



COUNTY OF PETERBOROUGH
MUNICIPAL APPRAISAL FORM

APPLICANT: Paul & Jennifer Kidd

FILE B - 81-24

LOT: 26, CON.: 4 MUNICIPAL WARD: Dummer

911 address: 2095 County Road 6, Roll #: 1522-020-004-17810, 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 does not conform 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] Rezoning of the retained parcel to the satisfaction of the Municipality.
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 7.0 of the Natural Heritage Evaluation (NHE) prepared by Cambium Inc. dated April 16, 2024.
4. [X] The survey demonstrate that the eastern lot line of the severed lot be a straight line that ensures a minimum side yard setback of 1.5 metres from the existing well and a minimum side yard setback of 4.1 metres from the existing septic system.
5. [X] The existing buildings and setbacks from the new lot lines and the 30 m VPZ be shown on the draft R-Plan and if any deficiencies are found then they be addressed through the rezoning. The draft R-Plan must also demonstrate that the severed lot does not exceed 1 hectare in area and the depth does not encroach into the MDS I arc for the livestock facility on the retained parcel (To be confirmed but at least 108 m based on the PSR).
6. [ ] \_\_\_\_\_
7. [ ] \_\_\_\_\_

Comments: The wetlands and 30 m Vegetation Protection Zone (VPZ) as illustrated on Figure 3 of the NHE prepared by Cambium on the severed and retained parcels be rezoned so that the existing vegetation cover is maintained and allowed to naturally self-sustain (i.e., no vegetation removals or grading) (NHE Section 7.0, subsection 2) and to permit the existing structures only.

The rezoning for the retained parcel, on those areas outside of the wetlands and 30 m VPZ, shall include the use of a Holding Symbol (H) in accordance with Section 3.15 of the Zoning By-law. The Holding Symbol is to reflect that a building permit shall not be issued until such time as any new supply well installed on-site be sampled at least once for those parameters outlined in Column 2, Schedule 5 of the document titled Landfill Standards: A Guideline On The Regulatory And Approval Requirements For New Or Expanding Landfilling Sites (MECP, 2021). In addition, hardness, arsenic, phosphorus, and potassium should also be included as these parameters are referenced in the compliance assessment of the Hall's Glen site. The water quality testing will confirm water treatment needs (if required) as outlined in the D4 Assessment prepared by Cambium Inc., dated March 7, 2023, Section 4.0.

The rezoning for the retained parcel permit a hobby farm (i.e. the existing 459.63 m2 barn, 172.98 m2 shed and 270 m2 drive shed) in advance of a primary dwelling unit (ZBL Ss 9.1.7 & 22.102).

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, 6.2.18.3 (e) and 7.12.

Severed Parcel:

- a) Proposed Use: Residential
b) Land Use Designation(s): Rural and Waste Management Area (Active Site) and Waste Management Area (Former Site).
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 and Hobby Farm.
b) Land Use Designation(s): Rural and Waste Management Area (Active Site) and Waste Management Area (Former Site).
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) 20.3.1 (a) & (b), 9.2.4 (a) & (b).
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: (D2) and (RU).
e) The recommended zoning of the severed parcel would be: (R) and (EC) Exception.

Retained Parcel(s):

2024-10-29

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



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- a) The retained parcel **does not conform** to the Township Zoning By-Law provisions, Section(s) **20.3.1 (a) & (b), 9.1.7, 22.102.**
- b)  A rezoning **is** required for the retained parcel.
- c)  A minor variance **is not** required for the retained parcel.
- d) The existing zoning of the retained parcel is: (D2) and (RU).
- e) The recommended zoning of the retained parcel would be: Special District Holding and (EC) Exception.

