



COUNTY OF PETERBOROUGH
MUNICIPAL APPRAISAL FORM

APPLICANT: Riel Contracting Inc.

FILE B - 55-20

LOT: 13, CON.: 2 MUNICIPAL WARD: Dummer

911 address: Water Street/County Road 4, Roll #: 1522-020-003-26600, Island # or other: _____

APPLICATION FOR: Addition to a Lot (to Roll No. 1522-020-003-26609)

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] A Mitigation Measures Agreement is to be entered into between the Owner and the Municipality and registered on title at the owner's expense...
3. [X] A Merger Agreement is to be entered into between the Transferor, Transferee and Municipality...
4. [X] The solicitor for the applicant is to provide an undertaking, whereby he informs the Committee...
5. [X] A pamphlet discussing and illustrating the potential SAR species to be prepared and provided to the Owner of property roll #1522-020-003-26609 as part of an awareness program...

Comments: Although the effect of the severance will reduce the existing lot area of the retained parcel within the Development (D1) Zone, a rezoning of the retained lot is not required at this time. A rezoning will be required as a condition should File 15T-23002 receive draft plan approval.

The rezoning of the severed parcel shall implement the recommendations of the EIS.

OFFICIAL PLAN:

Application conforms to the Township Official Plan policies, Section(s) 6.2.3.3 (c), 6.2.16.2, 6.2.16.3 (e), 6.2.15.2, 6.2.15.3 (b), (g) & (i), 7.12.1, 7.12.21, 7.28.

Severed Parcel:

- a) Proposed Use: Vacant Open Space (to be added to an adjacent lot developed with an existing singled detached dwelling and related accessory buildings).
b) Land Use Designation(s): Hamlet, Rural, Provincially Significant Wetland, Environmental Constraint, Earth Science ANSI.
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 Plan of Subdivision, File 15T-23002.
b) Land Use Designation(s): Hamlet.
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).
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: (D1), (EC), (EC(P)).
e) The recommended zoning of the severed parcel would be: (EC(P)) and (EC) Exception.

Retained Parcel(s):

- a) The retained parcel does not conform to the Township Zoning By-Law provisions, Section(s) 20.3.1 (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: (D1).
e) The recommended zoning of the retained parcel would be: addressed as a condition of draft plan approval for File 15T-23002.

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 15, 2024



Application for Consent

<p>Note to Applicant: All questions must be answered or application may be returned. Application Fee: \$1150.00 must accompany fully completed application and 6 copies.</p> <p>It is strongly advised the applicant complete a Preliminary Severance Review with the County of Peterborough Planning Department. Have you done so: Y/N <u>Yes</u> Date: <u>March 7, 2019</u></p> <p>If yes, were there any Studies required? Y/N <u>Yes</u> (i.e. Traffic Study, Archaeological Study and Environmental Impact Analysis (EIA). Have you attached 4 copies of each to this application? Y/N <u>Yes</u></p>	<p>Office Use:</p> <p>File No. B- 55-20</p> <p>Date Received: RECEIVED SEP 08 2020 LAND DIVISION</p>
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1. Owner Information

Name(s): Riel Contracting Inc. Address: [REDACTED]

P.O. Box: _____ City/Province: Warsaw, Ontario

Phone: (H) [REDACTED] (B) _____ Postal Code: [REDACTED]

E-mail: [REDACTED]

Do you wish to receive all communications? Yes No

2. Authorized Agent/Solicitor Information

Name(s): D.M. Wills Associates Ltd. Address: 150 Jameson Drive

P.O. Box: _____ City/Province: Peterborough, Ontario

Phone: (H) 705-742-2297 x 278 (B) 705-742-2297 x 285 Postal Code: K9J 0B9

E-mail: adougherty@dmwills.com ; edrake@dmwills.com

Do you wish to receive all communications? Yes No

3. Property Description

Ward: Dummer Township: Douro-Dummer Lot: Part Lot 13 Concession: 2

Municipal (911) Address: County Road 4 Tax Roll #: 1522-020-003-26600

Registered Plan #: 45R-13017 Block/Lot: Parts 1 to 4

4. Type and Purpose of Proposed Transaction

Transfer: Creation of a New Lot Addition to a Lot (moving/adjusting lot line)

