



COUNTY OF PETERBOROUGH
MUNICIPAL APPRAISAL FORM

APPLICANT: Edward & Christine Quigley

FILE B – B-96-23

LOT: 11, CON.: 6 MUNICIPAL WARD: Douro

911 address: 3081 Highway 28, Roll #: 1522-010-003-08700, 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:

- ☒ **\$1250** Cash-in-lieu of parkland fee be paid to the Municipality.
- ☒ Rezoning of the severed parcel to the satisfaction of the Municipality. The rezoning is required to place the Wetland and associated 30 m VPZ in the southeast corner and the area north of the top of bank illustrated on Figure 6 of the sNHE prepared by ORE dated September 2023 within the Environmental Conservation Zone (EC) in order to limit development within these sensitive features.
- ☐ Rezoning of the retained 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 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 11.0 of the Scoped Natural Heritage Evaluation (sNHE) prepared by Oakridge Environmental (ORE) dated September 2023.
- ☒ An Ontario Land Surveyor provide a draft survey ensuring the severed lot does not exceed 1 hectare in lot area in order to comply with Section 6.2.2.5(d)(ii) of the Official Plan. If the severed parcel exceeds 1 hectare in order to accommodate a conservation use then the rezoning must also address Section 9.2.1 (a) & (b) of the By-law for deficient lot area and frontage. The draft survey must also illustrate the top of bank and wetland and waterbody 30 metre VPZ's to ensure the severed parcel is located outside of these features and to assist with the rezoning (see recommendation 11.6 of the sNHE prepared by ORE dated September 2023).
- ☐ _____

Comments: Entrance to be installed on the left (west) side of proposed lot to achieve safe sightlines.

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:

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

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): _____.

ZONING BY-LAW:

Severed Parcel:

- The severed parcel **conforms** to the Township Zoning By-Law provisions, Section(s) **9.1.5, 9.2.4 (a) & (b).**
- ☒ 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: RU.
- The recommended zoning of the severed parcel would be: (RU) & (EC).

Retained Parcel(s):

- The retained parcel **conforms** to the Township Zoning By-Law provisions, Section(s) **9.1.1, 9.2.1 (a) & (b), 19.1.1.**
- ☒ 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: (RU) & (EC).
- The recommended zoning of the retained parcel would be: (RU) & (EC).

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: March 12, 2024

Amended Date: _____

2024-02-24

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