

## COUNTY OF PETERBOROUGH

## MUNICIPAL APPRAISAL FORM

| LOT: 17 & 18 CON.: 3 MUNICIPAL WARD: Dummer  | APPLICANT: <u>Brenon &amp; Wendy Carruthers</u>  | FILE B - <u>71-24</u>  |
|--|--|--|
| 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.   A Merger Agreement is to be entered into between the Transferor, Transferee and Municipality, pusuant 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 for separated) land identified by properly off #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). QR  2.   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 adultion to a lot which had not been created by severance—usually created before subdivision control began in 1979).  3.   3.   3.   3.   3.   3.   3.   3  |  | 77.27  |
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| Application <u>conforms</u> to the Official Plan. Severed parcel <u>does not conform</u> to the Zoning By-Law. The Township <u>recommends</u> this application. If the application is approved. The following conditions are requested:  1.   A Merger Agreement is to be entered into between the Transferor, Transfere and Municipality, pursuant to Section 51(24) 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 in 1522-03-03-3340), 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 lat which was previously created by severance, plan of subdivision or is physically separated). 28.  2.  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 lat which had not been created by severance—usually created before subdivision control began in 1979).  3.   4.   3.   4.   3.   4.   4.   5.   6.   6.   6.   6.   6.   6.   6   | APPLICATION FOR: Addition to a Lot (to Roll No. 1522-020-003-33400)  |  |
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| 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 (g), 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): b) Land Use Designation(s): Rural c) The 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):  D) Land Use Designation(s): Rural c) The proposed use is a permitted one. d) Special policies affecting the retained parcel (i.e. OPA):  D) Land Use Designation(s): Rural c) The proposed use is a permitted one. d) Special policies affecting the retained parcel (i.e. OPA):  D) Land Use Designation(s): Rural c) The severed parcel does not conform to the Township Zoning By-Law provisions, Section(s) 9.2.1(a) & (b). b) A rezoning is not required for the severed parcel. d) The existing 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) 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 would be: d) The existing zoning of the retained parcel would be: d) The recommended zoning of the retained parcel would be: d) The recommended zoning of the retained parcel would be: d) The existing zoning of the retained parcel would be: d) The recommended zoning of the retained parcel would be: d) The recommended zoning of the retained parcel would be: d) The recommended zon | pursuant to Section 51 (26) and Section 53(12) of the Planning Act, R.S.O, 1990, title to merge the severed parcel with the abutting (or separated) land identified # 1522-020-003-33400, such that these 2 parcels shall be considered as one locally with separately. (To be used in the case of an addition to a lot which was proseverance, plan of subdivision or is physically separated). OR  2. The solicitor for the applicant is to provide an undertaking, whereby he inform in writing, that the lands are being conveyed to an abutting property owner title shall take place. (To be used in the case of an addition to a lot which had not severance – usually created before subdivision control began in 1979).  3. | and registered on<br>ed by property roll<br>of and shall not be<br>reviously created by<br>and a merger of |
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| a rezoning and/or minor variance.  Completed By: Christina Coulter  Date: September 11, 2024   | General:   |  |
| Completed By: Christina Coulter Date: September 11, 2024   |  | , Council <b>supports</b>  |
| Amended Date:  | <u> </u>   | ptember 11, 2024   |
|  | Ame  | ended Date:  |

County of Peterborough Land Division Committee fax: 705-876-1730

Reply to: Ann Hamilton (705) 743-3718, 1-800-710-9586, Ext. 2406 Idivision@ptbocounty.ca

7ILE: B-71-24 DATE: July 26, 2024 **Notice of Application For Consent** TO: Municipality Public Works Other Planning Department City of Peterborough ⊠Bell Canada Septic Comments Ministry of Transportation (K) (B) Public Health Trent Severn Waterway ☐ KPR & PVNCCD School Twp Septic Review Chief, First Nation Council Boards (ORCA) (CVCA) (KRCA) CP Rail Pursuant to Section 3(8) of Ontario Regulation 197/96, under the Planning Act, I am enclosing a copy of an