Other: Right-of-Way Easement Correction of Title Charge Lease

5. Transferee

If known, the name of the person(s), to whom land or interest in land is intended to be transferred, charged or leased:
[REDACTED] relationship to owner: Neighbour

Address: [REDACTED]

Phone: (H) _____ (B) _____ E-mail: _____

6. Description of Severed Lot (provide both metric & imperial measurements and include all dimensions on sketch)

Frontage (metres): 824.6 m (water - linear) Depth (metres): Irregular Area (m² or hectares): 11.5 ha
 Frontage (feet): 2705.5 ft (water - linear) Depth (feet): Irregular Area (ft² or acres): 28.56 ac

Existing Use: (i.e. residential, commercial, recreational) Vacant Proposed Use: (i.e. residential, commercial, recreational) Vacant; open space

Name Existing Buildings & Structures, including well & septic (and show on sketch with setbacks) None Name Proposed Buildings & Structures, including well & septic (and show on sketch with setbacks) None

Type of Access:
 Municipal maintained road County Road Provincial Highway
 Seasonally maintained municipal road Private road or right-of-way Other _____
 Water Parking/docking facilities – distance from these to the nearest road : _____

Water Supply:
 Publicly owned/operated piped water system
 Privately owned/operated individual well
 Privately owned/operated communal well
 Lake or other water body
 Other None

Sewage Disposal: (if existing, show on sketch)
 Publicly owned/operated sanitary sewage system
 Privately owned/operated individual septic tank
 Privately owned/operated communal septic tank
 Privy None
 Other None

If a septic system exists on the severed parcel, when was it installed and inspected? NA

How far is it located from the lot line(s) & well? NA (ft. or meters)

Have you shown the well & septic locations and setbacks on the sketch? NA

If the severed lot is an "Addition" or "Lot Line Adjustment", please provide the following information. If not, please skip this section and move onto Section 8:

7. Description of Lot Being Added To (provide both metric & imperial measurements and include all dimensions on sketch)

Frontage (metres): 28.7 m (road); 34.9 m (shoreline) Depth (metres): 80.9 m Area (m² or hectares): 0.24 ha
 Frontage (feet): 94.2 ft (road); 114.5 ft (shoreline) Depth (feet): 265.4 ft Area (ft² or acres): 0.60 ac

Existing Use: (i.e. residential, commercial, recreational) Residential Proposed Use: (i.e. residential, commercial, recreational) Residential

Name Existing Buildings & Structures, including wells & septic (and show on sketch with setbacks) Dwelling and related accessory buildings Name Proposed Buildings & Structures, including wells & septic (and show on sketch with setbacks) Dwelling and related accessory buildings

Official Plan Designation: Hamlet, Environmental Constraint Current Zoning: Limited Service Residential (LSR), Environmental Conservation (EC)

Type of Access:
 Municipal maintained road County Road Provincial Highway
 Seasonally maintained municipal road Private road or right-of-way Water Other _____

Roll # of Lot Being Added to: 1522-020-003-26609

8. Description of Retained Lot (provide both metric & imperial measurements and include all dimensions on sketch)

Frontage (metres): 28.63 Depth (metres): Irregular Area (m² or hectares): 12.1 ha
 Frontage (feet): 93.9 ft (road) Depth (feet): Irregular Area (ft² or acres): 29.94 ac

Existing Use: (i.e. residential, commercial, recreational) Vacant Proposed Use: (i.e. residential, commercial, recreational) Vacant (Future residential development through plan of subdivision)

