



COUNTY OF PETERBOROUGH
MUNICIPAL APPRAISAL FORM

APPLICANT: LDPYC Holdings Inc. c/o Jim Middleton (EcoVue Consulting)

FILE B - 70-23

LOT: 31 & 32, CON.: 9 MUNICIPAL WARD: Dummer

911 address: Miles Road & Miles Shore Road, Roll #: 1522-020-005-43600, Island # or other: \_\_\_\_\_

APPLICATION FOR: Addition to a Lot - Roll # 1522-020-005-44800

RECOMMENDATION:

Application conforms to the Official Plan. Severed parcel does not conform 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] Rezoning of the severed parcel to the satisfaction of the Municipality.
2. [X] A building location survey be prepared for the severed parcel and the parcel to which it is to be added in order to assist with the Rezoning.
3. [X] A Merger Agreement is to be entered into between the Transferor, Transferee and Municipality, pursuant to Section 51(26) and Section 53(12) of the Planning Act, R.S.O., 1990, and registered on title to merge the severed parcel with the abutting (or separated) land identified by property roll # 1522-020-005-44800, such that these 2 parcels shall be considered as one lot and shall not be dealt with separately. The current fee is \$250.00. (To be used in the case of an addition to a lot which was previously created by severance, plan of subdivision or is physically separated). OR
4. [X] The solicitor for the applicant is to provide an undertaking, whereby they inform the Committee, in writing, that the lands are being conveyed to an abutting property owner and a merger of title shall take place. (To be used in the case of an addition to a lot which had not been created by severance - usually created before subdivision control began in 1979).
5. [ ] \_\_\_\_\_

Comments: \_\_\_\_\_

OFFICIAL PLAN:

Application conforms to the Township Official Plan policies, Section(s) 6.2.2.7 (a), 7.12.1, 7.12.10, 7.12.21, 7.12.5, 8.1(d).

Severed Parcel:

- a) Proposed Use: Lakeshore 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: Rural.
b) Land Use Designation(s): Rural and Environmental Constraint.
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) 9.1.
b) [X] A rezoning is 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: Limited Service Residential (LSR). However a Special District Zone may be required if the existing shed and the dwelling at 1442 Miles Shore Road E do not meet required setbacks (i.e. 3.1.2 (d) and 7.2.1).

Retained Parcel(s):

- a) The retained parcel conforms to the Township Zoning By-Law provisions, Section(s) 9.1.1, 9.1.3, 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).
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: September 12, 2023

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