



COUNTY OF PETERBOROUGH
MUNICIPAL APPRAISAL FORM

APPLICANT: Darlene Armstrong

FILE B - 79-24

LOT: 30, CON.: 7 MUNICIPAL WARD: Dummer

911 address: 2661 County Road 6, Roll #: 1522-020-005-27803, Island # or other: \_\_\_\_\_

APPLICATION FOR: Creation of a new lot \_\_\_\_\_

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] \$1250 Cash-in-lieu of parkland fee be paid to the Municipality.
2. [X] Rezoning of the severed parcel to the satisfaction of the Municipality.
3. [ ] Rezoning of the retained parcel to the satisfaction of the Municipality.
4. [X] 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. The fee has been paid.
5. [X] The existing buildings, structures and setbacks be shown on the draft R-Plan and if any deficiencies are found then they are to be addressed through the rezoning application.
6. [ ] \_\_\_\_\_
7. [ ] \_\_\_\_\_

Comments: A rezoning is required for the severed parcel to permit the existing accessory structures to remain on the property without a primary dwelling. The rezoning should permit all uses permitted in the Residential Zone (R) and capture any deficiencies if they are found (i.e. lot coverage, setbacks, height etc.).

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: Residential - existing.
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) 3.1.11.
b) [X] A rezoning is 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: Special District.

Retained Parcel(s):

- a) The retained 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 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 13, 2024

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

FILE: B-79-24  
DATE: July 30, 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 **Darlene Armstrong**.

**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 **85.95 m** and an area of approximately **0.45 ha**.

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

**Location of Land**

Municipality: (Ward of) **Dummer** Lot **30** Concession **7**. Plan \_\_\_\_\_ Block \_\_\_\_\_  
911 Address: 2661 County Road 6

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

- |   |                   |
|---|-------------------|
| <input type="checkbox"/> Official Plan Amendment:           | File Number _____ |
| <input type="checkbox"/> Zoning By-Law Amendment:           | File Number _____ |
| <input type="checkbox"/> Minor Variance:                    | File Number _____ |
| <input type="checkbox"/> 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 3 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



# WILDFIRE GOLF COURSE

COUNTY Rd 6

#2649  
ARMSTRONG-  
DEAN

#  
2675  
ELLIS

159.60 FT

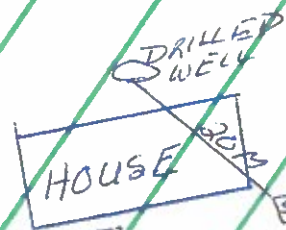
192.60 FT

537.30 FT

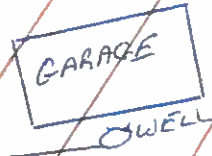
ENTRANCE  
282 FT

255.54 FT

SEVER



#  
2661



35' TOR

85M



RETAIN

231.65 FT

519.19 FT

266.93 FT

WOODS.

ERICOR TIM  
DRAINS

FIELD