



COUNTY OF PETERBOROUGH
MUNICIPAL APPRAISAL FORM

APPLICANT: Marwood Payne

FILE B - 88-24

LOT: 6 & 7, CON.: 7 MUNICIPAL WARD: Dummer

911 address: 459 Seventh Line Road-Mid-Dummer, Roll #: 1522-020-002-01000, Island # or other: _____

APPLICATION FOR: Creation of a new lot - existing residential

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] Rezoning of the severed parcel to the satisfaction of 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] That the Building Department be contacted and verification is received to ensure that all of the components of the existing sewage system on the severed lot are located in compliance with the Ontario Building Code (OBC). There is a \$150 fee per severed lot. The fee has been paid.
4. [X] An Ontario Land Surveyor provide a measurement of the frontage on the severed portion to assist with the rezoning.
5. [X] The existing buildings and septic system components and setbacks from the new lot lines be shown on the draft R-Plan and if any deficiencies are found then a rezoning/minor variance will be required.

Comments: If access to the retained parcel is proposed from a portion of the unopened road allowance, improvements to the municipal road allowance will be required as outlined in the policy.

Section 3.1.2 (d) of the Zoning By-law requires that no component of any private sewage system shall be located within 3.1 metres of any side lot line. With a 3 metre setback, the septic system on the severed parcel does not meet the minimum setback requirement. However, the Township passed By-law No. 2024-62 on October 15, 2024 which would remove this requirement. The appeal period for By-law No. 2024-62 expires November 5, 2024. If there are no appeals, the setback of the septic system on the severed parcel would comply with the Zoning By-law. Notwithstanding compliance with this provision of the Zoning By-law, the location of the sewage system must be reviewed to ensure it complies with the OBC.

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 - 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) 21.252.2.1.1 (a), 3.1.2 (d).
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: (S.D. 252).
e) The recommended zoning of the severed parcel would be: S.D. #.

Retained Parcel(s):

- a) The retained parcel conforms to the Township Zoning By-Law provisions, Section(s) 21.252.1.1, 9.1.1, 21.252.2.1.1 (a), 9.2.1 (a).
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: (S.D. 252).
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: _____

2024-10-21

This document is available in 12 pt. font if required for accessibility.

B-88-24 MAF

FILE: B-88-24
DATE: October 1, 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 **Marwood Payne**.

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 **7m** and an area of approximately **0.75 hectares**.

The effect of the application is to create a new residential lot including the existing dwellings.

Location of Land

Municipality: (Ward of) **Dummer** Lot **6 & 7** Concession **7**. Plan _____ Block _____
911 Address: 459 7th Line Rd Mid-Dummer

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 November 5, 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:

