



COUNTY OF PETERBOROUGH
MUNICIPAL APPRAISAL FORM

APPLICANT: Jesse & Deborah Murphy

FILE B – **65-23**

LOT: 15, CON.: 8 MUNICIPAL WARD: Dummer

911 address: 1076 County Road 40, Roll #: 1522-020-002-07701, 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. ☒ **\$1250** Cash-in-lieu of parkland fee be paid to the Municipality.
2. ☒ Rezoning of the severed parcel to the satisfaction of the Municipality in order to achieve compliance with Section 5.2.3.3 of the Official Plan.

Comments: The severed parcel is adjacent to a non-active historical cemetery which is zoned Institutional Sub N (I-N) in the Township Zoning By-law. In accordance with the Criteria for Evaluating Archaeological Potential, Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTC), the severed parcel is within an area of archaeological potential and an archaeological assessment is required. PPS policy 2.6.2 states that development and site alteration shall not be permitted in areas of archaeological potential unless significant archaeological resources have been conserved.

The septic inspection indicates the severed parcel is not suitable for on-site sewage disposal, but could be made so by a raised bed.

OFFICIAL PLAN:

Application **conforms** to the Township Official Plan policies, Section(s) **6.2.3.2, 6.2.3.3 (c), (d) & (g), 7.2.7, 5.2.3.3.**

Severed Parcel:

- a) Proposed Use: Residential.
- b) Land Use Designation(s): Hamlet.
- c) The proposed use **is** a permitted one.
- d) Special policies affecting the severed parcel (i.e. OPA): 5.2.3.3 - requires that where the potential presence of an archaeological resource has been identified by the Ministry of Culture, an archaeological study be undertaken by a licensed archaeological consultant pursuant to the Ontario Heritage Act. Should any significant archaeological remains be discovered an appropriate mitigation strategy will be developed and conducted to the satisfaction of the Ministry of Culture.

Development and site alteration may be permitted on lands containing archaeological resources or areas of archaeological potential if significant archaeological resources have been conserved by removal and documentation or preservation on site. Where significant archaeological resources must be preserved on site, only development and site alteration which maintain the heritage integrity of the site will be permitted.

Retained Parcel(s):

- a) Proposed Use: Residential.
- b) Land Use Designation(s): Hamlet.
- 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) **4.1.1, 4.2.1 (a) & (b).**
- 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: Residential (R).
- e) The recommended zoning of the severed parcel would be: to place a holding symbol "H" on the severed parcel. The "H" shall only be removed once an archaeological assessment, including Stage 1 and Stage 2, conducted by a licensed archaeologist has been completed and accepted by the applicable Ministry (i.e. MHSTC, as may be amended).

Retained Parcel(s):

- a) The retained parcel **conforms** to the Township Zoning By-Law provisions, Section(s) **4.1.1, 4.2.1 (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: Residential (R).
- 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: October 3, 2023

2023-10-03

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