.

**ZONING BY-LAW:**

Severed Parcel:

- a) The severed parcel **does not conform** to the Township Zoning By-Law provisions, Section(s) 20.2, 20.3.1 (a) & (b).
- b) ☒ A rezoning **is** required for the severed parcel.
- c) ☒ A minor variance **is not** required for the severed parcel.
- d) The existing zoning of the severed parcel is: Development (D2).
- e) The recommended zoning of the severed parcel would be: Residential (R).

Retained Parcel(s):

- a) The retained parcel **conforms** to the Township Zoning By-Law provisions, Section(s) 20.2.
- b) ☒ A rezoning **is not** required for the retained parcel.
- c) ☒ A minor variance **is not** required for the retained parcel.
- d) The existing zoning of the retained parcel is: Development (D2) and Rural (RU).
- e) The recommended zoning of the retained parcel would be: \_\_\_\_\_.

General:

- a) If the severed and/or retained parcel(s) do not conform to the Zoning By-Law, Council **supports** a rezoning and/or minor variance.

Completed By: Christina Coulter

Date: January 29, 2023

Amended Date: \_\_\_\_\_