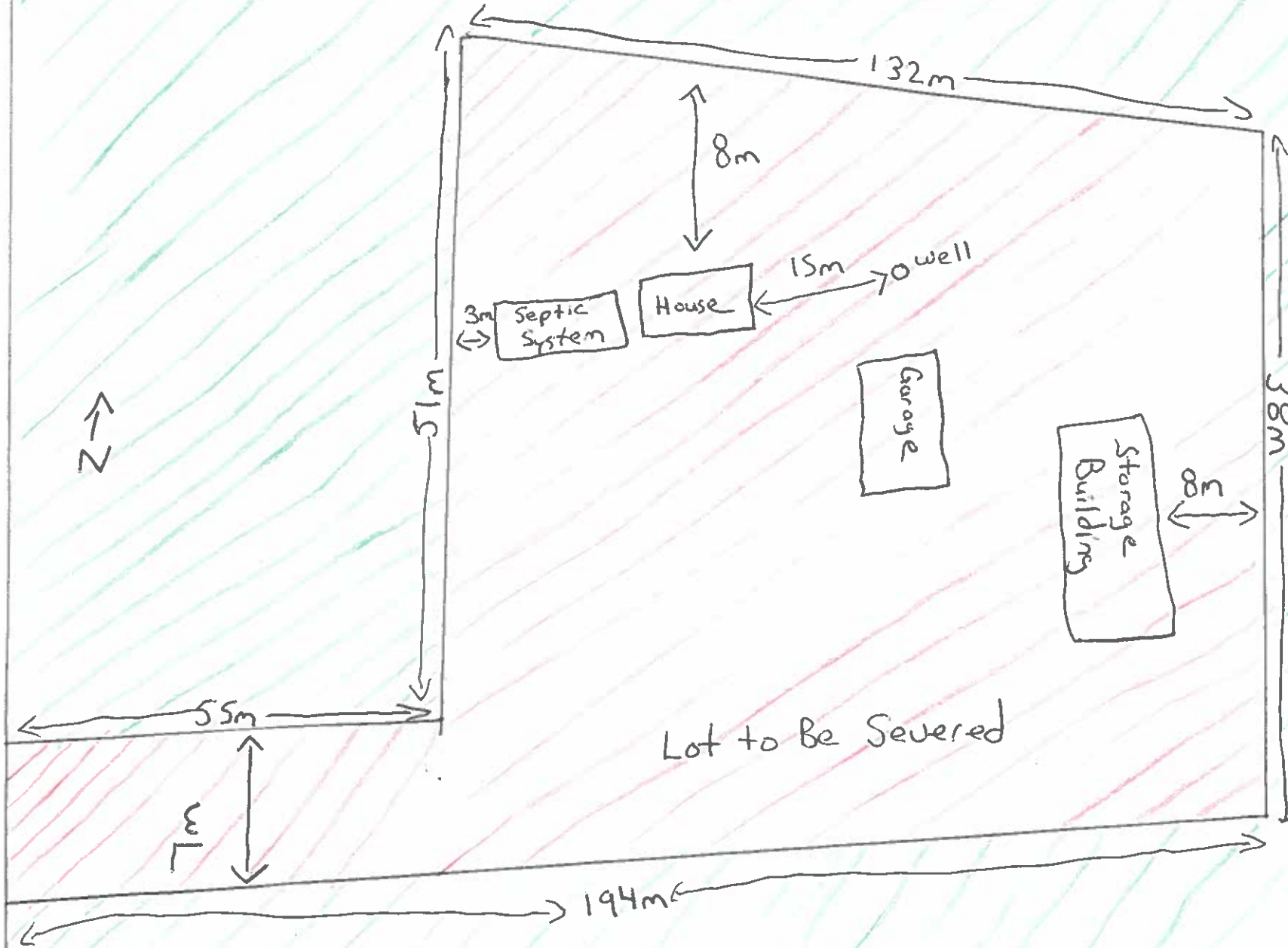
**County of Peterborough, Land Division Office,
County Court House, 470 Water Street, Peterborough, Ontario. K9H 3M3**

If you require this information in an accessible format, please contact Ann Hamilton at ahamilton@ptbocounty.ca 705-743-0380 extension 2406

