



COUNTY OF PETERBOROUGH
MUNICIPAL APPRAISAL FORM

APPLICANT: Brenon & Wendy Carruthers

FILE B - 71-24

LOT: 17 & 18, CON.: 3 MUNICIPAL WARD: Dummer

911 address: 1372 Fourth Line Road-S-Dummer, Roll #: 1522-020-003-33300, Island # or other: _____

APPLICATION FOR: Addition to a Lot (to Roll No. 1522-020-003-33400)

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. [X] A Merger Agreement is to be entered into between the Transferor, Transferee and Municipality, pursuant to Section 51(26) and Section 53(12) of the Planning Act, R.S.O., 1990, and registered on title to merge the severed parcel with the abutting (or separated) land identified by property roll # 1522-020-003-33400, such that these 2 parcels shall be considered as one lot and shall not be dealt with separately. (To be used in the case of an addition to a lot which was previously created by severance, plan of subdivision or is physically separated). OR
2. [X] The solicitor for the applicant is to provide an undertaking, whereby he informs the Committee, in writing, that the lands are being conveyed to an abutting property owner and a merger of title shall take place. (To be used in the case of an addition to a lot which had not been created by severance - usually created before subdivision control began in 1979).
3. [] _____
4. [] _____

Comments: Although the severed parcel does not meet the minimum lot area and minimum lot frontage requirements for an agricultural use in the (RU) zone, the parcel is being added to an adjacent parcel in the same zone. The property, as merged, will meet the lot area and frontage requirements. Therefore, a rezoning or minor variance is not required.

OFFICIAL PLAN:

Application conforms to the Township Official Plan policies, Section(s) 6.2.2.7 (a), 7.12.21.

Severed Parcel:

- a) Proposed Use: Agricultural _____
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) 9.2.1(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).
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).
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 11, 2024

Amended Date: _____

FILE: B-71-24
DATE: July 26, 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 **Brendon & Wendy Carruthers** .

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 **0m** and an area of approximately **6 hectares**.

The effect of the application is to create an addition to an existing rural lot

Location of Land

Municipality: (Ward of) **Dummer** Lot **17&18** Concession **3**. Plan _____ Block _____
911 Address: 1372 Fourth Line Road S Dummer

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 August 30 , 2024. If comments are not received, prior to this date, the Committee may proceed with the hearing of this application.

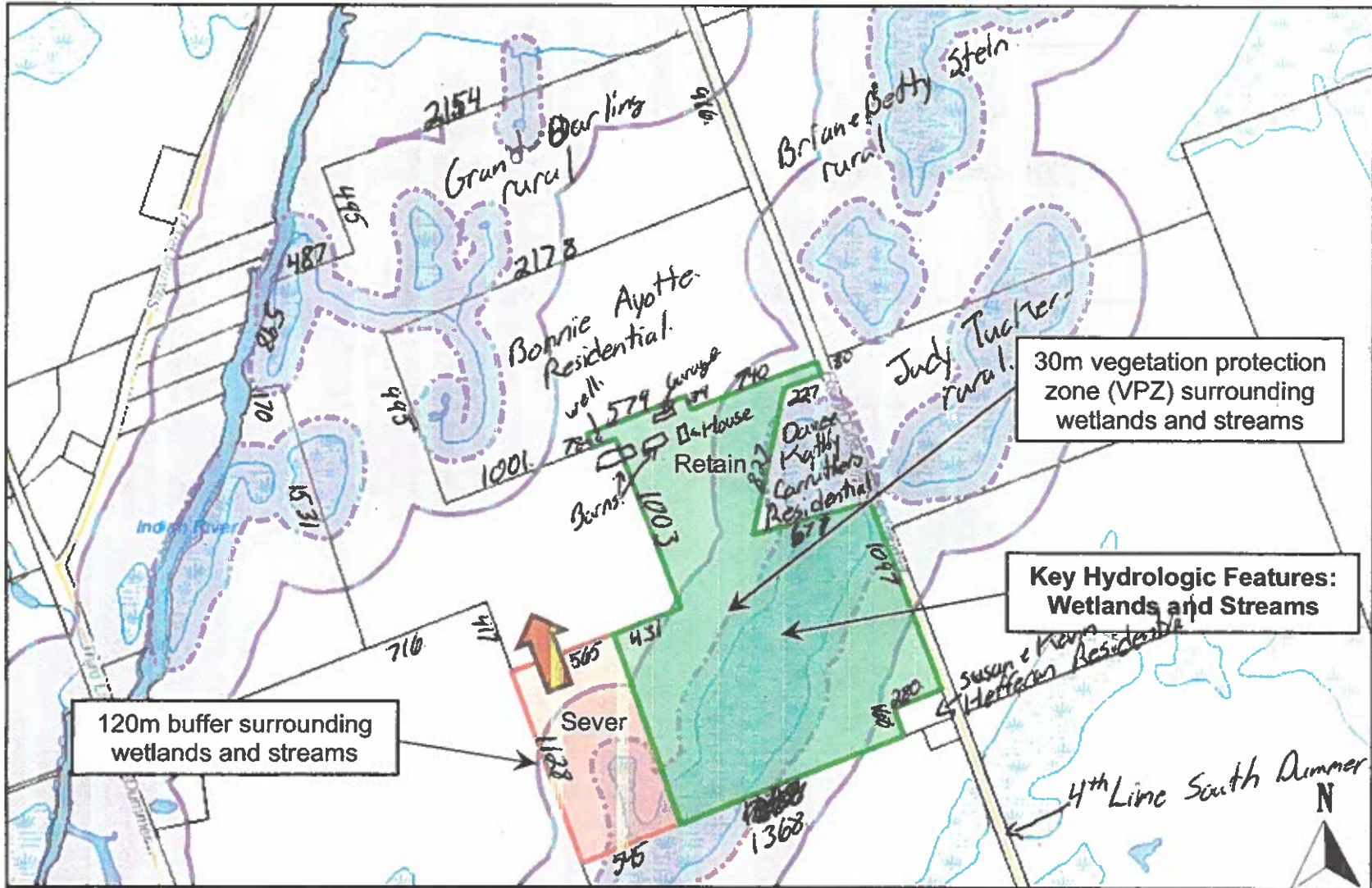
Please quote the name of the applicant and the file number, which is located at the top right hand corner of the application form, on your correspondence which is directed to this office.

