



COUNTY OF PETERBOROUGH
MUNICIPAL APPRAISAL FORM

APPLICANT: David and Debra Brown

FILE B - 116-21 Amended - REVISED (Amended MAF)

LOT: 5, CON.: 2 MUNICIPAL WARD: Douro

911 address: 400 Douro First Line, Roll #: 1522-010-002-05800, Island # or other: \_\_\_\_\_

APPLICATION FOR: Creation of a new lot \_\_\_\_\_

RECOMMENDATION:

Application does not conform to the Official Plan. Severed parcel does not conform to the Zoning By-Law. Retained parcel conforms to the Zoning By-Law. The Township does not recommend 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. 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. 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.

Comments: The Township supports the revised location and more regular shape of the severed parcel as presented by Mr. Clark, CCS Consulting on August 24, 2023 and attached to this MAF.

According to the attached sketch, the severed parcel is outside of the 145 metre MDS Arc and within 99 metres of the unevaluated wetland and 90 metres of the seepage area to the south.

Should the proposed severed lot be relocated outside of the MDS Arc, but within 120 metres of a key hydrologic feature, confirmation is required, to the satisfaction of the Township and County of Peterborough, that a 30 metre vegetation protection zone (VPZ) has been identified and that the proposed lot is located outside of the VPZ as required by Section 4.2.4 of the Growth Plan.

The revised location of the severed parcel be reviewed by the Manager of Public Works to ensure that a safe entrance is possible.

The revised location of the severed parcel would be located outside of the MDS Arc and would meet the minimum lot area and minimum lot frontage requirements for a residential use in the Rural Zone (S. 9.2.4 (a) & (b)).

OFFICIAL PLAN:

Application does not conform to the Township Official Plan policies, Section(s) 6.2.2.3(d), 6.2.2.5(e), & 7.2.3.

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 with residence.
b) Land Use Designation(s): Rural and 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 does not conform to the Township Zoning By-Law provisions, Section(s) 3.23.
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: \_\_\_\_\_.
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) 9.1.1, 9.2.1(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: \_\_\_\_\_.
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 does not support a rezoning and/or minor variance.

Completed By: Christina Coulter

Date: June 7, 2023

Amended Date: August 24, 2023