



Township of Douro-Dummer Agenda for a Planning Committee Meeting

Monday, June 22, 2020, 10:00 a.m.

Douro-Dummer YouTube Channel

https://www.youtube.com/channel/UCPpzm-uRBZRDjB89o2X6R_A

Meetings During COVID-19

Council met on April 2, 2020 and amended the Township Procedure By-Law to permit meetings to be held electronically, under the authority of the Municipal Emergency Act, 2020, in order to function during the pandemic.

During the COVID-19 pandemic, Township meetings are being held electronically. Meetings will be recorded and live-streamed on the Township YouTube channel.

Please contact the Clerk if you require an alternative method to virtually attend the meeting. crystal@dourodummer.on.ca or 705-652-8392 x205

	Pages
1. Call to Order by Chair:	
2. Disclosure of Pecuniary Interest:	
3. Approval of Minutes:	
3.1 Minutes - March 2, 2020	1
4. Severance Proposals:	
4.1 Preliminary Review - Moloney, Clerk/Planning-2020-30	5
Name: Randy Moloney Location: Lot 11, Concession 7, Centre Line Road, Douro 7th Line Douro Ward, Roll No: 1522-010-003-12601	
4.2 Preliminary Review - Coughlin, Clerk/Planning-2020-31	26
Name: John Joseph Gerald Coughlin (Estate) Agent: John Coughlin Location: Lot 8, Concession 8 635 Douro Eighth Line Douro Ward, Roll No: 1522-010-004-03100	

5. Severance Applications:

5.1 Severance File B-72-19 - Moore - Clerk/Planning-2020-26 42

Name: Kenneth & Loraine Moore
Agent: Beverly Saunders, EcoVue Consulting
Location: Lot 9, Concession 3
668 Fourth Line Road Dummer South,
Dummer Ward, Roll No: 1522-020-001-03900

5.2 Severance File B-27-20 - Clifford, Clerk/Planning-2020-27 108

Name: Fred Clifford
Agent: Bob Clark, Clark Consulting Services
Location: Lot 11, Concession 1
County Road 38
Douro-Dummer, Roll No: 1522-020-003-03000

5.3 Severance File B-31-20, Jordan, Clerk/Planning-2020-29 221

Name: James and Joan Jordan
Agent: Adam Baker
Location: Lot 29, Concession 3
1550 Birchview Road
Dummer Ward, Roll No. 1522-020-004-12220

6. Next Meeting Date:

7. Adjournment

Minutes of the Township of Douro-Dummer Planning Committee Meeting

March 2, 2020, 9:30 AM

Council Chambers in the Municipal Building

Present:
Deputy Mayor - Karl Moher
Member – Wendy Dunford
Member – Ken Jackman
Member – Jim Patterson
Member – Ed Reid

Staff Present
Clerk/Planning Coordinator - Crystal McMillan
Administration Assistant - Vanessa Sweeting

1. Call to Order by Chair:

The Chair called the meeting to order at 9:31 a.m.

2. Disclosure of Pecuniary Interest:

The Chair reminded members of their obligation to declare any pecuniary interest they might have. None were declared.

3. Approval of Minutes:

3.1 January 24, 2020

Resolution – Minutes

Moved by: Wendy Dunford

Seconded by: Ken Jackman

That the Minutes from the Planning Committee Meeting, held on January 24, 2020, be received and approved, as circulated. Carried

4. Other Business:

4.1 Appoint Acting Secretary, Clerk/Planning-2020-12

Resolution

Moved by: Jim Patterson

Seconded by: Ken Jackman

That Vanessa Sweeting also be appointed an Assistant Secretary, which would authorize her to be Acting Secretary at any point in time when Crystal McMillan, Secretary, is unavailable.

Carried

4.2 Discussion - eScribe (new agenda software) Training Date

Resolution

Moved by: Ken Jackman

Seconded by: Jim Patterson

That the Committee move forward with training to use the Township's electronic agenda system (eScribe).

Carried

5. Severance Applications:

5.1 Severance File B-63-19-B-64-19, Clerk/Planning-2020-10

Severance Applications B-63-19 and B-64-19

Name: Brent and Teresa Dillon

Location: Lot 13, Concession 1

999 Douro First Line

Douro Ward, Roll No.: 010-002-03200

Purpose of the applications: Creation of Two New Residential Lots

In attendance:

Brent Dillon, Owner – In support

Crystal McMillan, Secretary, reviewed the planning report for this application.

Recommendation

Moved by: Ken Jackman

Seconded by: Jim Patterson

That it be recommended to Council that Severance Applications B-64-19 and B-64-19 for Brent and Teresa Dillon be approved, and if approved by the Peterborough County Land Division Committee that the following conditions be imposed:

- \$1250.00 cash-in-lieu of parkland be paid to the municipality for each
- That a 3 metre strip of frontage from each severed parcel be deeded to the Township for road widening purposes
- That the depth of both severed lots be increased slightly to ensure that the lot is a minimum of 0.4 ha (1 acre) in size (not including the 3 metre strip of frontage deeded to the municipality)
- That safe entrances be approved by the Manager of Public Works

Carried

6. Severance Proposals:

6.1 Preliminary Severance Review - Clifford, Clerk/Planning-2020-11

Severance Proposal – Fred Clifford

Agent: Jacqueline Mann, Clark Consulting Services

Location: Lot 11, Conc. 1,
County Road 38, Dummer Ward, Roll No.: 020-003-03000

Purpose of the proposal – Creation of a New Residential Lot

In attendance:

Bob Clark, representing applicant – In support

Keith Beecroft – In opposition

David Graham – In opposition

Crystal McMillan, Secretary, reviewed the planning report for this application.

Bob Clark, representing applicant, spoke in support of the proposal.

Keith Beecroft spoke in opposition to the proposal.

David Graham spoke in opposition to the proposal.

Recommendation

Moved by: Jim Patterson

Seconded by: Ken Jackman

That the Committee defer a decision on the severance proposal Option A for Fred Clifford to a future meeting.

Carried

7. Next Meeting Date: March 27, 2020 (if required)

8. Adjournment

That this meeting adjourn at 10:18 a.m.

Chair, Karl Moher

Secretary, Crystal McMillan

Severance Review

File No: Preliminary Severance Review

Name: Randy Moloney

Location: Lot 11, Concession 7,
Centre Line Road, Douro 7th Line
Douro Ward, Roll No: 1522-010-003-12601

Purpose of the Proposals – To server two residential lots

Note: The applicant is proposing two lots as shown on the Proposed Lots Sketch (attached) - Lot B and new proposed Lot D – it is separate from the County's PSR report.

Official Plan Designation:

Severed B & D:	Rural (RU)
Retained:	Rural (RU)

OP Conformity: Residential and agricultural uses are permitted uses in the Rural Designation

Previous Severances: None within the last 25 years

Zoning:

Rezoning Required:

Severed B & D:	Rural (RU)	
Retained:	Rural (RU)	

Zoning Conformity:

It appears that both proposed Severed Lots B & D will meet the area and frontage requirements for a residential use in the Rural Zone (Section 9.2.4). Staff will review the formal application when it is submitted to ensure the minimum requirements are met.

The Retained lot will meet the area and frontage requirements for an agricultural use in the Rural Zone (Section 9.2.1).

PPS Conformity: The applicant has submitted a constraints map to ORCA and is aware that prior to the submission of formal applications, that certain studies are required to meet the PPS. The applicant has been working with a consultant and in contact with

ORCA regarding these studies. If the peer review of the studies concludes there will be no negative impact, then the two severances would appear to be in compliance with the PPS.

Entrance Report: Safe entrances are possible for both proposed lots. Brushing and ditching will be required. Requesting a 3 metre strip of frontage be deeded to the Township.

CBO Report: Lot B is heavily wooded. Suggesting lots be adjacent to each other. No obvious restrictions to development.

Comments: Please see a copy of the County's Preliminary Review (PSR) which is attached. Please note that further investigation after the PSR was completed by staff from the County, Township and ORCA on these proposals.

All department managers have been circulated for comment on these proposals.

Recommendation:

That the Committee recommend that Council support in principle the severance proposals for Randy Moloney and when formal applications is submitted to the Peterborough Land Division Committee that the following conditions be imposed:

- \$1250.00 cash-in-lieu of parkland be paid to the municipality for each lot
- That a 3 metre strip of frontage from each severed parcel be deeded to the Township for road widening purposes
- That safe entrances be approved by the Manager of Public Works
- When the applicant files a formal consent application, there will be a fee(s) to inspect the test holes to ensure a septic system would be viable – current fees are \$150 per lot severed and \$150 for retained if vacant and applicant is responsible for the digging of the test holes.

This support is based on the information provided at this time and the applications will be further reviewed upon receipt of the formal applications.

Report Approval Details

Document Title:	Preliminary Review - Moloney.docx
Attachments:	<ul style="list-style-type: none">- Moloney - Proposed Lots - Sketch.pdf- Moloney Randy - PSR.pdf- Moloney - Proposed Lots - Pub works Comments.pdf- CBO Official Report.pdf
Final Approval Date:	Jun 17, 2020

This report and all of its attachments were approved and signed as outlined below:

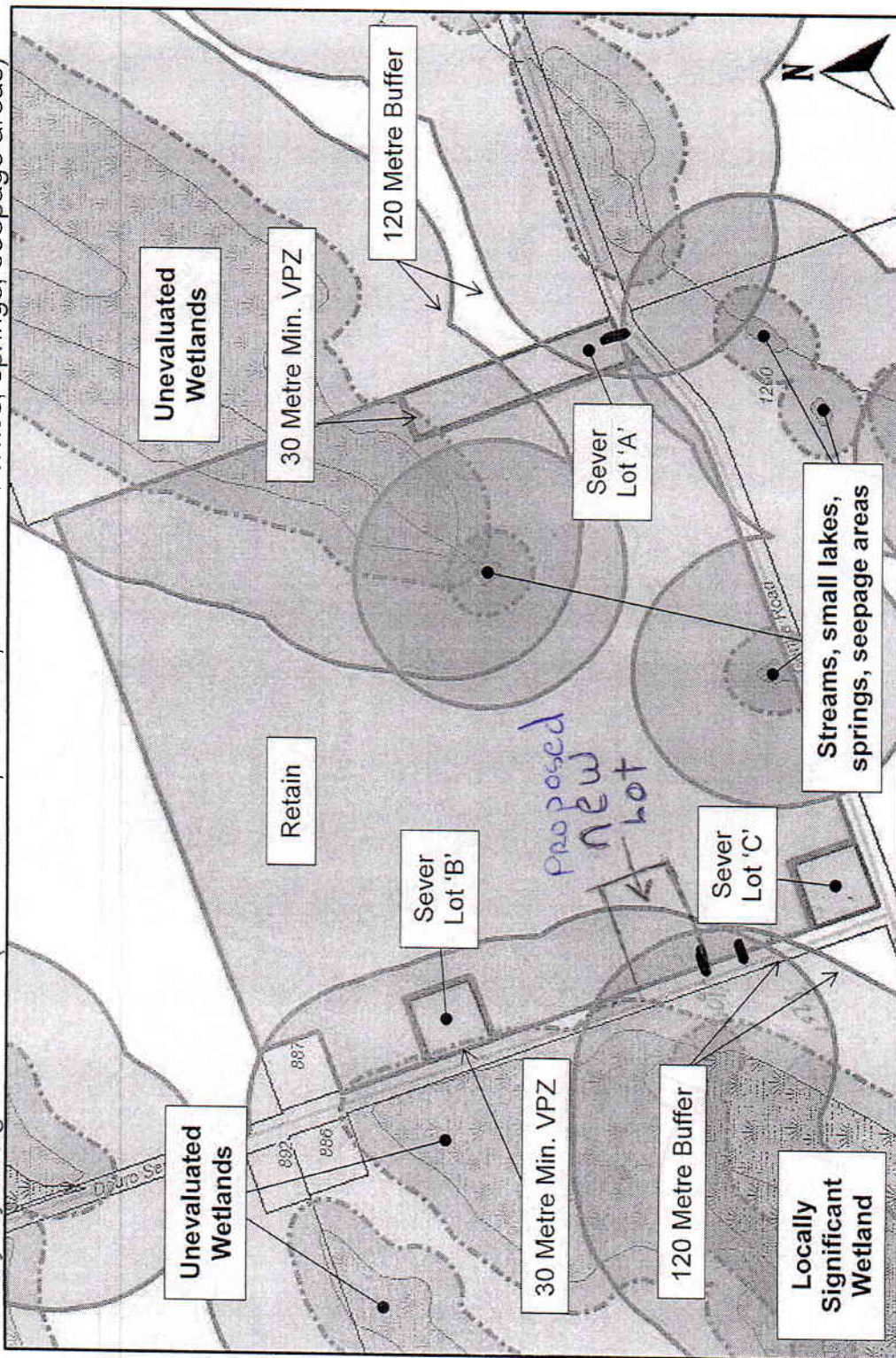
Martina Chait-Hartwig

Roll # 1522-010-003-12601

Lot 11, Concession 7, Douro

(Moloney)

Key Hydrologic Features (i.e. wetlands, streams, small inland lakes, springs, seepage areas)



NOTE: Development and site alteration is not permitted within key hydrologic features (i.e. wetlands, rivers/streams); any development proposed within the 120 metre buffer surrounding key hydrologic features requires a natural heritage evaluation/hydrologic evaluation to identify a vegetative protection zone (no less than 30 metres). No development, including lot creation within the 30 metre VPZ.

Scale (metric)
1:6000 (1"=500')

Preliminary Severance Review

Prepared by the Peterborough County
Planning Department



Name: Randy Moloney

Agent:

Date: July 15, 2019

Lot: 11

Concession: 7

Municipality: Douro Ward

Township of Douro-Dummer

Description: Centre Line Road/Douro 7th Line

Phone: 705-748-9399

Email:

lmoloney@nexicom.net

Office Phone: 705-760-0163

Communication Sent To:

Owner: ☒

Agent: ☐

	Severed	Retained
County O.P. Description	Rural Area	Rural Area
Municipal O.P. Designation	Rural	Rural
Municipal O.P. Effective Date	April 2014	April 2014
Municipal Zoning	(RU)	(RU)
Municipal Zoning By-Law Number in effect	10-1996	10-1996
Area/Lot Dimensions	Lot A: ±1 hectares with ±45 m of frontage on Centre Road Lot B: ±0.4 hectares with ± 60 m of frontage on Douro 7th Line Lot C: ±0.4 hectares with ±60 m of frontage on Douro 7th Line or Centre Road	±36.5 hectares with approx. ±420 metres of frontage on Douro 7th Line or ±500 metres on Centre Road
Existing Use/Buildings	Agricultural/Vacant	Agricultural/Vacant

Intent: To sever more than one residential lot.. Roll No.(s) 1522-010-003-12601.

County Official Plan Policy Review: The subject property is described as Rural Area in the County of Peterborough Official Plan. Section 2.6.3.5 of the Plan suggests that residential severances for land holdings located in the Rural Area should be discouraged in favour of development in Settlement Areas in an effort to promote orderly growth and development. However, severances in the Rural Area may be considered provided Health Unit, road frontage and access and Minimum Distance Separation requirements can be met (Ss.2.6.3.5 (A), (C) & (G)) and provided the applicable policies of Sections 2.6.3.1, 2.6.3.5, 4.1.3 and 4.3 are complied with (S.2.6.3.5 (H)).

Municipal Official Plan Policy Review: The subject property is designated Rural in the Local Component of the County Official Plan. Low density residential development shall be permitted (S.6.2.2.2) including one single detached dwelling per lot in the Rural designation (S.6.2.2.3(b)).

In the Rural designation, a maximum of two severances are permitted from a property as it existed 25 years prior to the date of application (Ss.6.1.1 & 6.2.2.5(d)). Peterborough County Land Division records indicate that the subject property has not received any severances for a new lot in the last 25 years, therefore the lands appear to be eligible for consent. In addition to the above requirement, for a residential lot in the Rural designation, the landowner must have owned the property for a minimum of 5 years, and the size of the new lot created specifically for a residential use shall not exceed 1 hectare in area (S.6.2.2.5(d)(i)&(ii)). Based on the property's assessment information and sales history, the property owner appears to have owned the property for the minimum 5 years and proposed Lots B & C do not exceed 1 hectare. Since Lot A is proposed to be just over 1 hectare in area to meet MDS I requirements (see below), the applicant is advised to discuss the proposal with the Township to determine if the slightly oversized lot is acceptable.

As applicable, consents must meet road frontage & access, Zoning By-law, Health Unit and Minimum Distance Separation (MDS) requirements (Ss. 7.2.3, 7.12.4, 7.12.1, 7.12.12). Proposed Lot A does not appear to meet MDS I setback requirements for a residential lot, however, since the parcel is proposed to be just over 1 hectare, so long as there is a 0.5 hectare building envelope outside the MDS arc, the lot creation may be permitted (2017 MDS I, guideline #41).

The applicant should be aware that a small portion of the subject property (north-west corner) is located within 500 metres of a former waste management site as shown on Schedule A4-1 of the Local Component of the County Official Plan (see attached maps). Section 6.2.18.3 of the Plan does not allow the construction of buildings or structures within the 500 metre assessment area unless a hydrogeology study is completed which demonstrates that the former landfill will have no impact to the new use (S.6.2.18.3(c)&(e)). While proposed Lot B is close, all severed parcels appear to be located outside the 500 metre assessment area, therefore a hydrogeological study does not appear to be necessary.

Municipal Zoning By-Law Review: The severed parcels are zoned Rural (RU) in the Township's Zoning By-Law. A residential use is permitted in the (RU) zone (S.9.1.5), provided the parcel has a minimum lot area of 0.4 hectares and a minimum lot frontage of 45 metres (S.9.2.4). The severed parcels appear to meet the minimum lot area and frontage requirements of the (RU) Zone.

The retained parcel is zoned Rural (RU) in the Township's Zoning By-Law. A farm use is permitted in the (RU) zone (S.9.1.1), provided the parcel has a minimum lot area of 20 hectares and a minimum lot frontage of 135 metres (S.9.2.1). The retained parcel appears to meet the minimum lot area and frontage requirements of the (RU) Zone.

Provincial Policy Review: The Provincial Policy Statement, 2014 (PPS) and Growth Plan for the Greater Golden Horseshoe, 2019 (GPGGH) apply to this proposal. The subject property is located within a Candidate Agricultural Area, as identified in the new Agricultural System for the Greater Golden Horseshoe (Growth Plan, 2019). Outside of the Greenbelt Area, provincial mapping of the agricultural land base does not apply until it has been implemented in the County Official Plan. Until such time, Candidate Agricultural Areas will be subject to the rural policies of the Provincial Policy Statement. Section 1.1.5.2 of the Provincial Policy Statement allows for limited residential development on rural lands.

The following key hydrologic features have been identified on or adjacent to the subject property: permanent/intermittent streams, small lakes/springs/seepage areas, locally significant wetlands (Sawyers Creek South), and non-evaluated wetlands. Section 4.2.3.1 of the Growth Plan (2019) states that development and site alteration, including lot creation, is not permitted in key hydrologic features. Section 4.2.4.1 states that development and site alteration, including lot creation, within 120 metres of a key hydrologic feature will require a natural heritage evaluation/hydrologic evaluation that identifies a vegetation protection zone (VPZ) that is no less than 30 metres. Proposed Lots A and B are located within 120 metres of unevaluated wetland and stream features, therefore a natural heritage evaluation and/or hydrologic evaluation appears to be required for these two parcels.

The applicant should be aware that new lots (i.e. lot lines) are not permitted within the 30 metre VPZ. Given the proximity of Lot A to the non-evaluated wetland on the property, the lot lines will be required to be adjusted to ensure that the severed parcel is located outside the VPZ for the wetland. The boundaries of all features, the vegetation protection zones and the proposed severed parcel should be clearly identified in the natural heritage/hydrologic evaluation. Evaluations undertaken in accordance with policy 4.2.4.1 will identify any additional restrictions to be applied before, during and after development to protect the hydrologic and ecological functions of the feature. The applicant should contact Otonabee Region Conservation Authority (ORCA) regarding specific study requirements.

The following natural heritage features have been identified on or adjacent to the subject property: potential habitat of endangered and threatened species. The PPS states that development and site alteration shall not be permitted in the habitat of endangered and threatened species, except in accordance with provincial and federal requirements (S. 2.1.7). A Species at Risk (SAR) assessment is required as part of the natural heritage evaluation, referenced above, particularly for proposed Lot A. Attached to this review is the Ministry of Environment, Conservation and Parks Client's Guide to Preliminary Screening for Species at Risk to assist with meeting ESA requirements.

Minimum Distance Separation Formula I (MDS I) as per policy 1.1.5.9 of the 2014 Provincial Policy Statement has been calculated for the livestock facilities (i.e. barns) on neighbouring properties (see calculations and map attached). Lot A does not appear to meet the MDS I setback, however since the lot area is proposed to be over 1 hectare, a

0.5 hectare building envelope is required outside the MDS arc to permit the creation of a new lot (2017 MDS I, guideline #41). While there does appear to be 0.5 hectare building envelope located outside the MDS arc, the lot is required to be adjusted slightly due to the proximity to the non-evaluated wetland, so the final configuration will need to ensure it meets both setbacks. Otherwise, the proposal appears to meet MDS I requirements for each of the proposed residential lots.

Additional Notes:

The lands appear to be regulated by Regulation 167/06, the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation of the Otonabee Conservation Authority. Therefore, the proposal should be discussed with Alex Bradburn at (705) 745-5791 ext.227 to determine what, if any permits may be necessary.

The applicant and any prospective owners are advised that endangered and/or threatened species exist in the area and may exist on the site. It is the responsibility of the landowner to identify endangered and threatened species and their habitat within the property prior to undertaking work, and to ensure that the work/activity will not result in negative impacts. Landowners are encouraged to consult with the Ministry of Environment, Conservation and Parks (MECP) if they have questions about the *Endangered Species Act, 2007 (ESA)*. Any sightings of a threatened or endangered species during development and construction on the property must be reported in accordance with the ESA.

Agencies Contacted by Planning Department (marked with an X):

- ☒ **This Preliminary Severance Review has been circulated to the local Municipality of Douro-Dummer**
- ☐ **County Infrastructure Services (i.e. Roads)**
- ☐ **Conservation Authority**
- ☐ **First Nations**
- ☐ **Other**

Agencies to be Contacted by Owner/Agent (marked with an X):

- ☐ **Health Unit**
- ☒ **Conservation Authority**
- ☒ **Township**
- ☒ **Ministry of Environment, Conservation and Parks**
- ☐ **Source Water Risk Management Officer**
- ☐ **Trent-Severn Waterway**

☐ First Nations

☐ Other

Proposal does not appear to conform to the Growth Plan for the Greater Golden Horseshoe (2019) and/or Provincial Policy Statement (2014) policies.

The severance proposal does not appear to conform to the Growth Plan (2019) or the Provincial Policy Statement (2014). Proposed Lot A appears to sever key hydrologic features including their related minimum vegetation protection zones contrary to 4.2.4.1 c) and 4.2.4.3 of the Growth Plan. A natural heritage evaluation/hydrologic evaluation including a species at risk assessment appear to be required to conform to the Growth Plan and PPS. The proposal appears to meet MDS I requirements for each of the proposed residential lots, however, the applicant is advised to take MDS setback requirements into consideration when reconfiguring the proposed lot to accommodate the minimum wetland VPZ.

Proposal appears to conform to County Official Plan policies.

The severance proposal appears to conform to the County Official Plan. Severances in the Rural Area may be considered provided Health Unit, road frontage and access and Minimum Distance Separation requirements can be met (Ss.2.6.3.5 (A), (C) & (G)).

Proposal appears to conform to Township Official Plan policies.

The severance proposal (Lots B & C) appears to conform to the Township Official Plan. As applicable, consents must meet road frontage & access, Zoning By-law, Health Unit and Minimum Distance Separation (MDS) requirements (Ss. 7.2.3, 7.12.4, 7.12.1, 7.12.12)). Since Lot A is proposed to be just over 1 hectare in area to meet MDS I requirements, it does not conform to the Official Plan and the applicant is advised to discuss the proposal with the Township to determine if the slightly oversized lot is acceptable.

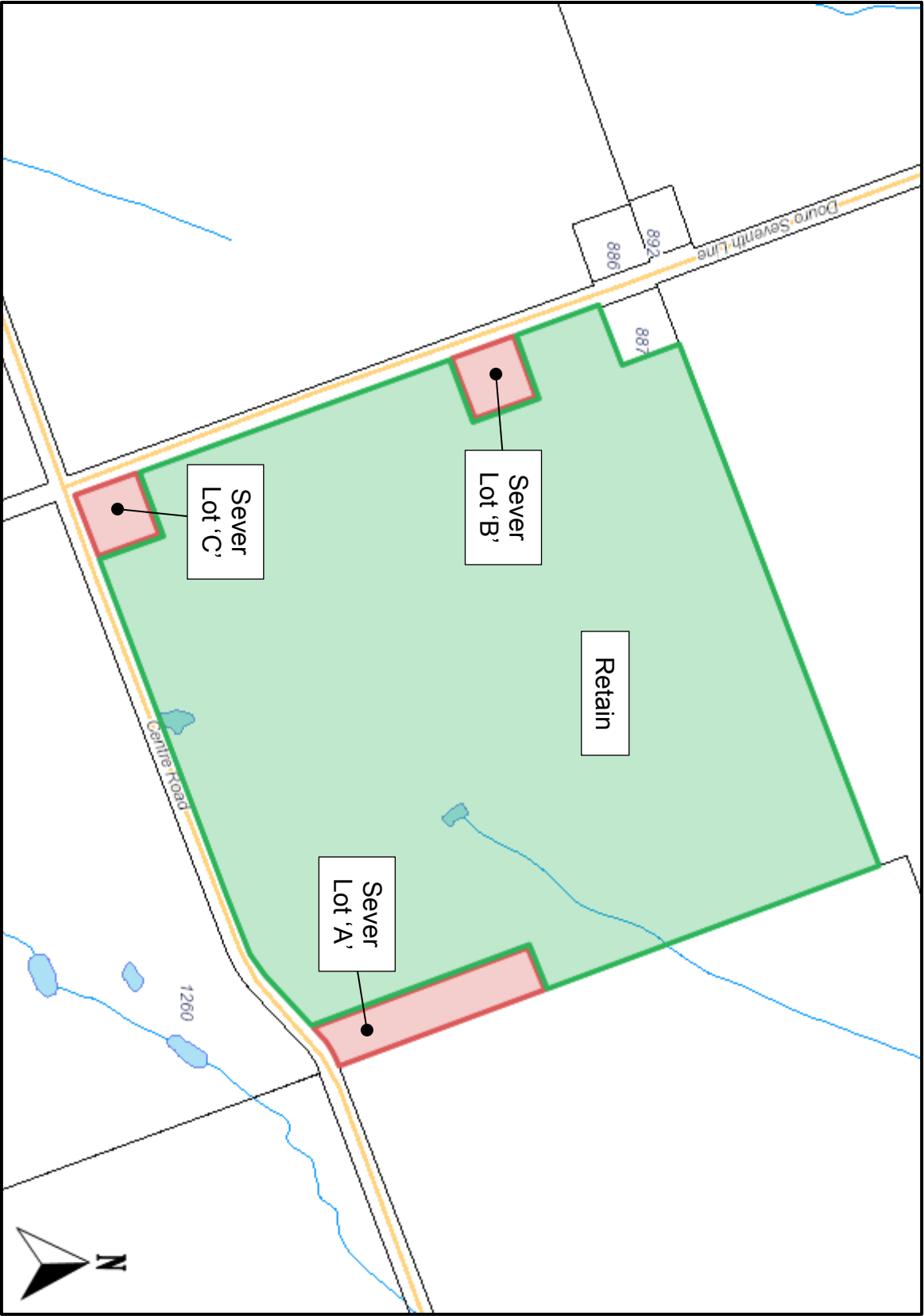
- ☒ **Application requires confirmation from the Township or identified agency regarding policy conformity. **Please note that the landowner should be aware that members of the local council may not support a rezoning or minor variance to create a lot that is not in compliance with the provisions of the zoning by-law.****

Reviewed By: Amanda Warren

Important

Our position on the overall conformity of the proposal is based on information available at the time of review. Subsequent information from commenting agencies can change our comments relating to any formal application for severance which is subsequently filed. Therefore, the above-noted comments should not be construed as preliminary approval or denial of a proposal but recognized as a position of the County Planning Department based on the availability of current information.

