



COUNTY OF PETERBOROUGH
MUNICIPAL APPRAISAL FORM

APPLICANT: Scott Vollering

FILE B - B-84-24

LOT: 4, CON.: 4 MUNICIPAL WARD: Douro

911 address: 295 Douro Fourth Line, Roll #: 1522-010-002-14400, Island # or other: \_\_\_\_\_

APPLICATION FOR: Addition to a Lot (to Roll No. 1522-010-002-14410)

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 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.
2. [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 # 1522-010-002-14410, such that these 2 parcels shall be considered as one lot and shall not be dealt with separately.
3. [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.
4. [ ] \_\_\_\_\_
5. [ ] \_\_\_\_\_

Comments: Although the severed parcel does not meet the minimum lot area and minimum lot frontage requirements for a single detached dwelling 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 and will serve to enhance an existing deficient lot. 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: Residential - existing.
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) 9.2.4 (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) \_\_\_\_\_.
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 11, 2024

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

FILE: B-84-24  
DATE: August 8, 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 application for Consent, for your review and comments to the Peterborough County Land Division Office.

An application for Consent has been made by **Scott Vollerling**.

**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 **23m** and an area of approximately **0.15 hectares**.

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

**Location of Land**

Municipality: (Ward of) **Douro** Lot **4** Concession **4**. Plan \_\_\_\_\_ Block \_\_\_\_\_  
911 Address: 295 Douro Fourth Line

**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 September 12, 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