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: November 18, 2024

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

FILE: B-81-24  
DATE: August 1, 2024

**Notice of Application For Consent**

- TO:
- Municipality
  - Planning Department
  - Public Health
  - Twp Septic Review
  - (ORCA)  (CVCA)  (KRCA)  CP Rail
  - Public Works
  - City of Peterborough
  - Ministry of Transportation (K) (B)
  - Trent Severn Waterway
  - Chief, First Nation Council
  - Other
  - Bell Canada
  - 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 **Paul and Jennifer Kidd** .

**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 **124.27m** and an area of approximately **1.0 ha**.

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

**Location of Land**

Municipality: (Ward of) **Dummer** Lot **26** Concession **4**. Plan \_\_\_\_\_ Block \_\_\_\_\_  
911 Address: 2095 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:

- 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.

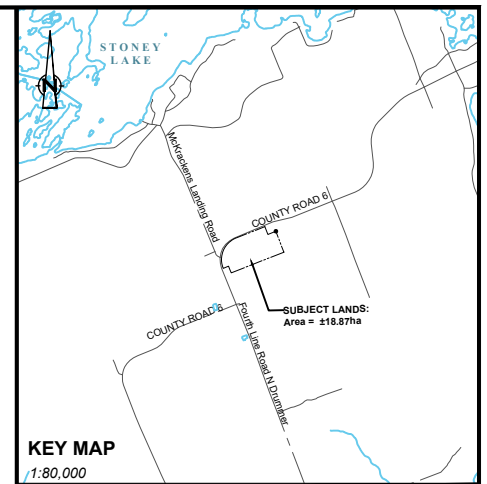
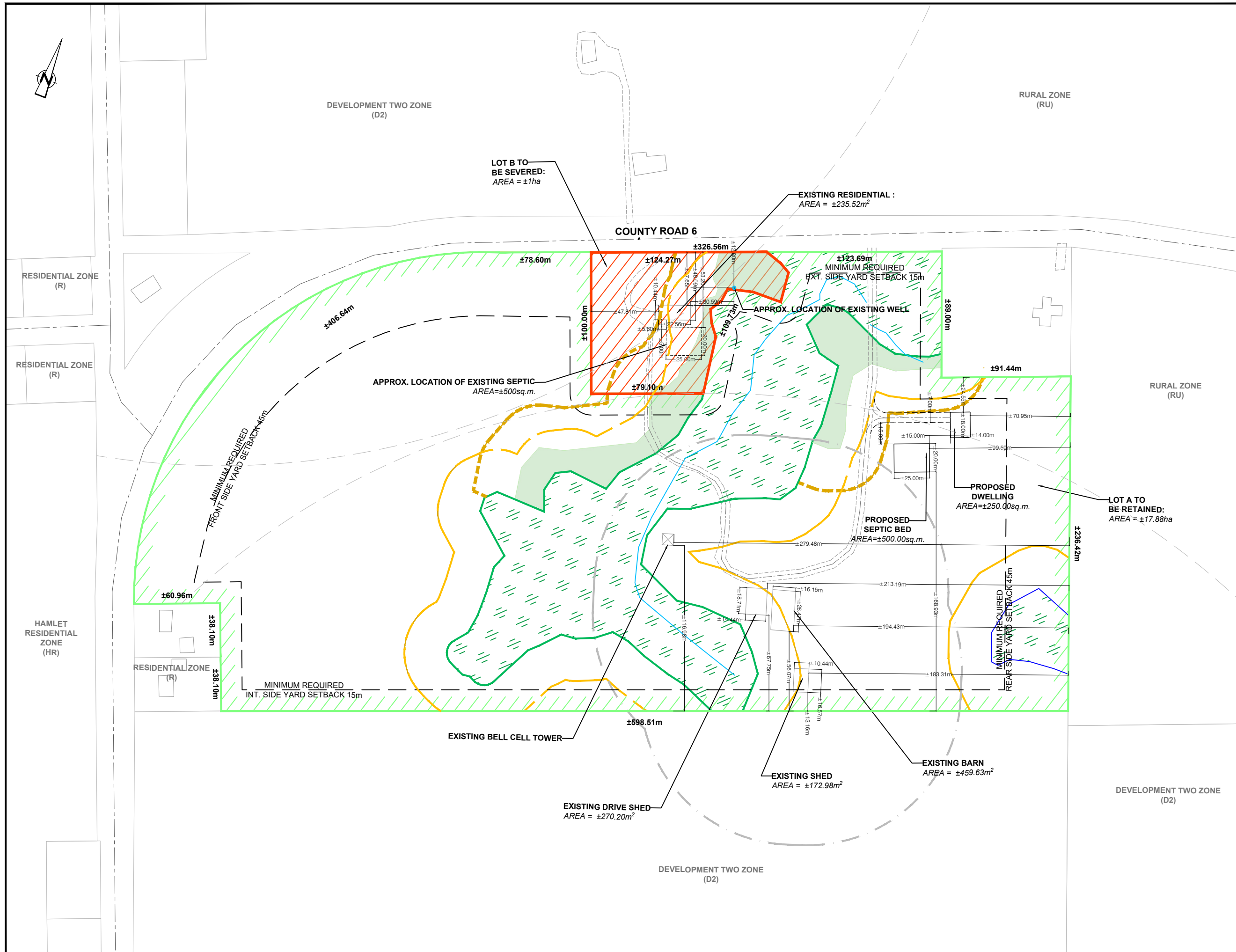
**Therefore, your comments are required to be received prior to September 5 2024.** If comments are not received, prior to this date, the Committee may proceed with the hearing of this application.

