



COUNTY OF PETERBOROUGH
MUNICIPAL APPRAISAL FORM

APPLICANT: John & Jacqueline Alleyne

FILE B - 99-24

LOT: 21, CON.: 1 MUNICIPAL WARD: Douro

911 address: 1677 Douro First Line, Roll #: 1522-010-001-01600, 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 does not conform to the Zoning By-Law. The Township recommends this application. If the application is approved, the following conditions are requested:

- 1. \$1250 Cash-in-lieu of parkland fee be paid to the Municipality.
2. Minor Variance for the retained parcel to the satisfaction of the Municipality.
3. 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.
4. 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 11 and Appendix I of the Scoped Natural Heritage Evaluation (sNHE) prepared by Oakrdge Environmental Ltd. dated September 2023.
5. 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. The fees have been paid. The applicant is responsible for the digging of the test holes.

Comments: The minor variance is required to recognize a deficient lot frontage for the retained parcel. A minimum lot frontage of 135 m is required and the application indicates the lot frontage will be 128 m. Alternatively, the frontage of the severed parcels could be adjusted to ensure minimum lot frontages of 45 m and a minimum lot frontage of the retained parcel of 135 m. The lot frontages should be verified by an Ontario Land Surveyor and the minimum lot area for the severed parcels must be 0.4 hectares.

The Manager of Public Works has noted that the entrance to the severed lot should be located at the north end of the lot for safe sightlines.

According to air photos, including those submitted with the application, there appears to be an accessory structure on the severed parcel. This should be removed/relocated or a rezoning will be required to recognize an accessory structure prior to a primary structure (S. 3.1.11).

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: Residential & Agricultural - existing.
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) A rezoning is not required for the severed parcel.
c) 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 does not conform to the Township Zoning By-Law provisions, Section(s) 9.2.1 (b) and/or 9.2.6.1 (b).
b) A rezoning is not required for the retained parcel.
c) A minor variance is 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: December 5, 2024

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

2024-12-04

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

FILE: B-99-24 Lot 1  
DATE: November 8, 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 **John & Jacqueline Alleyne** .

**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 **0.6 ha**.

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

**Location of Land**

Municipality: (Ward of) **Douro** Lot **21** Concession **1**. Plan \_\_\_\_\_ Block \_\_\_\_\_  
911 Address: 1677 Douro First 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.

