



COUNTY OF PETERBOROUGH
MUNICIPAL APPRAISAL FORM

APPLICANT: Jeannette Cooper, Nicole Payne, Rod Tedford

FILE B – **22-24**

LOT: 13, CON.: 1 MUNICIPAL WARD: Douro

911 address: 1002 Payne Line Road, Roll #: 1522-010-002-03100, Island # or other: _____

APPLICATION FOR: Creation of a new lot - Residential

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. ☒ 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.
 3. ☒ Test holes for the septic system be inspected, there is a fee to inspect test holes to ensure a septic system would be viable – The fee of \$150 has been paid. The applicant is responsible for the digging of the test holes and requesting the inspection.
 4. ☐ _____
 5. ☐ _____
- Comments: _____

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.
- 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 **conforms** to the Township Zoning By-Law provisions, Section(s) **9.1.5, 9.2.4 (a) & (b), 19.1.**
- 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: _____.

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: April 8, 2024

Amended Date: _____

FILE: B-22-24
DATE: March 14, 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 ☐ North Kawartha ☐ Trent Severn Waterway ☒ KPR & PVNCCD School
☒ Douro Dummer ☒ 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 **Jeanette Cooper/Nicole Payne & Rod Tedford**.

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 **76.2m** and an area of approximately **0.5806 hectares**.

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

Location of Land

Municipality: (Ward of) **Douro** Lot **13** Concession **1**. Plan _____ Block _____
911 Address: 1002 Payne Line Rd

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 April 11, 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**

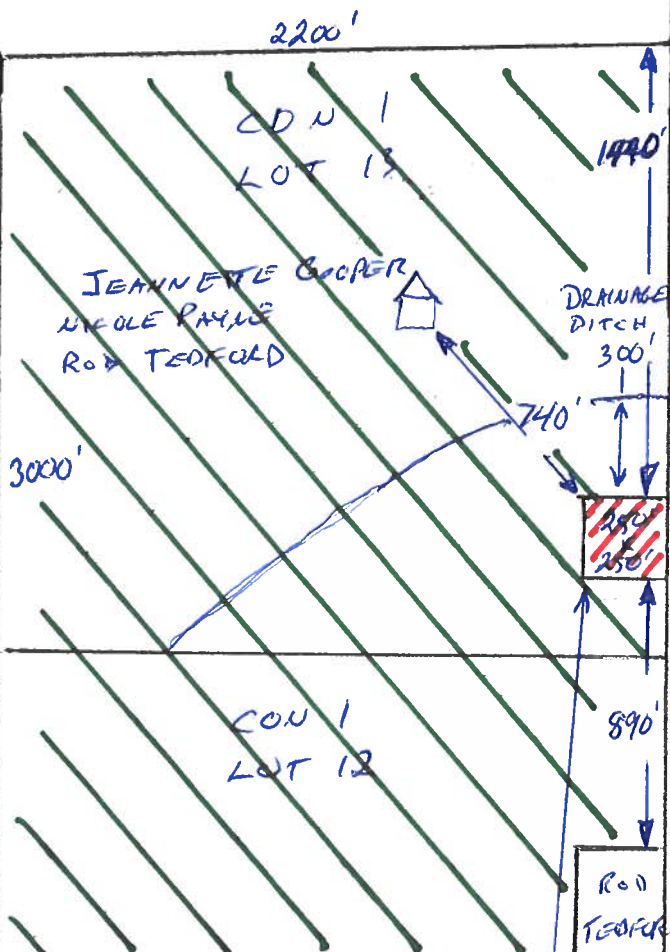
If you require this information in an accessible format, please contact Ann Hamilton at
ahamilton@ptbocounty.ca 705-743-0380 extension 2406

CON 1
LOT 14
GARY MYLES

HYDRO EASEMENT
WEST SIDE OF ROAD
5 METERS FROM
POLE



BRENT
DILLON



GLEN
McMULLEN

15 METER SET BACK
DRAINAGE DITCH

SHAWN ROGERS

MARK TEMPLE

MAC O'BRIEN

DUTIN YORK

RANDY PAYNE

VINCE PARCELLS

DAW MACNEIL

BRENDA OLIVER

DAVE
WINSALL

JOHN SPINELLO

1960'



COUNTY RD 4

476 410

SEVERED LOT

