



COUNTY OF PETERBOROUGH
MUNICIPAL APPRAISAL FORM

APPLICANT: David & Sylvia Robinson (Kevin Duguay, Agent)

FILE B - 28-23

LOT: 10, CON.: 3 MUNICIPAL WARD: Douro

911 address: 1110 County Road 4, Roll #: 1522-010-002-12000, 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. [] 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. [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.
7. [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 6.1 & 6.1.1 of the Scoped Environmental Impact Study prepared by Beacon Environmental Limited dated May 2022.
8. [X] A test hole for the septic system be inspected. Note: the fee has been paid, however the owner wishes to hold off on the inspection until the crop comes off in July.
9. [] _____
10. [] _____

Comments: Note: Culvert road crossing at this location, review site grading plan to ensure no future road drainage issues.

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 (a), (d) & (e), 6.1.1 and 7.12.

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): OPA No. 72 (15OP-22006).

Retained Parcel(s):

- a) Proposed Use: Agricultural
b) Land Use Designation(s): Rural & Extractive Industrial.
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) 3.27 (b), 9.1.1, 9.2.1 (a) & (b), 19.1.1.
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 (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: May 9, 2023

Amended Date: _____