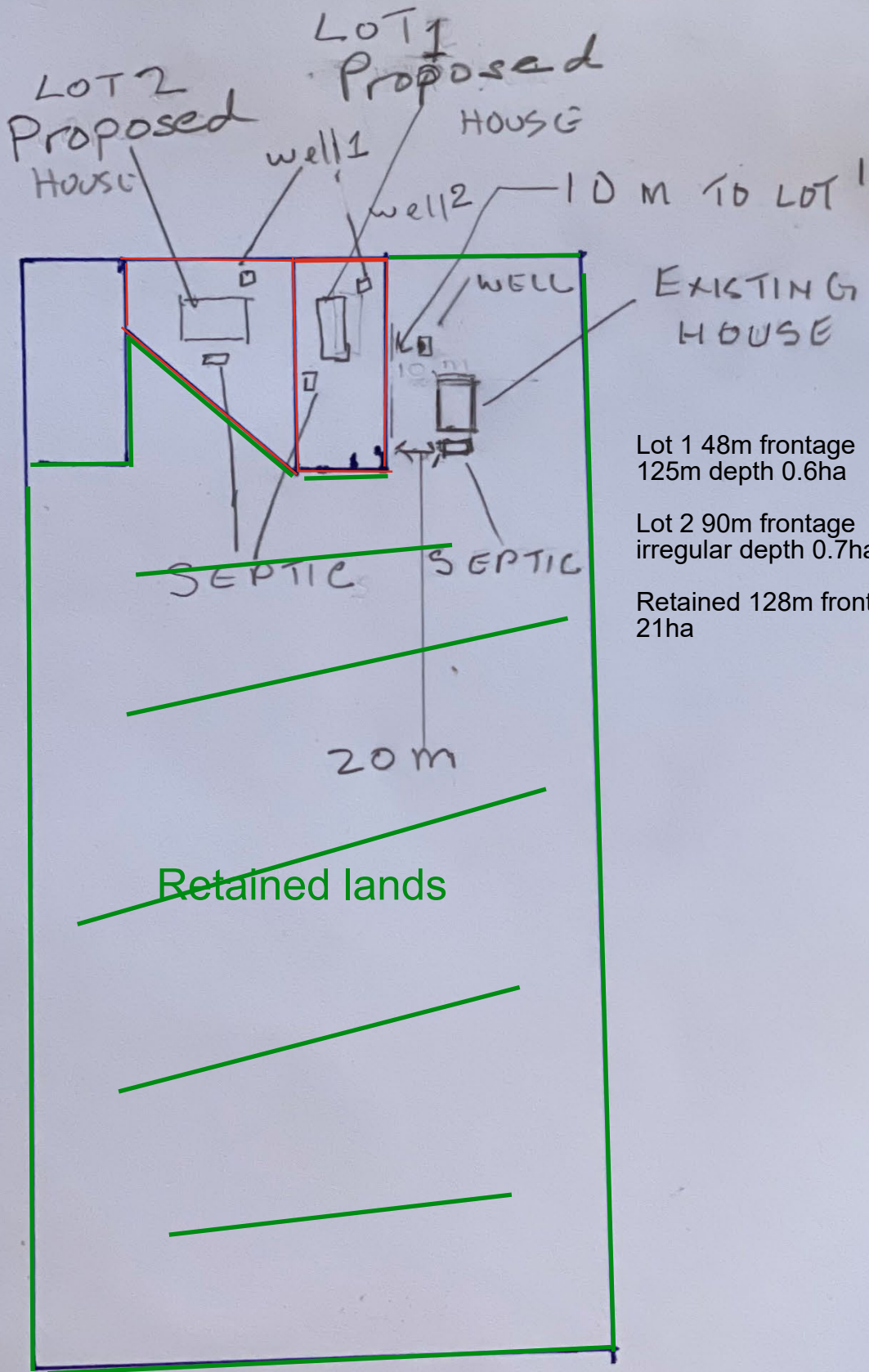
**Therefore, your comments are required to be received prior to December 13, 2024.** If comments are not received, prior to this date, the Committee may proceed with the hearing of this application.

