



COUNTY OF PETERBOROUGH
MUNICIPAL APPRAISAL FORM

APPLICANT: Michael & Rebecca Zufelt

FILE B – 100-23

LOT: 1, CON.: 3 MUNICIPAL WARD: Dummer

911 address: 20 Fourth Line Road-S-Dummer, Roll #: 1522-020-001-01900, 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. [X] \$1250 Cash-in-lieu of parkland fee be paid to the Municipality.
2. [X] 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. [X] A test hole for the septic system be inspected to ensure a septic system would be viable – the fee of \$150 has been paid. The applicant is responsible for the digging of the test holes.
4. [] _____
5. [] _____
Comments: _____

OFFICIAL PLAN:

Application conforms to the Township Official Plan policies, Section(s) 6.2.2.2, 6.2.2.3 (d), 6.2.2.5 (a), (d) & (e), 6.1.1 and 7.12.

Severed Parcel:

- a) Proposed Use: 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: Agricultural
b) Land Use Designation(s): Rural.
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) 9.1.5, 9.2.4 (a) & (b).
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) 3.27 (b), 9.1.1, 9.2.1 (a) & (b), 19.1.1.
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) & Environmental Conservation (EC).
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: November 21, 2022

Amended Date: _____