Bill Frick

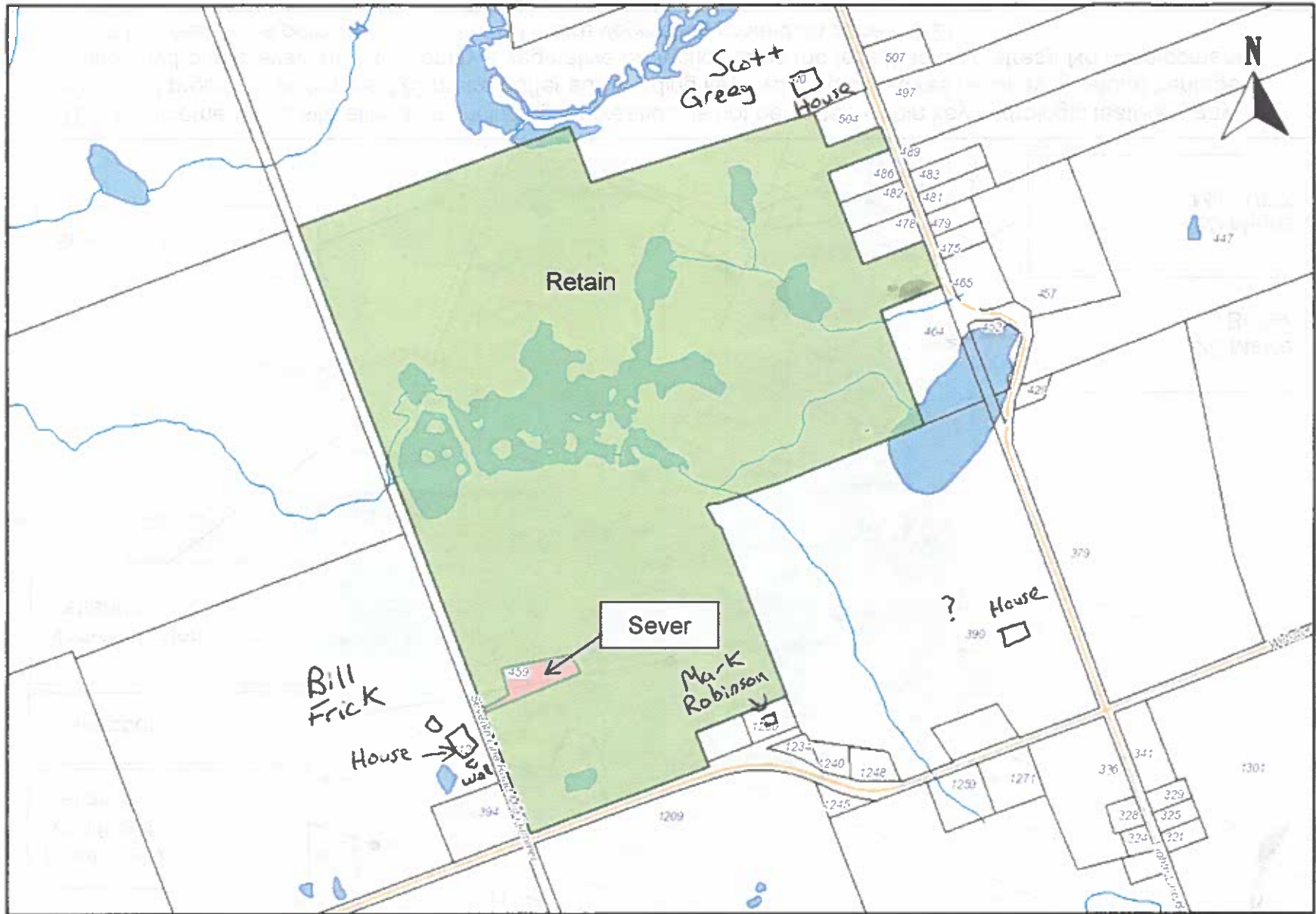
T+H Line Rd
Mid-Dummer

Unmaintained Section
of TTH Line



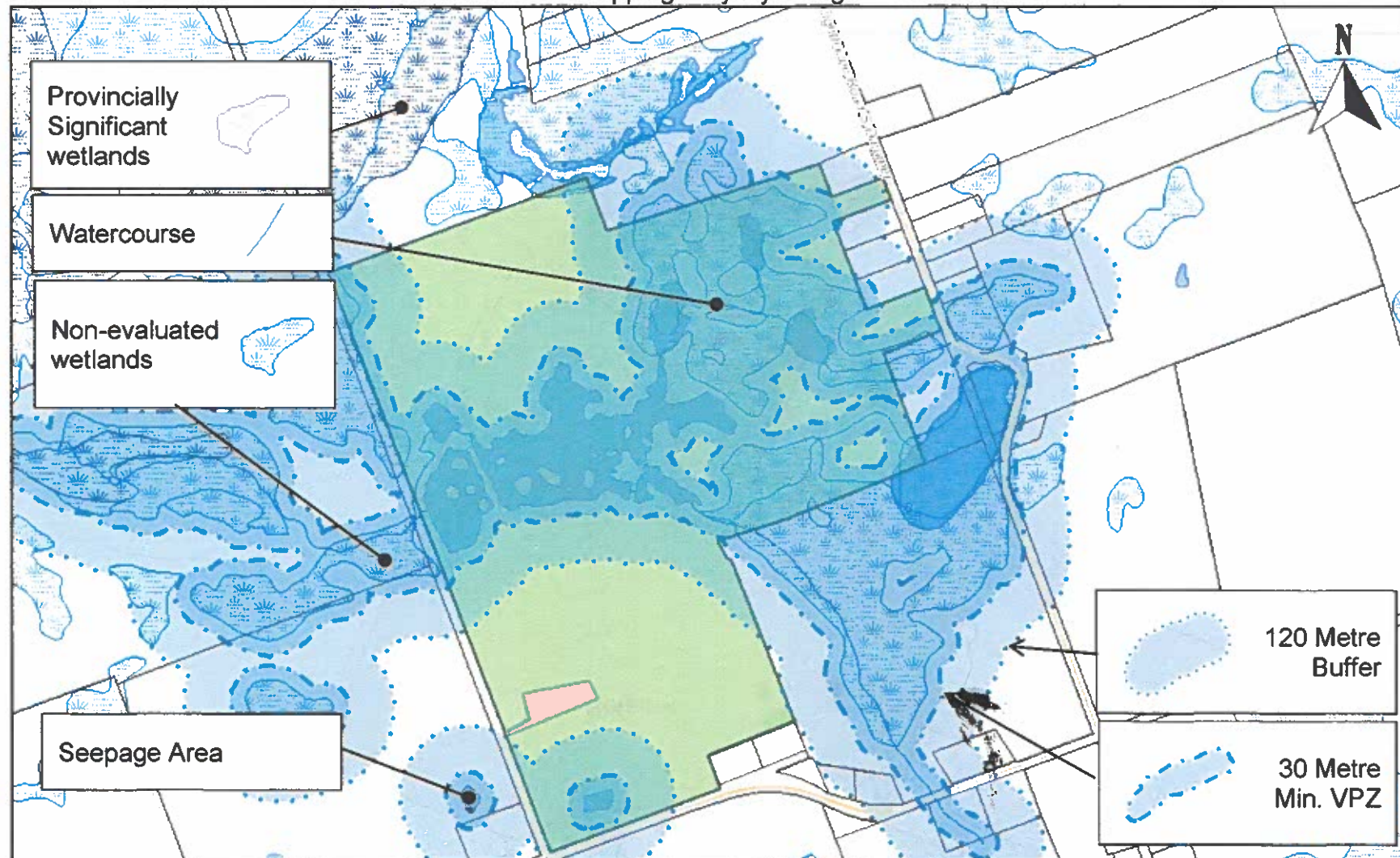
Lot to Be Severed

Roll #1522-020-002-01000
Lot 6 & 7, Concession 7, Dummer Ward



Scale (metric)
1:8,000

Roll #1522-020-002-01000
Lot 6 & 7, Concession 7, Dummer Ward
Constraints mapping: Key Hydrologic Features



NOTE: Development and site alteration, including lot creation, is not permitted within key hydrologic features; any development proposed within the 120 metre buffer surrounding key hydrologic features requires a natural heritage evaluation/hydrologic evaluation to identify a vegetative protection zone (no less than 30 metres). No development, including lot creation, is permitted within the 30 metre vegetation protection zone (VPZ).

Scale (metric)
1:8,000