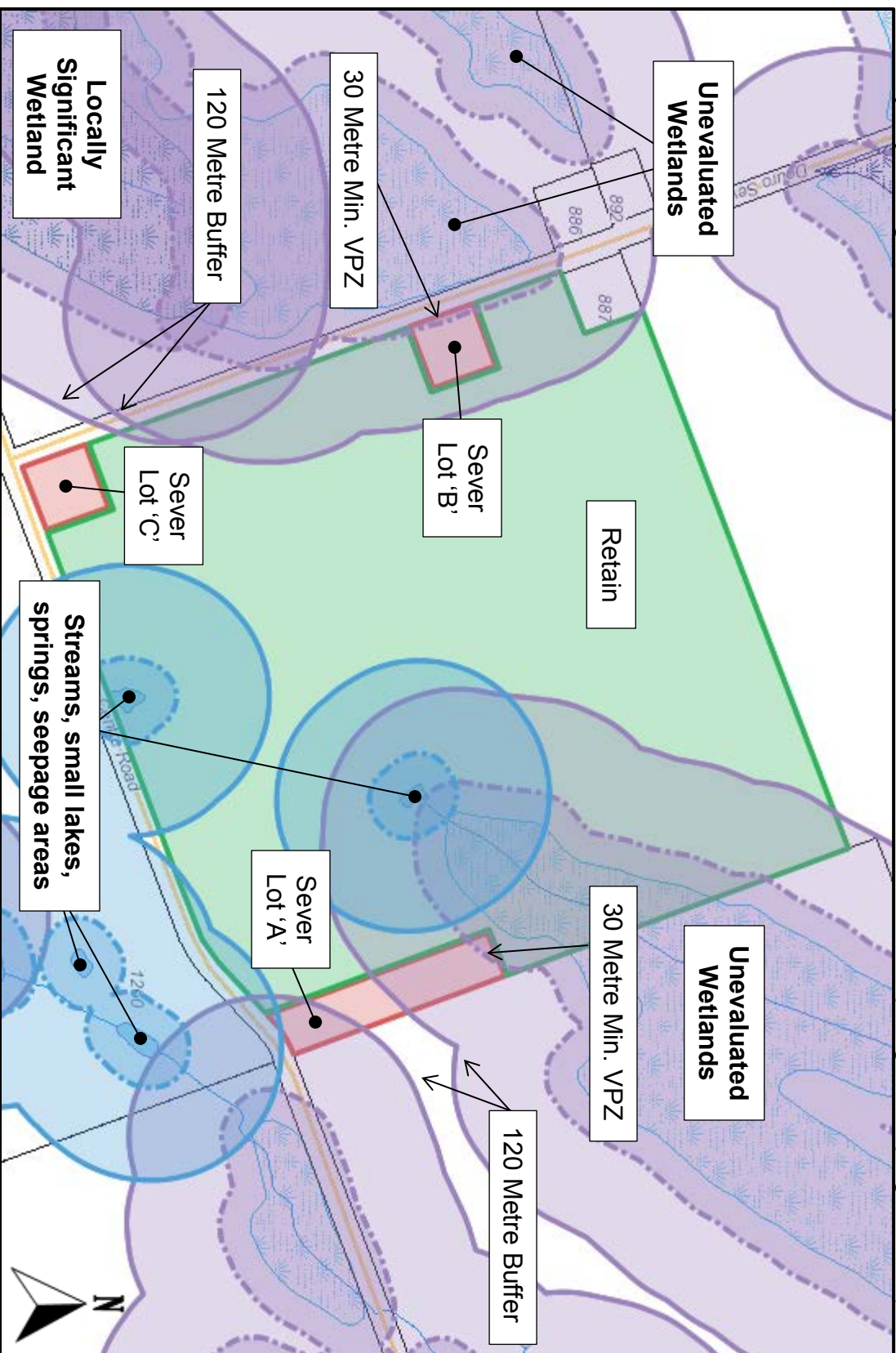
Roll # 1522-010-003-12601
Lot 11, Concession 7, Douro
(Moloney)
Severance Sketch – Lots A, B, C



Scale (metric)
1:6000 (1"=500')

Roll # 1522-010-003-12601
Lot 11, Concession 7, Douro
(Moloney)

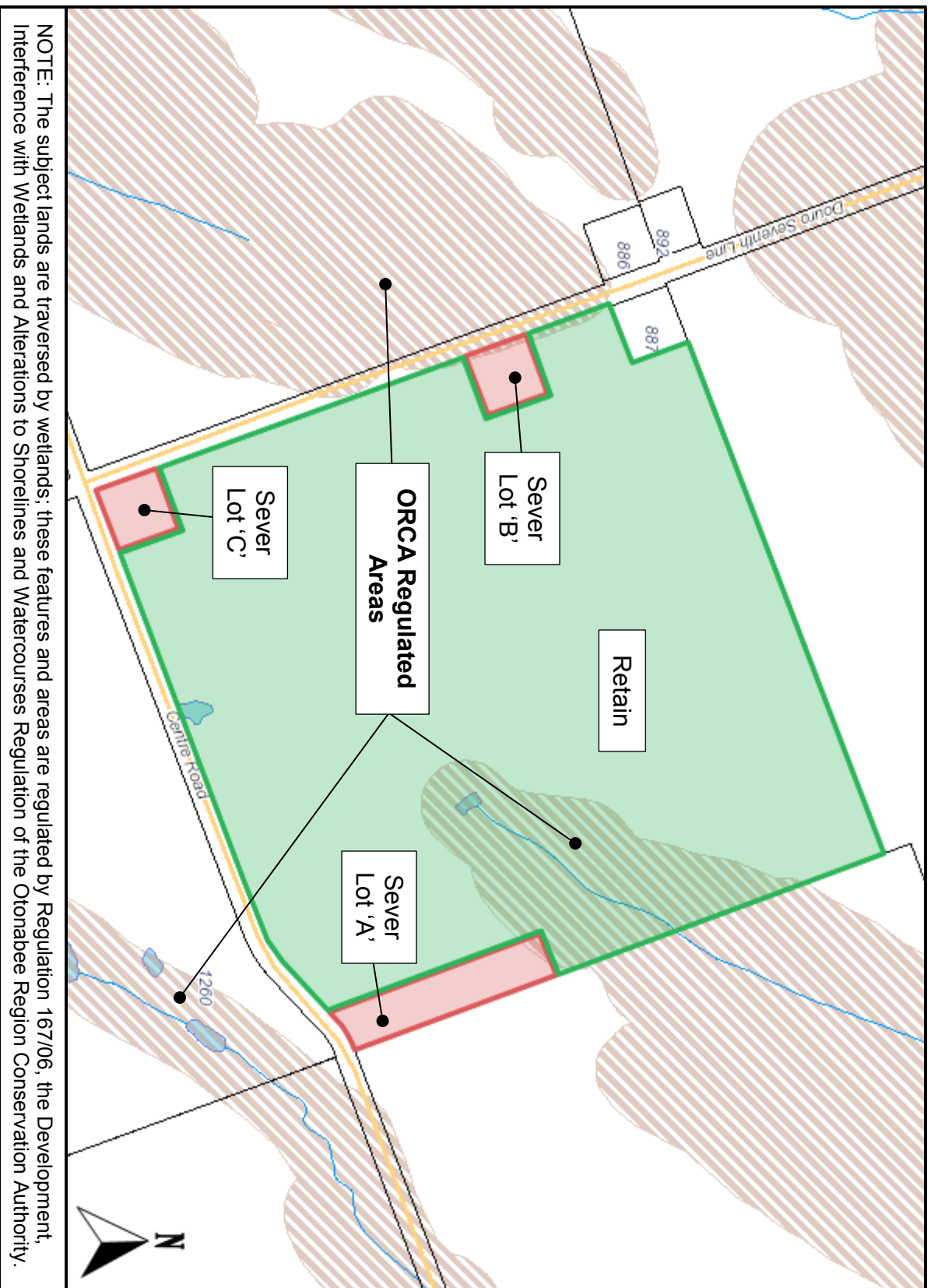
Key Hydrologic Features (i.e. wetlands, streams, small inland lakes, springs, seepage areas)



NOTE: Development and site alteration is not permitted within key hydrologic features (i.e. wetlands, rivers/streams); any development proposed within the 120 metre buffer surrounding key hydrologic features requires a natural heritage evaluation/hydrologic evaluation to identify a vegetative protection zone (no less than 30 metres). No development, including lot creation within the 30 metre VPZ.

Scale (metric)
 1:6000 (1"=500')

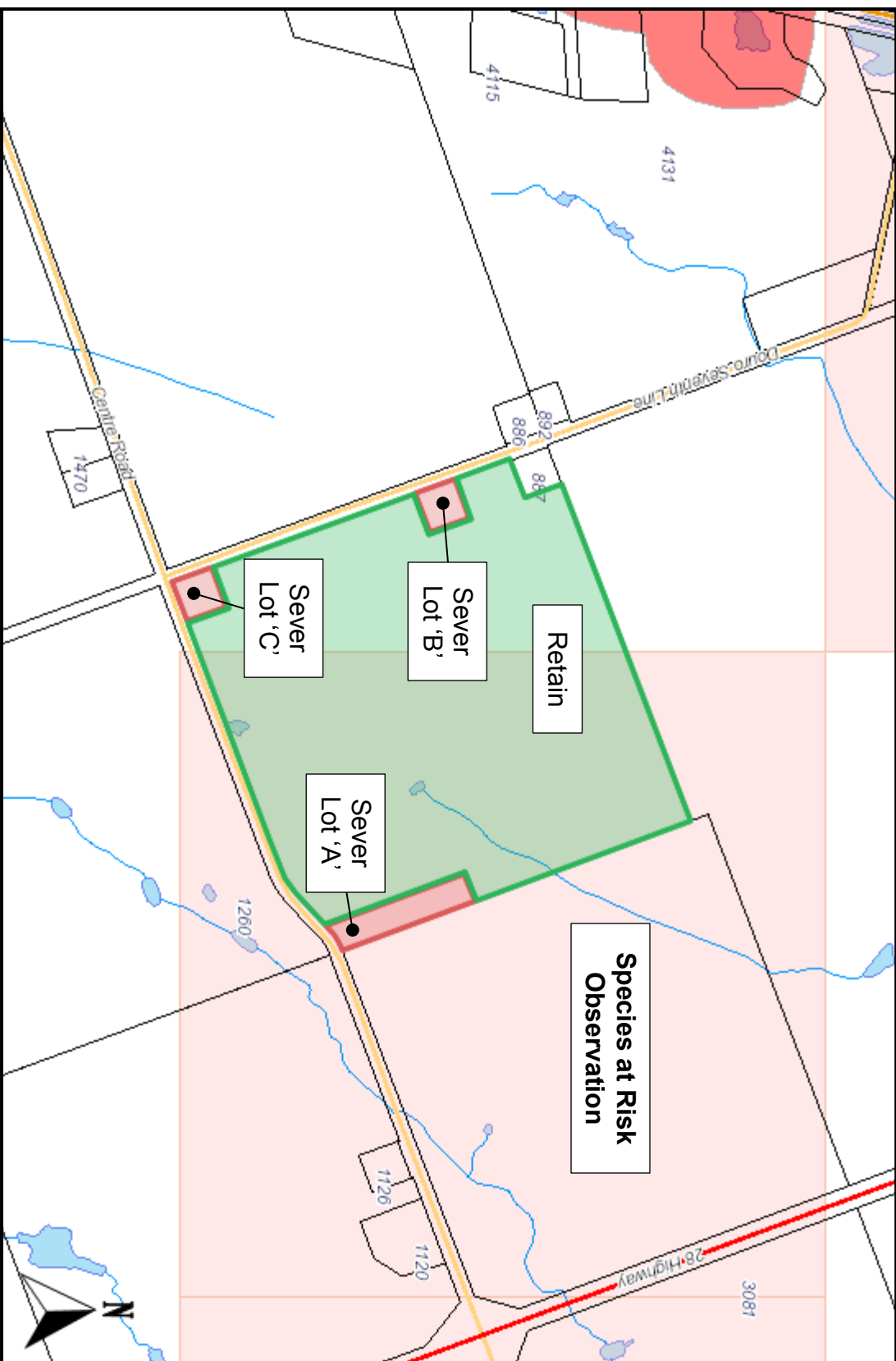
Roll # 1522-010-003-12601
Lot 11, Concession 7, Douro
(Moloney)
Regulated Areas – Otonabee Region Conservation Authority (ORCA)



Scale (metric)
 1:6000 (1"=500')

Roll # 1522-010-003-12601
Lot 11, Concession 7, Douro
(Moloney)

Potential Habitat of Endangered or Threatened Species (i.e. Species at Risk)

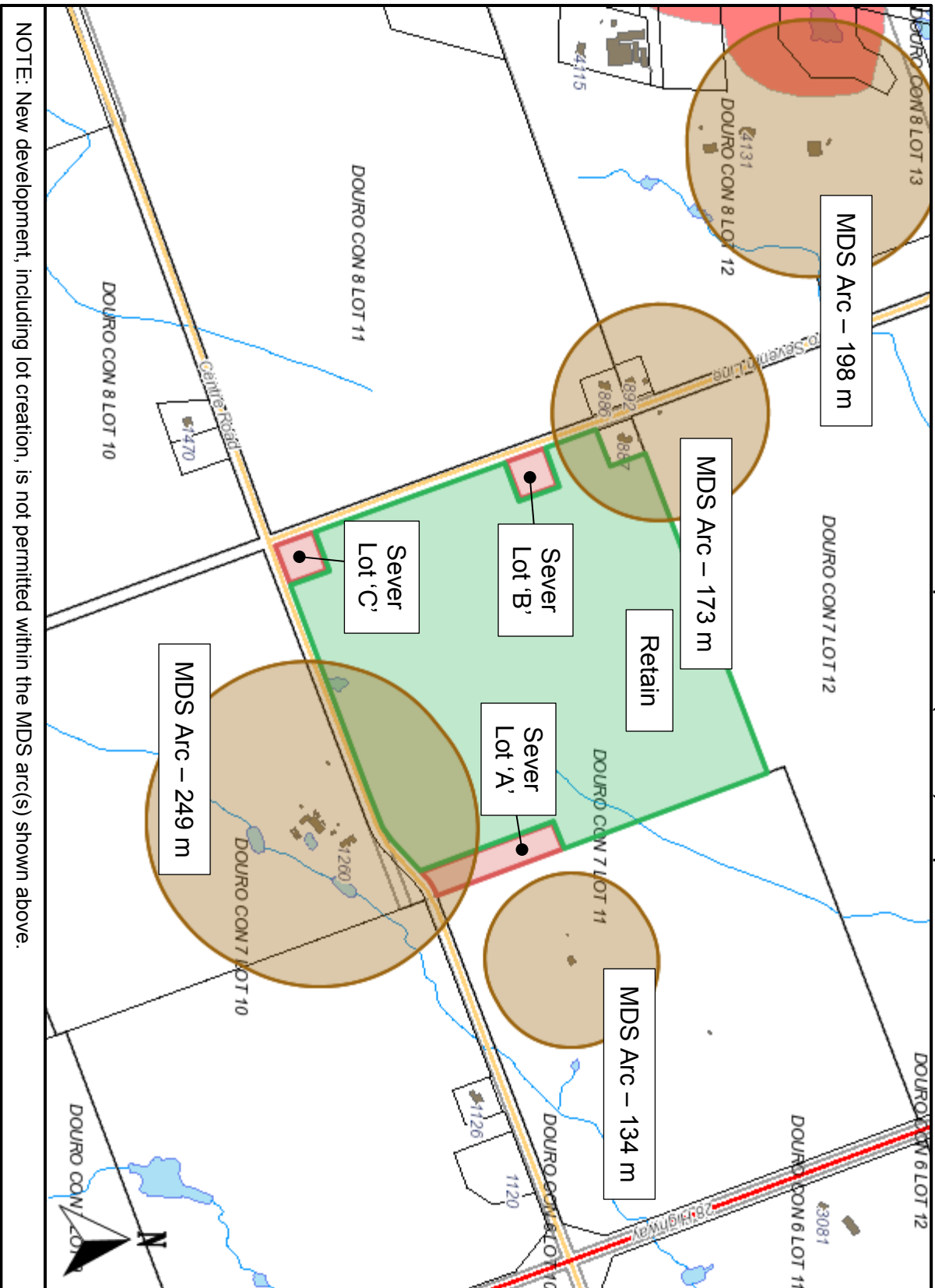


NOTE: The Ministry of Environment, Conservation and Parks (MECP) has identified a Species at Risk within the area marked above (i.e. pink squares). A Species at Risk Assessment may be required to determine whether any species or their habitat, is located on the subject lands and determine where development and site alteration may be permitted.

Scale (metric)
 1:6000 (1"=500')

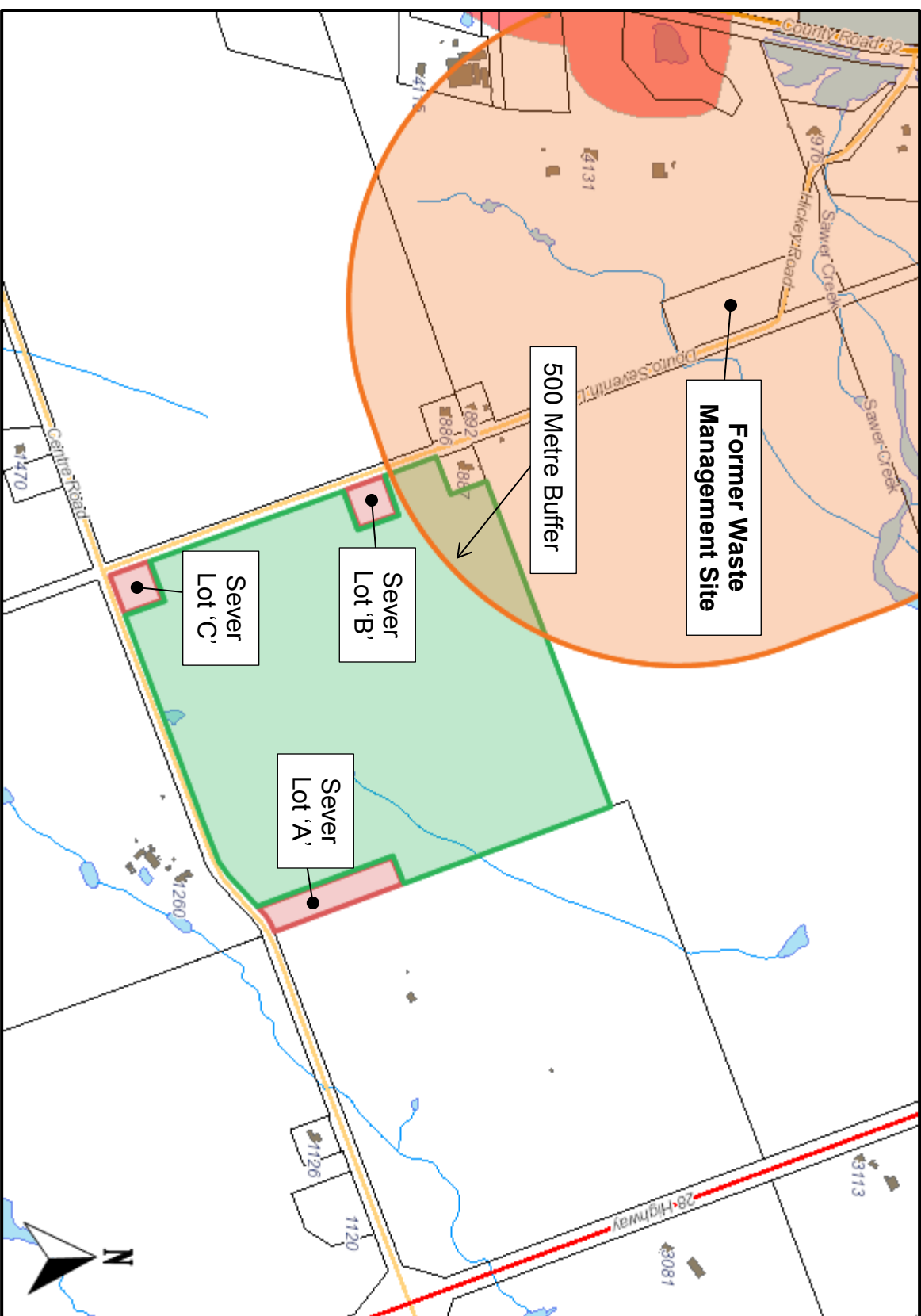
Roll # 1522-010-003-12601
 Lot 11, Concession 7, Douro
 (Moloney)

Minimum Distance Separation (MDS I) Requirements



Roll # 1522-010-003-12601
Lot 11, Concession 7, Douro
(Moloney)

Former Waste Management Area – 500 m Area of Assessment



Scale (metric)
1:9600 (1"=800')

Minimum Distance Separation I

Worksheet 1

Prepared By: Amanda Warren, Planner, County of Peterborough

Description: PSR (Moloney) - Centre Road/Douro 7th Line

Application Date: Friday, July 12, 2019

Municipal File Number:

Proposed Application: Lot creation for a maximum of three non-agricultural use lots
Type A Land Use

Applicant Contact Information

Randall Moloney
887 Douro 7th Line
Douro-Dummer, ON, Canada K0L2H0
Phone #1: 705-748-9399
Phone #2: 705-760-0163
Email: lmoloney@nexicom.net

Location of Subject Lands

County of Peterborough, Township of Douro-Dummer
DOURO, Concession: 7, Lot: 11
Roll Number: 152201000312601

Calculation Name: *Farm 1*

Description: 1260 Centre Road

Farm Contact Information

Michael Hickey

Location of existing livestock facility or anaerobic digester

County of Peterborough, Township of Douro-Dummer
DOURO, Concession: 7, Lot: 10

Roll Number: 152201000312500

Total Lot Size: 38 ha

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Beef, Cows, including calves to weaning (all breeds), Yard/Barn	70	70.0	325 m ²
Solid	Beef, Cows, including calves to weaning (all breeds), Yard/Barn	29	29.0	135 m ²



The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Existing Manure Storage: V3. Solid, outside, no cover, >= 30% DM

Design Capacity (NU): 99.0

Potential Design Capacity (NU): 297.0

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	Building Base Distance 'F' (minimum distance from livestock barn)	(actual distance from livestock barn)
0.7	X 462.17	X 0.7	X 1.1	= 249 m (817 ft)	TBD

Storage Base Distance 'S' (minimum distance from manure storage)	(actual distance from manure storage)
249 m (817 ft)	TBD

Calculation Name: *Farm 2*

Description: Hwy 28 Barn - Lorraine C. Moloney

Farm Contact Information

Lorraine C. Moloney

Location of existing livestock facility or anaerobic digester

County of Peterborough, Township of Douro-Dummer
DOURO, Concession: 7, Lot: 11

Roll Number: 152201000312600

Total Lot Size: 37 ha


The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Minimum Distance Separation I

Worksheet 1

Prepared By: Amanda Warren, Planner, County of Peterborough

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Beef, Cows, including calves to weaning (all breeds), Yard/Barn	22	22.0	102 m ²

 The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Existing Manure Storage: V3. Solid, outside, no cover, >= 30% DM

Design Capacity (NU): 22.0

Potential Design Capacity (NU): 44.0

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	Building Base Distance 'F' (minimum distance from livestock barn)	Storage Base Distance 'S' (minimum distance from manure storage)
0.7	X	248	X	0.7	X
				1.1	
				=	
				134 m (439 ft)	TBD
					134 m (439 ft)
					TBD

Calculation Name: *Farm 3*

Description: 7th Line Barn - Hickey

Farm Contact Information

Vincent Hickey

Location of existing livestock facility or anaerobic digester

County of Peterborough, Township of Douro-Dummer


DOURO, Concession: 7, Lot: 12

Roll Number: 152201000312700

Total Lot Size: 76 ha

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Beef, Cows, including calves to weaning (all breeds), Yard/Barn	35	35.0	163 m ²

 The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Existing Manure Storage: V3. Solid, outside, no cover, >= 30% DM

Design Capacity (NU): 35.0

Potential Design Capacity (NU): 105.0

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	Building Base Distance 'F' (minimum distance from livestock barn)	Storage Base Distance 'S' (minimum distance from manure storage)
0.7	X	321.19	X	0.7	X
				1.1	
				=	
				173 m (568 ft)	TBD
					173 m (568 ft)
					TBD

Calculation Name: *Farm 4*

Description: 4131 County Road 32

Farm Contact Information

Gary Bolton

Location of existing livestock facility or anaerobic digester

County of Peterborough, Township of Douro-Dummer

DOURO, Concession: 8, Lot: 12

Roll Number: 152201000314620

Total Lot Size: 31.5 ha


The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Minimum Distance Separation I

Worksheet 1

Prepared By: Amanda Warren, Planner, County of Peterborough

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Beef, Cows, including calves to weaning (all breeds), Yard/Barn	51	51.0	237 m²

 The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Existing Manure Storage: V3. Solid, outside, no cover, >= 30% DM

Design Capacity (NU): 51.0

Potential Design Capacity (NU): 153.0

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	Building Base Distance F' (minimum distance from livestock barn)	(actual distance from livestock barn)
0.7	X	366.42	X	0.7	X
				1.1	
				=	
				198 m (648 ft)	TBD

Storage Base Distance 'S'	(actual distance from manure storage)
198 m (648 ft)	TBD

Preparer Information

Amanda Warren
Planner
County of Peterborough
470 Water Street
Peterborough, ON, Canada K9H 3M3
Phone #1: 705-743-0380
Email: awarren@ptbocounty.ca

Signature of Preparer: _____ Date: _____
Amanda Warren, Planner

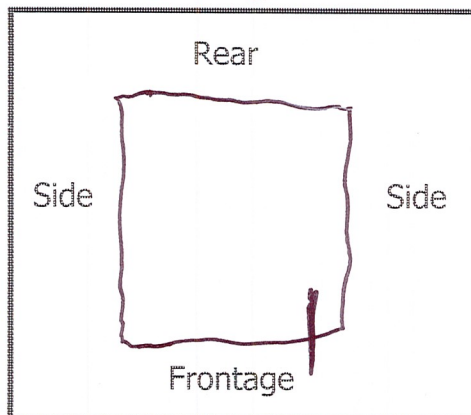
NOTE TO THE USER:

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.

File Number:	Roll Number:
Location of Property: <i>Douro 7th Line</i>	
Owner (s) Name: <i>Bandy Moloney</i>	
Phone Number: <i>705-748-9399 705-760-0163</i>	

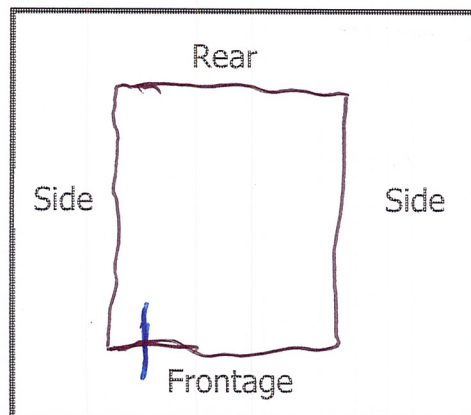
Severed

Lot B



Street/Road Name:	<i>Douro 7th Line</i>	
Safe Entrance Possible:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Culvert Required when lot developed:	Yes <input type="checkbox"/>	No <input type="checkbox"/>
3 metre strip of frontage from severed parcel required:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Other Requirements (i.e. fill, brushing, etc.): <i>brushing side lines & minor ditching to achieve drainage</i>		

Retained (if vacant)



Street/Road Name:	<i>Douro 7th Line</i>	
Safe Entrance Possible:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Culvert Required when lot developed:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
3 metre strip of frontage from severed parcel required:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Other Requirements (i.e. fill, brushing, etc.):		

Additional Comments: *Minor brushing to achieve safe site lines*
Minor ditching for drainage - 6% gradient to roadway when completed.