Name Existing Buildings & Structures, including wells & septic (and show on sketch with setbacks) None Name Proposed Buildings & Structures, including wells & septic (and show on sketch with setbacks) None

Type of Access:
 Municipal maintained road County Road Provincial Highway
 Seasonally maintained municipal road Private road or right-of-way Other _____
 Water Parking/docking facilities – distance from these to the nearest road : _____

Water Supply:
 Publicly owned/operated piped water system
 Privately owned/operated individual well
 Privately owned/operated communal well
 Lake or other water body
 Other None

Sewage Disposal: (if existing, show on sketch)
 Publicly owned/operated sanitary sewage system
 Privately owned/operated individual septic tank
 Privately owned/operated communal septic tank
 Privy
 Other None

If a septic system exists on the retained parcel, when was it installed and inspected? NA

How far is it located from the lot line(s) & well? NA (ft. or meters)

Have you shown the well & septic locations and setbacks on the sketch? NA

9. Local Planning Documents

What is the current Township Official Plan designation on this property? Hamel, Rural, Environmental Constrain Area, Provincially Significant Wetland
 What is the current County Official Plan designation on this property? Settlement Area, Shoreland Area
 (this information is available from the Preliminary Severance Review and/or from the Township)

Explain how the application Conforms with the current Official Plans: Please see attached letter

What is the current zoning on this property, as found in the Township Zoning By-Law? D1, EC, EC-P
 (this information is available from the Preliminary Severance Review and/or from the Township)

10. Provincial Policy

Is the application consistent with the Provincial Policy Statements? Yes No
 (this information is available from the Preliminary Severance Review and/or from the County Planning Dept.)
 Explain how the application is consistent: Please see attached letter

Is the subject property within an area of land designated under any provincial plan(s)? Yes No
 (Oak Ridges Moraine Conservation Plan applies to portions of Cavan Ward only;
 Growth Plan applies to the entire County of Peterborough so answer should be yes)

If yes, explain how the application conforms or does not conflict with provincial plan(s)? Please see attached letter

11. Restrictions of Subject Land

Are there any easements or restrictive covenants (i.e. hydro, Bell) affecting the subject land? Yes No

If yes, describe the easement or covenant and its effect: _____

12. Previous Planning Act Applications

Is the subject land now, or has it been, the subject of an application for a Plan of Subdivision under Section 51 or a consent under Section 53 of the *Planning Act*? Yes No

Has the owner of the subject land severed any land from the original acquired parcel? Yes No
Previous owner created two (2) new residential building lots in 1992, being Parts 1 and 3 of Plan 45R-9873.

If yes, indicate this information on the required sketch and provide the following (if known):
 File No. B- _____, Transferee: _____ Date of Transfer: _____
 File No. B- _____, Transferee: _____ Date of Transfer: _____

Is this land currently the subject of any other application under the Planning Act, such as an application for Official Plan Amendment, Zoning By-Law Amendment, Minor Variance, Minister's Order, or Power of Sale? Yes No

If yes, please provide the following:
 Type: _____ File No. _____ Status: _____

13. Minimum Distance Separation (MDS)

Are there any barns within 750-1,500 metres (2,460-4,921 feet) of the subject property which currently house, or are capable of housing, livestock? Yes No

Are there any anaerobic digesters within 750-1,500 metres (2,460-4,921 feet) of the subject property? Yes No
 If yes, please complete an "MDS Data Sheet" for each barn.

14. Agricultural Severances (for lands within the agricultural designation only)

N/A

Is the severance to dispose of a residence surplus to a farming operation (must have 2 houses)? Yes No
 Is this severance to create a new farm parcel approximately 40 hectares (100 acres) in size? Yes No
 Is this severance for a commercial or industrial "agriculture-related" use? Yes No

15. Adjacent Lands Surrounding the Landholding

Please state the names of the owners, the use of the land and buildings existing on the lands surrounding the applicants' entire landholding. This information should also be on the sketch, and can be obtained from the Township or Land Division Office. If more room is needed, please add extra Schedule page.

