



COUNTY OF PETERBOROUGH
MUNICIPAL APPRAISAL FORM

APPLICANT: David and Kerri Keough (Agent: Brad and Chantelle Watts)

FILE B – **48-25**

LOT: 1, CON.: 2 MUNICIPAL WARD: Douro

911 address: 1688 Division Road, Roll #: 1522-010-002-04500, Island # or other: _____

APPLICATION FOR: Addition to a 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 # **1522-010-002-04550**, 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: Severed parcel does not meet the minimum lot frontage requirement for the Rural (RU) zone. However, the parcel is being added to an adjacent property at 50 Douro First Line which is also zoned RU and will serve to bring said property into compliance with the minimum lot area requirement for the RU zone. A rezoning/minor variance is not required.

OFFICIAL PLAN:

Application **conforms** to the Township Official Plan policies, Section(s) **6.2.2.2, 6.2.2., 7.12.21.**

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): N/A.

Retained Parcel(s):

- a) Proposed Use: Farm & 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) 9.1, 9.2.4.
- 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: RU.

Retained Parcel(s):

- a) The retained parcel **conforms** to the Township Zoning By-Law provisions, Section(s) 9.1, 9.2.1.
- 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 & EC.
- e) The recommended zoning of the retained parcel would be: RU & EC.

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: July 23, 2025

Amended Date: _____