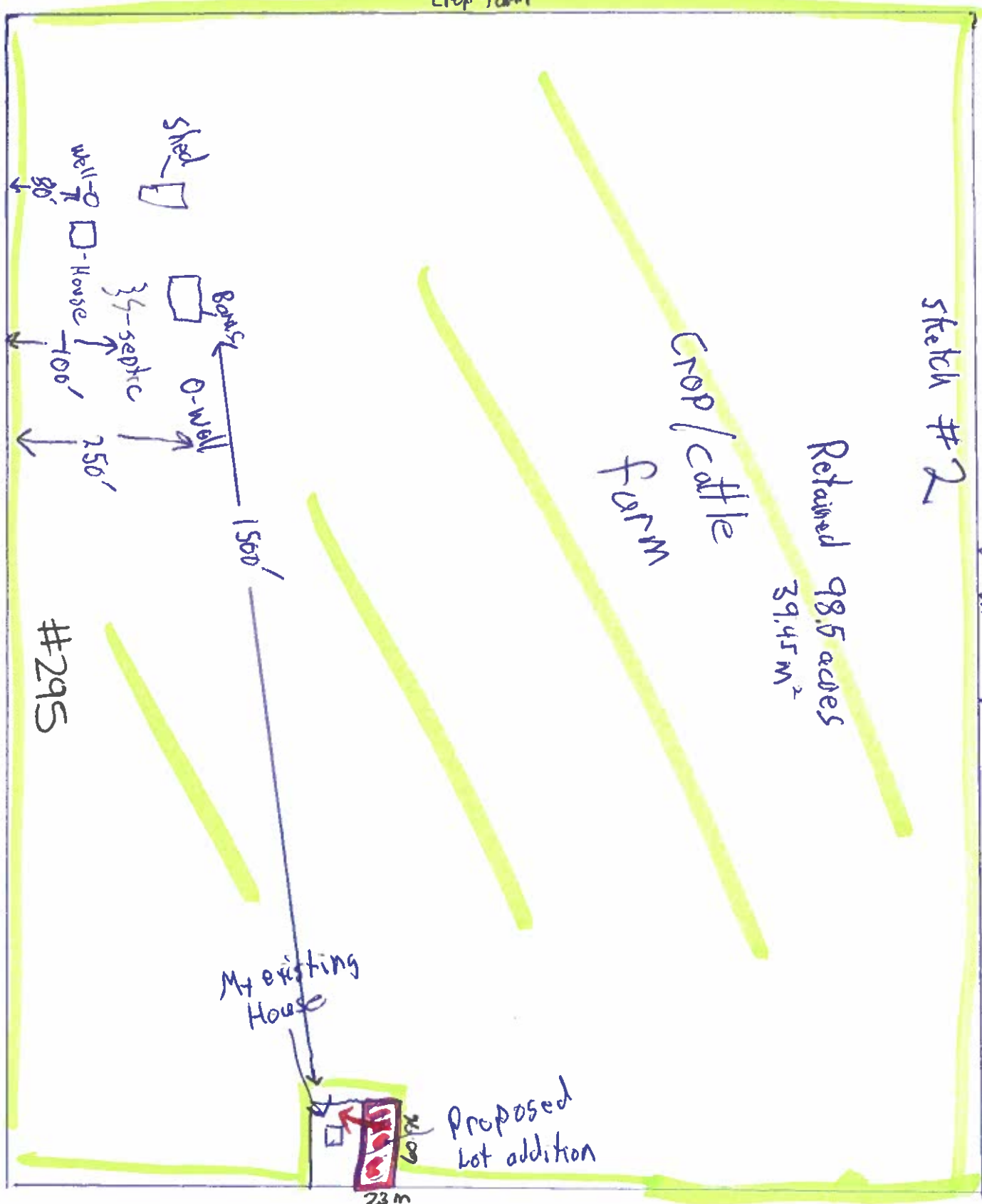
↑ N

John Conroy  
crop farm

Sketch #2

Retained 98.5 acres  
39,450 m<sup>2</sup>

Crop/cattle  
farm



#295

Dairy 4th Line

Existing House

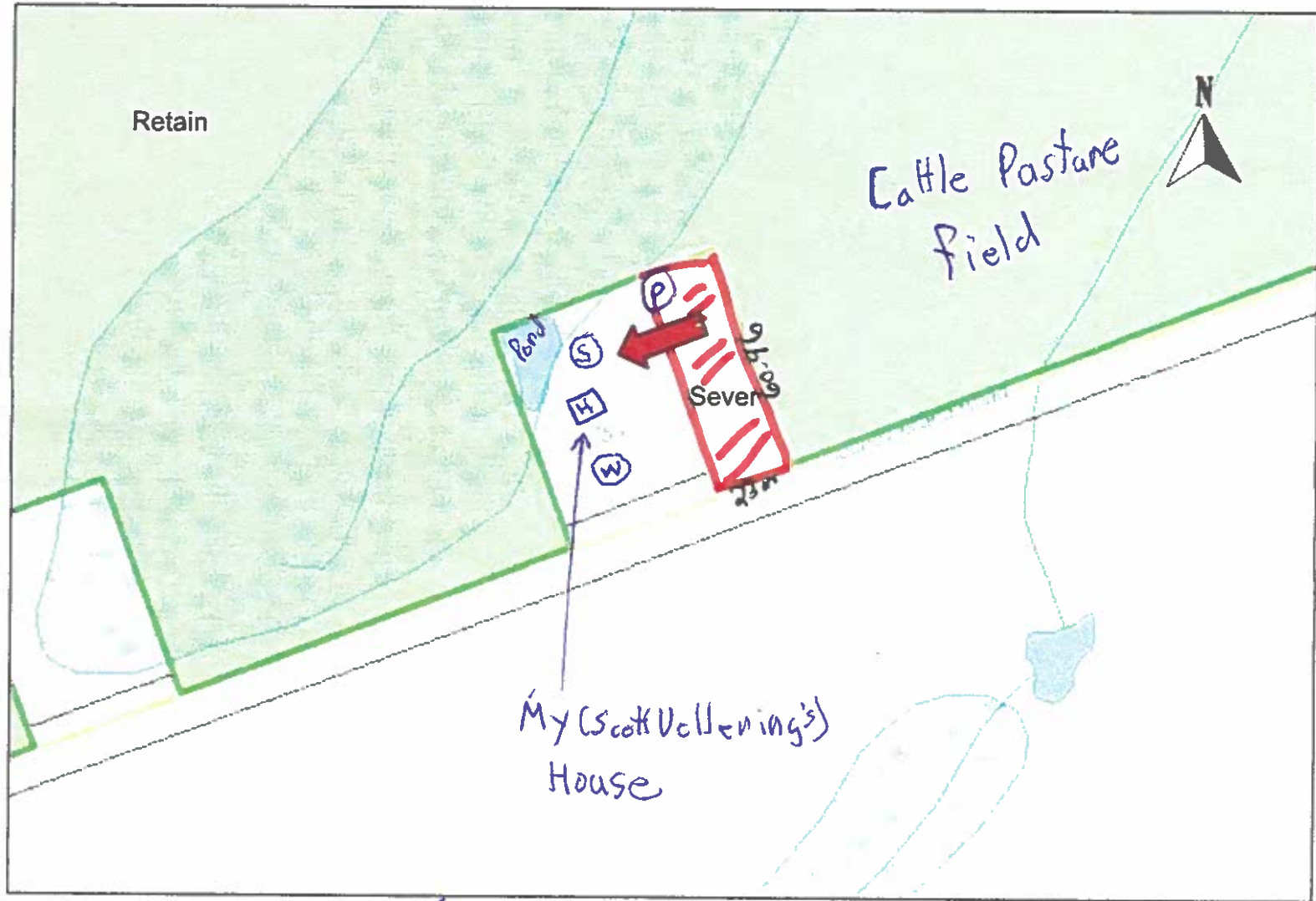
Proposed lot addition

23m  
60m

Cooney Island Road

Jim Fleming crop farm

Sketch #1



House to well 40'  
House to septic bed 60'

Scale (metric)  
1:2,400

H = House  
W = well  
S = Septic  
P = Solar Panels