Direction	Name of Owner (only when known to the applicant)	Use of Land – (must be filled in) (i.e. farm, residential etc.)	Buildings (i.e. house, barn etc.) (must be filled in)
North	[REDACTED]	Rural	Storage
South	NA	Quarry Lake	NA
East	NA	Quarry Lake	NA
West	Warsaw Public School	Public School	School

16. Driving Directions

Please describe in detail driving directions to the subject property: Take County Road 4 northeast into Warsaw. Turn right onto Mill Street. Turn left onto Water

Street / County Road 4. Property frontage is located on east side of Water Street / County Road 4, after the road bends north.

Signatures Page

If the applicant is not the owner of the subject land, a written authorization of the owner that the applicant is authorized to act as agent and make the application on his/her behalf is required (original please).

If the applicant is a Corporation acting without agent or solicitor, the application must be signed by an Officer of the Corporation with a declaration indicating that the said Officer has the authority to bind the Corporation and the Corporation's Seal (if any) must be affixed.

Signature(S)

Dated at the (City, Township) of Peterborough this 20th day of August, 2020.



Signature of owner(s) or authorized solicitor/agent

Signature of owner(s) or authorized solicitor/agent

Declaration

This section must be signed before a Commissioner for Taking Affidavits or a designated Official of the Municipality (i.e. Reeve, Clerk, Secretary-Treasurer of the Land Division Committee, lawyer, etc.)

I/we Emma Drake, D.M. Wills Associates Ltd of the Township, City, etc. of Brant in the County/Region/Municipality, etc. of Durham, solemnly declare that all the statements contained in this application are true, and I make this solemn declaration as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the CITY City, Township of PETERBOROUGH Name of City, etc. in the COUNTY County, Region, etc. of PETERBOROUGH this 20th day of AUGUST, 2020.

[Redacted] Owner or authorized Agent

KORY O'BRIEN Commissioner, etc. for taking affidavits

Kory Christopher O'Brien, a Commissioner, etc., Province of Ontario, for D.M. Wills Associates Limited. Expires June 17, 2022.

Personal information contained on this form is legally authorized under Sec.53 of the Planning Act and O.Reg.197/96 for the purpose of processing your planning application and will become part of a public record.

Pursuant to Sec.1.0.1 of the Planning Act, and in accordance with Sec.32(e) of the Municipal Freedom of Information and Protection of Privacy Act the County of Peterborough may make all planning applications and supporting material available to the public in hard copy or electronically. If you have any questions about the collection, use or disclosure of this information by the County of Peterborough, please contact the CAO or Clerk, County of Peterborough, 470 Water Street, Peterborough, Ontario K9H 3M3

An "original" signed copy of the application and sketch must be submitted, together with 6 copies of both the application and sketch, each copy stapled individually with a sketch. All copies of the sketch or survey must be coloured - red for severed lots, green for retained. Copies may be double-sided. Please submit application with a cheque for \$1150.00 payable to the "County of Peterborough".



August 12, 2020

County of Peterborough Planning Department
470 Water Street
Peterborough, Ontario
K9H 3M3

**Attention: Ann Hamilton, Secretary-Treasurer
Land Division, County of Peterborough**

Dear Ms. Hamilton:

**Re: Written Authorization – Severance Application
Part Lot 13, Concession 2, Township of Douro-Dummer
D.M. Wills Project No. 85010**

D.M. Wills Associates Limited (Wills) is pleased to submit the enclosed Consent to Sever application on behalf of Riel Contracting Inc. for the lands located in Part Lot 13, Concession 2 in the Township of Douro-Dummer.

As per the application requirements, please be advised that D.M. Wills Associates Limited has written authorization to submit the application on behalf of Riel Contracting Inc.

