



COUNTY OF PETERBOROUGH
MUNICIPAL APPRAISAL FORM

APPLICANT: James & Judith Patterson

FILE B – 16-25

LOT: 33, CON.: 7 MUNICIPAL WARD: Dummer

911 address: 1164 Duck Pond Road, Roll #: 1522-020-005-76250, Island # or other: N/A

APPLICATION FOR: Addition to a 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. ☐ **\$1250** Cash-in-lieu of parkland fee be paid to the Municipality.
 2. ☐ Rezoning of the severed parcel to the satisfaction of the Municipality.
 3. ☐ Rezoning of the retained parcel to the satisfaction of the Municipality.
 4. ☐ Minor Variance for the severed parcel to the satisfaction of the Municipality.
 5. ☐ Minor Variance for the retained parcel to the satisfaction of the Municipality.
 6. ☐ 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.
 7. ☐ The applicant be responsible for the costs of upgrading _____ Road to Municipal Standards to provide a minimum of 150' of frontage to the satisfaction of the Manager of Public Works.
 8. ☐ The Manager of Public Works confirm that a safe entrance is possible.
 9. ☐ 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 _____ of the _____ prepared by _____ dated _____.
 10. ☐ An Agreement is to be entered into between the Applicant & the Municipality and registered on title at the applicants expense which would _____.
 11. ☒ A Merger Agreement is to be entered into between the Transferor, Transferee and Municipality, pursuant to Section 51(26) and Section 53(12) of the *Planning Act, R.S.O., 1990*, and registered on title to merge the severed parcel with the abutting (or separated) land identified by property roll # **152202000576210**, such that these 2 parcels shall be considered as one lot and shall not be dealt with separately. *(To be used in the case of an addition to a lot which was previously created by severance, plan of subdivision or is physically separated)*. **OR**
 12. ☒ The solicitor for the applicant is to provide an undertaking, whereby he informs the Committee, in writing, that the lands are being conveyed to an abutting property owner and a merger of title shall take place. *(To be used in the case of an addition to a lot which had not been created by severance – usually created before subdivision control began in 1979)*.
 13. ☐ 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 – current fees are \$150 per severed lot severed and applicant is responsible for the digging of the test holes.
 14. ☐ An up-to-date site plan survey be completed on the retained and severed (after the lot is merged with the adjacent property) lots to assist with the rezoning process.
 15. ☐ An Ontario Land Surveyor provide a measurement of the frontage on the retained portion to assist with the rezoning.
 16. ☐ A Right-of-way be obtained to provide access to the newly merged lot.
 17. ☐ The depth of the severed lot be increased to ensure that the lot is a minimum of 0.4 ha (1 acre) in size (which does not include the 3-metre strip of frontage deeded to the municipality).
 18. ☐ An Easement be granted by the County of Peterborough to allow access to the severed parcel over the County Trail.
 19. ☐ The existing buildings 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.
 20. ☐ _____
 21. ☐ _____
- Comments: _____

OFFICIAL PLAN:

Application **conforms** to the Township Official Plan policies, Section(s) **6.2.2.7, 7.12.21**.

Severed Parcel:

- a) Proposed Use: Vacant.
- b) Land Use Designation(s): Rural and Environmental Constraint.
- c) The proposed use **is** a permitted one.
- d) Special policies affecting the severed parcel (i.e. OPA): N/A.

Retained Parcel(s):

- a) Proposed Use: Residential.
- b) Land Use Designation(s): Rural and Environmental Constraint.
- c) The proposed use **is** a permitted one.
- d) Special policies affecting the retained parcel (i.e. OPA): N/A.

ZONING BY-LAW:

Severed Parcel:

- a) The severed parcel **conforms** to the Township Zoning By-Law provisions, Section(s) **9.1, 9.2.4**.

2025-03-11

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



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- 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: Rural.
- e) The recommended zoning of the severed parcel would be: Rural.

Retained Parcel(s):

- a) The retained parcel **conforms** to the Township Zoning By-Law provisions, Section(s) 9.1, 9.2.4.
- b) ☒ A rezoning **is not** 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: Rural.
- e) The recommended zoning of the retained parcel would be: Rural.

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: _____

Date: 03/12/2025

Amended Date: _____

FILE: B-16-25
DATE: February 19, 2025

Notice of Application For Consent

TO: ☒ Municipality
☒ Planning Department
Septic Comments
☒ Septic Review

☒ (ORCA) ☐ (CVCA) ☐ (KRCA)

☐ Public Works
☐ City of Peterborough
☐ Ministry of Transportation (K) (B)
☐ Trent Severn Waterway
☒ Chief, First Nation Council
☐ CP Rail

☐ 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 **James & Judith Patterson**.

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 **85m** and an area of approximately **3.32 hectares**.