Date Site Visited: *May 21, 2020*

Owner Present: Yes ☐ No ☒

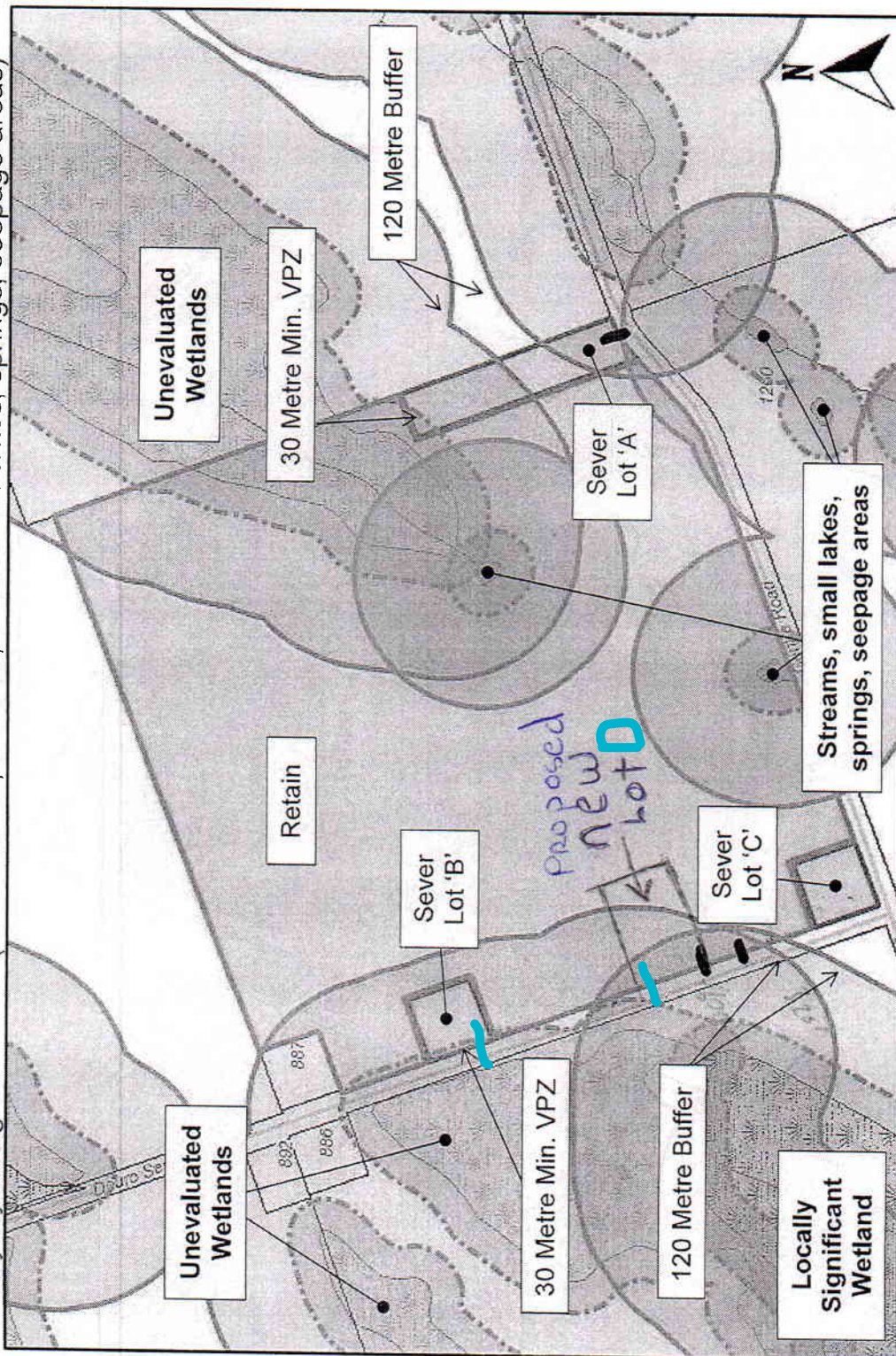
[Signature]
 Jake Condon
 Temporary Manager of Public Work

Owner's Acknowledgement

Roll # 1522-010-003-12601

Lot 11, Concession 7, Douro
(Moloney)

Key Hydrologic Features (i.e. wetlands, streams, small inland lakes, springs, seepage areas)



NOTE: Development and site alteration is not permitted within key hydrologic features (i.e. wetlands, rivers/streams); any development proposed within the 120 metre buffer surrounding key hydrologic features requires a natural heritage evaluation/hydrologic evaluation to identify a vegetative protection zone (no less than 30 metres). No development, including lot creation within the 30 metre VPZ.

Scale (metric)
1:6000 (1"=500')

Township of Douro-Dummer

Chief Building Official's Report - Regarding Consent Applications

File No. _____ Location of Property Centre line / Duro 7th

Roll No. 010-003-12601 Owner's Name Maloney

Comments:

Land Attributes/Characteristics: Lot is:

Filled: ☐ Yes / ☒ No Swampy: ☐ Yes / ☒ No Low Lying: ☒ Yes / ☐ No

High & Dry: ☐ Yes / ☒ No Adjacent to Swampy/low lying area: ☒ Yes / ☐ No
Across from 'B'

Are there any obvious restrictions to achieve development of the lot:

Lot B is heavily wooded, rest of lot is
farm fields.

Are there any obvious restrictions to achieve a suitable building envelope:

No.

Are there any obvious restrictions on the development of the lot due to elevation:

No.

Additional Comments: Lots should be adjacent or

Lot D should be further north

Date Site Visited June 16/2020 Owner Present Yes ☐ No ☒

B. Fawcett

Brian Fawcett,
Chief Building Official

Owner's Acknowledgement

Severance Review

File No: Preliminary Review
Name: John Joseph Gerald Coughlin (Estate)
Agent: John Coughlin
Location: Lot 8, Concession 8
635 Douro Eighth Line
Douro Ward, Roll No: 1522-010-004-03100

Purpose of the Proposal – To sever two residential lots.

Official Plan Designation:

Severed A & B:	Rural
Retained:	Rural

OP Conformity: Residential and agricultural uses are permitted uses in the Rural Designation.

Previous Severances: None within the last 25 years.

Zoning:

Rezoning Required:

Severed A & B:	Rural	No – increase lot area and frontage
Retained:	Rural and EC	No

Zoning Conformity:

Proposed Severed Lots A & B will need to be increased in frontage and area to meet the requirements for a residential use in the Rural Zone (Section 9.2.4). The lots will have to increase in size to a minimum of 45 metres in frontage and 0.4 hectares in area.

The Retained lot will meet the area and frontage requirements for an agricultural use in the Rural Zone (Section 9.2.1).

PPS Conformity: Prior to the submission of a formal application, the applicant is aware and is working on completing the necessary natural heritage evaluation and species at risk assessment. The applicant has been working with a consultant and in contact with ORCA regarding these studies. If the peer review of the studies conclude there will be no negative impact, than the two severances would appear to be in compliance with the PPS.

Entrance Report: Safe entrances are possible, culverts will be required. Requesting a 3 metre strip of frontage be deeded to the Township.

CBO Report: Proposed lots should be enlarged. No obvious restrictions to development.

Comments: Please see a copy of the County's Preliminary Review which is attached.

All department managers have been circulated for comment on the proposals.

Recommendation:

That the Committee recommend that Council support in principle the severance proposal for the Estate of John Joseph Gerald Coughlin and when a formal application is submitted to the Peterborough Land Division Committee that the following conditions be imposed:

- \$1250.00 cash-in-lieu of parkland be paid to the municipality for each lot
- That the severed lots be increased in size 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) with a minimum of 45 metres in frontage
- That a 3 metre strip of frontage from each severed parcel be deeded to the Township for road widening purposes
- That safe entrances be approved by the Manager of Public Works

- When the applicant files a formal consent application, there will be a fee(s) to inspect the test holes to ensure a septic system would be viable – current fees are \$150 per lot severed and \$150 for retained if vacant and applicant is responsible for the digging of the test holes.

This support is based on the information provided at this time and the application will be further reviewed upon receipt of the formal application.

Report Approval Details

Document Title:	Preliminary Review - Coughlin.docx
Attachments:	- Coughlin - Estate - Preliminary Severance Review.pdf - Coughlin - Estate - Pub Works Comments.pdf - CBO Official Report.pdf
Final Approval Date:	Jun 17, 2020

This report and all of its attachments were approved and signed as outlined below:

Martina Chait-Hartwig

Preliminary Severance Review

Prepared by the Peterborough County
Planning Department



Name: John Joseph
Gerald Coughlin (Estate)

Agent: John Coughlin

Date: April 24, 2020

Lot: 8

Concession: 8

Municipality: Douro Ward
Township of Douro-Dummer

Description: 635 Douro Eighth Line

Phone: (705) 931-0929

Email:
jcoughlin4@cogeco.ca

Office Phone:

Communication Sent To: **Owner:** ☐

Agent: ☒

	Severed	Retained
County O.P. Description	Rural Area	Rural Area
Municipal O.P. Designation (effective April 2014)	Rural	Rural
Municipal Zoning (By-Law No. 10-1996)	(RU)	(RU) & (EC)
Area/Lot Dimensions	Both lots ± 0.2 hectares with ± 45 m of frontage on Douro Eighth Line	± 40 hectares with ± 518 m of frontage on Douro Eighth Line
Existing Use/Buildings	Vacant	Dwelling and barn

Intent: To sever more than one residential lot. Roll No.(s) 1522-010-004-03100.

County Official Plan Policy Review: The subject property is described as Rural Area in the County of Peterborough Official Plan. Section 2.6.3.5 of the Plan suggests that residential severances for land holdings located in the Rural Area should be discouraged in favour of development in Settlement Areas in an effort to promote orderly growth and development. However, severances in the Rural Area may be considered provided Health Unit, road frontage and access and Minimum Distance Separation requirements can be met (Ss.2.6.3.5 (A), (C) & (G)) and provided the applicable policies of Sections 2.6.3.1, 2.6.3.5, 4.1.3 and 4.3 are complied with (S.2.6.3.5 (H)).

Municipal Official Plan Policy Review: The subject property is designated Rural in the Township Official Plan. In the Rural designation, a maximum of two severances are permitted from a property as it existed 25 years prior to the date of application (S. 6.1.1 & 6.2.2.5(d)). Peterborough County Land Division records indicate that the subject property has not received any severances, and therefore the property is eligible for a severance.

In addition to the above requirement, for a residential lot in the Rural designation, the landowner must have owned the property for a minimum of 5 years, and the size of the new lot created specifically for a residential use shall not exceed 1 hectare in area (S. 6.2.2.5(d)(i)&(ii)). According to property assessment information, the land owner

appears to have owned the property for a minimum of 5 years and the size of the new lots do not exceed 1 hectare. Although the new lots do not exceed 1 hectare in area, both lots are undersized for a residential lot on private services.

Section 7.12.4 of the Official Plan states, “all residential consents shall conform to the appropriate regulations for residential uses established in the implementing Zoning By-law.” The minimum lot size for a single detached dwelling is 0.4 hectares (1 ac.). Staff suggest enlarging the proposed lots to meet the minimum requirements.

As applicable, consents must meet road frontage & access, Zoning By-law, Health Unit and Minimum Distance Separation (MDS) requirements (S. 7.12.1, 7.12.4, 7.12.12, & 7.2.3).

Municipal Zoning By-Law Review: The severed parcel is zoned Rural (RU) in the Municipal Zoning By-law. A single detached dwelling is permitted in the (RU) Zone (S. 9.1.5) provided it has a minimum lot area of 0.4 hectares and lot frontage of 45 metres (S. 9.2.2(a)&(b)). The proposed severed lots do not appear to meet the minimum lot area requirements. It is recommended that the proposed lots be enlarged to meet the minimum lot area requirements.

The retained parcel is zoned Rural (RU) and Environmental Conservation (EC) in the Municipal Zoning By-law. A farm including a single detached dwelling is permitted in the (RU) Zone (S. 9.1.1) provided it has a minimum lot area of 20 hectares and lot frontage of 135 metres (S. 9.2.1(a)&(b)). The proposed retained lot appears to meet the minimum lot area and frontage requirements.

The applicant should note that alteration or building for residential use is not permitted in the (EC) Zone (S. 19.1).

Provincial Policy Review: The Provincial Policy Statement (PPS) and Growth Plan for the Greater Golden Horseshoe (Growth Plan) apply to this proposal.

The following key natural heritage features and/or key hydrologic features have been identified on or adjacent to the subject property: potential habitat of endangered and threatened species and streams.

Section 4.2.4.1 of the Growth Plan states that development and site alteration, including lot creation, within 120 metres of a key hydrologic feature will require a natural heritage evaluation/hydrologic evaluation that identifies a vegetation protection zone (VPZ) that is no less than 30 metres. Since the severed lots are located within 120 metres of the above key hydrologic features (i.e., streams), a natural heritage evaluation and/or hydrologic evaluation is required. Evaluations undertaken in accordance with policy 4.2.4.1 will identify any additional restrictions to be applied before, during and after development to protect the hydrologic and ecological functions of the feature. Please consult Otonabee Conservation regarding specific study requirements.

The subject property is traversed by an area identified for habitat of endangered species and threatened species. Policy 2.1.7 of the Provincial Policy Statement prohibits development and site alteration, including lot creation, within habitat of endangered species and threatened species, except in accordance with provincial and federal

requirements. Species at Risk data available to the County has identified a possible species at risk on or adjacent to the proposed severed lots, therefore, a Species at Risk (SAR) assessment is required to support the severance application.

The subject property has been identified by the Province as being part of the agricultural land base; and more specifically being a prime agricultural area in the new Agricultural System for the Greater Golden Horseshoe. As described in the Implementation Procedures for the Agricultural System by the Province (released April 3, 2020), provincial mapping of the agricultural land base does not apply outside of the Greenbelt Area until it has been implemented in the County Official Plan. Until such time, the current designation applies.

Minimum Distance Separation Formula I (MDS I) as per policy 1.1.5.9 of the Provincial Policy Statement has been calculated for the livestock facilities (i.e. barns) on the subject property and at 607 and 630 Douro Eighth Line (see calculations and map attached). The proposal appears to meet MDS I setback requirements.

Additional Notes:

The lands appear to be regulated by Regulation 167/06, the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation of the Otonabee Conservation Authority. Therefore, the proposal should be discussed with Matt Wilkinson at (705) 745-5791 ext.213/ to determine what, if any permits may be necessary.

The applicant and any prospective owners are advised that endangered and/or threatened species exist in the area and may exist on the site. It is the responsibility of the landowner to identify endangered and threatened species and their habitat within the property prior to undertaking work, and to ensure that the work/activity will not result in negative impacts. Landowners are encouraged to consult with the Ministry of Environment, Conservation and Parks (MECP) if they have questions about the *Endangered Species Act, 2007 (ESA)*. Any sightings of a threatened or endangered species during development and construction on the property must be reported in accordance with the ESA.

This Preliminary Severance Review has been circulated by the Planning Department to the following agencies (marked with an X):

- ☒ **Local Municipality of Douro-Dummer**
- ☐ **County Infrastructure Services (i.e. Roads) ;**
- ☒ **Conservation Authority ;**
- ☐ **First Nations ;**
- ☐ **Other** Choose an item.

Agencies to be Contacted by Owner/Agent (marked with an X):

- | | |
|--|--|
| <input checked="" type="checkbox"/> Township | <input type="checkbox"/> Health Unit |
| <input checked="" type="checkbox"/> Conservation Authority | <input type="checkbox"/> Trent-Severn Waterway |
| <input type="checkbox"/> Source Water Risk Management Officer | <input type="checkbox"/> First Nations |
| <input type="checkbox"/> Ministry of Environment, Conservation and Parks | <input type="checkbox"/> Other |

Proposal does not appear to conform to the Growth Plan for the Greater Golden Horseshoe and/or Provincial Policy Statement policies.

The proposed severed lots are located within 120 metres of a key hydrologic feature (i.e. streams). In accordance with Section 4.2.4.1 of the Growth Plan, a natural heritage evaluation/hydrologic evaluation is required. Furthermore, species at risk have been identified adjacent to the proposed severed parcels. A Species at Risk Assessment is required to demonstrate consistency with Section 2.1.7 of the Provincial Policy Statement.

Proposal does not appear to conform to the County Official Plan policies.

Section 2.6.3.1 of the Plan states that “under no circumstances shall severances be recommended for approval where proposed severances are contrary to this Plan and/or the respective local Official Plan.”

Proposal does not appear to conform to the Township Official Plan policies.

Both severed lots are undersized. The minimum lot area for a residential lot is 0.4 hectares (1 ac.). Staff recommend enlarging the severed lots to meet the minimum lot size requirements for a residential lot on private services in order to conform with Section 7.12.4 of the Township Official Plan.

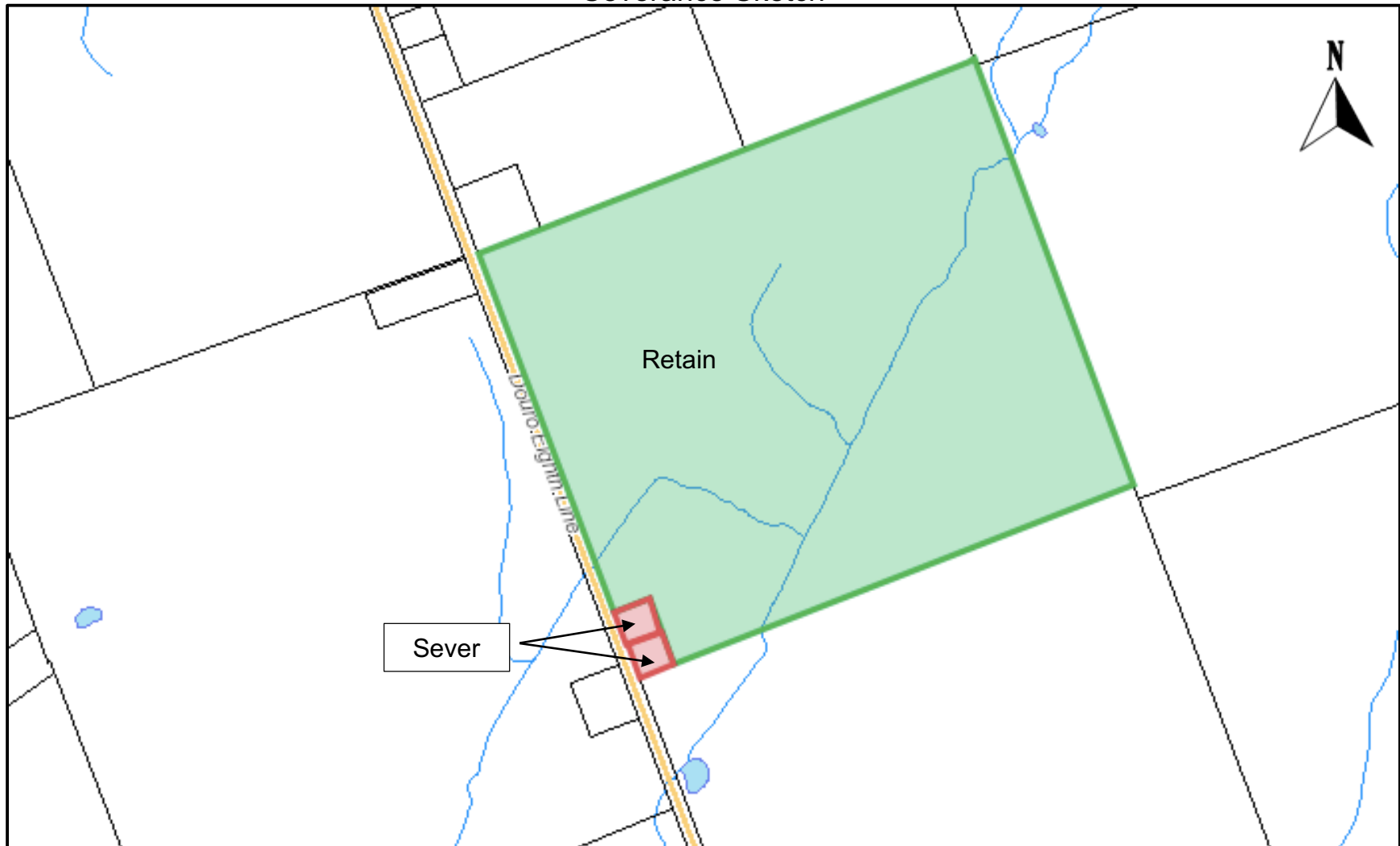
- ☒ **Application requires confirmation from the Township or identified agency regarding policy conformity. **Please note that the landowner should be aware that members of the local council may not support a rezoning or minor variance to create a lot that is not in compliance with the provisions of the zoning by-law.****

Reviewed By: Caitlin Robinson

Important

Our position on the overall conformity of the proposal is based on information available at the time of review. Subsequent information from commenting agencies can change our comments relating to any formal application for severance which is subsequently filed. Therefore, the above-noted comments should not be construed as preliminary approval or denial of a proposal but recognized as a position of the County Planning Department based on the availability of current information.

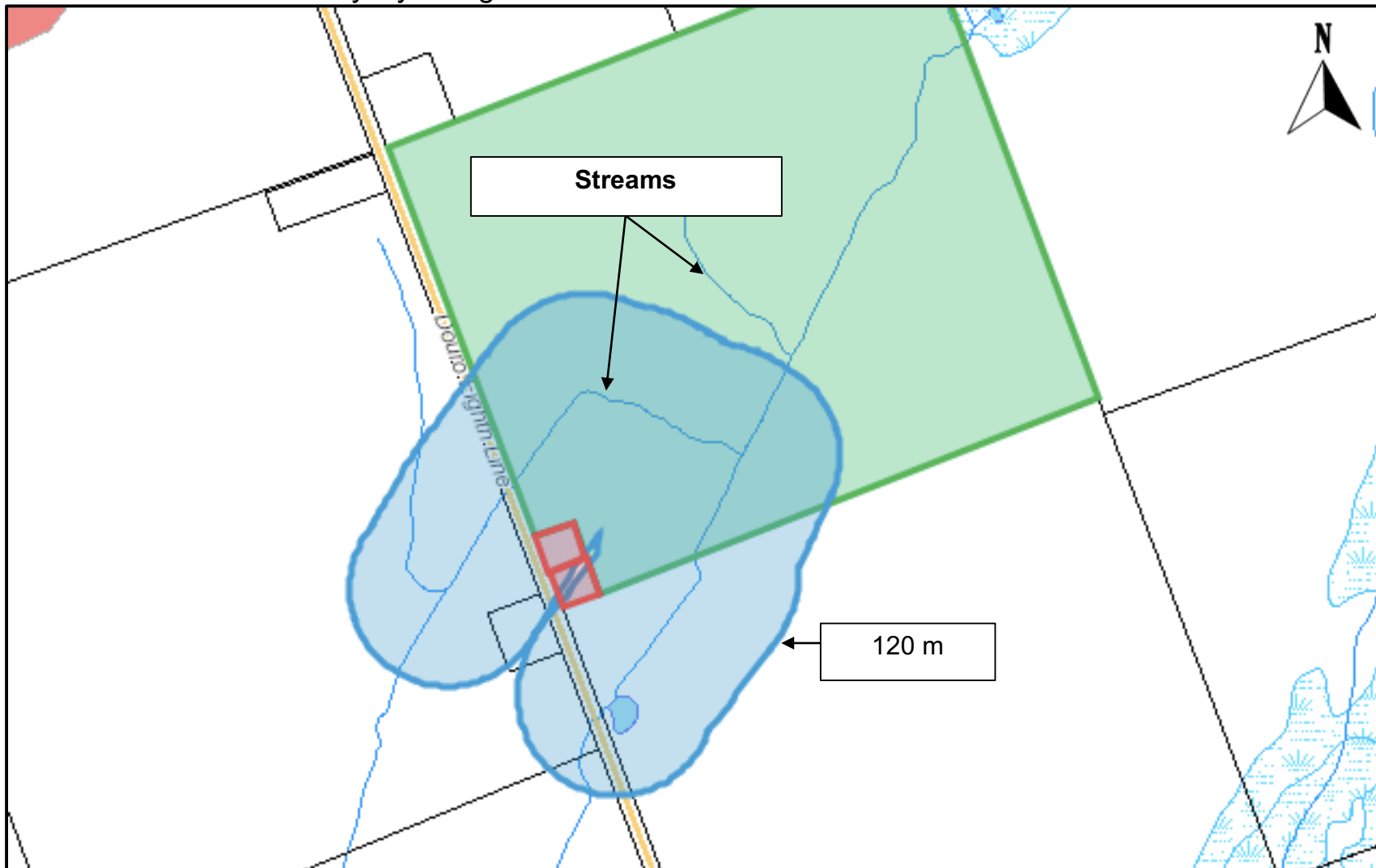
Roll #1522-010-004-03100
Lot 8, Concession 8, Douro Ward
(Estate of Gerald Coughlin)
Severance Sketch



Roll #1522-010-004-03100

Lot 8, Concession 8, Douro Ward
(Estate of Gerald Coughlin)

Key Hydrologic Features – i.e. streams with 120 m buffer



Note: Development and site alteration is not permitted within key hydrologic features; any development proposed within the 120 metre buffer surround key hydrologic features requires a natural heritage evaluation/hydrologic evaluation.

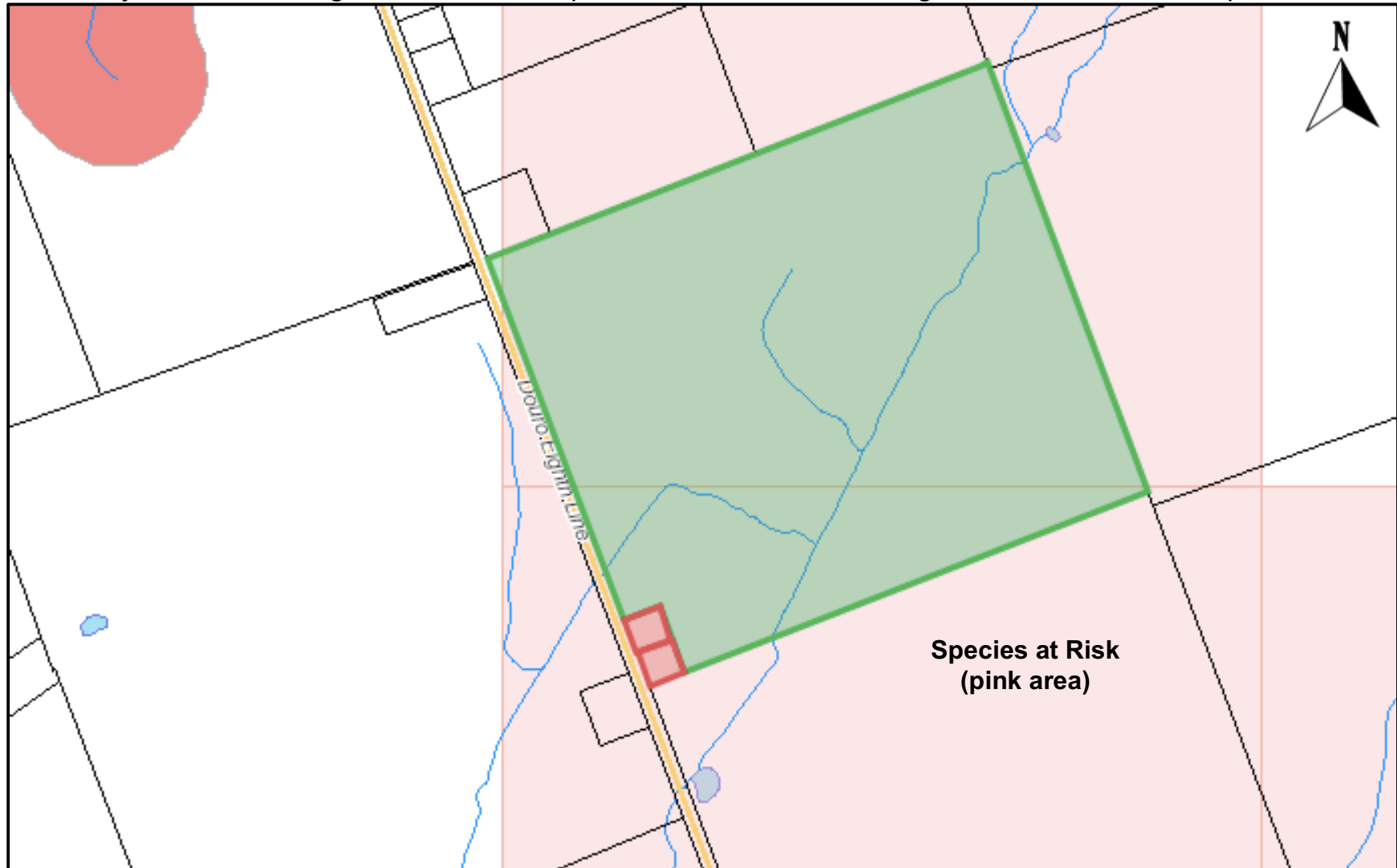
Scale (metric)

1:10,000
Page 34 of 235

Roll #1522-010-004-03100

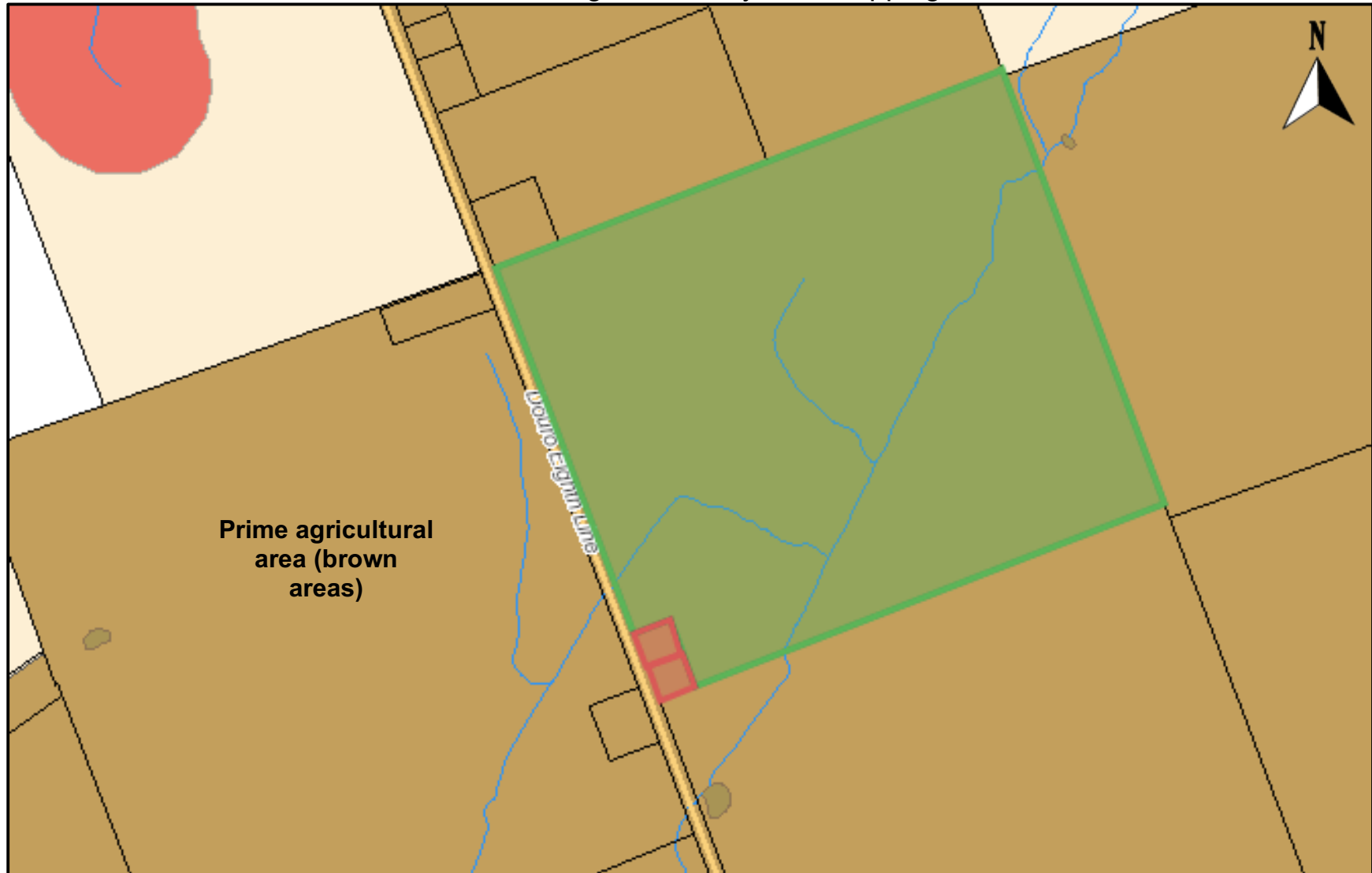
Lot 8, Concession 8, Douro Ward
(Estate of Gerald Coughlin)

Key Natural Heritage Features – i.e. potential habitat for endangered and threatened species



Note: New development, including lot creation, is not permitted within habitat of threatened and endangered species, except in accordance with provincial and federal requirements.