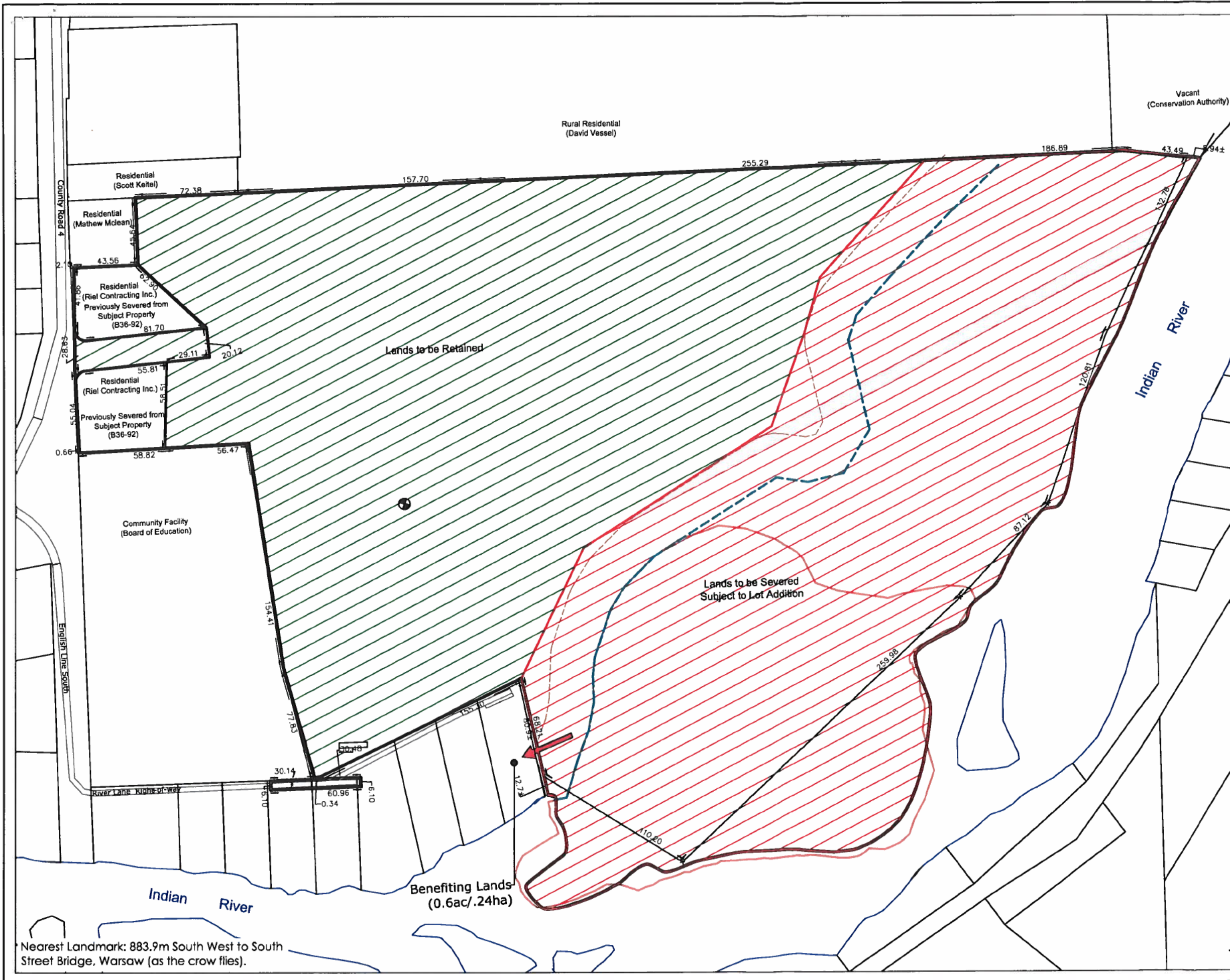


Authorized Agent for Riel
Contracting Inc.

