



COUNTY OF PETERBOROUGH  
MUNICIPAL APPRAISAL FORM

APPLICANT: Matthew Olsen & Julie Kapyrka

FILE B – 114-22

LOT: 6, CON.: 7 MUNICIPAL WARD: Dummer

911 address: 390 Eighth Line Road S. Dummer, Roll #: 1522-020-002-01100, 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. ☒ **\$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. ☒ 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.
5. ☒ 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 6.0 and Table 6 of the Environmental Impact Study (EIS) prepared by 4 Directions Conservation Consulting Services dated June 27, 2022 (Revised 81 page document received November 2022). Current Township fee for processing a merger agreement is \$250.00.
6. ☒ 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.
7. ☒ The survey prepared for the severed parcel illustrate that the parcel is located outside of the 30 m wetland buffer identified on Figure 2 of the EIS prepared by 4 Directions Conservation Consulting Services dated June 27, 2022 (Revised 81 page document received November 2022).
8. ☐ \_\_\_\_\_
9. ☐ \_\_\_\_\_

Comments: Permit 2893 was issued by the Township of Douro-Dummer to change the use of the barn on the subject property to a storage building. Final was issued November 2, 2021.

**OFFICIAL PLAN:**

Application **conforms** to the Township Official Plan policies, Section(s) **6.2.2.2, 6.2.2.3 (d) & 6.2.2.5 (e), 6.2.2.5(d), 6.1.1(iv)**.

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) ☒ A rezoning **is not** 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: 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) ☒ 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: Rural (RU) & Environmental Conservation (EC).
- 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 24, 2023

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

2023-02-24

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

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