



COUNTY OF PETERBOROUGH
MUNICIPAL APPRAISAL FORM

APPLICANT: Joe & Amanda Kelly

FILE B - 29-24

LOT: 5, CON.: 8 MUNICIPAL WARD: Dummer

911 address: 474 County Road 40, Roll #: 1522-020-002-05100, Island # or other: \_\_\_\_\_

APPLICATION FOR: Creation of a new lot - Residential (West Lot/Lot 2)

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 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 5.0 of the Natural Heritage Evaluation prepared by D.M. Wills dated March 2024.
4. [X] The draft survey prepared by the OLS demonstrate that the severed parcel is located outside of the 30 m Buffer as illustrated on Figure 5 - Constraints Map in the Natural Heritage Evaluation prepared by D.M. Wills.
5. [ ] \_\_\_\_\_

Comments: Township Public Works - brushing 10 m each side of severance entrance for 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:

- 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 / Residential.
b) Land Use Designation(s): Rural and Locally Significant Wetland.
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: (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) 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: (RU) & (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: September 10, 2024

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

FILE: B-29-24 Lot 2  
DATE: March 27 2024

**Notice of Application For Consent**

- TO:
- Municipality
  - Planning Department
  - Public Health
  - (ORCA)
  - Septic Comments
  - North Kawartha
  - Douro Dummer
  - (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 **Joe & Amanda Kelly** .

**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 **140 m** and an area of approximately **0.6 hectares**.

The effect of the application is to create a new residential lot

**Location of Land**

Municipality: (Ward of) **Dummer** Lot **5** Concession **6**. Plan \_\_\_\_\_ Block \_\_\_\_\_  
911 Address: 474 County Road 40

**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 May 1, 2024.** If comments are not received, prior to this date, the Committee may proceed with the hearing of this application.

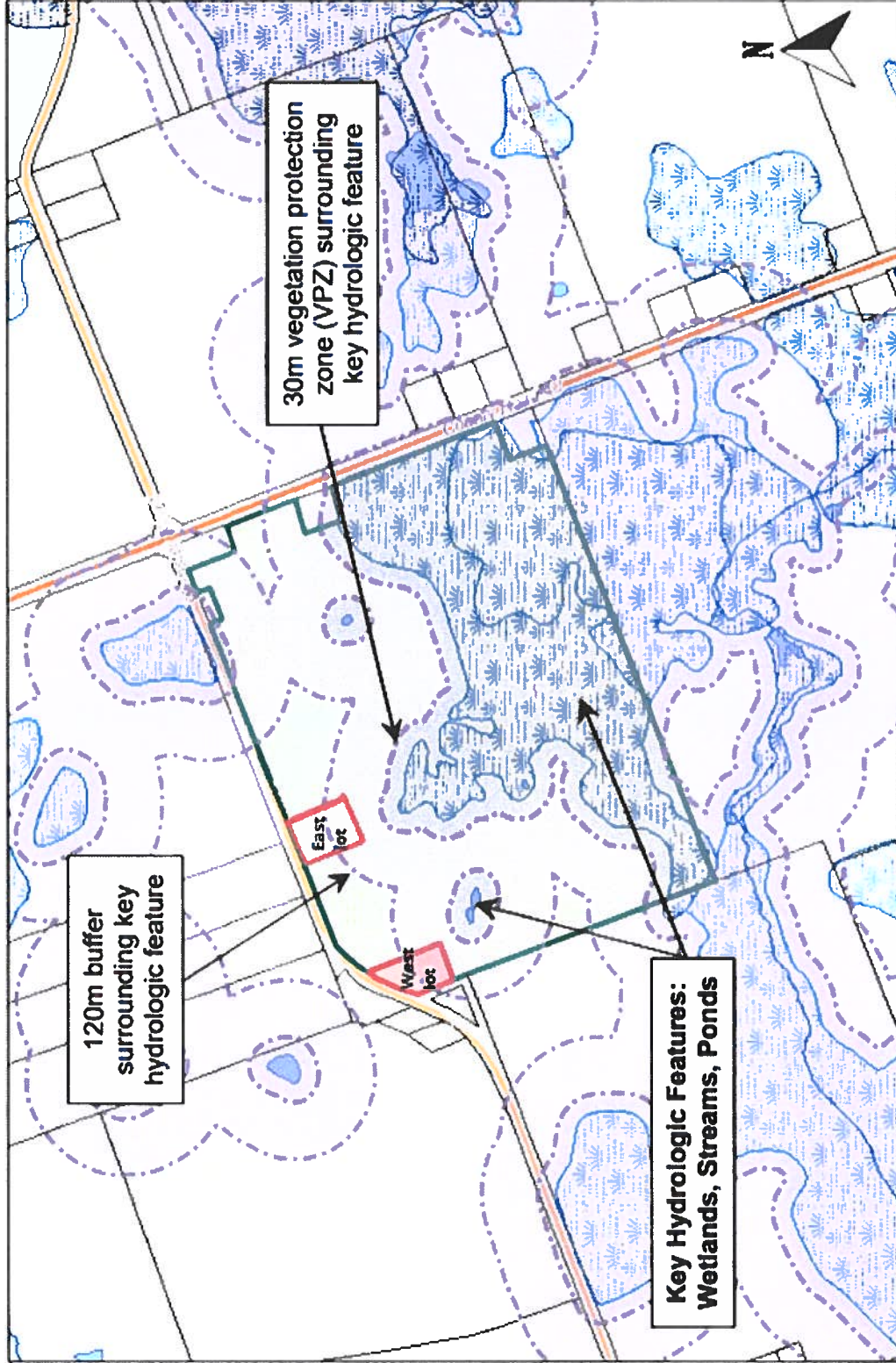
Please quote the name of the applicant and the file number, which is located at the top right hand corner of the application form, on your correspondence which is directed to this office.