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

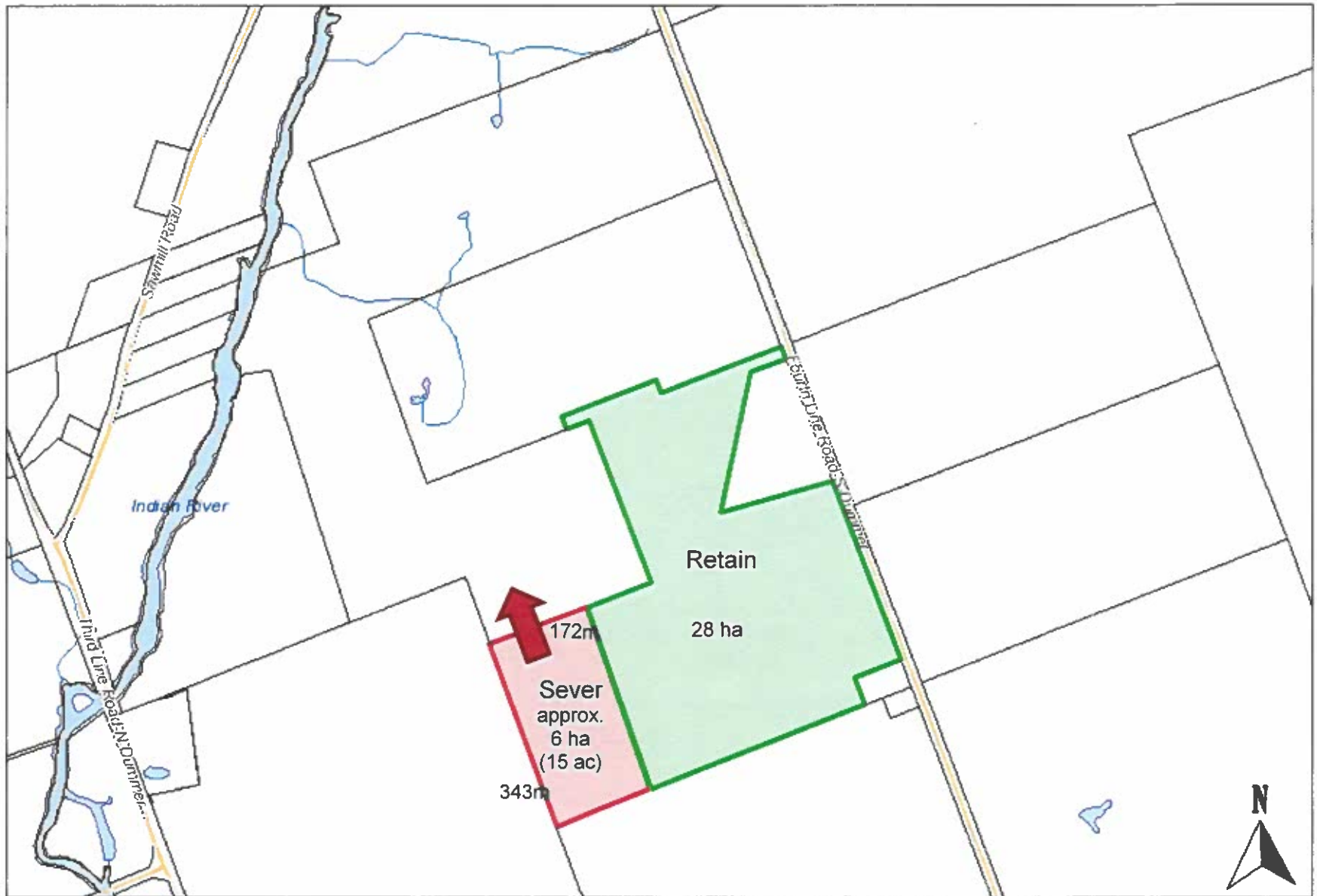
Roll # 1522-020-003-33300
Special Features Mapping – Key Hydrologic Features



NOTE: New development, including lot creation, is not permitted across streams, 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 # 1522-020-003-33300
Lots 17 & 18, Concession 3, Dummer Ward



Roll #'s 1522-020-003-33400 & 1522-020-003-33300
Final Property Configuration After Lot Additions

