



COUNTY OF PETERBOROUGH
MUNICIPAL APPRAISAL FORM

APPLICANT: Brad O'Neill (EcoVue)

FILE B - 57-24

LOT: 32, CON.: 10 MUNICIPAL WARD: Dummer

911 address: 2404 Julia's Shore Road East, Roll #: 1522-020-005-51904, Island # or other: _____

APPLICATION FOR: Creation of an easement

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. [] 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 - current fees are \$150 per severed lot severed and applicant is responsible for the digging of the test holes.
2. [] _____
3. [] _____

Comments: Section 6.2.15.3 of the OP states that the placing or removal of fill of any kind whether originating on the site or elsewhere, shall be prohibited within the Environmental Constraint designation except where buildings or structures are intended for flood or erosion control, landscape stabilization or essential utilities. Any works shall be in accordance with the regulations and the approval of the Otonabee Region Conservation Authority. The Planning Letter-Report prepared by EcoVue indicates there is no site alteration required to establish the easement.

**The application indicates that the depth of the severed and retained lots is 188.08 metres, however, the sketch submitted with the application identifies the depths between 88.08 metres and 73.05 metres. The Agent has confirmed the dimensions shown on the consent sketch are correct.

OFFICIAL PLAN:

Application conforms to the Township Official Plan policies, Section(s) 2.3.2.1, 7.12.21.

Severed Parcel:

- a) Proposed Use: to establish an easement for vehicular access, boat access and parking for the benefit of 1820 Stony Lake Island 115 (Roll No. 1522-020-005-83800).
b) Land Use Designation(s): Lakeshore Residential and Environmental Constraint.
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): Lakeshore Residential and Environmental Constraint.
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) 3.51.
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: (LSR).
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) 7.1.2, 3.11.3, 3.28.1.
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: (LSR).
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: August 20, 2024

Amended Date: _____

FILE: B-57-24
DATE: June 19, 2024

Notice of Application For Consent

- TO:
- Municipality
 - Planning Department
 - Public Health
 - Twp Septic Review
 - (ORCA) (CVCA) (KRCA) CP Rail
 - Public Works
 - City of Peterborough
 - Ministry of Transportation (K) (B)
 - Trent Severn Waterway
 - Chief, First Nation Council
 - Other
 - Bell Canada
 - KPR & PVNCCD School Boards

Pursuant to Section 3(8) of Ontario Regulation 197/96, under the Planning Act, I am enclosing a copy of an application for Consent, for your review and comments to the Peterborough County Land Division Office.

An application for Consent has been made by **Brad O'Neil** .

Purpose and Effect

The purpose of the application is to request the consent of the Land Division Office to the conveyance of a parcel of land having a frontage of approximately **42.41m** and an area of approximately **0.1228 hectares**.

The effect of the application is to create an easement for access to island property utilizing existing driveway

Location of Land

Municipality: (Ward of) **Dummer** Lot **32** Concession **10**. Plan _____ Block _____
911 Address: 2404 Julia's Shore Road East

Other Planning Act Applications: This land is the subject of the application is the subject of another application under the Planning Act for:

- Official Plan Amendment: File Number _____
- Zoning By-Law Amendment: File Number _____
- Minor Variance: File Number _____
- Minister's Zoning Order Amendment: File Number _____

Decision and Appeal

If you wish to be notified of the decision in respect of the proposed consent, you must make a written request to the Land Division Office at the address noted below.

If a person or public body, that files an appeal of a decision in respect of the proposed consent, does not make a written submission to the Land Division Office before it gives or refuses to give a provisional consent, then the Local Planning Appeal Tribunal may dismiss the appeal.

Last Day for Receiving Comments:

Pursuant to Section 53 (14) of the Planning Act, if an application is made for a consent and a decision regarding the application is not made within 60 days after the day the application is received by the Land Division Office, the applicant may appeal to the Local Planning Appeal Tribunal. It is the policy of the Land Division Committee that there be 35 consecutive days allowed for agencies to submit their comments.

