



COUNTY OF PETERBOROUGH  
MUNICIPAL APPRAISAL FORM

APPLICANT: Elizabeth Krabbe

FILE B – **B-72-23**

LOT: 1, CON.: 8 MUNICIPAL WARD: Dummer

911 address: 3282 Dummer-Asphodel Road (County Road 8), Roll #: 1522-020-002-03700, Island # or other: \_\_\_\_\_

APPLICATION FOR: Creation of a new lot - Residential

**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:

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.
3. ☒ A Mitigation Measures Agreement is to be entered into between the Owner and the Municipality and registered on title at the owner's expense, which would recognize the recommendations outlined in Section 7.0 of the Natural Heritage Evaluation (NHE) prepared by Cambium Inc. dated November 11, 2022.
4. ☒ A test hole for the septic system be inspected, there is a fee to inspect test holes to ensure a septic system would be viable – the fee has been paid. The applicant is responsible for the digging of the test holes.
5. ☒ An Ontario Land Surveyor provide a draft survey illustrating the 30 metre VPZ identified on Figure 3 of the NHE prepared by Cambium Inc. dated November 11, 2022 to ensure the severed parcel is located outside of the VPZ and to assist with the rezoning.

Comments: The severed parcel is within the MDS Arc for the livestock facility on the retained lands. The severed parcel is 1.02 ha in size. For a proposed vacant lot that is greater than 1 ha in size, MDS Guideline #41 (4) states that the MDS setback is measured as the shortest distance between a 0.5 ha or larger building envelope and the livestock facility. The severance sketch indicates there is a 0.72 ha area outside of the MDS Arc and therefore, the application complies with the MDS requirements. The portion of the severed parcel within the MDS Arc should be rezoned to prohibit development.

Although the severed parcel exceeds the maximum lot area of 1 ha for a residential lot, portions of the severed parcel are to be used for conservation purposes. The portion of the severed parcel within Vegetation Community 2 should be rezoned to prohibit development in accordance with Section 7.9 (8) and Figures 2 and 3 of the NHE prepared by Cambium Inc. dated November 11, 2022.

**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 & Conservation.
- 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 **does not conform** to the Township Zoning By-Law provisions, Section(s) **9.1.3, 9.1.5, 9.2.1 (a).**
- 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: (RU).
- e) The recommended zoning of the severed parcel would be: (S.D.) & (EC).

Retained Parcel(s):

- a) The retained parcel **conforms** to the Township Zoning By-Law provisions, Section(s) **9.1.1, 9.2.1 (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: (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: February 24, 2024

2023-09-12

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



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