Roll #1522-010-004-03100
Lot 8, Concession 8, Douro Ward
(Estate of Gerald Coughlin)
Provincial Agricultural System Mapping

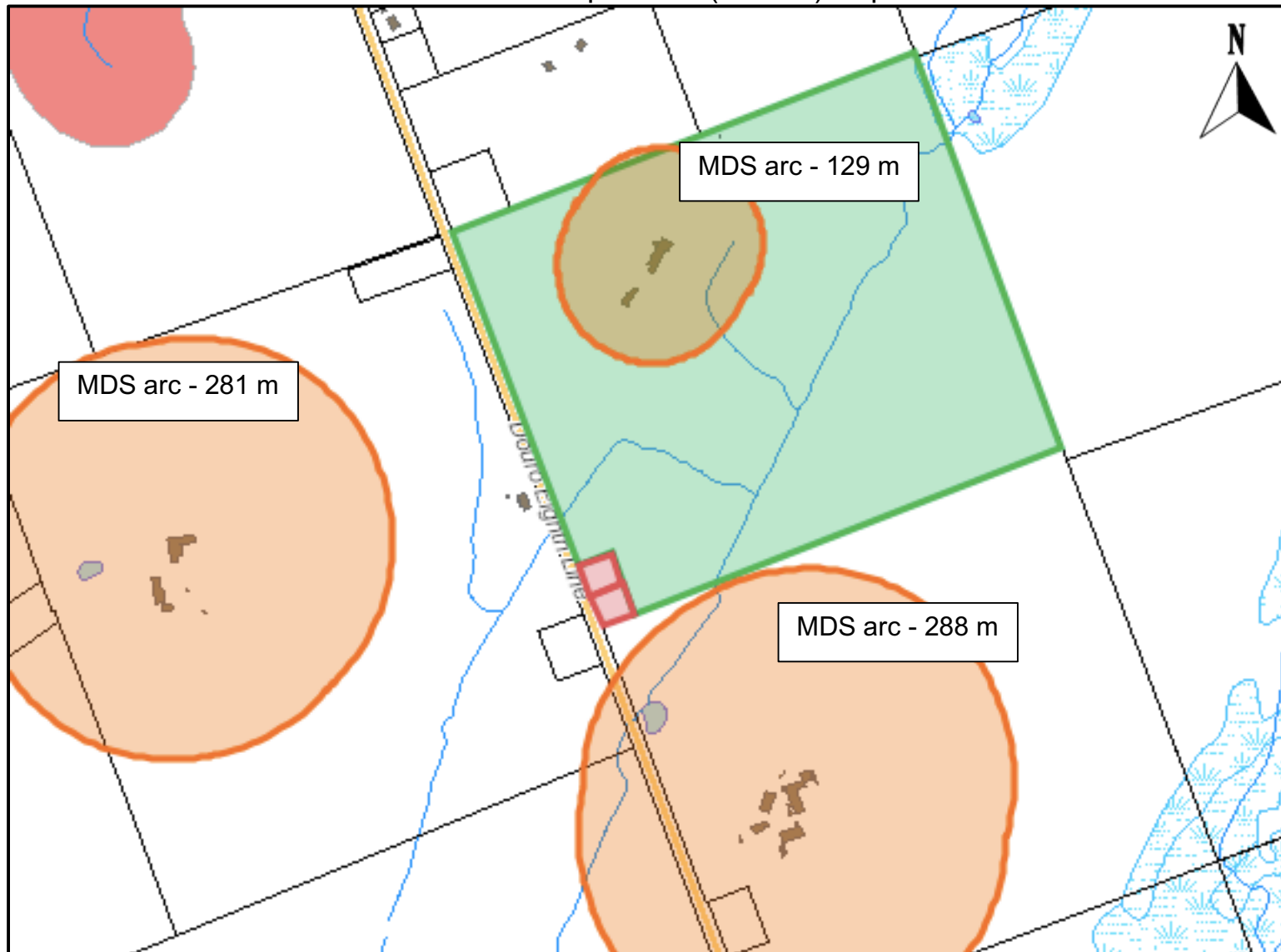


Roll #1522-010-004-03100

Lot 8, Concession 8, Douro Ward

(Estate of Gerald Coughlin)

Minimum Distance Separation (MDS 1) requirements



Note: New development, including lot creation, must be located outside the MDS arc(s) shown above.

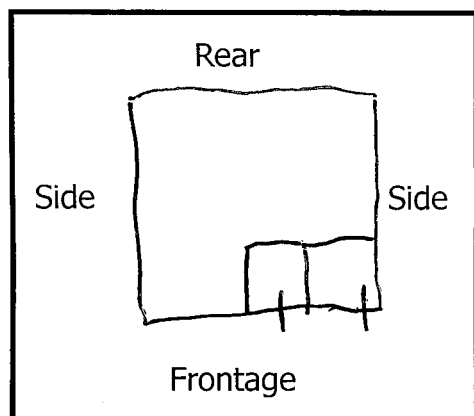
Scale (metric)

1:12,000

Page 37 of 235

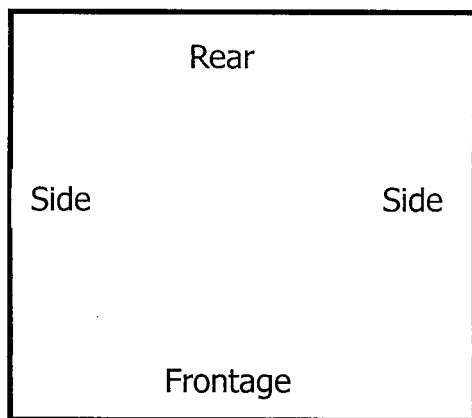
File Number:	Roll Number:
Location of Property: <i>635 Douro 8th Line</i>	
Owner (s) Name: <i>John Coughlin</i>	
Phone Number: <i>705-931-0929</i>	

Severed



Street/Road Name:	<i>Douro 8th Line</i>	
Safe Entrance Possible:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Culvert Required when lot developed:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
3 metre strip of frontage from severed parcel required:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Other Requirements (i.e. fill, brushing, etc.):		

Retained (if vacant)



Street/Road Name:	<i>Douro 8th Line</i>	
Safe Entrance Possible:	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Culvert Required when lot developed:	Yes <input type="checkbox"/>	No <input type="checkbox"/>
3 metre strip of frontage from severed parcel required:	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Other Requirements (i.e. fill, brushing, etc.):		

Additional Comments: *Minor brushing to achieve site lines - Minor ditching for drainage.*

Date Site Visited: *May 21, 2020*

Owner Present: Yes ☐

No ☒

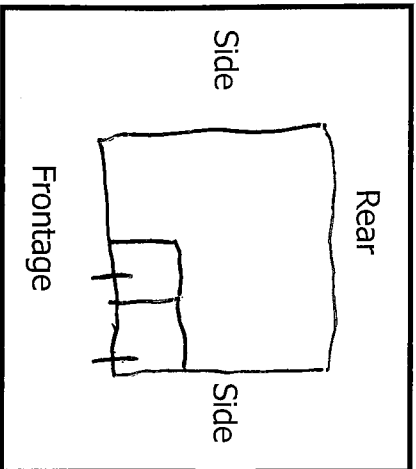
[Signature]

Jake Condon
Temporary Manager of Public Work

Owner's Acknowledgement

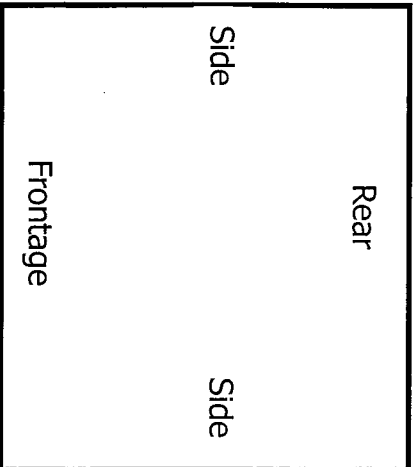
File Number:	Roll Number:
Location of Property: <i>635 Douro 8th Line</i>	
Owner (s) Name: <i>John Laughlin</i>	
Phone Number: <i>705-931-0929</i>	

Severed



Street/Road Name:	<i>Douro 8th Line</i>
Safe Entrance Possible:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Culvert Required when lot developed:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
3 metre strip of frontage from severed parcel required:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Other Requirements (i.e. fill, brushing, etc.):	

Retained (if vacant)



Street/Road Name:	<i>Douro 8th Line</i>
Safe Entrance Possible:	Yes <input type="checkbox"/> No <input type="checkbox"/>
Culvert Required when lot developed:	Yes <input type="checkbox"/> No <input type="checkbox"/>
3 metre strip of frontage from severed parcel required:	Yes <input type="checkbox"/> No <input type="checkbox"/>
Other Requirements (i.e. fill, brushing, etc.):	

Additional Comments: *Minor brushing to achieve site lines - Minor ditching for drainage.*

Date Site Visited: *May 21, 2020*

Owner Present: Yes ☐ No ☒

Jake Condon
Temporary Manager of Public Work

Owner's Acknowledgement

Township of Douro-Dummer

Chief Building Official's Report - Regarding Consent Applications

File No. _____ Location of Property 635 Dowo 8th Lre.

Roll No. 010-004-03100 Owner's Name Coughlin

Comments:

Land Attributes/Characteristics: Lot is:

Filled: ☐ Yes / ☒ No

Swampy: ☐ Yes / ☒ No

Low Lying: ☐ Yes / ☒ No

High & Dry: ☐ Yes / ☒ No

Adjacent to Swampy/low lying area: ☐ Yes / ☒ No

Are there any obvious restrictions to achieve development of the lot:

lots are undersized, should be enlarged.

Are there any obvious restrictions to achieve a suitable building envelope:

No.

Are there any obvious restrictions on the development of the lot due to elevation:

No.

Additional Comments: _____

Date Site Visited June 16/2020 Owner Present Yes ☐ No ☒

B. Fawcett
Brian Fawcett,
Chief Building Official

Owner's Acknowledgement

Severance Review

File No: B-72-19

Name: Kenneth & Loraine Moore

Agent: Beverly Saunders, EcoVue Consulting

Location: Lot 9, Concession 3
668 Fourth Line Road Dummer South,
Dummer Ward, Roll No: 1522-020-001-03900

Purpose of the applications – Creation of a New lot

This application was submitted in 2019, but has not been before the Planning Committee due to required studies submitted with the application being peer reviewed.

Official Plan Designation:

Severed:	Rural, Provincially Significant Wetland
Retained:	Rural, Provincially Significant Wetland

OP Conformity: Residential and agricultural uses are permitted within the Rural Designation. The proposed lot line between the retained and severed lots intersects through a Provincially Significant Wetland which is contrary to the Growth Plan (2019), Provincial Policy Statement and County Official Plan.

Zoning:

Rezoning Required:

Severed:	Rural, Environmental Conservation (Provincially Significant Wetland)	No
Retained:	Rural, Environmental Conservation (Provincially Significant Wetland)	No

Zoning Conformity:

The retained and severed lots would meet the minimum lot frontage and area for agricultural uses (Section 9.2.1).

Entrance Report: The retained lot has an existing entrance, a safe entrance from the severed lot would have to be available.

CBO Report: No obvious restrictions to development.

Comments:

A copy of the County's Preliminary Review is attached. When the County sent out the Severance Review, it was recommended that no further work be undertaken given the concerns with policy confirmation. There have been several pieces of correspondence since the Severance Review was completed in June 2019 between the applicant/agent, ORCA, County and the Township. The original comments on the application are attached, however not all correspondence is being included in this report.

The PPS and Growth Plan do not permit development in key hydrologic features (i.e. wetlands) and development includes the creation of a new lot. The severance application B-27-19 does not appear to meet the Growth Plan, PPS and County Official Plan.

Written comments are attached from the agent in advance of the Planning Committee meeting where this application will be considered.

Recommendation:

That it be recommended to Council that Severance Application B-72-19 for Kenneth & Loraine Moore be denied as it does not appear to conform to the Growth Plan for the Greater Golden Horseshoe, Provincial Policy Statement and County Official Plan. However, if approved by the Peterborough County Land Division Committee that the following conditions be imposed:

- \$1250.00 cash-in-lieu of parkland be paid to the municipality
- That a 3-metre strip of frontage from the severed parcel be deeded to the Township for road widening purposes
- That a safe entrance be approved by the Manager of Public Works

Report Approval Details

Document Title:	Severance File B-72-19 Moore.docx
Attachments:	<ul style="list-style-type: none"> - 72-19 Application.pdf - 72-19 Planning Justification Report.pdf - PSR - Moore.pdf - B-72-19 - PPLD-2116_Ecology_Review_27Jan2020_6684thLn.pdf - B-72-19 668 Fourth Line (ORCA Comments PPLD-2116).pdf - 2020 06 17 Douro-Dummar Planning Committee Written Submission_Moore Consent.pdf - B-72-19 CBO Report.pdf
Final Approval Date:	Jun 17, 2020

This report and all of its attachments were approved and signed as outlined below:

Martina Chait-Hartwig



Application for Consent

<p>Note to Applicant: All questions must be answered or application may be returned. Application Fee: \$1150.00 must accompany fully completed application and 6 copies. It is strongly advised the applicant complete a Preliminary Severance Review with the County of Peterborough Planning Department. Have you done so: Y/N <u>Y</u> Date: <u>June 18, 2019</u> If yes, were there any Studies required? Y/N <u>Y</u> (i.e. Traffic Study, Archaeological Study and Environmental Impact Analysis (EIA). Have you attached 4 copies of each to this application? Y/N <u>Y</u></p>	<p>Office Use:</p> <p>File No. B- <u>72-19</u></p> <p>Date Received: RECEIVED NOV 20 2019 LAND DIVISION</p>
---	--

1. Owner Information	
Name(s): <u>Kenneth & Loraine Moore</u>	Address: <u>668 Fourth Line Road-S-Dummer</u>
P.O. Box: _____	City/Province: <u>Douro-Dummer, ON</u>
Phone: (H) <u>705 652 1093</u> (B) <u>705 931 0575</u>	Postal Code: <u>K0L 3A0</u>
E-mail: <u>moreken57@gmail.com</u>	
Do you wish to receive all communications? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

2. Authorized Agent/Solicitor Information	
Name(s): <u>EcoVue Consulting Services Inc. c/o Sarah Bale</u>	Address: <u>311 George Street North, Suite 200</u>
P.O. Box: _____	City/Province: <u>Peterborough</u>
Phone: (H) _____ (B) <u>705-876-8340</u>	Postal Code: <u>K9J 3H3</u>
E-mail: <u>sbale@ecovueconsulting.com</u>	
Do you wish to receive all communications? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

3. Property Description			
Ward: <u>Dummer</u>	Township: <u>Douro-Dummer</u>	Lot: <u>9</u>	Concession: <u>3</u>
Municipal (911) Address: <u>668 Fourth Line Road South, Dummer</u>		Tax Roll #: <u>1522-020-001-03900</u>	
Registered Plan #: <u>n/a</u>		Block/Lot: <u>n/a</u>	

4. Type and Purpose of Proposed Transaction	
Transfer: <input checked="" type="checkbox"/> Creation of a New Lot	<input type="checkbox"/> Addition to a Lot (moving/adjusting lot line)
Other: <input type="checkbox"/> Right-of-Way	<input type="checkbox"/> Easement <input type="checkbox"/> Correction of Title <input type="checkbox"/> Charge <input type="checkbox"/> Lease

5. Transferee	
If known, the name of the person(s), to whom land or interest in land is intended to be transferred, charged or leased: <u>n/a</u> relationship to owner: _____	
Address: _____	
Phone: (H) _____ (B) _____	E-mail: _____

6. Description of Severed Lot (provide both metric & imperial measurements and include all dimensions on sketch)

Frontage (metres): 626.92 m Depth (metres): 719.97 m Area (m² or hectares): 44.89 ha
 Frontage (feet): 2,056.82 ft. Depth (feet): 2,362.11 ft. Area (ft² or acres): 110.9 ac

Existing Use: (i.e. residential, commercial, recreational)
agricultural/rural

Proposed Use: (i.e. residential, commercial, recreational)
agricultural/rural residential

Name Existing Buildings & Structures, including well & septic
 (and show on sketch with setbacks)
none

Name Proposed Buildings & Structures, including well & septic
 (and show on sketch with setbacks)
house, well, septic

Type of Access:

- ☒ Municipal maintained road ☐ County Road ☐ Provincial Highway
☐ Seasonally maintained municipal road ☐ Private road or right-of-way ☐ Other _____
☐ Water ☐ Parking/docking facilities – distance from these to the nearest road : _____

Water Supply:

- ☐ Publicly owned/operated piped water system
☒ Privately owned/operated individual well
☐ Privately owned/operated communal well
☐ Lake or other water body
☐ Other _____

Sewage Disposal: (if existing, show on sketch)

- ☐ Publicly owned/operated sanitary sewage system
☒ Privately owned/operated individual septic tank
☐ Privately owned/operated communal septic tank
☐ Privy
☐ Other _____

If a septic system exists on the severed parcel, when was it installed and inspected? n/a

How far is it located from the lot line(s) & well? n/a (ft. or meters)

Have you shown the well & septic locations and setbacks on the sketch? n/a

If the severed lot is an "Addition" or "Lot Line Adjustment", please provide the following information.
 If not, please skip this section and move onto Section 8:

7. Description of Lot Being Added To

(provide both metric & imperial measurements and include all dimensions on sketch)

Frontage (metres): n/a Depth (metres): _____ Area (m² or hectares): _____
 Frontage (feet): _____ Depth (feet): _____ Area (ft² or acres): _____

Existing Use: (i.e. residential, commercial, recreational)

Proposed Use: (i.e. residential, commercial, recreational)

Name Existing Buildings & Structures, including wells & septic
 (and show on sketch with setbacks)

Name Proposed Buildings & Structures, including wells & septic
 (and show on sketch with setbacks)

Official Plan Designation: _____

Current Zoning: _____

Type of Access:

- ☐ Municipal maintained road ☐ County Road ☐ Provincial Highway
☐ Seasonally maintained municipal road ☐ Private road or right-of-way ☐ Water ☐ Other _____

Roll # of Lot Being Added to: _____

8. Description of Retained Lot (provide both metric & imperial measurements and include all dimensions on sketch)Frontage (metres): 630.26 m Depth (metres): 614.61 m Area (m² or hectares): 39.91 haFrontage (feet): 2,067.78 ft. Depth (feet): 2,016.44 ft. Area (ft² or acres): 98.62 ac**Existing Use:** (i.e. residential, commercial, recreational)
agricultural**Proposed Use:** (i.e. residential, commercial, recreational)
no changeName Existing Buildings & Structures, including wells & septic
(and show on sketch with setbacks)Dwelling 1, Dwelling 2, Barn, OutbuildingName Proposed Buildings & Structures, including wells & septic
(and show on sketch with setbacks)none proposed**Type of Access:**☒ Municipal maintained road☐ County Road☐ Provincial Highway☐ Seasonally maintained municipal road☐ Private road or right-of-way☐ Other _____☐ Water☐ Parking/docking facilities – distance from these to the nearest road : _____**Water Supply:**☐ Publicly owned/operated piped water system☒ Privately owned/operated individual well☐ Privately owned/operated communal well☐ Lake or other water body☐ Other _____**Sewage Disposal: (if existing, show on sketch)**☐ Publicly owned/operated sanitary sewage system☒ Privately owned/operated individual septic tank☐ Privately owned/operated communal septic tank☐ Privy☐ Other _____If a septic system exists on the retained parcel, when was it installed and inspected? 2007

How far is it located from the lot line(s) & well? _____ (ft. or meters)

Have you shown the well & septic locations and setbacks on the sketch? yes**9. Local Planning Documents**What is the current Township **Official Plan** designation on this property? Rural & Provincially Significant WetlandWhat is the current **County Official Plan** designation on this property? Rural Area

(this information is available from the Preliminary Severance Review and/or from the Township)

Explain how the application Conforms with the current Official Plans: Please see attached Planning Justification Report from EcoVue ConsultingWhat is the current zoning on this property, as found in the Township **Zoning By-Law**? RU & EC(P)

(this information is available from the Preliminary Severance Review and/or from the Township)

10. Provincial Policy

Is the application consistent with the Provincial Policy Statements?

☒ Yes ☐ No

(this information is available from the Preliminary Severance Review and/or from the County Planning Dept.)

Explain how the application is consistent: the application is consistent with its intent and purpose.Please see attached Planning Justification Report for details.

Is the subject property within an area of land designated under any provincial plan(s)?

☒ Yes ☐ No

(Oak Ridges Moraine Conservation Plan applies to portions of Cavan Ward only;

Growth Plan applies to the entire County of Peterborough so answer should be yes)

If yes, explain how the application conforms or does not conflict with provincial plan(s)? _____

the application conforms with the intent and purpose of Growth Plan policies. Please see attached Planning Justification Report for details.

11. Restrictions of Subject LandAre there any **easements** or **restrictive covenants** (i.e. hydro, Bell) affecting the subject land?☐ Yes ☒ No

If yes, describe the easement or covenant and its effect: _____

12. Previous Planning Act Applications

Is the subject land now, or has it been, the subject of an application for a Plan of Subdivision under Section 51 or a consent under Section 53 of the *Planning Act*? ☐ Yes ☒ No

Has the owner of the subject land severed any land from the original acquired parcel? ☐ Yes ☒ No

If yes, indicate this information on the required sketch and provide the following (if known):

File No. B- _____, Transferee: _____ Date of Transfer: _____
 File No. B- _____, Transferee: _____ Date of Transfer: _____

Is this land currently the subject of any other application under the Planning Act, such as an application for Official Plan Amendment, Zoning By-Law Amendment, Minor Variance, Minister's Order, or Power of Sale? ☐ Yes ☒ No

If yes, please provide the following:

Type: _____ File No. _____ Status: _____

13. Minimum Distance Separation (MDS)

Are there any **barns** within 750-1,500 metres (2,460-4,921 feet) of the subject property which currently house, or are capable of housing, livestock? ☒ Yes ☐ No

Are there any **anaerobic digesters** within 750-1,500 metres (2,460-4,921 feet) of the subject property? ☐ Yes ☒ No

If yes, please complete an "MDS Data Sheet" for each barn.

14. Agricultural Severances (for lands within the agricultural designation only)

☒ N/A

Is the severance to dispose of a residence surplus to a farming operation (must have 2 houses)? ☐ Yes ☐ No

Is this severance to create a new farm parcel approximately 40 hectares (100 acres) in size? ☐ Yes ☐ No

Is this severance for a commercial or industrial "agriculture-related" use? ☐ Yes ☐ No

15. Adjacent Lands Surrounding the Landholding

Please state the names of the owners, the use of the land and buildings existing on the lands surrounding the applicants' entire landholding. This information should also be on the sketch, and can be obtained from the Township or Land Division Office. If more room is needed, please add extra Schedule page.

Direction	Name of Owner (only when known to the applicant)	Use of Land – (must be filled in) (i.e. farm, residential etc.)	Buildings (i.e. house, barn etc.) (must be filled in)
North	Ben Farrill	farm	house & barn
South	Frank and Trish Parcell	farm	house & barn
East	Jim Neighswander	rural residential	house
West		rural residential	house

16. Driving Directions

Please describe in detail driving directions to the subject property: _____

Signatures Page

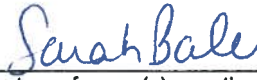
If the applicant is not the owner of the subject land, a written authorization of the owner that the applicant is authorized to act as agent and make the application on his/her behalf is required (original please).

If the applicant is a Corporation acting without agent or solicitor, the application must be signed by an Officer of the Corporation with a declaration indicating that the said Officer has the authority to bind the Corporation and the Corporation's Seal (if any) must be affixed.

Signature(S)

Dated at the (City, Township) of Peterborough this 20 day of November, 2019.


Signature of owner(s) or authorized solicitor/agent



Signature of owner(s) or authorized solicitor/agent

Declaration

This section must be signed before a Commissioner for Taking Affidavits or a designated Official of the Municipality
(i.e. Reeve, Clerk, Secretary-Treasurer of the Land Division Committee, lawyer, etc.)

