



COUNTY OF PETERBOROUGH
MUNICIPAL APPRAISAL FORM

APPLICANT: Art & Margaret Van Spronsen

FILE B - 23-24

LOT: 6, CON.: 3 MUNICIPAL WARD: Douro

911 address: 458 Douro Second Line, Roll #: 1522-010-002-10700, Island # or other: _____

APPLICATION FOR: Creation of a new lot _____

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 September 2023.
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.

5. [] _____
6. [] _____
Comments: _____

OFFICIAL PLAN:

Application conforms to the Township Official Plan policies, Section(s) 6.2.2.2, 6.2.2.3 (b) & (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
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 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).
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: October 24, 2024

Amended Date: _____

FILE: B-23-24
DATE: March 14, 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 North Kawartha Trent Severn Waterway
 Douro Dummer Chief, First Nation Council
 (ORCA) (CVCA) (KRCA) CP Rail 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 **Art & Margaret Van Spronsen**.

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 **86.05m** and an area of approximately **0.40 hectares**.

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

Location of Land

Municipality: (Ward of) **Douro** Lot **6** Concession **3**. Plan _____ Block _____
911 Address: 458 Douro Second Line

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 April 11, 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



Legend

- Subject Property
- Area of Assessment
- Delineated Wetland
- Wetland Buffer (30 m)
- Proposed Severance

Figure 5 - Constraints Map

Natural Heritage Evaluation

458 Douro Second Line, Township of Douro-Dummer, Ontario



D.M. Wills Associates Limited
150 Jameson Drive
Peterborough, Ontario
Canada K9J 0B9

P. 705.742.2297
F. 705.741.3568
E. wills@dmwills.com

Drawn By	TD	Scale	1:1,000
Checked	SF	Date	2024-02-29
Project No.	7508	Drawing File No.	Figure 5



Legend

- Subject Property
- Area of Assessment
- Proposed Severance
- Delineated Wetland
- Wetland Buffer (30 m)

Figure 5 - Constraints Map

Natural Heritage Evaluation
 458 Douro Second Line, Township of Douro-Dummer, Ontario



D.M. Wills Associates Limited
 150 Jameson Drive
 Peterborough, Ontario
 Canada K9J 0B9

P. 705.742.2297
 F. 705.741.3568
 E. wills@dmwills.com

Drawn By	TD	Scale	1:1,000
Checked	SF	Date	2024-02-29
Project No.	7508	Drawing File No.	Figure 5