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**

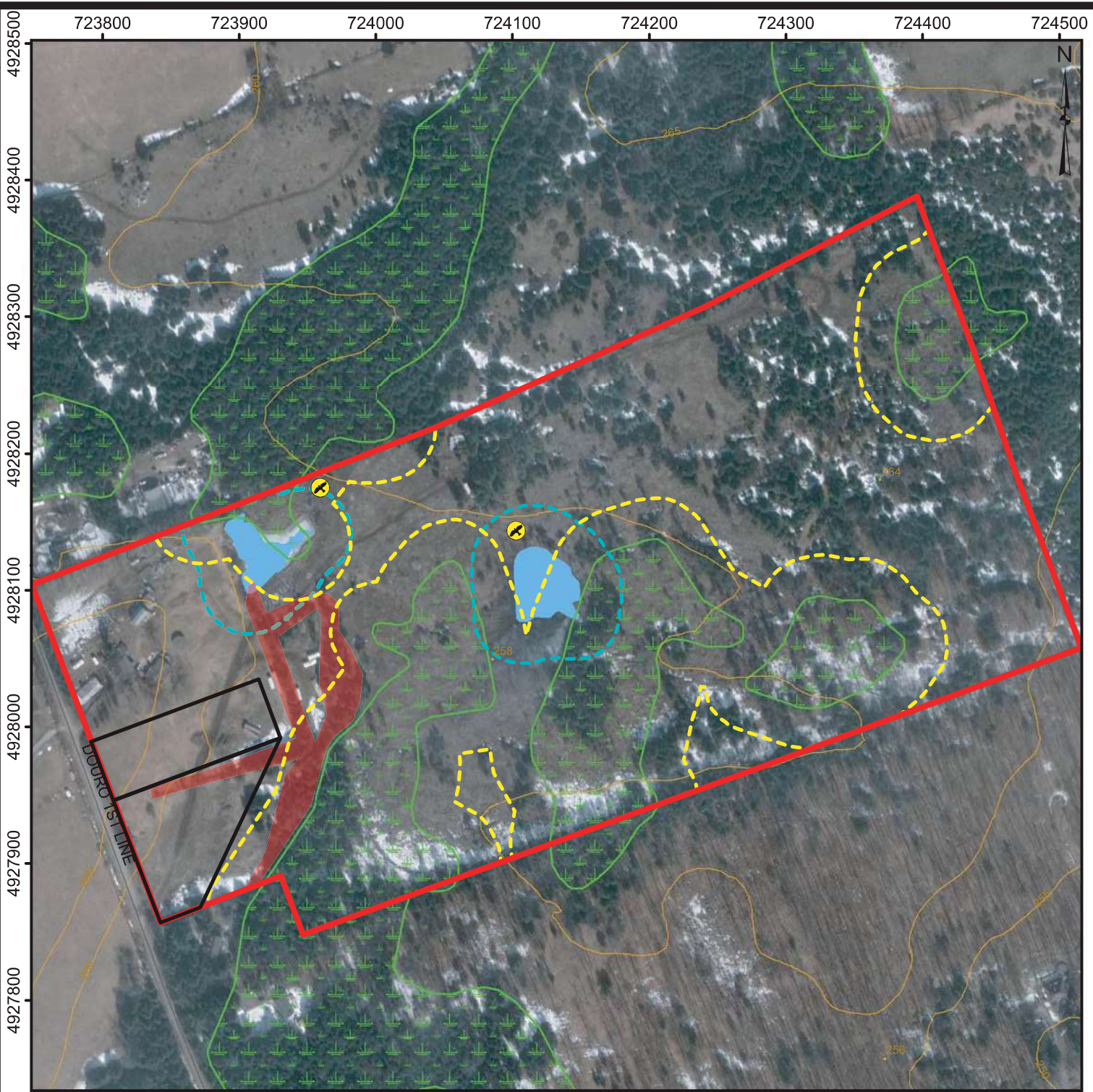
If you require this information in an accessible format, please contact Ann Hamilton at ahamilton@ptbocounty.ca 705-743-0380 extension 2406



Lot 1 48m frontage  
125m depth 0.6ha

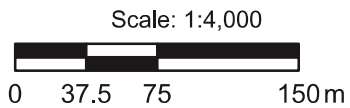
Lot 2 90m frontage  
irregular depth 0.7ha

Retained 128m frontage  
21ha



**Scoped Natural Heritage Evaluation (sNHE)**  
**Proposed Two (2) Lot Severance**  
 1677 Douro First Line  
 Part of Lot 21, Concession 1 (Douro)  
 Township of Douro-Dummer,  
 County of Peterborough

- Approximate Property Boundary
- Proposed Severance
- Wetland (Unevaluated)
- Wetland Setback (30 m)
- Waterbody
- Waterbody Setback (30 m)
- Fencerow
- Road
- Contour (5 m Intervals)
- Spot Height (m asl)
- ☞ Eastern Whip-poor-will



Notes: Base maps provided by Land Information Ontario and Natural Resources Canada (2023)

Imagery provided by Google Earth (2021)

Feature locations determined by differential GPS (+/- 3.0 m)

Optimized for Oakridge Environmental Ltd. printing

TITLE	<b>Constraints</b>
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PROJECT # 23-3311	FIGURE NO. <b>6</b>
DATE September 2023	

**Roll #1522-010-001-01600**  
Part Lot 21 Concession 1 Douro  
Alleyne  
Severance Sketch



**Scale (Metric)**  
1:4,800