



COUNTY OF PETERBOROUGH
MUNICIPAL APPRAISAL FORM

APPLICANT: Corey & Brittany McMillan

FILE B – 179-22

LOT: 12, CON.: 1 MUNICIPAL WARD: Dummer

911 address: 833 Iron Woods Drive, Roll #: 1522-020-003-06600, 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 **does not conform** 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. ☒ An Ontario Land Surveyor provide a measurement of the lot frontage and lot area on the severed and retained parcels to assist with the rezoning.
6. ☒ An Ontario Land Surveyor provide a measurement identifying existing and proposed entrances to the severed and retained parcels which ensures each entrance is located a minimum of 10 metres from adjacent entrances to the satisfaction of the Manager of Public Works.
7. ☐ _____

Comments: _____

OFFICIAL PLAN:

Application **conforms** to the Township Official Plan policies, Section(s) **6.1.1 (iv), 6.2.3.2, 6.2.3.3 (c), (d) & (g), 7.12.14, 7.12.16 (iv)**.

Severed Parcel:

- a) Proposed Use: Residential.
- b) Land Use Designation(s): Hamlet.
- 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.
- b) Land Use Designation(s): Hamlet.
- 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) **9.2.4 (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: Rural (RU).
- e) The recommended zoning of the severed parcel would be: Hamlet Residential (HR).

Retained Parcel(s):

- a) The retained parcel **does not conform** to the Township Zoning By-Law provisions, Section(s) **9.2.4 (b)**.
- b) ☒ A rezoning **is** 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).
- e) The recommended zoning of the retained parcel would be: Hamlet Residential (HR).

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 22, 2023

Amended Date: _____