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



**LEGEND**

- EXISTING PARCEL
- EXISTING STRUCTURES
- EXISTING DRIVEWAY
- 30m WETLAND BUFFER
- 30m WOODLAND BUFFER
- EXISTING WETLAND (PROVIDED BY CAMBIUM, 2023)
- LANDS TO BE SEVERED
- LANDS TO BE RETAINED
- 108m MDS ARC FOR BARN
- POTENTIALLY SIGNIFICANT WOODLAND
- EXISTING SEEPAGE AREA (PROVIDED BY CAMBIUM, 2023)
- EXISTING SEPTIC SYSTEM
- EXISTING WELL
- EXISTING ZONING

**NOTES:**

- Property Boundaries are approximate

EXISTING STRUCTURE STATISTICS					
TYPE OF STRUCTURE	GROUND FLOOR AREA (sq.m)	GROSS FLOOR AREA (sq.m)	NUMBER OF STOREY	LENGTH (m)	WIDTH (m)
SINGLE DETACHED DWELLING	235.52	471.04	2	10.44	22.56
DRIVE SHED	270.2	540.4	2	18.71	14.44
SHED	172.98	345.96	2	16.57	10.44
BARN	459.63	919.26	2	28.47	16.15
BELL CELL TOWER	N/A	N/A	N/A	N/A	N/A

PROPOSED STRUCTURE STATISTICS					
TYPE OF STRUCTURE	GROUND FLOOR AREA (sq.m)	GROSS FLOOR AREA (sq.m)	NUMBER OF STOREY	LENGTH (m)	WIDTH (m)
SINGLE DETACHED DWELLING	250	250	1	10	14

**EcoVue Consulting Services Inc.**  
 311 George St. N., Suite 200  
 Peterborough ON K9J 3H3  
 Tel: 705-876-8340 Fax: 705-742-8343  
 www.ecovueconsulting.com

**ECOVUE**  
 consulting services inc.

**CR 6 SEVERANCE**  
 PAUL KIDD  
 2095 County Road 6  
 PART OF LOT 26, CONCESSION 4  
 TOWNSHIP OF DOURO-DUMMER  
 COUNTY OF PETERBOROUGH

DRAWN BY: PP	PROJECT No.: 22-2493
APPROVED BY:	HORIZ. SCALE: 1:2,500
REVISION DATE: MAY 24, 2024	PLOT DATE: MAY 24, 2024

**CONSENT SKETCH** **CS1**