Pursuant to Section 3(8) of Ontario Regulation 197/96, under the Planning Act, I am enclosing a copy of ar 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 exisitng rural lot

|          | _  | _   |   |
|----------|----|-----|---|
| Location | Ωf | Lan | d |

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

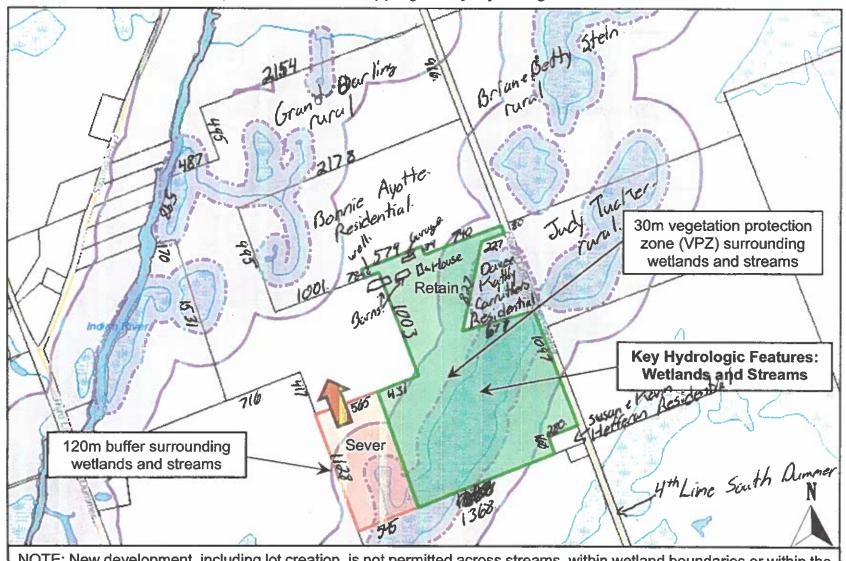
Please quote the name of the applicant and the file number, which is located at the top right hand corner of the application form, on your correspondence which is directed to this office.

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

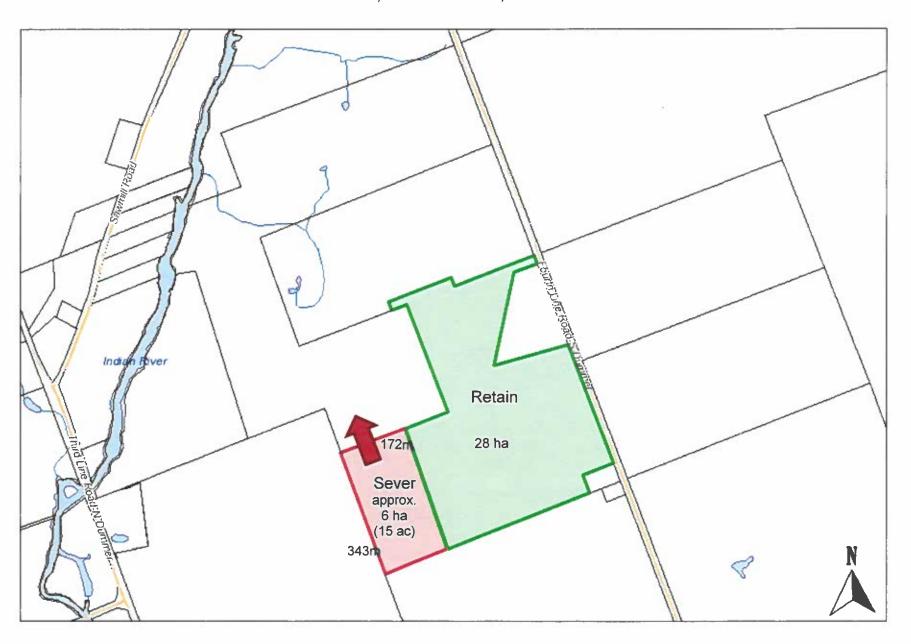
Roll # 1522-020-003-33300 Special Features Mapping – Key Hydrologic Features



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