The effect of the application is to create an addition to an existing residential lot

Location of Land

Municipality: (Ward of) **Dummer** Lot **33** Concession **7**. Plan _____ Block _____
911 Address: 64 Duck Pond 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 March 28, 2025. If comments are not received, prior to this date, the Committee may proceed with the hearing of this application.

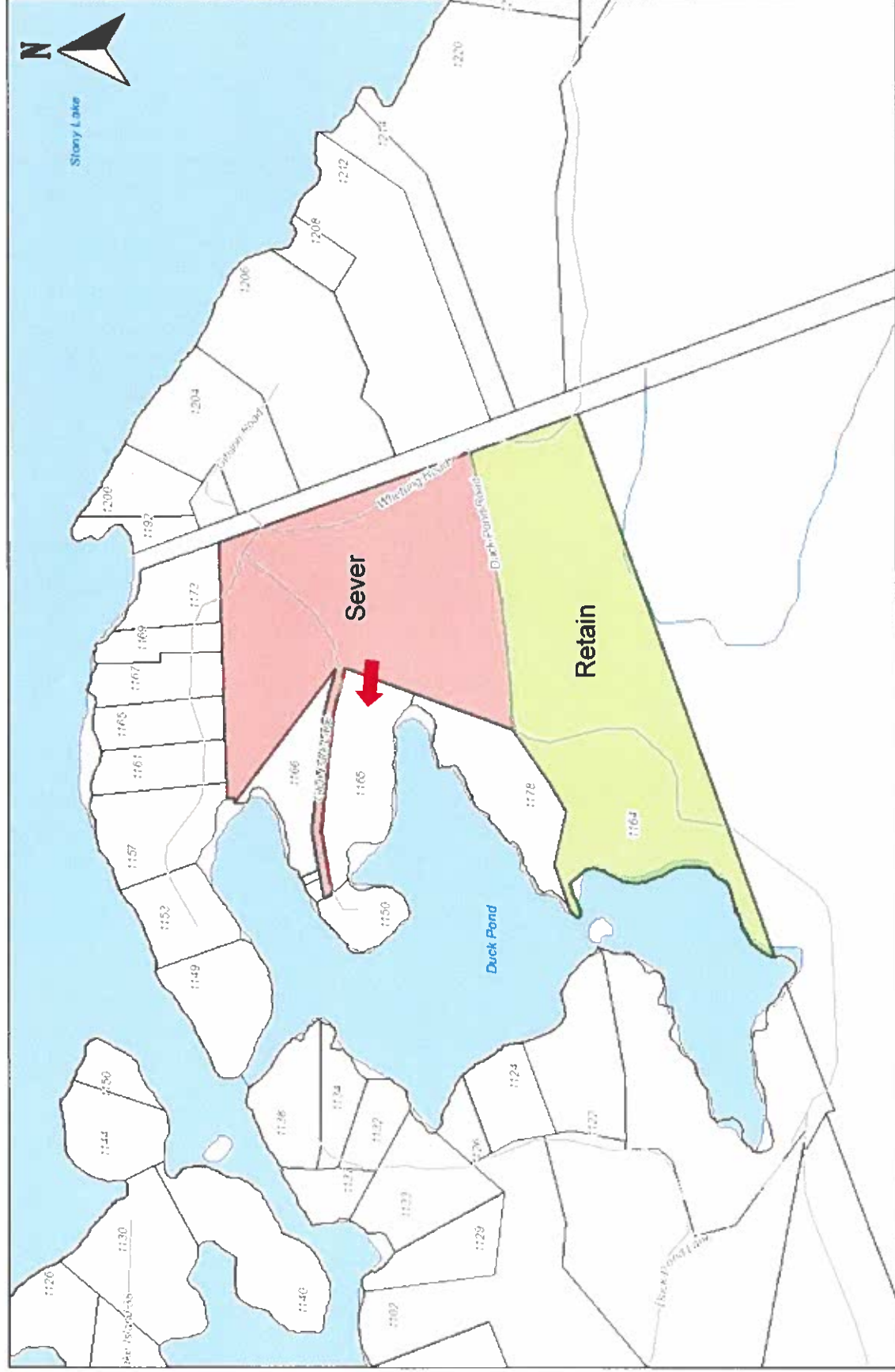
Please quote the name of the applicant and the file number, which is located at the top right hand corner of the application form, on your correspondence which is directed to this office.

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

Roll # 1522-020-005-76250
1164 Duck Pond Lane, Lot 33, Concession 7, Dummer Ward
Patterson
Severance Sketch



Scale (metric)
1:4,514

Roll # 1522-020-005-76250
1164 Duck Pond Lane, Lot 33, Concession 7, Dummer Ward
Patterson
Natural Heritage Features & Natural Hazards

