



COUNTY OF PETERBOROUGH
MUNICIPAL APPRAISAL FORM

APPLICANT: Ken & Loraine Moore

FILE B – 170-22

LOT: 2, CON.: 3 MUNICIPAL WARD: Dummer

911 address: 668 Fourth Line Road-S-Dummer, Roll #: 1522-020-001-03900, 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. [X] 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.
3. [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 11.0 of the Scoped Natural Heritage Evaluation (sNHE) prepared by Oakridge Environmental Ltd. (ORE) dated December 2022.
4. [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.
5. [X] The survey illustrate the severed parcel is located within the Potential Development Area (PDA) as identified on Figure 7 of the sNHE prepared by ORE dated December 2022.
6. [ ] \_\_\_\_\_
7. [ ] \_\_\_\_\_

Comments: The test hole inspection fee of \$150 has been paid (March 7, 2023). However the inspection has not been completed as of the submission of this MAF.

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 (d) & (e), 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: Agricultural & Residential.
b) Land Use Designation(s): Rural & Provincially Significant Wetland.
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) 9.2.4 (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) 9.2.1 (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: Rural (RU) & Environmental Conservation, Provincially Significant Wetland (EC)(P)).
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: March 20, 2023

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