I/we, Sarah Bale of the Township, City, etc. of Peterborough,
in the County/Region/Municipality, etc. of Peterborough, solemnly declare that all the statements contained in this
application are true, and I make this solemn declaration as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the Cityof Peterborough City, Townshipin the County Name of City, etc.of Peterborough County, Region, etc.

this 20th day of November, 2019,
Heather Kathleen Herlihey,
a Commissioner, etc.,
Province of Ontario, for Ewart O'Dwyer,
Barristers and Solicitors
Expires April 12, 2021
Commissioner, etc. for taking affidavits



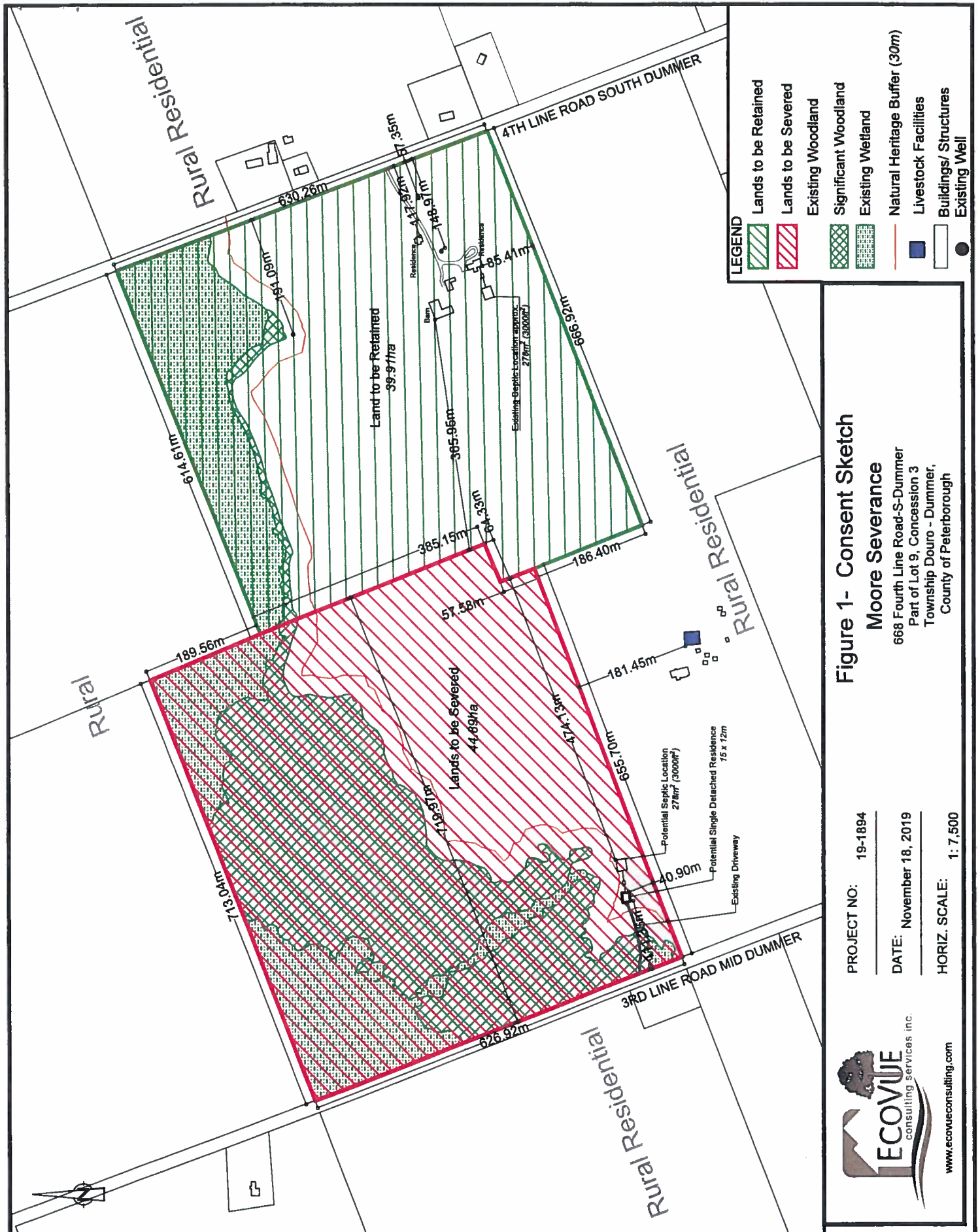
Owner or authorized Agent

Owner or authorized Agent

Personal information contained on this form is legally authorized under Sec.53 of the Planning Act and O.Reg.197/96 for the purpose of processing your planning application and will become part of a public record.

Pursuant to Sec.1.0.1 of the Planning Act, and in accordance with Sec.32(e) of the Municipal Freedom of Information and Protection of Privacy Act the County of Peterborough may make all planning applications and supporting material available to the public in hard copy or electronically. If you have any questions about the collection, use or disclosure of this information by the County of Peterborough, please contact the CAO or Clerk, County of Peterborough, 470 Water Street, Peterborough, Ontario K9H 3M3

An "original" signed copy of the application and sketch must be submitted, together with 6 copies of both the application and sketch, each copy stapled individually with a sketch. All copies of the sketch or survey must be coloured – red for severed lots, green for retained. Copies may be double-sided. Please submit application with a cheque for \$1150.00 payable to the "County of Peterborough".





311 George St. N. Suite 200
Peterborough, ON K9J 3H3
T 705.876.8340 | F 705.742.8343
www.ecovueconsulting.com

Planning Justification Report

In support of an Application for Consent
668 Fourth Line Road South, Douro-Dummer
Lot 9 Concession 3 Dummer Ward, Township of Douro-Dummer, County of
Peterborough

Prepared for: Ken and Loraine Moore

EcoVue Reference No.: 19-1894

Date: November 20, 2019



Table of Contents

1.0	BACKGROUND	1
1.1	PROPOSAL.....	1
1.2	SITE DESCRIPTION	1
1.3	PRELIMINARY SEVERANCE REVIEW	3
2.0	POLICY CONSIDERATIONS.....	3
2.1	PROVINCIAL POLICY STATEMENT	3
2.1.1	<i>Rural Areas and Lands in Municipalities</i>	<i>3</i>
2.1.2	<i>Natural Heritage</i>	<i>4</i>
2.1.2.1	<i>Significant Wetlands.....</i>	<i>4</i>
2.1.2.2	<i>Significant Woodlands.....</i>	<i>5</i>
2.1.2.3	<i>Adjacent Lands.....</i>	<i>5</i>
2.1.2.4	<i>Species at Risk.....</i>	<i>6</i>
2.1.2.5	<i>Summary.....</i>	<i>7</i>
2.1.3	<i>Natural and Human-Made Hazards</i>	<i>7</i>
2.2	A PLACE TO GROW: GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE (2019) 8	
2.2.1	<i>Policies for Where and How to Grow</i>	<i>8</i>
2.2.2	<i>Key Hydrologic Features, Key Hydrologic Areas and Key Natural Heritage Features</i>	<i>8</i>
3.0	MUNICIPAL PLANNING DOCUMENTS	9
3.1	COUNTY OF PETERBOROUGH OFFICIAL PLAN (CPOP).....	10
3.1.1	<i>Rural Area Policies – Land Division</i>	<i>10</i>
3.1.2	<i>Summary.....</i>	<i>12</i>
3.2	LOCAL OFFICIAL PLAN POLICIES (TOWNSHIP OF DOURO-DUMMER).....	13
3.2.1	<i>Rural Policies</i>	<i>13</i>
3.2.2	<i>Provincially Significant Wetland Policies.....</i>	<i>15</i>
3.2.3	<i>Criteria for Assessing Consent Applications</i>	<i>15</i>
3.2.4	<i>Summary.....</i>	<i>17</i>
3.3	TOWNSHIP OF DOURO-DUMMER COMPREHENSIVE ZONING BY-LAW NO. 2000-21.	17
3.3.1	<i>Rural Zone.....</i>	<i>17</i>
3.3.2	<i>Environmental Conservation (P) Zone.....</i>	<i>19</i>
4.0	SUMMARY AND RECOMMENDATIONS	21



1.0 BACKGROUND

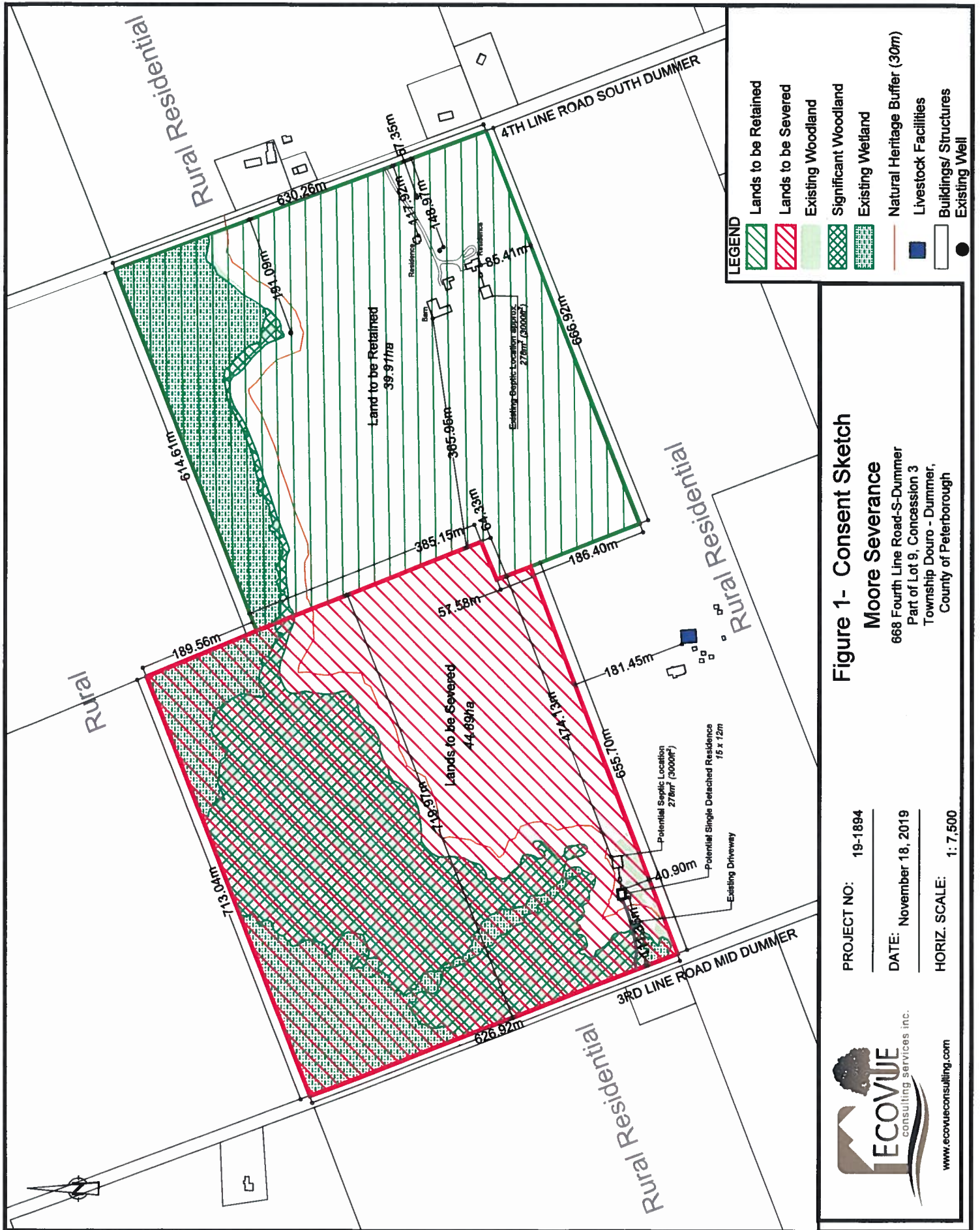
This Planning Justification Report has been prepared on behalf of Ken and Loraine Moore, in support of an application for Consent on a property located in the Township of Douro-Dummer. The subject lands are located in Lot 9, Concession 3, Dummer Ward, Township of Douro-Dummer, in the County of Peterborough. The subject property is a farm parcel that is approximately 84.9 hectares (209.79 acres) with frontage on Fourth Line Road South. An Environmental Impact Assessment was prepared by Niblett Environmental Associates Inc.

1.1 Proposal

The application for Consent will sever an existing farm parcel to create one additional lot. The lot to be severed will be approximately 45 hectares with 626 metres of frontage on the 3rd Line; the parcel to be retained will be approximately 40 hectares in size with 630 metres of frontage on the 4th Line. The parcel to be severed is intended for the construction of a rural residential dwelling. A small portion of the proposed lot line (approx. 50 metres) transects an area identified as a Provincially Significant Wetland (PSW). Alternative orientations for the proposed lot lines were explored in an effort to avoid placing a lot line within the PSW. However, it was decided that the proposed lot lines were most appropriate to meet the intent of the land use policy affecting the subject lands (**Figure 1 – Consent Sketch**). Further to the proposed Consent, it is also suggested that the area zoned the Environmental Conservation (P) Zone be refined to reflect the wetland delineation completed as part of the Environmental Impact Assessment in support of this application.

1.2 Site Description

The subject lands are primarily used for cattle farming and the cultivation of hay. The lands contain a mix of forest, Provincially Significant Wetland, agricultural fields and fenced areas for livestock. There are currently two residential dwellings located on the property as well as a large barn and accessory outbuildings. The majority of the wetland areas of the property are Provincially significant and were delineated as part of an Environmental Impact Assessment (EIA) conducted in support of the application





for Consent. The proposed lot lines would create two regular shaped lots of roughly equal area (40 hectares), with the capacity for continued agricultural use.

1.3 Preliminary Severance Review

In preparation for this application, EcoVue completed a Preliminary Severance Review with the County of Peterborough. The County provided comments on June 18, 2019 stating that the proposal does not conform with provincial or municipal land use policy. Specifically, the County states that they are unable to support the application due to the transection of a key hydrologic feature by a proposed lot line. The Preliminary Severance Review is included as **Appendix A**.

2.0 POLICY CONSIDERATIONS

Land use policies and regulations affecting the subject lands at the Provincial level include the *Planning Act* and the associated 2014 Provincial Policy Statement (PPS), as well as the *Places to Grow Act*, 2005 and the associated A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan). At the municipal level, policies from the County of Peterborough Official Plan (including policies specific to the Township of Douro-Dummer) and the Township of Douro-Dummer Comprehensive Zoning By-law are applicable. In this section, the application is reviewed in the context of the policies and provisions contained within these documents.

2.1 Provincial Policy Statement

The Provincial Policy Statement (PPS) provides a policy framework for land use planning within the Province of Ontario. It is the responsibility of the local planning authority, in this case the County of Peterborough and the Township of Douro-Dummer, to uphold the policies of the PPS pertaining to land use planning and development. In particular, the planning authorities must ensure that their decisions are consistent with key provincial interests including policies related to settlement areas in urban and rural communities, the wise use and management of resources and public health and safety.

2.1.1 Rural Areas and Lands in Municipalities

The subject property is not located within a settlement area and is therefore subject to Section 1.1.4 (Rural Areas in Municipalities) of the PPS. It is stated in this Section that “[r]ural areas are a system of lands that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage



features and areas and other resource areas". The subject property is considered part of the *rural* lands as identified in Section 1.1.4.4 and growth and development may be directed to these areas in accordance with Section 1.1.5 of the PPS.

Section 1.1.5.2 of the PPS states that permitted uses on rural lands in municipalities include "*limited residential development*" and "*the management or use of resources*". Severing the subject property into two parcels of approximately 40 hectares creates limited opportunity for residential development while maintaining parcel sizes that are adequate for resource management such as agriculture. Additionally, Section 1.1.5.4 of the PPS states that "*[d]evelopment that is compatible with the rural landscape and can be sustained by rural service levels should be promoted*". The proposed severance will result in two lots which are the configuration and size of a typical farm lot and are consistent with rural land uses in the area.

Section 1.1.5.8 of the PPS states that "*[a]gricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices should be promoted in accordance with provincial standards*". As stated above, the proposed severance and lot configurations are conducive to continued agricultural use on both parcels. Alternative lot configurations resulted in parcels with irregular shapes or smaller lots that were not viable for agriculture (e.g., 18 hectares).

Given the above, it is our opinion that the proposed severance is consistent with the Rural Area and Lands policies of the PPS.

2.1.2 Natural Heritage

The subject lands are located in Ecoregion 6E. An Environmental Impact Assessment (EIA) was completed on the subject lands which identified Significant Woodlands, an unevaluated wetland, and delineated the Provincially Significant Wetland (PSW) on the property.

2.1.2.1 Significant Wetlands

Section 2.1.4 states that "*[d]evelopment and site alteration shall not be permitted in: (a) significant wetlands in Ecoregions 5E, 6E, and 7E...*". The definition of "*development*" in the PPS is as follows: "*means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act...*". It is our opinion that "creation of a new lot" should only apply in instances where such development could potentially impact natural heritage features. The intent



of the definition does not extend to the placement of lot lines, which have no discernible impact on the physical environment. Although the proposed lot line would partially transect a small portion of the PSW, the lot line does not constitute a development impact and will cause no negative impact to the natural features on the site. This is confirmed by the EIA conducted by Niblett Environmental Associates.

The ecological functions of the PSW on the subject lands were evaluated in the EIA to include water storage, water quality and wildlife cover. Due to the fact that the lot is approximately 45 hectares, there is a sufficient building envelope outside of the 30-metre buffer required by the EIA to protect these ecological functions. As stated in the EIA, a building envelope outside of the 30-metre buffer will have no negative impact on the ecological function of the PSW as long as the recommended mitigation measures are employed. These include the 30-metre buffer of natural self-sustaining vegetation and silt-fencing during construction to protect the integrity of the buffer zone.

2.1.2.2 Significant Woodlands

Section 2.1.5 also states that “[d]evelopment and site alteration shall not be permitted in: ...b) significant woodlands in Ecoregions 6E and 7E...unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions”. Significant Woodlands were identified on the property and are shown on **Figure 1 – Consent Sketch**. The ecological functions of the Significant Woodlands were identified to include wildlife habitat as well as woodland interior habitat and linkages. The EIA requires that these Significant Woodlands be protected by a 30-metre buffer. No development is proposed within the areas identified as Significant Woodland or the 30-metre buffer area.

An existing farm laneway exists within the Significant Woodland on the west side of the property and provides access from the 3rd Line. The EIA recommends that this existing access be used for a driveway for the proposed severed parcel. As a result, no tree clearing within Significant Woodlands will be required on the severed parcel to accommodate a driveway, building envelope, well or septic system. All construction will occur outside of the dripline and buffer area. Thus, the ecological function of the Significant Woodlands will not be impacted by the proposed development.

2.1.2.3 Adjacent Lands

As stated above, the residential dwelling is proposed on lands adjacent to the PSW and Significant Woodland. The entirety of the building envelope will be located outside of the required 30-metre buffer,



and within the ecological community identified as "Dry-Moist Old Field Meadow", which is described as lands which were previously agricultural and have since gone fallow. Section 2.1.8 states that:

"Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions".

Policy 2.1.8 makes it clear that the overall intent of the policy in Section 2.1 of the PPS is to prevent negative impact to natural features and their functions. If the proposed lot lines were configured in such a way as to avoid transecting the wetland, the construction of a residential dwelling would be permitted on lands adjacent to the PSW, as long as Section 2.1.8 was adhered to. In the proposed configuration, the building envelope will meet the requirements of Policy 2.1.8 by employing the recommendations set out in the EIA. Therefore, there is no difference in terms of impact to the natural features, whether the proposed lot line transects the features, or not. The proposed lot lines maintain regular lot configurations which support agricultural land use, and the proposed buffers and mitigation measures protect the ecological function of the natural features.

2.1.2.4 Species at Risk

The EIA identified barn swallows on the property which are a Species at Risk (SAR). Additionally, the EIA identified potential habitat for two other SAR: Eastern wood-pewee and wood thrush. Section 2.1.7 of the PPS states that: "[d]evelopment and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements". The EIA states that there will be no impact to these species or their habitat since the barn swallow nesting habitat is in the farm buildings located on the retained parcel, and the potential habitat for wood-pewee and wood thrush is located in deciduous woodlands and bottomlands. The building envelope for the proposed dwelling is in the open area and does not impact these habitat types. Thus, the proposal is consistent with Section 2.1.7 of the PPS.



2.1.2.5 Summary

Overall, The EIA states that *"there will be no negative impacts on the natural heritage or hydrologic features and no negative impacts on the functions of these features from the severance and building envelope, provided all of the recommendations in the EIA are implemented"*. The following mitigation measures are required:

- A 30-metre buffer to the building envelope from all wetlands, remaining in natural self-sustaining vegetation;
- A 30-metre buffer to the building envelope be implemented from the dripline of the significant woodlands, the buffer should remain in natural self-sustaining vegetation;
- No stockpiling or storage of materials permitted within the buffers;
- The construction envelope be clearly defined and delineated and a line be staked and clearly marked in the field prior to any activities on the site;
- Prior to any site preparation activities (grading, placement of fill) erosion and sediment control measures should be installed around the construction envelope to ensure sediment laden runoff does not interfere with adjacent wetlands or natural features;
- Obtain relevant permits from Township and ORCA;
- Time cutting of trees and naturally vegetated areas outside of the April 15th-August 15th timing window for breeding birds (as per Environment Canada regulations);

2.1.3 *Natural and Human-Made Hazards*

Section 3.1 of the PPS addresses development that occurs within natural and human-made hazards. There are no known human-made hazards associated with the subject lands. Furthermore, the proposed building envelopes associated with this application are not subject to any natural hazards, as the available building envelopes on the lot to be severed are located at least 400 metres from the nearby watercourse, and are also located at least 10 metres in elevation above the nearby watercourse and associated wetland areas. As such, the consent application is consistent with Section 3.1 of the PPS.

2.2 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)

The County of Peterborough is located within the Greater Golden Horseshoe and therefore, is subject to the policies of A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan). The Growth Plan is administered under the *Places to Grow Act, 2005* and is designed to inform “*decision-making regarding growth management and environmental protection in the GGH [Greater Golden Horseshoe]*”.

2.2.1 Policies for Where and How to Grow

In general, it is the intention of the Growth Plan to direct the vast majority of growth to settlement areas, in particular the ones with municipal services. However, according to Section 2.2.9.3 of the Growth Plan:

“Subject to the policies in Section 4, development outside settlement areas may be permitted on rural lands for:...a) the management and use of resources [and] c) other rural land uses that are not appropriate in settlement areas provided they: (i) are compatible with the rural landscape and surrounding local land uses; (ii) will be sustained by rural service levels; and (iii) will not adversely affect the protection of agricultural uses and other resource-based uses such as mineral aggregate operations”.

The subject applications will enable development that is compatible with the rural landscape and surrounding uses. The proposed residential dwelling on the severed parcel will be serviced by private individual well and septic. The proposed severance will allow the lands to continue to be used for the management and use of resources including agricultural purposes. As such, it is our opinion that the proposed severance is in conformity with the Rural Area policies of the Growth Plan.

2.2.2 Key Hydrologic Features, Key Hydrologic Areas and Key Natural Heritage Features

The policies in Section 4.2.3 of the Growth Plan address development within key hydrologic features, key hydrologic areas, and key natural heritage features. Development is prohibited in natural heritage features that are a part of the Natural Heritage System for the Growth Plan or in key hydrologic features: *“[o]utside of settlement areas, development or site alteration is not permitted in key natural heritage features that are part of the Natural Heritage System for the Growth Plan or in key hydrologic features...”*. Because the Natural Heritage System has not been implemented by the upper-tier municipality, policies



pertaining to key natural heritage features outside of settlement areas do not apply to this proposal. However, policies pertaining to key hydrologic features do apply.

A Provincially Significant Wetland (PSW) and a small unevaluated wetland are located on the subject property. Wetlands qualify as key hydrologic features by definition. The Growth Plan defines "development" in the same way as the PPS, and thus, includes *"the creation of a lot"*. To understand the overall intent of the policy, it is important to examine the entirety of Section 4.2.3, which allows for:

"expansions to existing building and structures, accessory structures and uses, and conversions of legally existing uses which bring the use more into conformity with this Plan, subject to demonstration that the use does not expand into the key hydrologic feature or key natural heritage feature or vegetative protection zone..."

Given the above policy, it is our opinion, that the main intent is to prohibit construction or other potential negative impacts to key hydrologic features. As stated previously, the County has indicated that they support the creation of an additional lot, and would be supportive, presumably, of the construction of a dwelling unit on the lands adjacent to the PSW. The proposed lot line transecting the wetland in the northeast corner of the lot does not increase the impact that a future structure will have on the wetland. The EIA assessed the function of the wetlands, delineated their boundaries and recommends a 30-metre buffer of natural and self-sustaining vegetation to protect their ecological and hydrologic function.

Additionally, the proposed lot to be severed is approximately 45 hectares and there are many prospective building areas that do not encroach on the wetlands or buffer areas. The purpose of transecting the wetland with the lot line is to conform with the intent of the policies contained in the PPS, Growth Plan and Official Plan related to rural development, the protection of ecological and hydrological features, and to support the continuation of agricultural land use on both the severed and retained parcels.

3.0 MUNICIPAL PLANNING DOCUMENTS

In addition to demonstrating consistency with provincial planning policies, it is necessary that the proposal conform to the policies and provisions of upper- and lower-tier municipal planning documents. As such, the policies of the County of Peterborough Official Plan (CPOP), associated local policies applicable to the Township of Douro-Dummer and the Township of Douro-Dummer Zoning By-law 2000-21 are applicable.



3.1 County of Peterborough Official Plan (CPOP)

The upper-tier sections of the County of Peterborough Official Plan (CPOP) do not contain land use designations. Instead, Section 4 of the CPOP identifies "Watershed Boundaries" and "Settlement Areas". The subject property is not located in a Settlement Area. For the purposes of the upper-tier policies, the subject property is considered "Rural".

Section 2.6.3.1 contains General Policies for the division of land in the County of Peterborough.

"The acceptability of severances in Peterborough County shall be determined by applying the relevant policies contained in this Plan, policies contained in local Official Plans, the Trent Source Protection Plan, the 2014 Provincial Policy Statement, and the Planning Act".

3.1.1 Rural Area Policies – Land Division

According to Section 2.6.3.5, severances in Rural Areas are considered based on the following criteria:

1. *The availability of septic or other servicing (evaluated by Health Unit or Ministry);*

The proposed parcel to be severed is approximately 45 hectares. A typical farm parcel in Peterborough County is approximately 40 hectares. The parcel is intended to have one residential dwelling-house, and can be supported by private servicing.

2. *The availability of solid waste disposal;*

Curbside pickup is available on the subject property for solid waste disposal.

3. *The availability of frontage and access on a publicly owned and maintained road;*

The proposed lot to be severed has municipal road access and approximately 626 metres of frontage on the 3rd Line. The lot to be retained also has access to a municipal road and approximately 630 metres of frontage on the 4th line.

4. *The impact of the proposed severance on traffic or road safety;*

The proposed severance will not generate any traffic impacts.



5. The size of the severed and retained lots;

The proposed lot to be severed is approximately 45 hectares and the proposed lot to be retained is approximately 40 hectares.

6. Compliance with Minimum Distance Separation;

The proposal complies with MDS 1 policies (according to the calculations conducted by the Peterborough County Planning Department). The entirety of the proposed parcel to be severed exists outside of the MDS 1 Arcs.

7. Compliance with Sections 2.6.3.1, 2.6.3.5, 4.1.3 and 4.3 as well as any policies in the lower-tier official plan regarding scattered or strip development.

Section 2.6.3.1 stipulates the conditions which trigger an application for plan of subdivision as opposed to a consent to sever. These policies confirm that a consent application is appropriate in this instance. Additionally, this section provides conditions for permitting severances for building purposes. Of relevance to this application are the policies addressing the division of land within significant wetlands or the habitat of endangered or threatened species:

"Severances for building purposes will not be permitted where: 1) the division of land is located in significant wetland or significant portions of the habitat of endangered or threatened species, and an appropriate building site cannot be provided based on comments from the Ministry of Natural Resources and/or Conservation Authority; [and] 2) in accordance with the policies of Section 4.1.3.1, an Environmental Impact Assessment will be also required for lands that are adjacent to natural heritage features unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions".

These policies echo those discussed above from the PPS and Growth Plan, which limit development in significant wetlands, woodlands and key hydrologic features. The policy cited above from the CPOP also reinforces the overall intent of the PPS and Growth Plan policies, which is to prevent development impacts to wetlands. This is emphasized in the policy above as it states that a severance will not be permitted when the division of land is located within a significant wetland **AND** an appropriate building site cannot be provided. In this case, there are many appropriate building sites on the proposed lot to be



severed. This position is supported by an EIA, which delineated the wetlands, identified Species at Risk and their habitat, delineated a 30-metre buffer, and has made recommendations for the location of a building envelope where there will be no negative impacts to natural features or their functions. There are no impacts associated with a small portion of the lot line transecting the significant wetland. Therefore, the proposed severance is found to conform to the intent and guiding principles of Section 2.6.3.1 of the CPOP.

The general policies also address flooding and erosion hazards. Through initial discussions with ORCA, no natural hazards were identified and it is assumed that there is safe access to the site as there is a distance of at least 400 metres and an elevation difference of approximately 10 metres between the watercourse and any of the proposed building sites.

The general policies address severances for sensitive land uses near pits and quarries, transportation objectives and vulnerable areas. The subject property is not adjacent to any pits or quarries, does not affect any transportation objectives, and has not been identified as a vulnerable area.

Further policies related to severances in Rural areas include:

Section 2.6.3.5 – Rural Areas Policies for the Division of Land: Relevant policies discussed above in Section 3.1.1 of this report.

Section 4.1.3 - Natural Environment General Policies: An EIA was completed which meets the policy of section 4.1.3.1.

Section 4.3 – Rural and Cultural Landscape: The overall goal of the Rural and Cultural Landscape policies is *“to preserve and enhance the rural character of the County as a cultural resource and ensure the viability of the agricultural industry”*. The rural character of the area will not be impacted by the proposed severance, as only one rural residential dwelling is proposed as a result. One objective of the rural and cultural landscape policies is to ensure that the agricultural industry remains viable. Granting the severance as proposed will support the agricultural industry as each of the lots will be at least 40 hectares.

3.1.2 Summary

Overall, the proposal conforms with the General Policies regarding the Division of Land, including those policies for Rural Areas (Section 2.6.3.5). In our opinion, the proposed severance will provide suitable



building sites that pose no negative impact to natural features including the wetlands on the subject property. This position is supported by the attached EIA by Niblett Environmental Associates (**Appendix B**).

