



COUNTY OF PETERBOROUGH
MUNICIPAL APPRAISAL FORM

APPLICANT: Harold Hamblin & Shelley Hamblin

FILE B - 160-22

LOT: 28, CON.: 5 MUNICIPAL WARD: Dummer

911 address: 2158 County Road 6, Roll #: 1522-020-004-23005, Island # or other: _____

APPLICATION FOR: Creation of a new lot - residential

RECOMMENDATION:

Application conforms to the Official Plan. Severed parcel conforms 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. [X] \$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. [X] 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 7.0 of the Environmental Impact Study (EIS) prepared by Cambium Inc. dated August 26, 2022. This should include the addition of a reference to Figure 3 for Section 7, recommendations 2 and 4 of the EIS as outlined in the attached e-mail from Kristina Domsic, Cambium dated February 7, 2023.
5. [X] A test hole for the septic system be inspected, there is a fee to inspect test holes to ensure a septic system would be viable - current fees are \$150 per severed lot severed and applicant is responsible for the digging of the test holes.
6. [X] The severed lot be surveyed by an Ontario Land Surveyor so that the frontage is increased such that the lot abuts the easement/r-o-w adjacent to the property located at 2282 County Road 6. The survey is to demonstrate the revised lot size and shape is located outside of the wetland boundary and 30 m VPZ as shown on Figure 3 of the EIS prepared by Cambium Inc., dated August 26, 2022 and that the location of the shared entrance with B-159-22 as outlined by Peterborough County Public Works Engineering & Design is respected. The survey should also delineate the significant woodland boundary as shown on Figure 3 of the EIS prepared by Cambium Inc. (The lot may be increased to a maximum lot area of 1 ha and the depth may be decreased in order to accommodate the above requirements).

Comments: The application identifies the 911 address as 5128 County Road 6. The correct address should be 2158 County Road 6.

OFFICIAL PLAN:

Application conforms to the Township Official Plan policies, Section(s) 6.2.2.2, 6.2.2.5(d), 6.1.1(iv), 6.2.2.5(e) & 6.2.13.2.

Severed Parcel:

- a) Proposed Use: Residential
b) Land Use Designation(s): Rural.
c) The proposed use is a permitted one.
d) Special policies affecting the severed parcel (i.e. OPA): _____.

Retained Parcel(s):

- a) Proposed Use: Residential (existing).
b) Land Use Designation(s): Rural.
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 conforms to the Township Zoning By-Law provisions, Section(s) 9.1.5 & 9.2.4 (a) & (b).
b) [X] A rezoning is not required for the severed parcel.
c) [X] A minor variance is not required for the severed parcel.
d) The existing zoning of the severed parcel is: Rural (RU).
e) The recommended zoning of the severed parcel would be: _____.

Retained Parcel(s):

- a) The retained parcel conforms to the Township Zoning By-Law provisions, Section(s) 9.1.5 & 9.2.4 (a) & (b).
b) [X] A rezoning is not required for the retained parcel.
c) [X] A minor variance is not required for the retained parcel.
d) The existing zoning of the retained parcel is: (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: February 7, 2023

Amended Date: _____

2023-02-07

This document is available in 12 pt. font if required for accessibility.

B-160-22 MAF