Date

Aug. 12/20

We trust the information provided above is sufficient and meets the application requirements.



CONSENT SKETCH
PART LOT 13, CONCESSION 2 (DUMMER)
TOWNSHIP OF DOURO-DUMMER
COUNTY OF PETERBOROUGH

Legend

- Subject Property
 - Lands to be Retained- 29.94ac/12.1ha
 - Lands to be Severed- 28.56ac/11.5ha)
 - Historic Well
- Natural Features/Constraints
- Significant Recharge/Discharge Area
 - Wetland Boundary
 - 30 Meter Environmental Buffer

Scale 1:2 500 m
 NAD 1983 UTM Zone 17N

Created In:	AutoCAD 2019
Drawn By:	J. Whalen
Checked By:	E. Drake
Map Date:	August, 2020
Project Number:	85010
Map File Number	

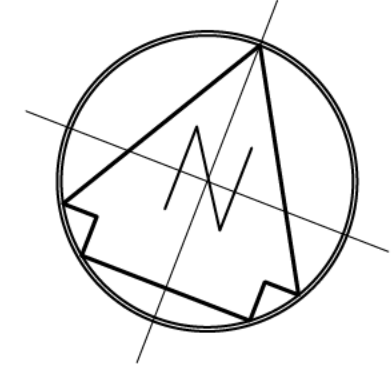
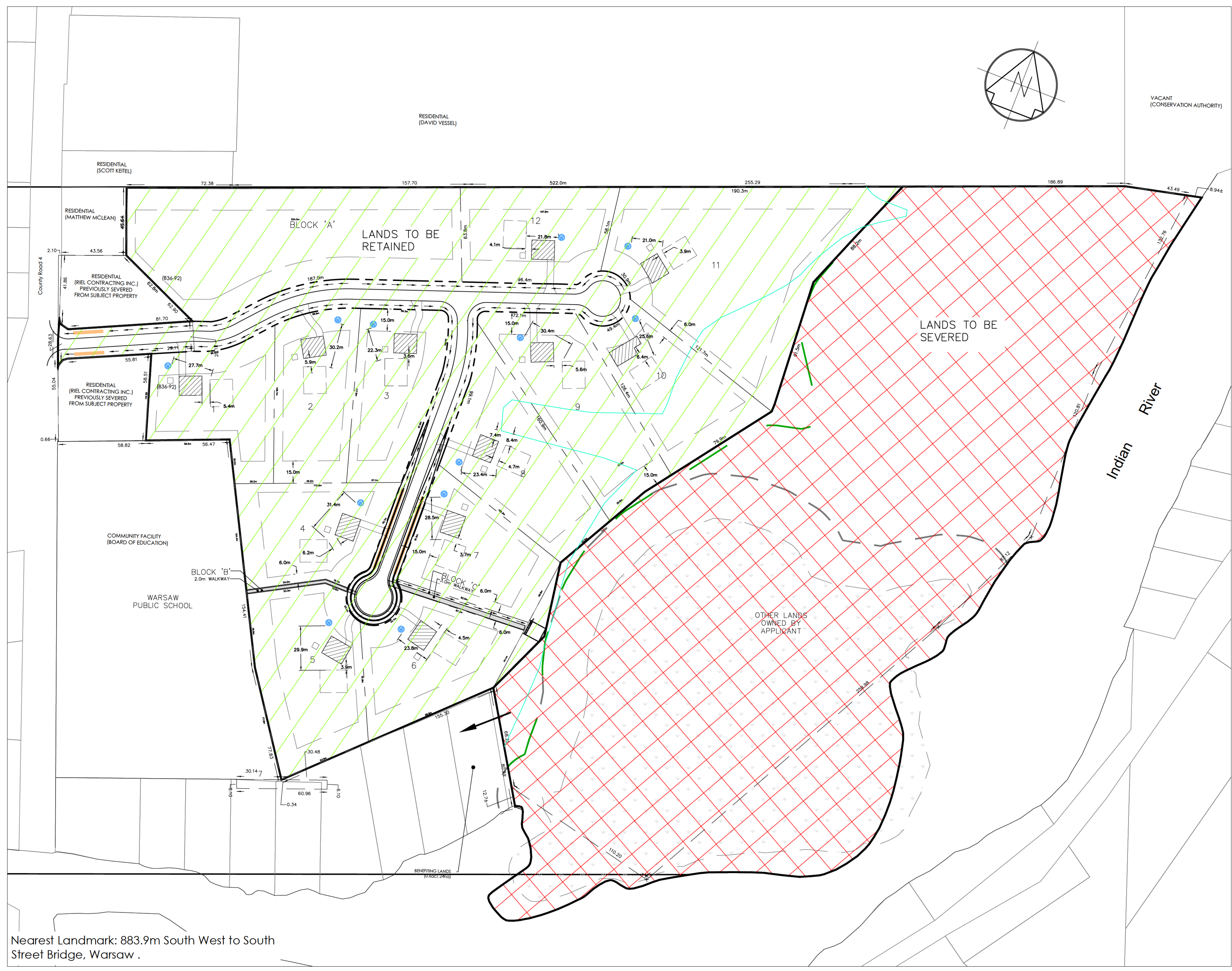
Data Sources: GIS Section, County of Peterborough; (Parcels, Lots, PSW, Locally Significant, Wetlands), 2020. (2020). The incorporation of data sourced from the County of Peterborough within this product shall not be construed as constituting an endorsement by the County of Peterborough of such product. Environment of Constraints Information provided by Oatledge Environmental Ltd. Environmental Impact Study, dated July 2019.



