



COUNTY OF PETERBOROUGH
MUNICIPAL APPRAISAL FORM

APPLICANT: Ken Condon

FILE B - 89-24

LOT: 10, CON.: 6 MUNICIPAL WARD: Douro

911 address: 1020 Centre Road, Roll #: 1522-010-003-08300, 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. [] _____
4. [] _____

Comments: The Manager of Public Works has indicated a safe entrance is possible for the severed parcel. Access to the severed parcel is to use the existing gated field entrance, and will require to be updated to a residential entrance.

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: 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-89-24
DATE: October 4, 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 **Ken Condon**.

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 **48m** and an area of approximately **0.41**.

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

Location of Land

Municipality: (Ward of) **Douro** Lot **10** Concession **6**. Plan _____ Block _____
911 Address: 1020 Centre Road

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 22, 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:

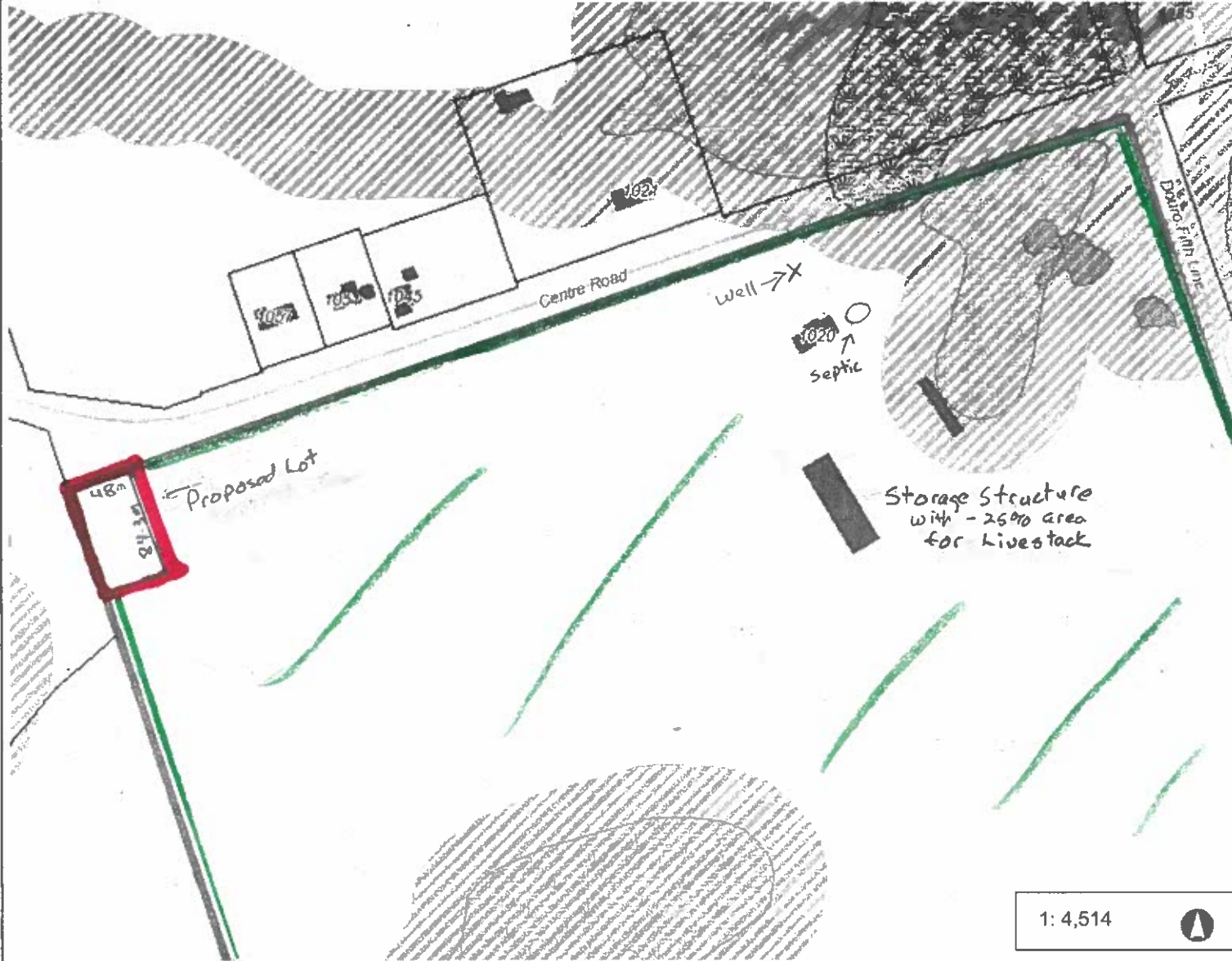
**County of Peterborough, Land Division Office,
County Court House, 470 Water Street, Peterborough, Ontario. K9H 3M3**

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



County of Peterborough

County of Peterborough



Legend

Roads < 50,000

- PRIV : Private: PRIV
- City Arterial
- City Collector and Local
- - - City Owned Unclassified
- Provincial
- County
- Township
- Water Access Only

Outside Roads < 50,000

- Major Roads
- Local Roads

- Building Footprints
- First Nations
- Civic Address
- Parcel Fabric
- Parcel First Nations - Canada I
- ORCA Regulated Areas
- Clean Water Act Policies Apply
- Provincially Significant Wetland
- Locally Significant Wetlands
- Non-evaluated Wetlands
- Lakes - Local Scale
- Municipal Boundary - Upper Ti
- <all other values>
- COUNTY OF PETERBOROUGH

1: 4,514



229.3 0 114.66 229.3 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Roll #1522-010-003-07900 & 1522-010-003-08300
Lot 9/10 Concession 6 Douro
Condon

July 29, 2022

Minimum Distance Separation (MDS)



NOTE: New development, including lot creation, must be located outside the MDS arc(s) shown above.

Scale (Metric)
1:10,800