



COUNTY OF PETERBOROUGH  
MUNICIPAL APPRAISAL FORM

APPLICANT: Jesse & Deborah Murphy

FILE B – 66-23

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. ☒ 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. ☐ \_\_\_\_\_
4. ☐ \_\_\_\_\_

Comments: 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).

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): \_\_\_\_\_.

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 not** 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: \_\_\_\_\_.

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

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