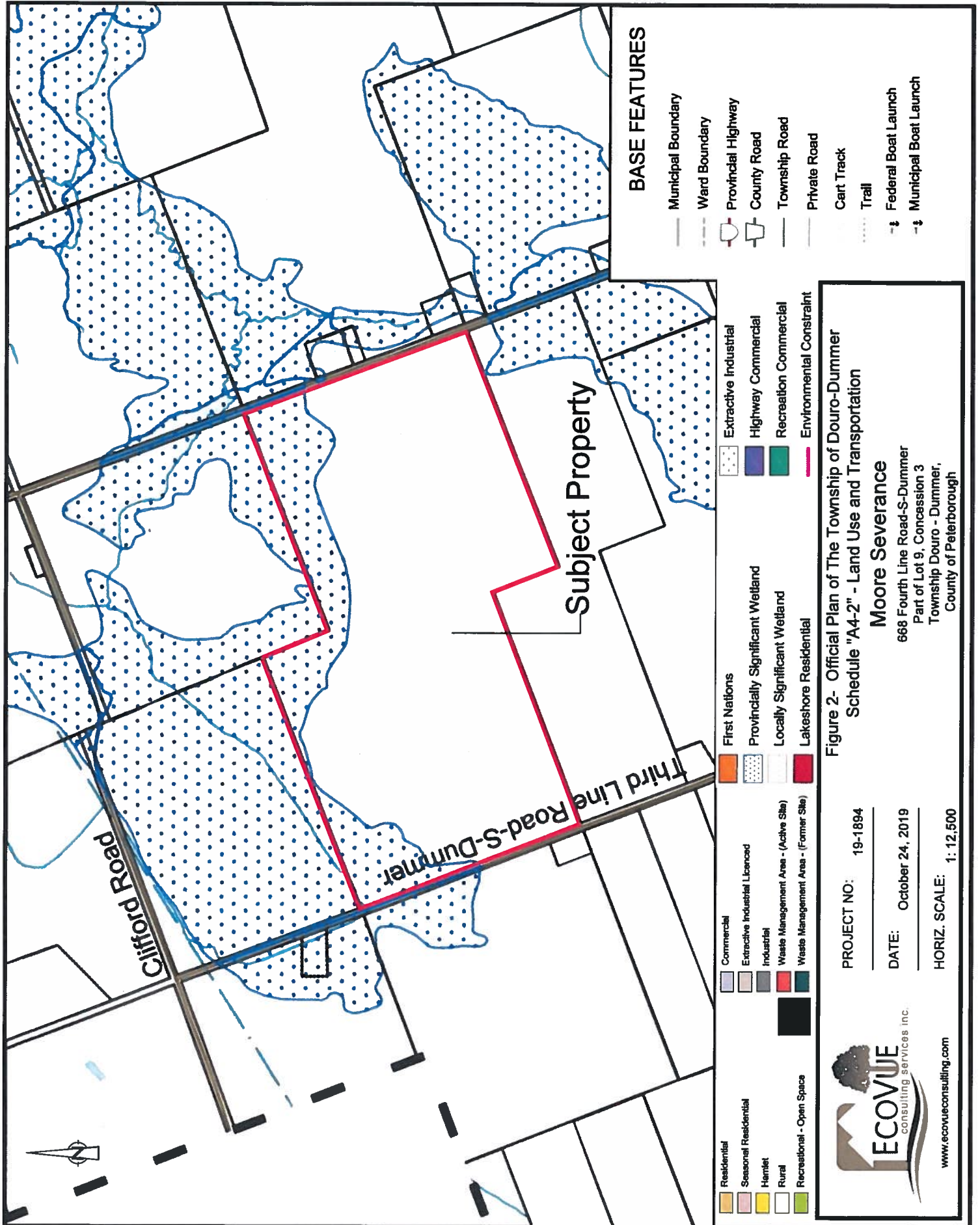
3.2 Local Official Plan Policies (Township of Douro-Dummer)

Schedule "A4-1" to the Township of Douro-Dummer Official Plan (DDOP) designates the subject lands as Rural and Provincially Significant Wetland (**Figure 2 – Land Use & Transportation Douro Ward**).

Section 6.1.1 states that (in Douro-Dummer): "*A parcel of land will be eligible for consent if it has been recorded as a separate parcel in the Land Registry Office for a minimum of 25 years prior to the date of severance application*". According to the preliminary severance review, the County determined that the subject property is eligible for a severance application.

3.2.1 Rural Policies

Section 6.2.2.3 outlines policies governing land use in areas designated Rural in the Township of Douro-Dummer. Non-rural related uses are discouraged and should be located within designated growth centres and hamlets. The policies permit one single-detached dwelling per lot, and new development must comply with the Minimum Distance Separation formulae. Section 6.2.2.4 speaks to Farm Related Consents. In the Township of Douro-Dummer, new farm parcels may be created "*provided that both the severed and retained parcels are a minimum size of 20 hectares each*". The proposed lots to be severed and retained will accommodate rural land uses and are both at least 40 hectares. The proposed parcel to be severed is intended for the development of one rural residential single-detached dwelling and related agricultural use. The proposed configuration represents the most logical approach to creating an additional lot where both the severed and retained parcels are greater than 20 hectares and support continued agricultural viability and the protection of natural features.





3.2.2 Provincially Significant Wetland Policies

Section 6.2.16.2 outlines the land uses permitted within the Provincially Significant Wetland designation. The policies do not permit development or site alteration within the designation, which includes *"the creation of a new lot, a change in land use, or the construction, erection and placing of a building or structure, requiring approval under the Planning Act"*. Section 2.6.3.1 of the CPOP provides further detail regarding policies related to the division of land within PSWs. These policies state that the division of land within a PSW is not permitted when an appropriate building site is unavailable. It also states that when development is proposed within 120 metres of a significant wetland, an EIA is required to assess the ecological function of the features and to determine any negative impacts and/or mitigation measures.

The proposed severance complies with the more detailed policies governing the division of land within PSWs, as numerous suitable building sites are available and the EIA has recommended necessary buffer and mitigation measures to protect the PSW, Unevaluated Wetland and Significant Woodland from negative impacts. The policies in Section 6.2.16.2 state that if an EIA demonstrates that there are no adverse impacts, a development may proceed on adjacent lands in accordance with the abutting land use designation (Rural in this case). The policy further requires a Zoning By-law amendment to implement any mitigation measures outlined in the EIA. The mitigation measures recommended in the EIA are not all appropriate for a ZBA, and it is our opinion that a mitigation agreement (to be registered on title) including these measures would be more appropriate. Additionally, the delineation of natural features that occurred as part of the EIA could be incorporated into a refinement of the mapping of the EC(P) Zone on the subject lands. According to Section 19.4 of the Zoning By-law ("Interpretation of EC and EC(P) Zone Boundaries"), this should not require any further amendments, *"provided that the affected lands are to be utilized in accordance with the permitted uses and regulation of the abutting residential, rural or agricultural zone"*.

3.2.3 Criteria for Assessing Consent Applications

Section 7.12 of the CPOP outlines criteria for assessing consent applications in the lower-tier municipalities included in the CPOP such as the Township of Douro-Dummer. The following summarizes the relevant policies from this section and associated commentary:



- *The proposed lot must front upon an improved public street or road*

The proposed lot to be severed has access to the 3rd Line which is an improved public road with year-round maintenance. It is a minor/internal road which is considered most appropriate by the County.

- *The proposed consent shall not jeopardize future plans for comprehensive residential development*

The subject property is in a rural area outside of any settlement area and is not subject to comprehensive residential planning.

- *Proposed consent shall not create landlocked parcels or impede access to interior portions*

Both the proposed severed and retained lots have access to publicly maintained and improved roads.

- *The impact of the proposed severance on the Municipality's financial status shall be considered (upgrading of roads, municipal servicing, development charges, etc.)*

There are no foreseeable impacts of the proposed severance on the financial status of the Municipality.

- *Compatibility with adjacent land use and traffic*

The proposed land use is rural residential/agricultural in nature, which is compatible with surrounding rural land use and will not generate any significant change in traffic patterns or volumes.

- *The availability of suitable servicing such as fire protection, school facilities and busing, police protection, etc.*

It is assumed that servicing similar to that which is available to 668 4th Line would be available to the severed parcel and is suitable for the additional of one rural residential dwelling.

- *All consent applications (where applicable) should be reviewed by Peterborough City-County Health Unit to determine suitability for septic systems and wells*

The preliminary severance review did not request a review by Peterborough City-County Health Unit in advance of submission. It is assumed that private servicing is feasible on the subject property.



Consent Application
668 Fourth Line Rd. S
Lot 9, Concession 3, Dummer Ward
Township of Douro-Dummer
November 20, 2019

- *A sketch plan of the proposed development shall be submitted in support of the application for consent*

No buildings are proposed at this time. The applicant is proposing an additional lot with the potential for the future construction of a rural residential dwelling. The sketch identifies a potential building envelope which would pose no adverse impacts to the significant natural features on the property.

- *Lots shall be a suitable size and shape for the proposed use. For consents in the Rural Component, a hydrogeologic study may be required to confirm adequacy of potable water supply and suitability for sewage disposal.*

According to CPOP policies, the size and shape of the proposed lots are suitable for rural and agricultural land use. A hydrogeological study was not requested as part of the Preliminary Severance Review by the County.

3.2.4 Summary

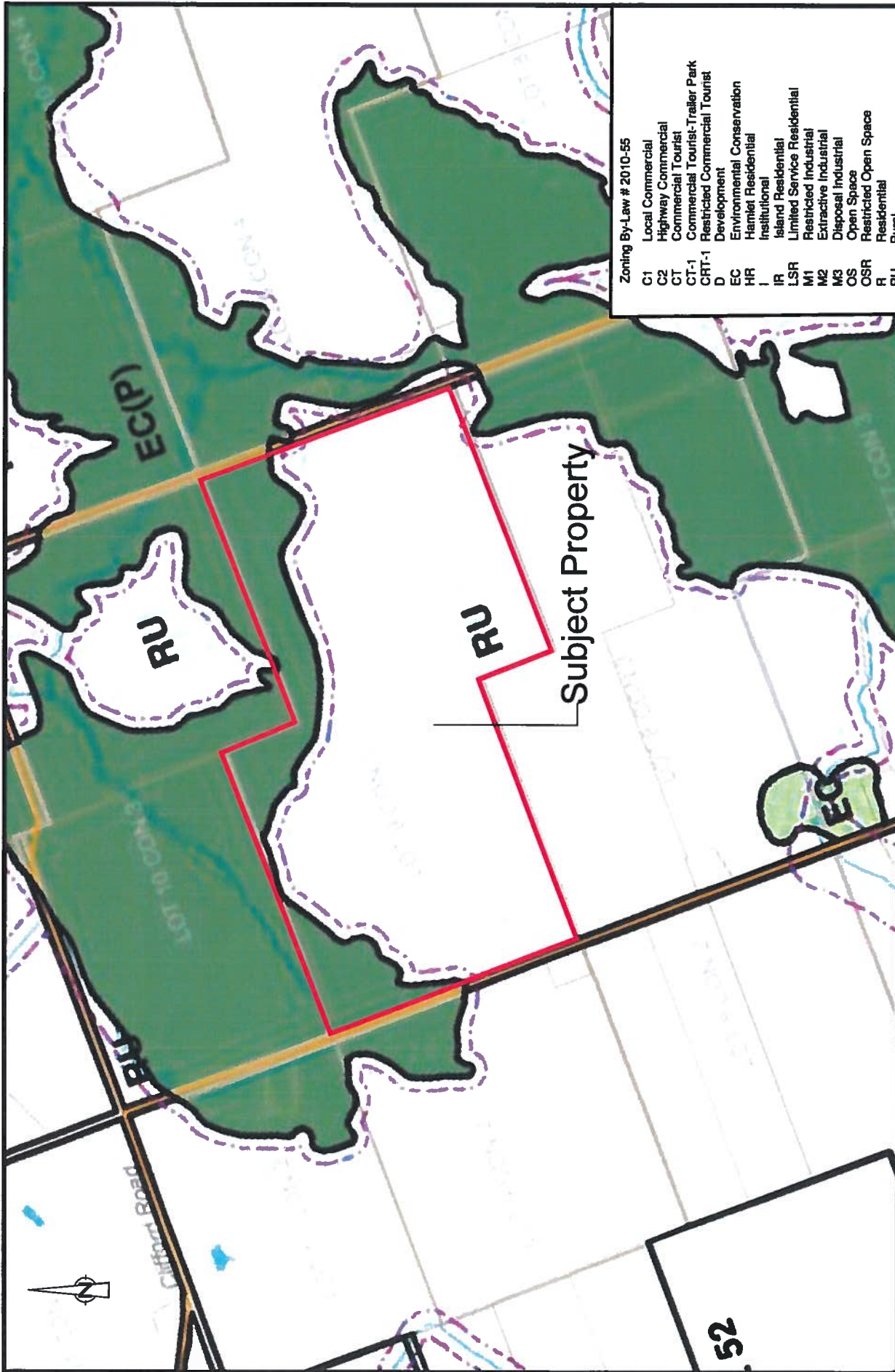
Overall, the proposed severance conforms to the relevant land use policies for the Township of Douro-Dummer.

3.3 Township of Douro-Dummer Comprehensive Zoning By-Law No. 2000-21

The subject lands are currently zoned Rural (RU) Zone and Environmental Conservation (EC) [P] Zone (**Figure 3 – Douro-Dummer Zoning By-law**). The Environmental Conservation (P) Zone is specific to areas of Provincially Significant Wetland.

3.3.1 Rural Zone

The current land use in the area zoned RU zone on the proposed lot to be retained is “*an agricultural use or farm*”, which is permitted under the current zoning. An “*agricultural use*” includes a farm dwelling and accessory buildings. Additionally, the intended use for the proposed lot to be severed is “*an agricultural use or farm*” or “*permanent single-detached dwelling on one lot*”, both of which are permitted in the RU Zone. Thus, a Zoning By-law amendment for land use in the areas currently zoned RU is not required. **Table 1** outlines the required and proposed provisions in the RU zone for both the severed and retained lots.



Zoning By-Law # 2010-55

- C1 Local Commercial
- C2 Highway Commercial
- CT Commercial Tourist
- CT-1 Commercial Tourist-Trailer Park
- CRT-1 Restricted Commercial Tourist
- D Development
- EC Environmental Conservation
- HR Hamlet Residential
- I Institutional
- IR Island Residential
- LSR Limited Service Residential
- M1 Restricted Industrial
- M2 Extractive Industrial
- M3 Disposal Industrial
- OS Open Space
- OSR Restricted Open Space
- R Residential
- RU Rural
- SD Special District
- SR Shoreline Residential
- Source Water Protection
- ORCA Floodplain
- ORCA Development Control Line
- Environmental Conservation EC
- Environmental Conservation EC-1
- Provincial Significant Wetland EC-(P)
- Native Reserve NR

Figure 3- Zoning By-Law of The Township of Douro-Dummer
Schedule "A2" - Dummer Ward

Moore Severance

668 Fourth Line Road-S-Dummer
Part of Lot 9, Concession 3
Township Douro - Dummer,
County of Peterborough

PROJECT NO: 19-1894

DATE: October 24, 2019

HORIZ. SCALE: 1: 12,500





3.3.2 Environmental Conservation (P) Zone

The areas zoned EC (P) permit only *"a conservation and reforestation, other similar uses as provides for the preservation of the natural environment; [and] structures required for flood, erosion and siltation control works"*. No development (other than a partial lot line) is proposed in the area zoned EC(P).

An Environmental Impact Assessment (EIA) was conducted to assess impacts within 120 metres of the significant wetland and to delineate significant natural features. Several mitigation measures were suggested including a 30-metre buffer of natural and self-sustaining vegetation on the wetland areas. According to Section 19.4 of the zoning by-law:

"Upon submission of a development application, the precise location of such (EC[P]) boundaries may be determined by the Township in consultation with the Ministry of Natural Resources and the local Conservation Authority. Following consultation, an adjustment to the location of any such boundary shall not require any further amendment to this by-law, provided that the affected lands are to be utilized in accordance with the permitted uses and regulations of the abutting residential, rural or agricultural zone".

Therefore, an application for a Zoning By-law Amendment for the proposed lots to be severed and retained is not required.

Table 1 - Zoning By-law for Rural (RU) Zone: Required and proposed provisions.

Regulation (Rural Zone)		Required	Proposed (Severed)	Proposed (Retained)
Regs for an Agricultural Use or Farm	Min Lot Area	20 hectares	44.89 hectares	39.91 hectares
	Min Lot Frontage	135 metres	626.92 metres	630.26 metres
	Min Front Yard	45 metres	n/a	n/a
Regs for Farm Buildings and Structures	Min Interior Side Yard	15 metres	n/a	n/a
	Min Exterior Side Yard	45 metres	n/a	n/a
	Min Rear Yard	15 metres	n/a	n/a
	Min Lot Area	0.4 ha	44.89 hectares	
Regs for a Permanent Single-Detached Dwelling	Min Lot Frontage	45 m	626.92 metres	
	Min Front Yard	15 m	No building is proposed at this time	
	Min Interior Side Yard	6 m	No building is proposed at this time	
	Min Exterior Side Yard	15 m	No building is proposed at this time	
	Min Rear Yard	15 m	No building is proposed at this time	
	Min Water Yard	30 m	n/a	n/a
	Min Floor Area	100 m ²	No building is proposed at this time	
	Min First Storey Area	60 m ²	n/a	
	Max Building Height	9 m	n/a	
	Max Lot Coverage	15%	n/a	
	Max Number of Dwellings per Lot	1	1	



Consent Application
668 Fourth Line Rd. S
Lot 9, Concession 3, Dummer Ward
Township of Douro-Dummer
November 20, 2019

4.0 SUMMARY AND RECOMMENDATIONS


Based on the foregoing review of relevant policy considerations, and an investigation of site suitability, this report concludes that the subject application for consent to sever is consistent with the Provincial Policy Statement (2014) and conforms to the intent and purpose of A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019). The application for consent is also found to conform to the intent of the relevant policies of the County of Peterborough Official Plan and policies specific to the Township of Douro-Dummer. The proposed land use also complies with the current zoning on the subject lands, subject to refinement of the wetland boundaries and associated buffer areas as part of the EC(P) Zone. It is in our opinion that as long as the mitigation measures recommended in the EIA are implemented, that the proposed consent to sever will meet the intent of the applicable land use policies.

Respectfully Submitted,

ECOVUE CONSULTING SERVICES INC.



J. Kent Randall B.E.S. MCIP RPP
Manager and Senior Planner



Sarah Bale, B.Sc., M.Sc., M.E.S (Planning)
Land Use Planner





Consent Application
668 Fourth Line Rd. S
Lot 9, Concession 3, Dummer Ward
Township of Douro-Dummer
November 20, 2019

Appendix A

Preliminary Severance Review

Peterborough County Land Division

Preliminary Severance Review

Prepared by the Peterborough County
Planning Department



Name: Kenneth and
Loriane Moore

Agent: EcoVue
Consulting Services Inc.

Date: June 18, 2019

Lot: 9

Concession: 3

Municipality: Dummer Ward
Township of Douro-Dummer

Description: 668 Fourth Line Road-S-Dummer

Phone:

Email:
bsaunders@ecovuecons
ulting.com (Agent)

Office Phone: (705) 876-
8340 (Agent)

Communication Sent To:

Owner: ☐

Agent: ☒

	Severed	Retained
County O.P. Description	Rural Area	Rural Area
Municipal O.P. Designation	Rural and Provincially Significant Wetland	Rural and Provincially Significant Wetland
Municipal O.P. Effective Date	Local Component: April 2014	Local Component: April 2014
Municipal Zoning	(RU) & (EC(P))	(RU) & (EC(P))
Municipal Zoning By-Law Number in effect	10-1996	10-1996
Area/Lot Dimensions	±45 hectares with ±626.92 m of frontage on Third Line Road-S-Dummer	±40 hectares with ±630.26 m of frontage on Fourth Line Road-S-Dummer
Existing Use/Buildings	Agricultural/Vacant	Agricultural/2 dwellings,barns and outbuildings

Intent: To sever a new farm parcel. Roll No.(s) 1522-020-001-03900.

County Official Plan Policy Review: The subject property is described as Rural Area in the County of Peterborough Official Plan. Section 2.6.3.5 of the Plan suggests that agricultural severances for land holdings located in the Rural Areas may be granted when each of the severed and retained parcels is equivalent to a natural township lot (about 40 hectares). In addition, severances in the Rural Areas may be considered provided the Health Unit, road frontage and access, and the Minimum Distance Separation requirements can be met (Ss. 2.6.3.5 (A), (C) & (G)), and provided the applicable policies of Section 2.6.3.1, 2.6.3.5, 4.1.3 and 4.3 are complied with (S.2.6.3.5 (H)). The proposal appears to comply with the lot area size requirement under Section 2.6.3.5(F).

parcel appears to meet the lot area and frontage requirements of the (RU) Zone for a residential use.

New residential uses are not permitted in the (EC) Zone.

Provincial Policy Review: The Provincial Policy Statement, 2014 (PPS) and Growth Plan for the Greater Golden Horseshoe, 2019 apply to this proposal.

The following key hydrologic features have been identified on or adjacent to the subject property: The Dummer Swamp Provincially Significant Wetland (PSW), non-evaluated wetlands, and seepage areas and springs. Section 4.2.3 of the Growth Plan (2019) states that development and site alteration, is not permitted in key hydrologic features. Since development includes the creation of a new lot (PPS and Growth Plan definition) and a portion of the proposed severed lot is located in a key hydrologic feature, the severance proposal does not conform to the Growth Plan.

Section 4.2.4.1 states that development and site alteration within 120 metres of a key hydrologic feature will require a natural heritage evaluation/hydrologic evaluation that identifies a vegetation protection zone (VPZ) that is no less than 30 metres. The boundaries of the features, the vegetation protection zones and the proposed severed parcel including potential building envelopes should be clearly identified in the natural heritage/hydrologic evaluation. Evaluations undertaken in accordance with policy 4.2.4.1 will identify any additional restrictions to be applied before, during and after development to protect the hydrologic and ecological functions of the feature. Please contact Otonabee Region Conservation Authority (ORCA) regarding specific study requirements. Again, since it appears that the severed parcel cannot achieve the minimum 30 metre setback from the PSW, the proposal does not appear to conform to the Growth Plan.

The following key natural heritage features have been identified on or adjacent to the subject property: potentially significant wildlife habitat (i.e. deer wintering areas) and habitat of endangered and threatened species.

Policy 2.1.5 (d) of the Provincial Policy Statement prohibits development, including lot creation, and site alteration within significant wildlife habitat unless it has been demonstrated that there will be no negative impacts on the feature or its ecological function. In accordance with the County's significant wildlife habitat screening protocol, a natural heritage evaluation will not be required.

Policy 2.1.7 of the Provincial Policy Statement prohibits development and site alteration within habitat of endangered species and threatened species, except in accordance with provincial and federal requirements. A Species at Risk (SAR) assessment is required as part of the natural heritage evaluation, referenced above. Attached to this review is the Ministry of Environment, Conservation and Parks Client's Guide to Preliminary Screening for Species at Risk to assist with ESA requirements.

Proposal does not appear to conform to the Growth Plan for the Greater Golden Horseshoe (2019) and or Provincial Policy Statement (2014) policies.

The proposed severed parcel transects a portion of the Provincially Significant Wetland on the property, contrary to Section 2.1.4 (a) of the PPS and Section 4.2.3.1 of the Growth Plan. Development and site alteration is not permitted in key hydrologic features (i.e. wetlands). Since development includes the creation of a new lot (PPS and Growth Plan definition), the severance proposal does not conform to Provincial policy; new lots cannot be created within the wetland boundaries.

Proposal does not appear to conform to County Official Plan policies.

The severance proposal does not appear to conform to the County Official Plan. The severance proposal does not appear to conform to the County Official Plan at this time. Section 2.6.3.1 of the Plan states that "under no circumstances shall severances be recommended for approval where proposed severances are contrary to this Plan and/or the respective local Official Plan."

Proposal does not appear to conform to Township Official Plan policies.

The severance proposal does not appear to conform to the Township Official Plan. New development, including the creation of new lots, cannot be located within the boundaries of a Provincially Significant Wetland.

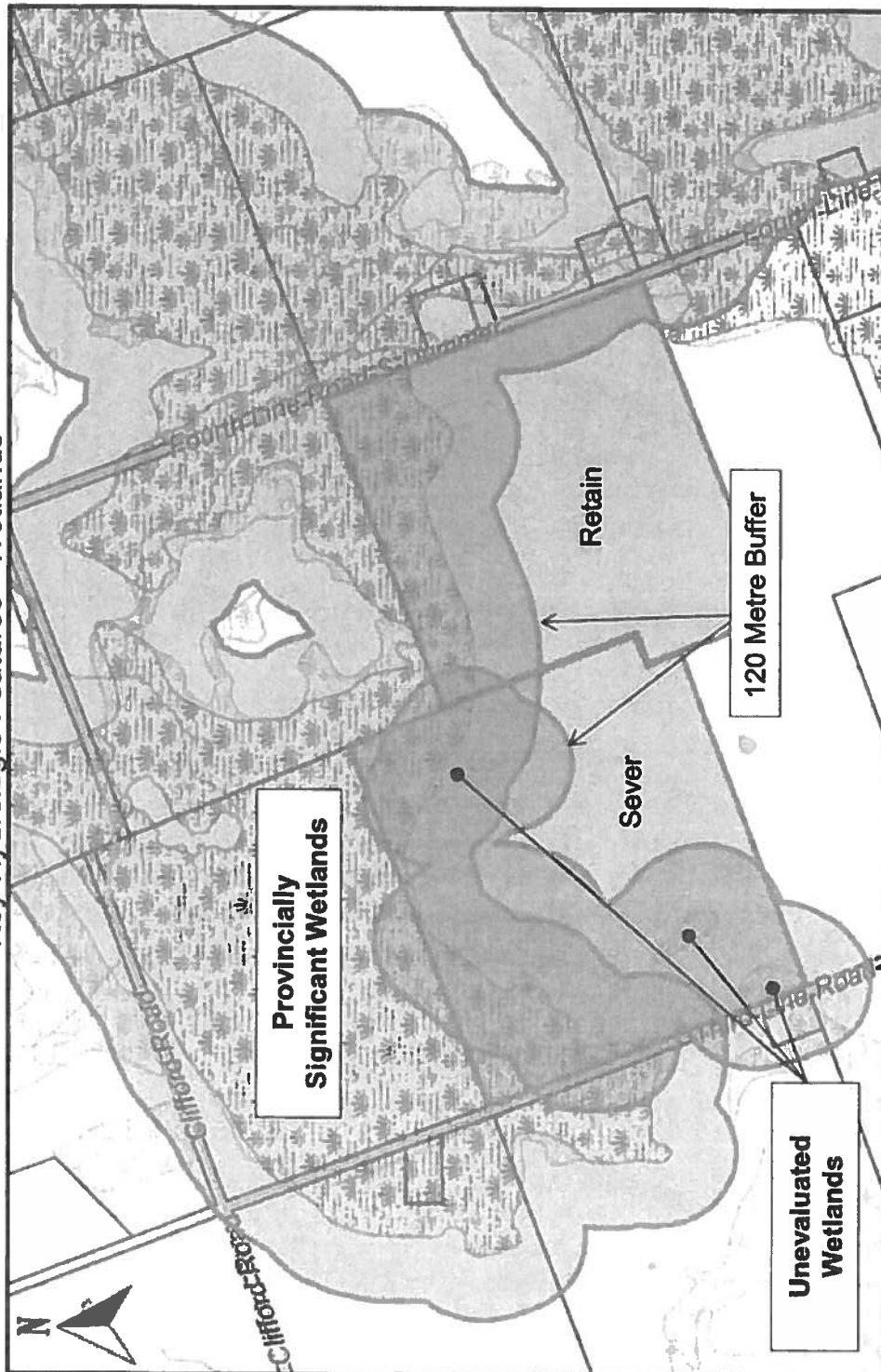
- ☒ **Application requires confirmation from the Township or identified agency regarding policy conformity. **Please note that the landowner should be aware that members of the local council may not support a rezoning or minor variance to create a lot that is not in compliance with the provisions of the zoning by-law.****

Reviewed By: Caitlin Robinson

Important

Our position on the overall conformity of the proposal is based on information available at the time of review. Subsequent information from commenting agencies can change our comments relating to any formal application for severance which is subsequently filed. Therefore, the above-noted comments should not be construed as preliminary approval or denial of a proposal but recognized as a position of the County Planning Department based on the availability of current information.

Roll #1522-020-001-03900
Lot 9, Concession 3, Dummer Ward
Moore (EcoVue)
Key Hydrologic Features - Wetlands



NOTE: Development and site alteration is not permitted within key hydrologic features or wetland features; any development proposed within the 120 metre buffer surrounding key hydrologic features or wetland features will require a natural heritage evaluation/hydrologic evaluation to identify a vegetative protection zone (no less than 30 metres for key hydrologic features).