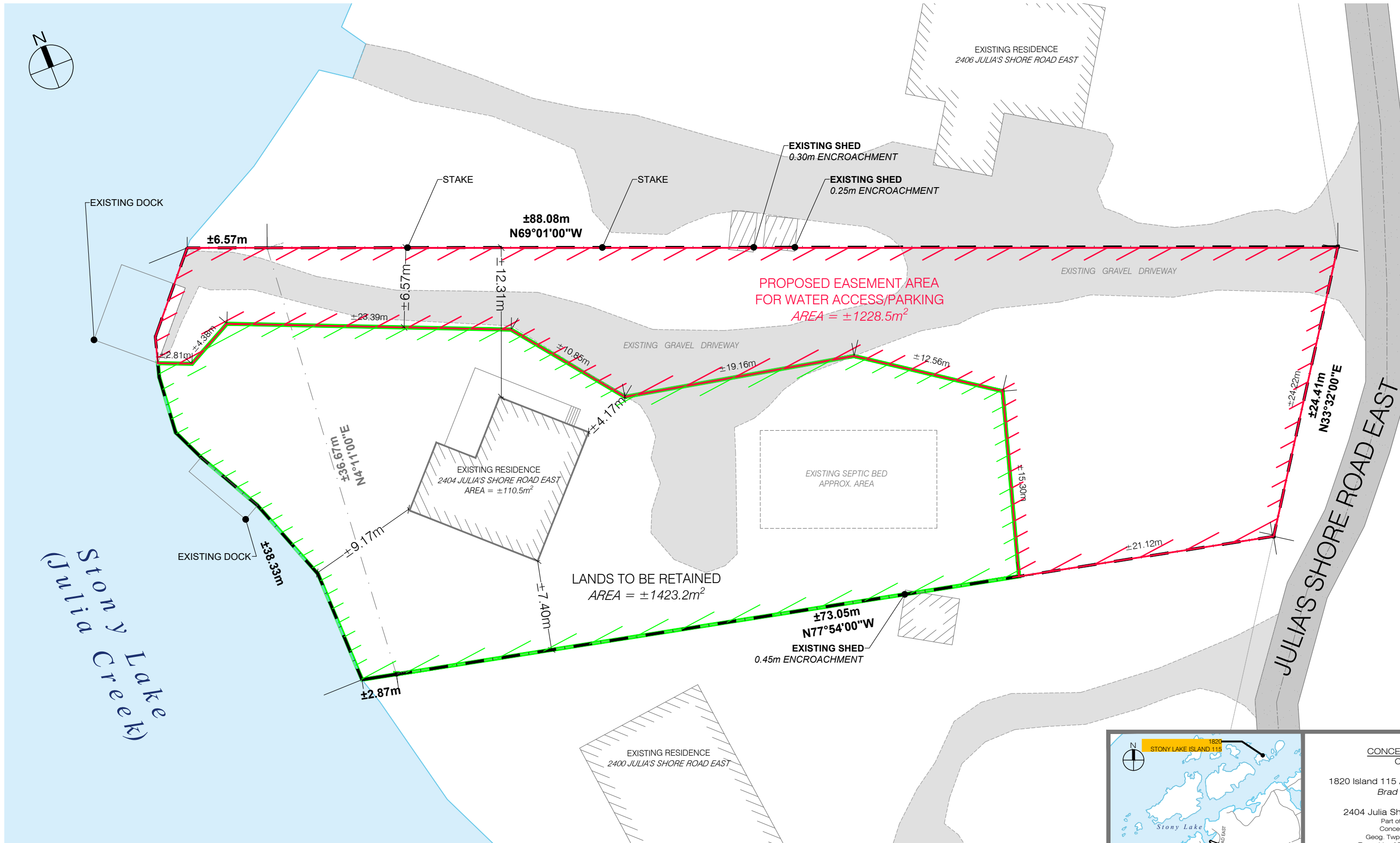
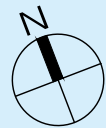
Therefore, your comments are required to be received prior to July 24, 2024. If comments are not received, prior to this date, the Committee may proceed with the hearing of this application.

Please quote the name of the applicant and the file number, which is located at the top right hand corner of the application form, on your correspondence which is directed to this office.




Additional information regarding this application will be available to the public for inspection between 8:30 a.m. to 4:30 p.m. - Monday to Friday at:

**County of Peterborough, Land Division Office,
County Court House, 470 Water Street, Peterborough, Ontario. K9H 3M3**

If you require this information in an accessible format, please contact Ann Hamilton at ahamilton@ptbocounty.ca 705-743-0380 extension 2406



LEGEND

-  Subject Property
-  Proposed Easement Area
-  Lands to be Retained

NOTES:

1. Property boundaries are approximate. Derived from survey sketch provided by Elliot and Parr Peterborough LTD. O.L.S., June 6th, 2017




CONCEPT PLAN
CP1

1820 Island 115 Access Easement
Brad O'Neill

2404 Julia Shore Road East
Part of Lot 32
Concession 10
Geog. Twp. of Dummer
Township of Douro-Dummer
County of Peterborough

Project Number: 24-2690
Drawn By: MC
Horiz. Scale: 1:300
Revision Date: April 29, 2024

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