



COUNTY OF PETERBOROUGH
MUNICIPAL APPRAISAL FORM

APPLICANT: Irwin Inn of Stony Lake Inc. (Dennis Irwin)

FILE B – **87-23**

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

911 address: 1375 Irwin Road, Roll #: 1522-020-005-42700, Island # or other: _____

APPLICATION FOR: Addition to a Lot

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:

- ☒ Rezoning of the severed parcel to the satisfaction of the Municipality.
- ☒ 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.
- ☒ 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 # **1522-020-005-40300**, 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**
- ☒ The solicitor for the applicant is to provide an undertaking, whereby he informs 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).*
- ☒ A test hole for the septic system be inspected. The applicant is responsible for the digging of the test holes. Note: The \$150 fee to inspect test holes to ensure a septic system would be viable has been paid (Receipt #219578).
- ☒ A Surveyor's Real Property Report be completed by an Ontario Land Surveyor with respect to the severed parcel and the parcel it is to be merged with to assist with the rezoning process.

Comments: The severed parcel does not contain the existing two single detached dwellings as noted in Section 21.223.2 a) of the By-law. This provision is applicable to the retained parcel only. Therefore, the severed parcel should be rezoned to the Rural Zone (RU) to reflect the zone of the parcel it is to be added to and to acknowledge the proposed residential use of the severed parcel and the parcel it is to be added to.

OFFICIAL PLAN:

Application **conforms** to the Township Official Plan policies, Section(s) **6.2.2.7 a), 7.12.1 & 7.12.21**.

Severed Parcel:

- Proposed Use: Residential.
- Land Use Designation(s): Rural.
- The proposed use **is** a permitted one.
- Special policies affecting the severed parcel (i.e. OPA): 6.2.2.11 c) vii) s/b 6.2.2.11 d) vii).

Retained Parcel(s):

- Proposed Use: Agricultural.
- Land Use Designation(s): Rural.
- The proposed use **is** a permitted one.
- Special policies affecting the retained parcel (i.e. OPA): 6.2.2.11 c) vii) s/b 6.2.2.11 d) vii).

ZONING BY-LAW:

Severed Parcel:

- The severed parcel **does not conform** to the Township Zoning By-Law provisions, Section(s) **21.223.2 a)**.
- ☒ A rezoning **is** required for the severed parcel.
- ☒ A minor variance **is not** required for the severed parcel.
- The existing zoning of the severed parcel is: Special District 223 (S.D. 223).
- The recommended zoning of the severed parcel would be: Rural (RU).

Retained Parcel(s):

- The retained parcel **conforms** to the Township Zoning By-Law provisions, Section(s) **21.223**.
- ☒ A rezoning **is not** required for the retained parcel.
- ☒ A minor variance **is not** required for the retained parcel.
- The existing zoning of the retained parcel is: S.D. 223.
- The recommended zoning of the retained parcel would be: _____.

General:

- 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 22, 2023

Amended Date: _____