D.M. Wills Associates Limited
 150 Jameson Drive
 Peterborough, Ontario
 Canada K9J 0B9
 P. 705.742.2297
 F. 705.748.9944
 E. wills@dmwills.com

CONSENT SKETCH

PART LOT 13, CONCESSION 2 (DUMMER) TOWNSHIP OF DOURO-DUMMER COUNTY OF PETERBOROUGH



Legend

- EX./PR. BUILDING
- PR. SEPTIC BED AREA (15.2mX18.3m) (50'x60')
- 3.75m X 3.75m X 1.0m SOAKAWAY PIT
- PROPOSED WELL
- EX./PR. EDGE OF PAVEMENT
- PROPERTY LINE
- RIGHT-OF-WAY
- TRAVERSE LINE / BOUNDARY
- SUBJECT PROPERTY
- EX. EDGE OF WATER/STREAM
- DEVELOPMENT BOUNDARY/DISCHARGE SETBACK
- WETLAND
- 30m OFFSET FROM WETLAND
- SIGNIFICANT DISCHARGE/RECHARGE AREA
- DRIP LINE
- LANDS TO BE RETAINED - 29.95ac/12.1ha
- LANDS TO BE SEVERED - 28.56ac/11.5ha
- PROPOSED DITCH
- SWM FEATURE (FLOW SPREADER)
- SWM FEATURE (INFILTRATION TRENCH)

Scale 1: 2500m
NAD 1983 UTM Zone 17N

Created In:	AUTOCAD 2024
Drawn By:	R.S.
Checked By:	M.S.
Map Date:	SEPTEMBER, 2024
Project Number:	85010
Map File Number	85010 - CONSENT SKETCH

Data Sources: GIS Section, County of Peterborough, [Parcels, Lakes, PSW, Locally Significant, Wetlands], 2020. (2020)
The incorporation of data sourced from the County of Peterborough within this product shall not be construed as constituting an endorsement by the County of Peterborough of such product.
Environmental Constraints information provided by Oakridge Environmental Ltd. Environmental Impact Study.



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F. 705.748.9944
E. wills@dmwills.com

Nearest Landmark: 883.9m South West to South Street Bridge, Warsaw .