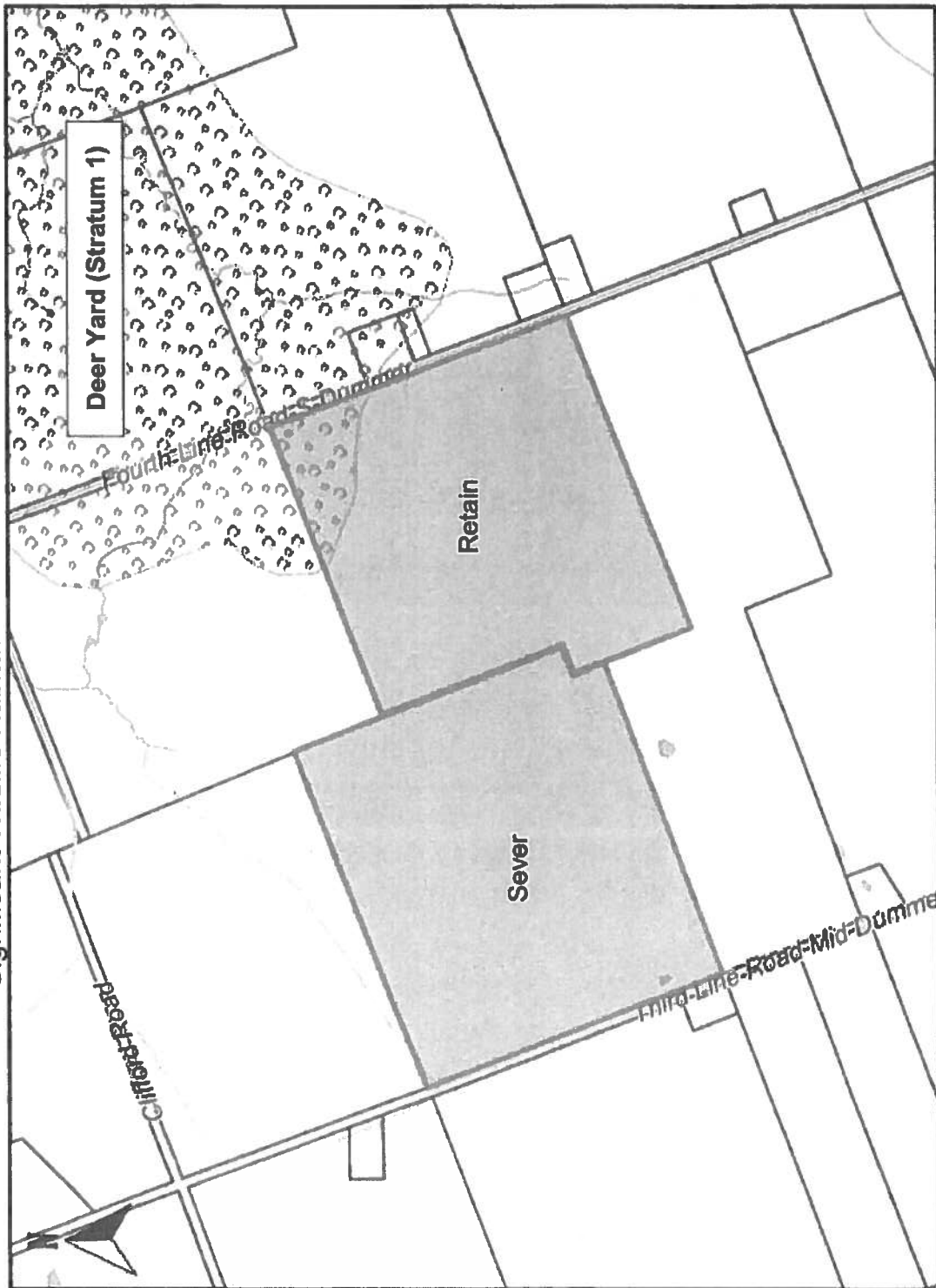
Scale (metric)
1:12,000

Roll #1522-020-001-03900

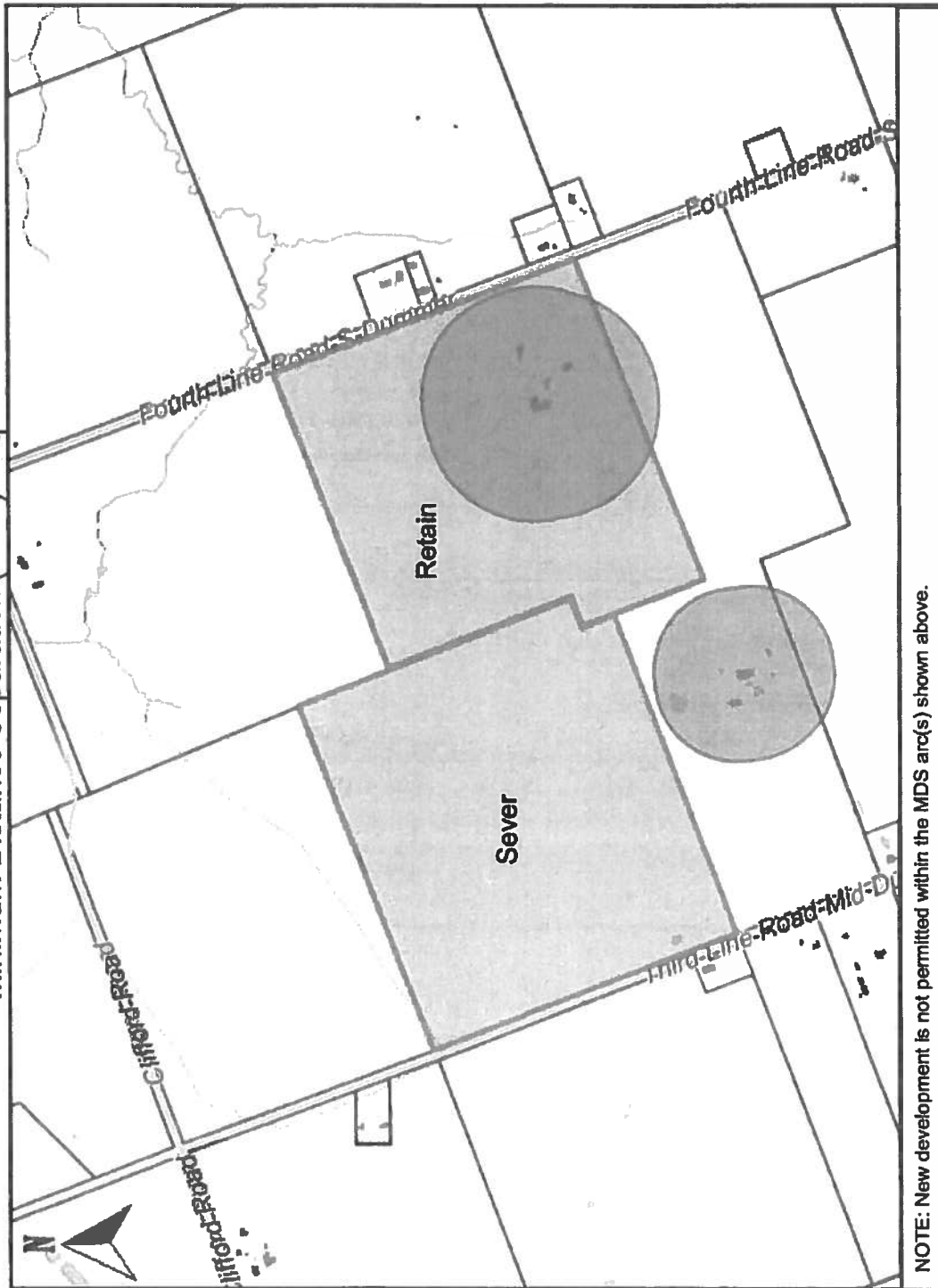
Lot 9, Concession 3, Dummer Ward

Moore (EcoVue)

Significant Wildlife Habitat – Deer Yard – Stratum 1



Roll #1522-020-001-03900
Lot 9, Concession 3, Dummer Ward
Moore (EcoVue)
Minimum Distance Separation (MDS) Requirements



NOTE: New development is not permitted within the MDS arc(s) shown above.

Scale (metric)
1:1200 (1"=100')



Minimum Distance Separation I

Worksheet 1

Prepared By: Caitlin Robinson, Planner, County of Peterborough



The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Existing Manure Storage: No storage required (manure is stored for less than 14 days)

Design Capacity (NU): 11.7

Potential Design Capacity (NU): 23.4

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	Building Base Distance 'F' (minimum distance from livestock barn)	(actual distance from livestock barn)
1.0	X	206.82	X	0.7	X
				1.1	=
					159 m (522 ft)
					TBD

Storage Base Distance 'S'
(minimum distance from manure storage)

No storage present



The calculated setback is based on assumptions for an unoccupied barn or unused storage that may not reflect the actual design capacity.

Preparer Information

Caitlin Robinson
Planner
County of Peterborough
470 Water Street
Peterborough, ON, Canada K9H3M3
Phone #1: (705) 743-0380 ext 2403
Email: crobinson@ptbocounty.ca

Signature of Preparer: _____

Caitlin Robinson, Planner

Date: _____

NOTE TO THE USER:

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.



Consent Application
668 Fourth Line Rd. S
Lot 9, Concession 3, Dummer Ward
Township of Douro-Dummer
November 20, 2019

Appendix B

Environmental Impact Assessment

Niblett Environmental Associates Inc.



Consent Application
668 Fourth Line Rd. S
Lot 9, Concession 3, Dummer Ward
Township of Douro-Dummer
November 20, 2019

Submitted under separate cover.

Good morning Beverly and Ashlyn,

The County of Peterborough Planning Department has completed a Preliminary Severance Review for the lands located at 668 Fourth Line Road in the Township of Douro-Dummer. The review, attached, has found that the proposal to create a new farm parcel does not appear to conform to the County Official Plan or the Growth Plan and Provincial Policy Statement.

The severance proposal severs a key hydrologic feature (i.e. provincially significant wetland) located on the subject lands including its related minimum vegetation protection zones contrary to the Growth Plan (2019), Provincial Policy Statement (2014) and County Official Plan.

Item 12 of the severance proposal form states that you plan on having the boundary of the Provincially Significant Wetland re-evaluated to ensure the development will have no impact on the wetland. If the boundary of the PSW is re-evaluated and the boundary differs from what is currently mapped, the re-evaluated boundary is to be reviewed and confirmed by the Ministry of Natural Resources and Forestry (MNRF).

The County does not recommend further work be undertaken on this proposal given concerns with policy conformity. Ms. Saunders asked in a subsequent email what would be required in support of a complete application for a Consent application. In support of a complete application, an Environmental Impact Study/natural heritage evaluation must be completed. This study will be reviewed by ORCA through our memorandum of understanding. It is recommended that you discuss your proposal with ORCA and the requirements for the EIS.

Please read through the attached review carefully and feel free to contact me if you have any questions. I have copied the Township and Conservation Authority to this email, so they are aware of my comments.

Sincerely,

Caitlin Robinson, B.E.S., MCIP, RPP
Planner
Peterborough County
T: 705-743-0380 ext. 2403

Preliminary Severance Review

Prepared by the Peterborough County
Planning Department



Name: Kenneth and
Loriane Moore

Agent: EcoVue
Consulting Services Inc.

Date: June 18, 2019

Lot: 9

Concession: 3

Municipality: Dummer Ward
Township of Douro-Dummer

Description: 668 Fourth Line Road-S-Dummer

Phone:

Email:
bsaunders@ecovueconsulting.com (Agent)

Office Phone: (705) 876-
8340 (Agent)

Communication Sent To:

Owner: ☐

Agent: ☒

	Severed	Retained
County O.P. Description	Rural Area	Rural Area
Municipal O.P. Designation	Rural and Provincially Significant Wetland	Rural and Provincially Significant Wetland
Municipal O.P. Effective Date	Local Component: April 2014	Local Component: April 2014
Municipal Zoning	(RU) & (EC(P))	(RU) & (EC(P))
Municipal Zoning By-Law Number in effect	10-1996	10-1996
Area/Lot Dimensions	±45 hectares with ±626.92 m of frontage on Third Line Road-S-Dummer	±40 hectares with ±630.26 m of frontage on Fourth Line Road-S-Dummer
Existing Use/Buildings	Agricultural/Vacant	Agricultural/2 dwellings, barns and outbuildings

Intent: To sever a new farm parcel. Roll No.(s) 1522-020-001-03900.

County Official Plan Policy Review: The subject property is described as Rural Area in the County of Peterborough Official Plan. Section 2.6.3.5 of the Plan suggests that agricultural severances for land holdings located in the Rural Areas may be granted when each of the severed and retained parcels is equivalent to a natural township lot (about 40 hectares). In addition, severances in the Rural Areas may be considered provided the Health Unit, road frontage and access, and the Minimum Distance Separation requirements can be met (Ss. 2.6.3.5 (A), (C) & (G)), and provided the applicable policies of Section 2.6.3.1, 2.6.3.5, 4.1.3 and 4.3 are complied with (S.2.6.3.5 (H)). The proposal appears to comply with the lot area size requirement under Section 2.6.3.5(F).

Municipal Official Plan Policy Review: The subject property is designated Rural and Provincially Significant Wetland in the local component of the County Official Plan (i.e. Township Official Plan).

The predominant use of land within the Rural designation may include all agricultural uses outlined in Section 6.2.1 of this Plan (S.6.2.2.2). The policies of Section 6.2.1.4 shall apply for farm-related consents in the Rural designation (S.6.2.2.4). New parcels of land for agricultural purposes may be created provided that both the retained and severed parcels are of a size suitable for the agricultural purpose proposed and both should generally be 40 hectares (S.6.2.1.4 (f)(i)). Notwithstanding Section 6.2.1.4(f), in the Township of Douro-Dummer a new farm parcel may be granted provided that both the severed and retained parcels are a minimum size of 20 hectares each. In Douro-Dummer the creation of such lots [new farm parcels] will count towards the total number of lots that can be created from a land holding (S.6.2.2.4).

A maximum of two severances are permitted from a property as it existed 25 years prior to the date of application (S.6.1.1). Peterborough County Land Division records indicate that the subject property has not received any severances in the last 25 years and therefore appears eligible for a severance.

The severed and retained parcels also include the Provincially Significant Wetland designation. Section 6.2.16.2 of the Plan states that "development and site alteration shall not be permitted within Provincially Significant Wetlands. For the purposes of this designation, development shall be defined to include the creation of a new lot". Since the effect of the proposal creates a new lot within a portion of this designation, it does not conform to the Local Component of the County Official Plan.

Municipal Zoning By-Law Review: The severed parcel is zoned Rural (RU) and Environmental Conservation Provincially Significant Wetland (EC(P)). In cases where a lot is divided into more than one zone, the provisions of each of the applicable zones, save and except lot area and frontage, shall apply to each portion of such lot (Ss.3.27(a)). When calculating lot area and lot frontage, any portion of a property in an (EC) zone may be included in the result (S.3.27(b)). A farm including a single detached dwelling is permitted in the (RU) Zone (S. 9.1.1) provided it has a minimum lot area of 20 hectares and lot frontage of 135 metres (S. 9.2.1(a)&(b)). The proposed severed parcel appears to meet the lot area and frontage requirements of the (RU) zone for an agricultural use.

The retained parcel is zoned Rural (RU) and Environmental Conservation Provincially Significant Wetland (EC(P)). Where a parcel contains more than one zone, the provisions of each of the zones apply to each portion, except lot area and lot frontage (S.3.27(a)). When calculating lot area and lot frontage, any portion of a property in an (EC) zone may be included in the result (S.3.27(b)). A farm including a single detached dwelling is permitted in the (RU) Zone (S. 9.1.1) provided it has a minimum lot area of 20 hectares and lot frontage of 135 metres (S. 9.2.1(a)&(b)). The proposed retained

parcel appears to meet the lot area and frontage requirements of the (RU) Zone for a residential use.

New residential uses are not permitted in the (EC) Zone.

Provincial Policy Review: The Provincial Policy Statement, 2014 (PPS) and Growth Plan for the Greater Golden Horseshoe, 2019 apply to this proposal.

The following key hydrologic features have been identified on or adjacent to the subject property: The Dummer Swamp Provincially Significant Wetland (PSW), non-evaluated wetlands, and seepage areas and springs. Section 4.2.3 of the Growth Plan (2019) states that development and site alteration, is not permitted in key hydrologic features. Since development includes the creation of a new lot (PPS and Growth Plan definition) and a portion of the proposed severed lot is located in a key hydrologic feature, the severance proposal does not conform to the Growth Plan.

Section 4.2.4.1 states that development and site alteration within 120 metres of a key hydrologic feature will require a natural heritage evaluation/hydrologic evaluation that identifies a vegetation protection zone (VPZ) that is no less than 30 metres. The boundaries of the features, the vegetation protection zones and the proposed severed parcel including potential building envelopes should be clearly identified in the natural heritage/hydrologic evaluation. Evaluations undertaken in accordance with policy 4.2.4.1 will identify any additional restrictions to be applied before, during and after development to protect the hydrologic and ecological functions of the feature. Please contact Otonabee Region Conservation Authority (ORCA) regarding specific study requirements. Again, since it appears that the severed parcel cannot achieve the minimum 30 metre setback from the PSW, the proposal does not appear to conform to the Growth Plan.

The following key natural heritage features have been identified on or adjacent to the subject property: potentially significant wildlife habitat (i.e. deer wintering areas) and habitat of endangered and threatened species.

Policy 2.1.5 (d) of the Provincial Policy Statement prohibits development, including lot creation, and site alteration within significant wildlife habitat unless it has been demonstrated that there will be no negative impacts on the feature or its ecological function. In accordance with the County's significant wildlife habitat screening protocol, a natural heritage evaluation will not be required.

Policy 2.1.7 of the Provincial Policy Statement prohibits development and site alteration within habitat of endangered species and threatened species, except in accordance with provincial and federal requirements. A Species at Risk (SAR) assessment is required as part of the natural heritage evaluation, referenced above. Attached to this review is the Ministry of Environment, Conservation and Parks Client's Guide to Preliminary Screening for Species at Risk to assist with ESA requirements.

* Minimum Distance Separation Formula I (MDS I) as per policy 1.1.5.9 of the 2014 Provincial Policy Statement has been calculated for the livestock facilities (i.e. barns) on the subject property and the adjacent property to the south (see calculations and map attached). The proposal appears to meet MDS I setback requirements.

Additional Notes:

* The lands appear to be regulated by Regulation 167/06, the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation of the Otonabee Conservation Authority. Therefore, the proposal should be discussed with Matt Wilkinson/Alex Bradburn at (705) 745-5791 ext.213/ext.227 to determine what, if any permits may be necessary.

* The applicant and any prospective owners are advised that endangered and/or threatened species exist in the area and may exist on the site. It is the responsibility of the landowner to identify endangered and threatened species and their habitat within the property prior to undertaking work, and to ensure that the work/activity will not result in negative impacts. Landowners are encouraged to consult with the Ministry of Environment, Conservation and Parks (MECP) if they have questions about the *Endangered Species Act* (ESA). Any sightings of a threatened or endangered species during development and construction on the property must be reported in accordance with the ESA.

Agencies Contacted by Planning Department (marked with an X):

- ☒ **This Preliminary Severance Review has been circulated to the local Municipality of Douro-Dummer**
- ☐ **County Roads ;**
- ☐ **Ontario Ministry of Environment, Conservation and Parks ;**
- ☐ **First Nations ;**
- ☐ **Other** Choose an item.

Agencies to be Contacted by Owner/Agent (marked with an X):

- ☒ **Health Unit**
- ☒ **Conservation Authority**
- ☒ **Township**
- ☐ **Source Water Risk Management Officer**
- ☐ **Trent-Severn Waterway**
- ☒ **First Nations**
- ☐ **Other**

Proposal does not appear to conform to the Growth Plan for the Greater Golden Horseshoe (2019) and or Provincial Policy Statement (2014) policies.

The proposed severed parcel transects a portion of the Provincially Significant Wetland on the property, contrary to Section 2.1.4 (a) of the PPS and Section 4.2.3.1 of the Growth Plan. Development and site alteration is not permitted in key hydrologic features (i.e. wetlands). Since development includes the creation of a new lot (PPS and Growth Plan definition), the severance proposal does not conform to Provincial policy; new lots cannot be created within the wetland boundaries.

Proposal does not appear to conform to County Official Plan policies.

The severance proposal does not appear to conform to the County Official Plan. The severance proposal does not appear to conform to the County Official Plan at this time. Section 2.6.3.1 of the Plan states that "under no circumstances shall severances be recommended for approval where proposed severances are contrary to this Plan and/or the respective local Official Plan."

Proposal does not appear to conform to Township Official Plan policies.

The severance proposal does not appear to conform to the Township Official Plan. New development, including the creation of new lots, cannot be located within the boundaries of a Provincially Significant Wetland.

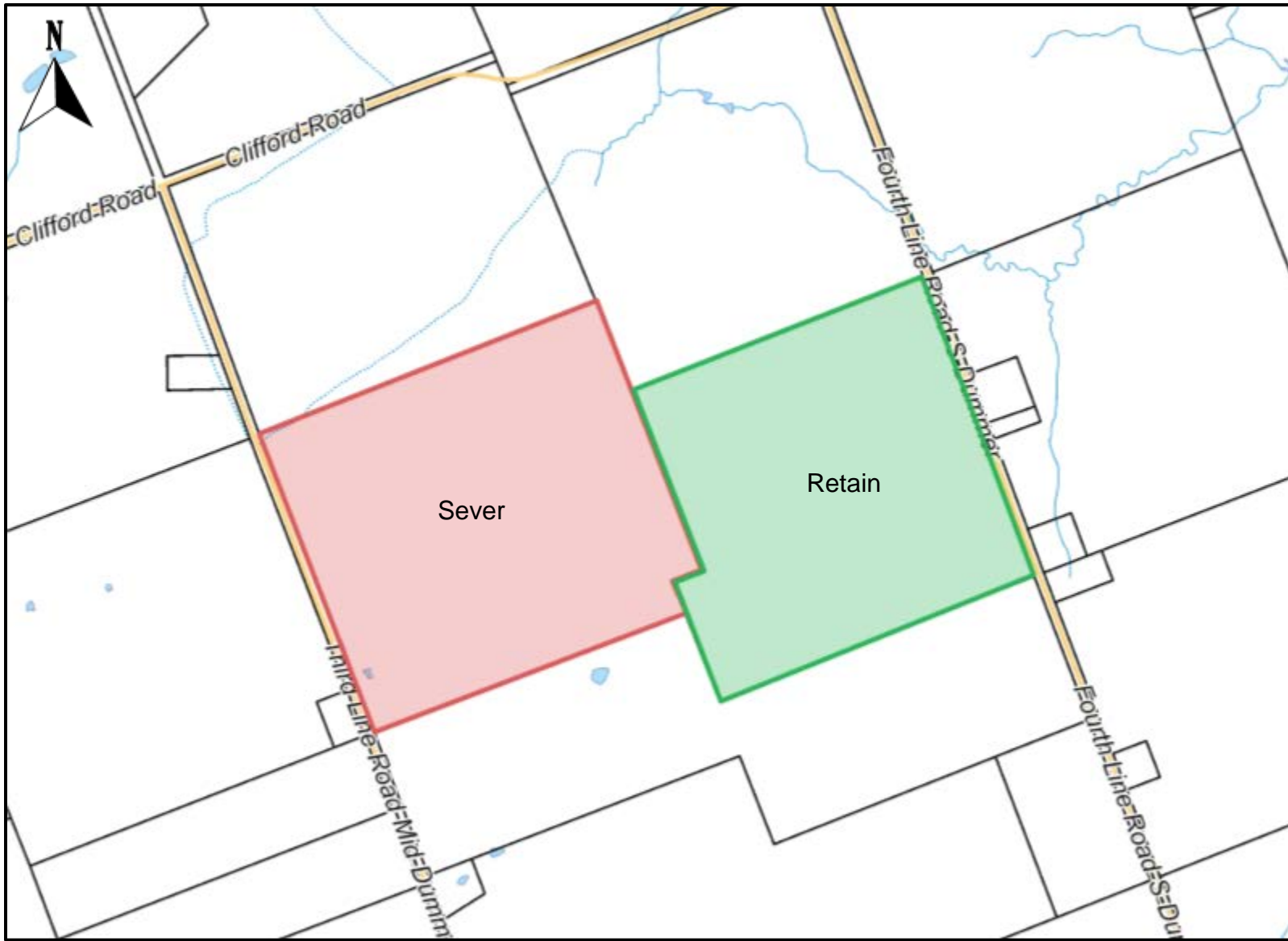
- ☒ **Application requires confirmation from the Township or identified agency regarding policy conformity. **Please note that the landowner should be aware that members of the local council may not support a rezoning or minor variance to create a lot that is not in compliance with the provisions of the zoning by-law.****

Reviewed By: Caitlin Robinson

Important

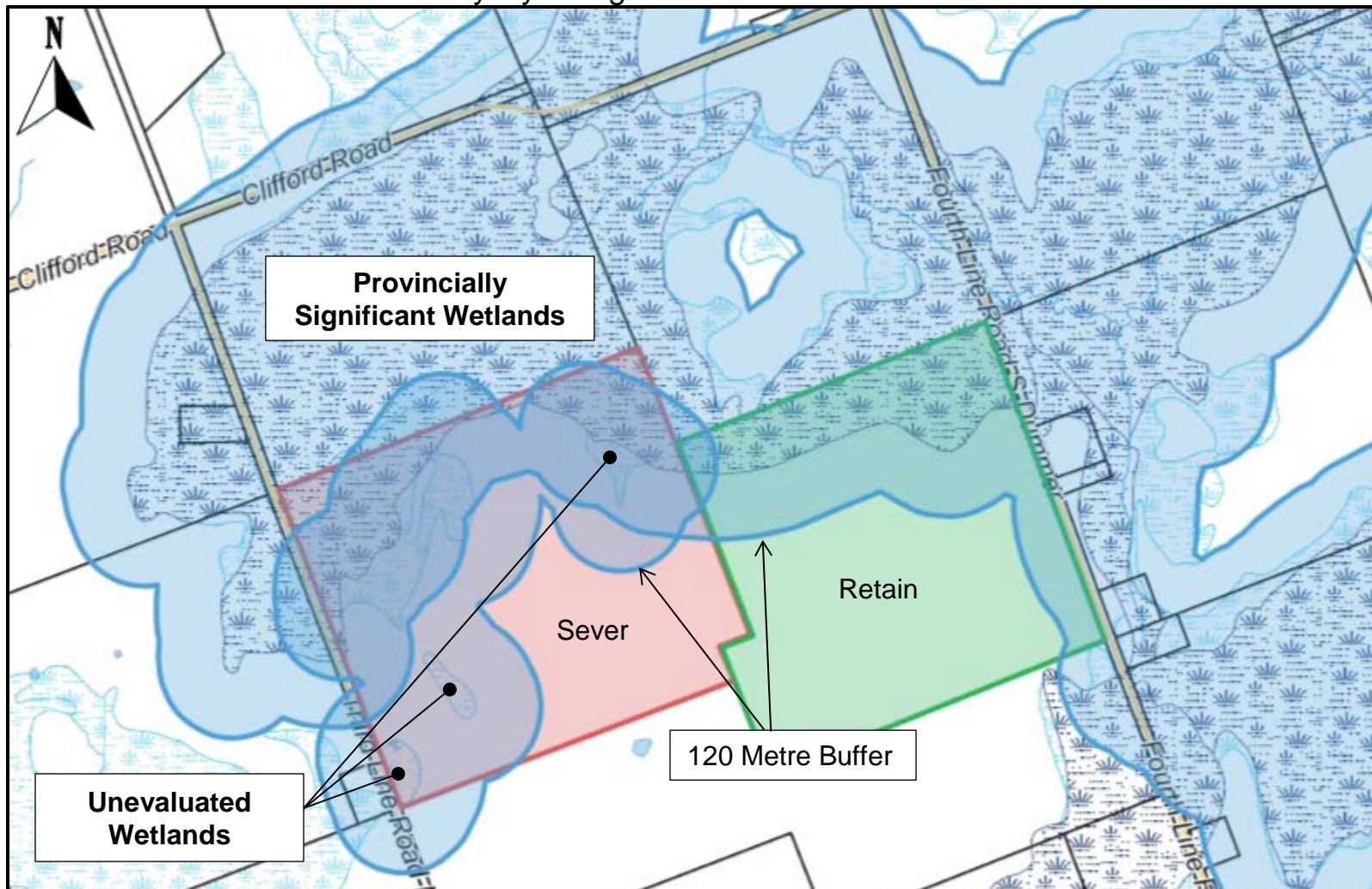
Our position on the overall conformity of the proposal is based on information available at the time of review. Subsequent information from commenting agencies can change our comments relating to any formal application for severance which is subsequently filed. Therefore, the above-noted comments should not be construed as preliminary approval or denial of a proposal but recognized as a position of the County Planning Department based on the availability of current information.