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

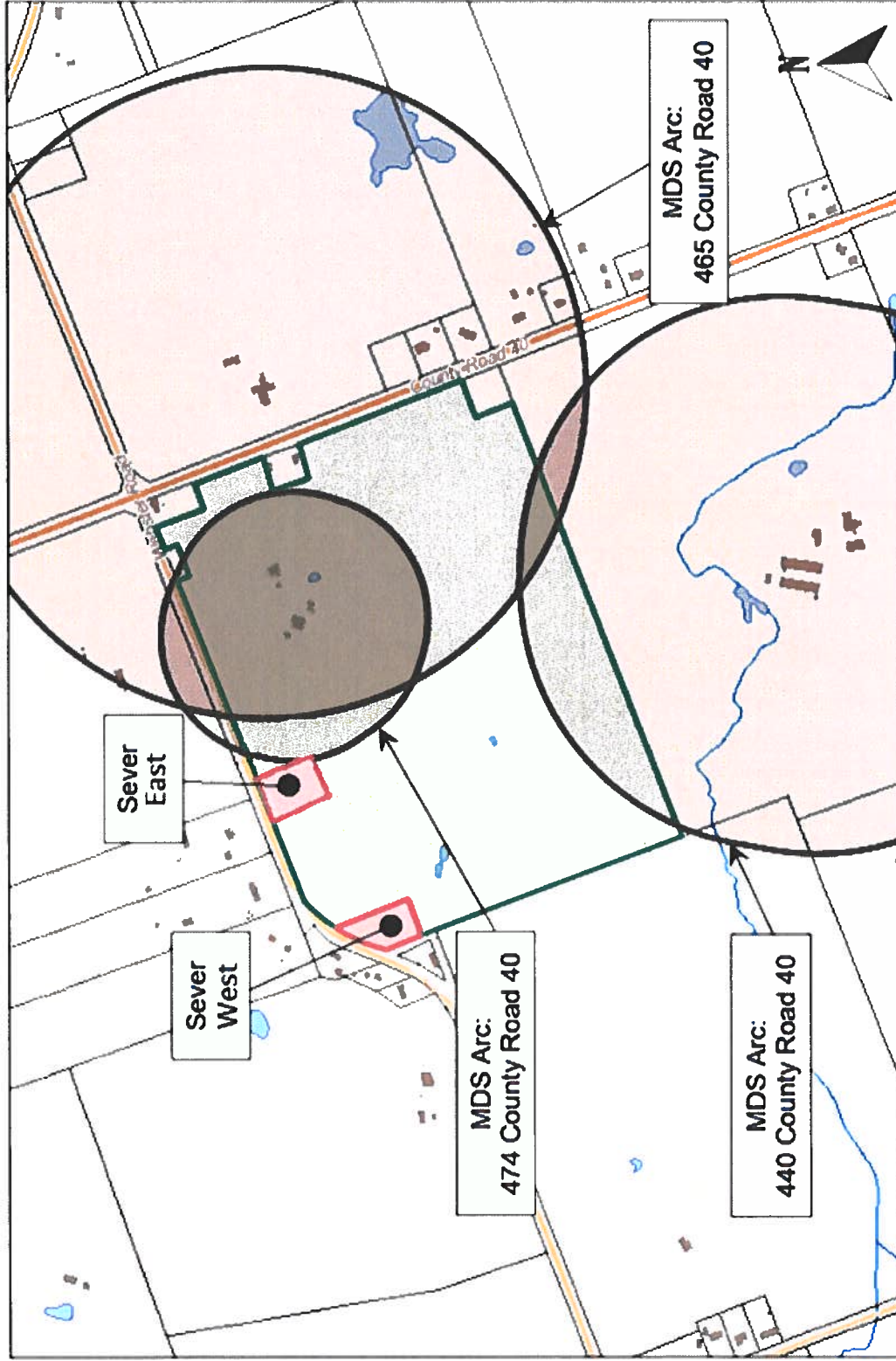
**Roll # 1522-020-002-05100**  
**Constraints Mapping – Key Hydrologic Features**



**NOTE:** New development, including lot creation, is not permitted across water features, within wetland boundaries or within the 30-metre vegetation protection zone; any development proposed within the 120 metre buffer surrounding a wetland or stream will require a Natural Heritage Evaluation (NHE).

Scale (metric)  
1:10,000

**Roll # 1522-020-002-05100**  
**Minimum Distance Separation (MDS) Requirements**



**NOTE:** New development, including lot creation, must be located outside the MDS arc(s) shown above. MDS arcs are larger where the proposal will result in a cluster of 4 or more residential lots.

Scale (metric)  
1:10,000



Land to be Retained

395000/122000 (N) to barn

300m (91.4m)

50.0m (164.04m)

Proposed well

Land to be Sealed

500000/152000

50.0m (164.04m)

300m (91.4m)

Proposed

410.0m (1345.14m)

Krishan and Rachel Stillman

Unknown Owners

1272

Western Road

Ron and Jackie Vandenberg

1264

