



COUNTY OF PETERBOROUGH  
MUNICIPAL APPRAISAL FORM

APPLICANT: Brian Leahy (Agent: Karl Moher)

FILE B – **34-25**

LOT: 6, CON.: 2 MUNICIPAL WARD: Douro

911 address: 482 Douro First Line, Roll #: 1522-010-002-06300, Island # or other: \_\_\_\_\_

APPLICATION FOR: Creation of a new lot

**RECOMMENDATION:**

Application **conforms** to the Official Plan. Severed parcel **does not conform** 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 # \_\_\_\_\_, 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. ☒ The northern side lot line of the retained parcel be located a minimum of 22 metres from the northern wall of the existing dwelling to accommodate minimum setback distance from a raised septic system.
21. ☐ \_\_\_\_\_

Comments: Condition #20 is requested as the applicant has not provided a sketch to assess zoning compliance of the existing dwelling to be located on the retained lot.

**OFFICIAL PLAN:**

Application **conforms** to the Township Official Plan policies, Section(s) **6.2.2, 7.12**.

Severed Parcel:

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



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ZONING BY-LAW:

Severed Parcel:

- a) The severed parcel **does not conform** to the Township Zoning By-Law provisions, Section(s) 9.
- b) ☒ A rezoning **is** 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 and EC(P).
- e) The recommended zoning of the severed parcel would be: S.D. XXX and EC(P).

Retained Parcel(s):

- a) The retained parcel **conforms** to the Township Zoning By-Law provisions, Section(s) 9.
- 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: RU.
- e) The recommended zoning of the retained parcel would be: RU.

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: Emily Fitzgerald

Date: June 9, 2025

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