



COUNTY OF PETERBOROUGH
MUNICIPAL APPRAISAL FORM

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

FILE B - 71-23

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: Creation of a right-of-way _____

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] An Agreement is to be entered into between the Applicant & the Municipality and registered on title at the applicants expense which would recognize the recommendations of the Township Fire Chief outlined in Section 2 (1) (a) - (g) below.
2. [X] In accordance with Section 7.12.10 of the Official Plan, the Township Fire Chief has provided the following comments:
1. Although the new road (B-71-23) doesn't need to meet municipal road standards, in order to expect emergency services, the roadway needs to meet fire access route design. For the connecting road proposed, this is what we would expect:
(a) Have a clear width of not less than 6 m (19'8") unless it can be established by the Township that a lesser width is satisfactory.
(b) Have an overhead clearance of not less than 5 m (16'5") unless it can be established by the Township that a lesser clearance is satisfactory.
(c) Corner radius sufficient to allow fire department vehicles clear unobstructed turning
(d) Be designed to support the expected apparatus loads imposed by the equipment of the Municipal Service provider and be surfaced and/or treated with material designed to permit accessibility under all climate conditions.
(e) Bridges on Private Roads must be engineered to withstand the weight of the aforementioned apparatus.
(f) Private Roads are to be maintained free of Obstacles, as well as pot holes, snow, ice, and foreign debris.
(g) Private Roads that provide access to more than one property cannot be obstructed by an Obstacle (including parked cars) that may impede through traffic.

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.

Severed Parcel:

- a) Proposed Use: Right-of-Way in favour of others.
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 conforms to the Township Zoning By-Law provisions, Section(s) 3.51.
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) 9.1.1, 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: _____

2023-09-12

This document is available in 12 pt. font if required for accessibility.

B-71-23 MAF