Roll #1522-020-001-03900
Lot 9, Concession 3, Dummer Ward
Moore (EcoVue)
Severance Sketch



Scale (metric)
1:12,000

Roll #1522-020-001-03900
Lot 9, Concession 3, Dummer Ward
Moore (EcoVue)
Key Hydrologic Features - Wetlands



NOTE: Development and site alteration is not permitted within key hydrologic features or wetland features; any development proposed within the 120 metre buffer surrounding key hydrologic features or wetland features will require a natural heritage evaluation/hydrologic evaluation to identify a vegetative protection zone (no less than 30 metres for key hydrologic features).

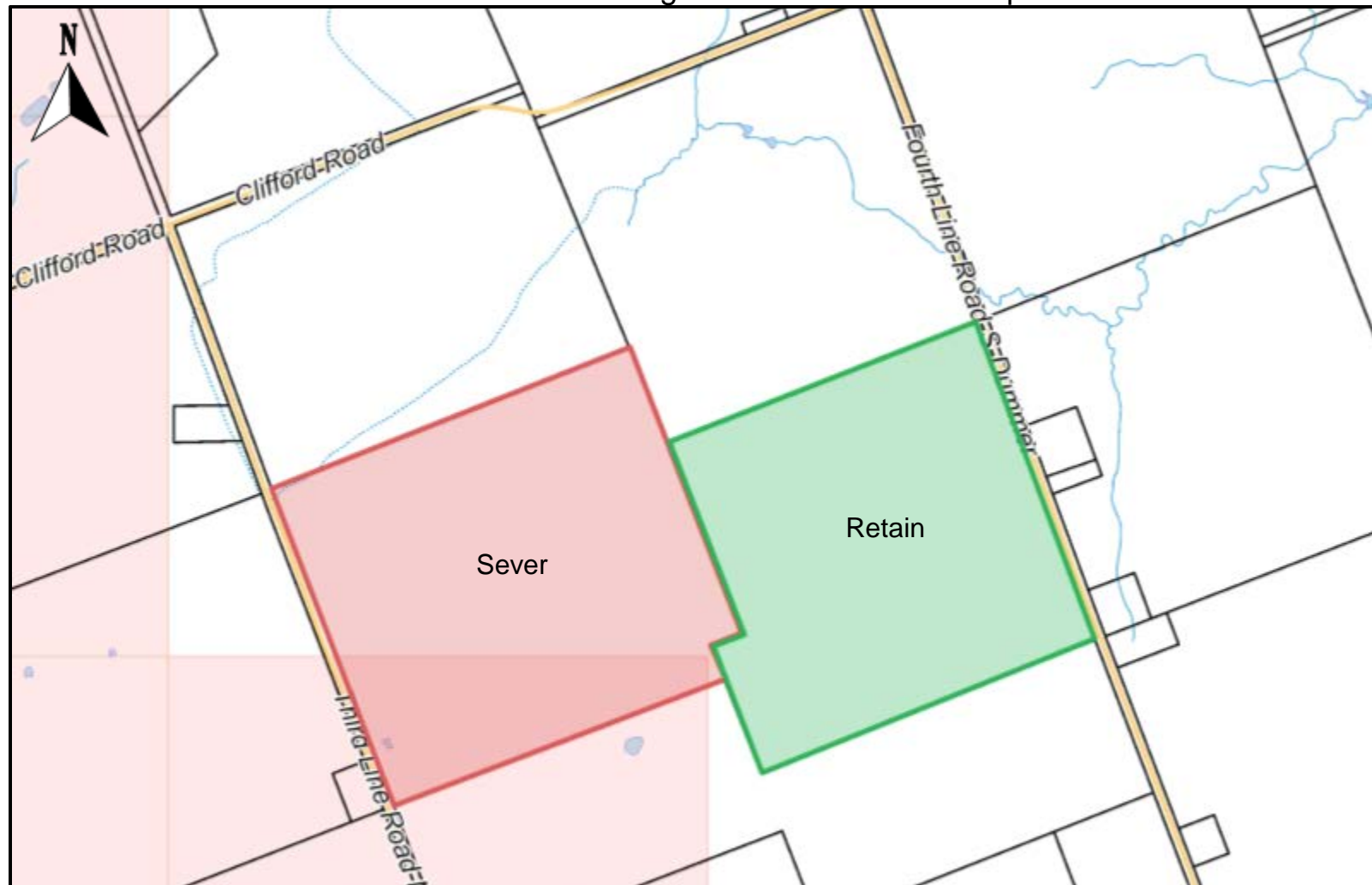
Scale (metric)
1:12,000

Roll #1522-020-001-03900

Lot 9, Concession 3, Dummer Ward

Moore (EcoVue)

Potential Habitat of Endangered and Threatened Species



NOTE: The Ministry of Environment, Conservation and Parks (MECP) has identified a Species at Risk within the area marked above. It is the responsibility of the applicant to determine whether any species at risk or their habitat exist or are likely to exist at or near their proposed activity, and whether their proposed activity is likely to contravene the Endangered Species Act (ESA).

Scale (metric)

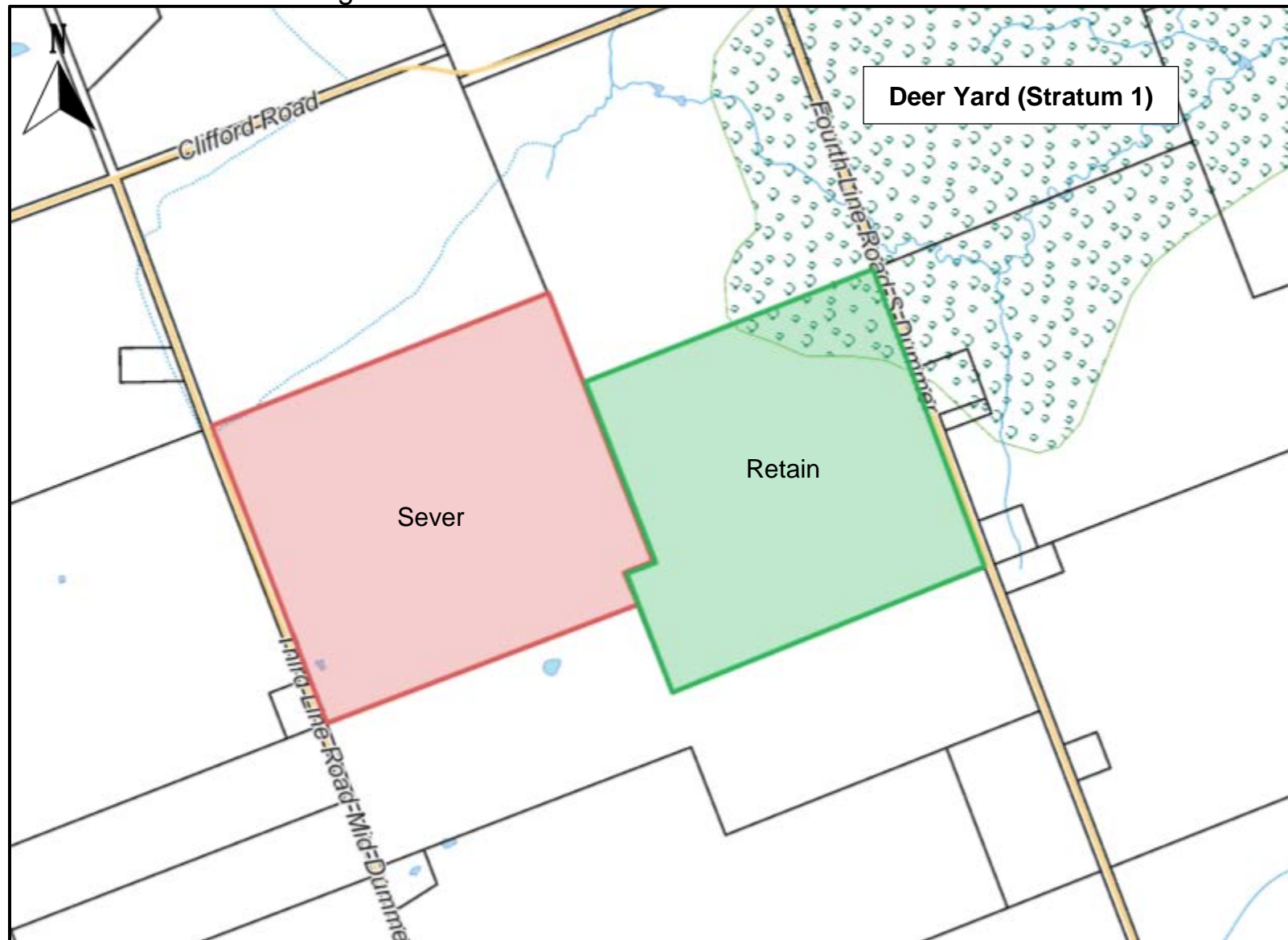
1:12,000

Roll #1522-020-001-03900

Lot 9, Concession 3, Dummer Ward

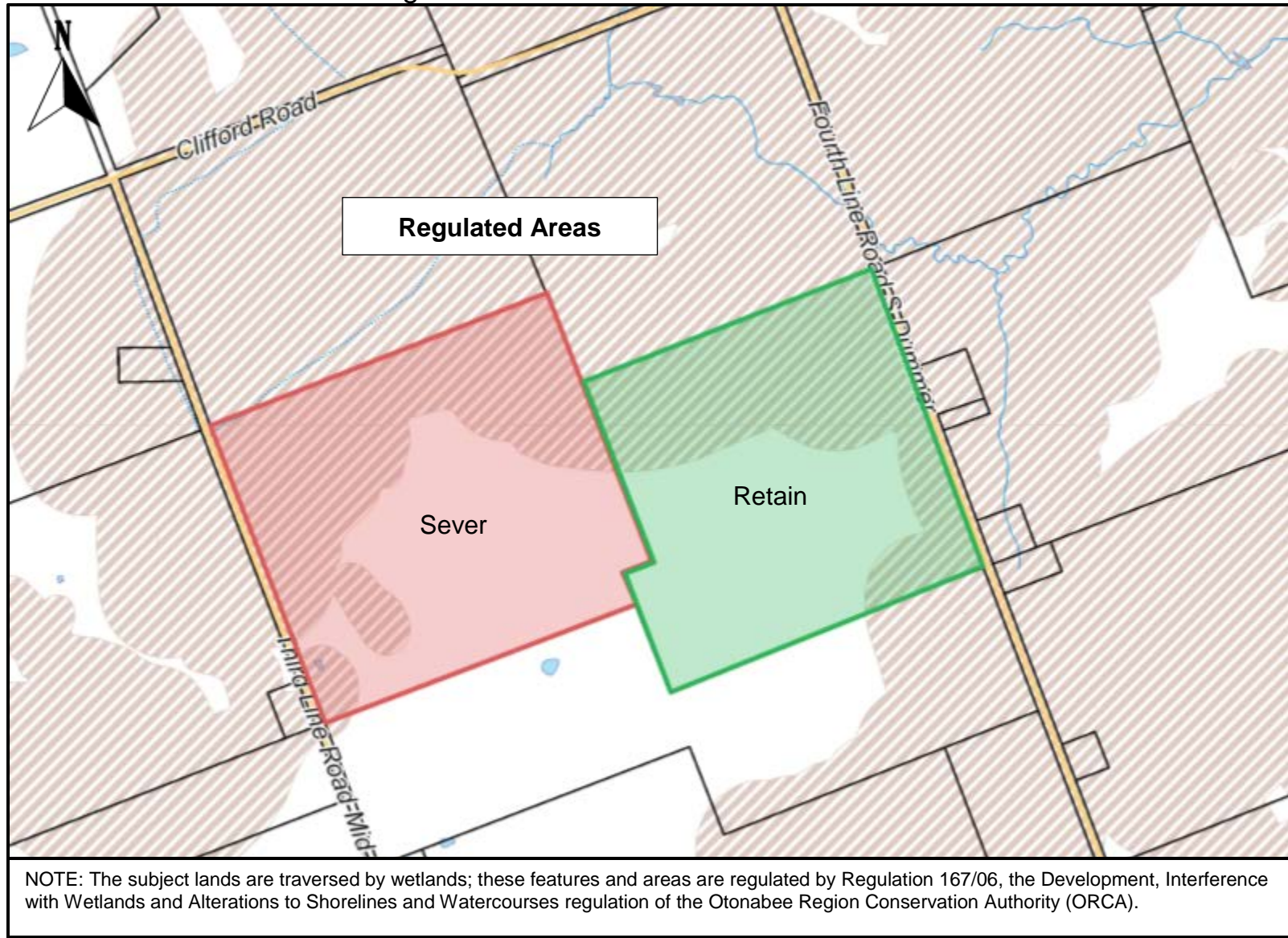
Moore (EcoVue)

Significant Wildlife Habitat – Deer Yard – Stratum 1



Scale (metric)
1:12,000

Roll #1522-020-001-03900
Lot 9, Concession 3, Dummer Ward
Moore (EcoVue)
Regulated Areas – Otonabee Conservation



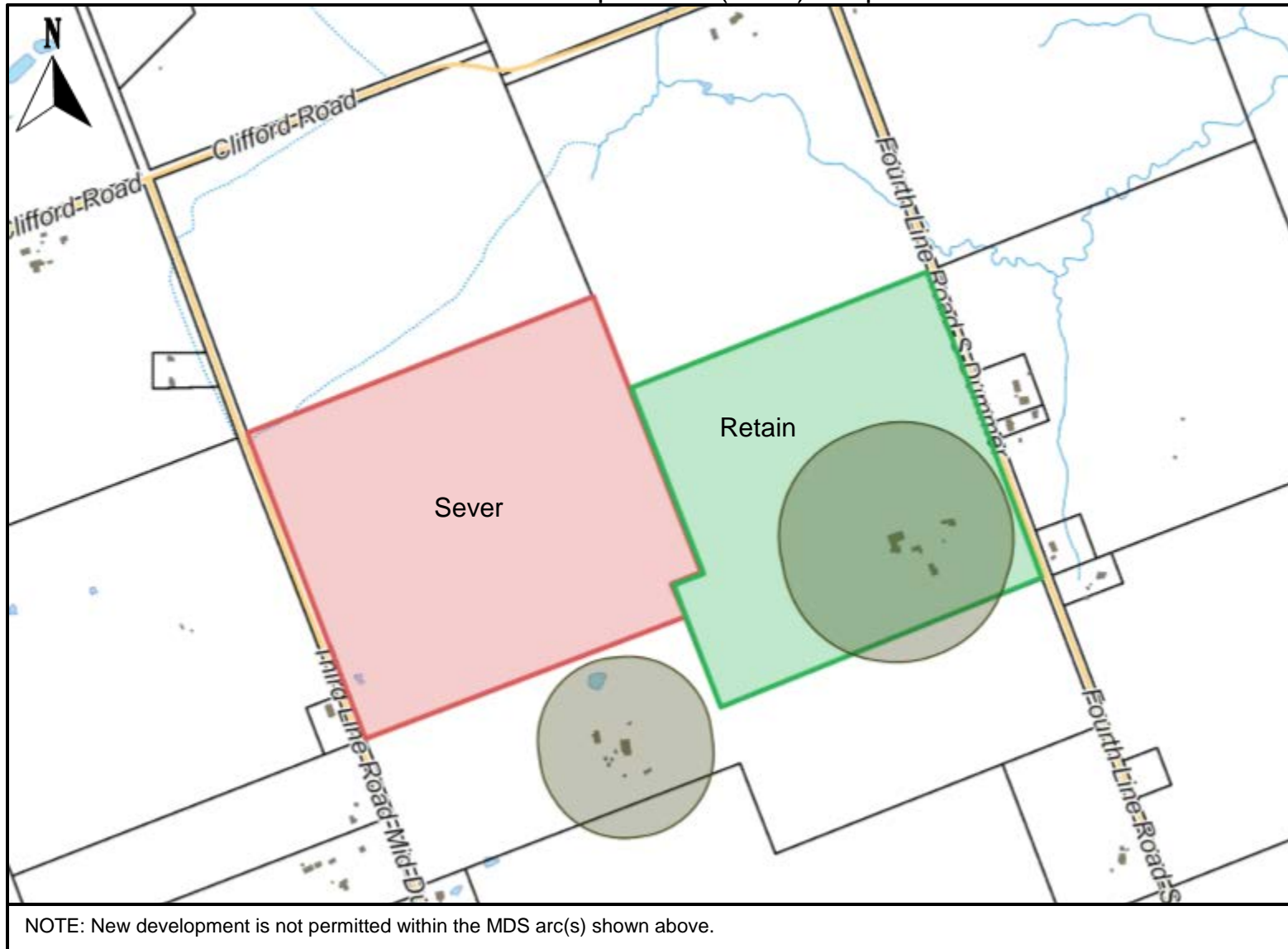
Scale (metric)
1:12,000

Roll #1522-020-001-03900

Lot 9, Concession 3, Dummer Ward

Moore (EcoVue)

Minimum Distance Separation (MDS) Requirements



Scale (metric)
1:1200 (1"=100')

Minimum Distance Separation I

Worksheet 1

Prepared By: Caitlin Robinson, Planner, County of Peterborough

Description: 668 Fourth Line Rd S Dummer

Application Date: Friday, August 10, 2018

Municipal File Number:

Proposed Application: Other Type A land use
Type A Land Use

Applicant Contact Information

Loraine Moore

Location of Subject Lands

County of Peterborough, Township of Douro-Dummer

DUMMER, Concession: 3, Lot: 9

Roll Number: 152202000103900

Calculation Name: *Farm 1*

Description:

Farm Contact Information

Loraine Moore

Location of existing livestock facility or anaerobic digester

County of Peterborough, Township of Douro-Dummer

DUMMER, Concession: 3, Lot: 9

Roll Number: 152202000103900

Total Lot Size: 200 ac

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Beef, Cows, including calves to weaning (all breeds), Yard/Barn	60	60.0	3,000 ft ²

Existing Manure Storage: V3. Solid, outside, no cover, >= 30% DM

Design Capacity (NU): 60.0

Potential Design Capacity (NU): 180.0

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	Building Base Distance 'F' (minimum distance from livestock barn)	(actual distance from livestock barn)
0.7	X	387.87	X	0.7	X
				1.1	=
				209 m (686 ft)	TBD

Storage Base Distance 'S' (minimum distance from manure storage)	(actual distance from manure storage)
209 m (686 ft)	TBD

Calculation Name: *Farm 2*

Description:

Farm Contact Information

Clemetia Savasi
661 Third Line Road Mid-Dummer
Douro-Dummer, ON, Canada K0L 3A0

Location of existing livestock facility or anaerobic digester

County of Peterborough, Township of Douro-Dummer

DUMMER, Concession: 3, Lot: 8

Roll Number: 152202000103800

Total Lot Size: 100 ac

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Unoccupied Livestock Barn, -	2,520 ft ²	11.7	2,520 ft ²

Minimum Distance Separation I

Worksheet 1

Prepared By: Caitlin Robinson, Planner, County of Peterborough



The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Existing Manure Storage: No storage required (manure is stored for less than 14 days)

Design Capacity (NU): 11.7

Potential Design Capacity (NU): 23.4

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	Building Base Distance 'F' (minimum distance from livestock barn)	(actual distance from livestock barn)
1.0	X 206.82	X 0.7	X 1.1	=	159 m (522 ft)
					TBD

Storage Base Distance 'S'
(minimum distance from manure storage)

No storage present



The calculated setback is based on assumptions for an unoccupied barn or unused storage that may not reflect the actual design capacity.

Preparer Information

Caitlin Robinson
Planner
County of Peterborough
470 Water Street
Peterborough, ON, Canada K9H3M3
Phone #1: (705) 743-0380 ext 2403
Email: crobinson@ptbocounty.ca

Signature of Preparer: _____
Caitlin Robinson, Planner

Date: _____

NOTE TO THE USER:

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.

Township of Douro-Dummer

Chief Building Official's Report - Regarding Consent Applications

File No. B-72-19 Location of Property 668 4th line
Roll No. 020-001-03900 Owner's Name Moore.

Comments:

Land Attributes/Characteristics: Lot is:

Filled: ☐ Yes / ☒ No Swampy: ☐ Yes / ☒ No Low Lying: ☐ Yes / ☒ No
High & Dry: ☐ Yes / ☒ No Adjacent to Swampy/low lying area: ☐ Yes / ☒ No

Are there any obvious restrictions to achieve development of the lot:

No.

Are there any obvious restrictions to achieve a suitable building envelope:

No

Are there any obvious restrictions on the development of the lot due to elevation:

No.

Additional Comments: _____

ORCA

Date Site Visited N/A Owner Present Yes ☐ No ☒

B. Fawcett.
Brian Fawcett,
Chief Building Official

Owner's Acknowledgement

Plan Review and Permitting Services Memo

To: Matt Wilkinson
From: Jasmine Gibson
CC: File
Date: January 27, 2020
Subject: Ecology Review of the EIA for 668 Fourth Line Road South, Dummer
Roll #: 1522 020 001 03900
File: PPLD-2116 (B-72-19)

The Otonabee Region Conservation Authority (Otonabee Conservation) Plan Review and Permitting Services technical staff have reviewed the October 2019 'Environmental Impact Assessment' (EIA) prepared by Niblett Environmental Associates Inc. (NEA, PN 19-067) and the 'Planning Justification Report' prepared by EcoVue (Ref. No. 19-1894) in support of a Consent Application to create a new farm parcel.

According to provincial mapping, and the EIA, the Dummer Swamp Provincially Significant Wetland (PSW), several pockets/fingerlings of unevaluated wetlands, a significant woodland and watercourse associated with the PSW, and potential habitat for several species at risk (SAR) and significant wildlife (SWH) traverse the subject lands. The new farm parcel severs the PSW and its associated 30m vegetation protection zone (VPZ/buffer), the significant woodland and potential habitat.

Technical staff reviewed the information provided in consideration of the 2017 Growth Plan for the Greater Golden Horseshoe (GPGGH) policies for hydrological features, 2014 Provincial Policy Statement (PPS) policies for natural heritage and water, and Otonabee Conservation policies, mandates as well as our technical advisory role to Peterborough County on matters of natural heritage.

1. Key Hydrological Features

According to the EIA, the boundary of the PSW appears to align with existing provincial mapping with the exception of a fingerling wetland traversing Community 3 (FOD5-1) and a small wetland pocket fronting Mid-Dummer 3rd Line Road identified in the field by NEA. Based on 2018 aerial photography and LiDAR mapping from the web-based Peterborough County GIS, staff note other wetland pockets to the north of Community 1 (MAS2-9) and a drainage feature traversing Community 2 (CUM1-1) along the easterly lot line proposed for the severed parcel, which NEA did not discuss.

As per Appendix 1, there are wetland indicator plants listed for Communities 2, 3 and 5. Staff note that Communities 3 (FOD5-1) and 5 (FOC4-1) represents communities with variable soil moisture based on topographical location along a slope, and include bottomlands or seepage areas. Based on contours and LiDAR mapping, the wetland indicator plants within these communities could be located within the lowland areas, drainage features/areas associated with poorly drained soils and seasonally high ground water tables, e.g., headwater watercourses and forested wetlands. Staff recommends further investigation of these features in spring to confirm absence of seepage areas/wetlands for policy consistency.

According to provincial plans, the intent of natural heritage and water/key hydrological feature (wetlands, watercourses and ground water seeps/springs) policies are to reduce habitat fragmentation from land division and/or land conversion. In consideration of PPS policies 2.1.4 a) and 2.1.8 and GPGGH policies 4.2.3, 4.2.4.1 c) and 4.2.4.3, these policies do not permit development including lot creation (e.g., land division) or construction of buildings/structures and site alteration (land conversion) within a wetland or the 30m VPZ/buffer. Based on the Consent application and Figure 1 in the EIA, lot configuration of the farm parcels proposes to fragment the wetland and VPZ/buffer, which is not consistent with provincial policies.

2. Significant Woodland

Staff concur with NEA that the communities 3 (FOD5-1), 4 (SWC1-1) and 5 (FOC4-1) meet the provincial criteria for woodland significance given its size, proximity to hydrological features, and associated habitat for species at risk and significant wildlife. While provincial policies permit development within significant woodlands provided there are no negative impacts resulting from the proposal, given the multiple layers of features/areas of provincial interest within the woodland, staff concur with NEA's recommendation to exclude development from the significant woodland and its associated 30m VPZ/buffer.

3. Species at Risk (SAR) and Significant Wildlife Habitat (SWH)

Based on the Ministry of Natural Resources and Forestry Make-a-Map website, and the EIA, there are bobolink and eastern meadowlark (threatened) and eastern wood-pewee and wood thrush (special concern/SWH) within 120m of the proposal, and NEA observed barn swallow (threatened) within Community 2 (CUM1-1). Given Community 2 is dominated by grass species, and the fields have been left to fodder, these fields have the potential to support bobolink and eastern meadowlark. While NEA only observed barn swallows, staff note that a fulsome breeding bird survey, including targeted species surveys, was not completed or at the appropriate time. Staff also note that Community 3 (FOD5-1) supports optimal habitat for two endangered plants (American Ginseng and Butternut), which were not discussed in the EIA, and if present may require other management/protection considerations prior to approvals.

Given the potential habitat on site, if the applicant reconfigures the lot lines of the farm parcels to be consistent with provincial policies associated with the PSW/key hydrological features, staff recommends a reassessment of habitat potential for species at risk, which may require additional mitigation measures/recommendations to be consistent with PPS 2.1.7.

Staff note that the Endangered Species Act (ESA) protects threatened and endangered species and their habitat. The ESA is a proponent-driven legislation, which means the proponent is ultimately responsible for ensuring compliance with the ESA prior to commencement of work regardless of previous planning decisions. Staff refers the landowner to the following web-based resource(s) for additional ESA information: <https://www.ontario.ca/page/species-risk-guides-and-resources>.

If you have any questions, please contact the office.

Sincerely,



Jasmine Gibson
Planning Ecologist



January 29, 2020

Ms. Ann Hamilton, Secretary-Treasury
County of Peterborough, Land Division Committee
470 Water Street, Peterborough, Ontario

Re: File: B-72-19, Kenneth and Loraine Moore, 668 Fourth Line Road Dummer South, Dummer Ward; Roll# 1522 020 001 03900 (ORCA File: PPLD-2116)

Dear Ann Hamilton,

The Otonabee Region Conservation Authority (Otonabee Conservation) have received an application for consent (severance) for the property noted above. Otonabee Conservation staff have reviewed the available information in accordance with our mandate and policies and now offers the following comments.

The purpose of the application is to request the consent of The County of Peterborough Land Division Office to the conveyance of a parcel of land having a frontage of approximately 627 metres (2056.82 feet) and an area of approximately 45 hectares (110.9 acres). The effect of the application is to create a new agricultural residential lot. The lot proposed to be severed is currently undeveloped.

Existing mapping indicates that the proposed new agricultural residential lot will not be located within a known floodplain. As such, **it is the opinion of Otonabee Conservation that the application is consistent with section 3.1 (related to Natural Hazards) of the Provincial Policy Statement (PPS).**

An 'Environmental Impact Assessment' (EIA) dated October 2019, was prepared by Niblett Environmental Associates Inc. (NEA, PN 19-067) and submitted with the application for the proposed consent. According to mapping, and the EIA, note that ecological and key hydrological features are located throughout the subject property including:

- the 'Dummer Swamp Provincially Significant Wetland' (PSW);
- a significant woodland and watercourses associated with the PSW;
- several pockets/fingerlings of unevaluated wetlands;
- potential habitat for several species at risk (SAR); and,
- significant wildlife habitat (SWH) traverse the subject lands.

Figure 1 of the EIA indicates the proposed new new agricultural residential lot lines are to be placed within the key hydrological features (PSW) and its associated 30 meter vegetation protection zone (VPZ). The lot lines are also proposed to traverse the significant woodland and potential habitat.

The Otonabee Region Conservation Authority
250 Milroy Drive, Peterborough, ON K9H 7M9
Phone: 705-745-5791 Fax: 705-745-7488
Email: otonabee@otonabeeconservation.com www.otonabeeconservation.com



Otonabee Conservation is of the opinion that the application is not consistent with Provincial Policy Statement (PPS) policies 2.1.4 a) 2.1.5 b) and d) and 2.1.8 and Growth Plan for the Greater Golden Horseshoe policies 4.2.3.1, 4.2.4.1 c) and 4.2.4.3. These policies do not permit development, including lot creation (severance), within a wetland or the associated 30 metre VPZ/buffer. According to provincial plans, the intent of natural heritage and water/key hydrological feature (wetlands, watercourses and ground water seeps/springs) policies are to reduce habitat fragmentation from land division and/or land conversion. Please refer to the attached comments from Otonabee Conservation technical staff referring to the EIA.

Otonabee Conservation staff further note that policies of the Endangered Species Act (ESA), which protects threatened and endangered species and their habitat may traverse the subject property. The ESA is a proponent-driven legislation. This means the proponent is ultimately responsible for ensuring compliance with the ESA prior to commencement of work regardless of previous planning decisions. Given the potential habitat on site, if the applicant reconfigures the lot lines of the farm parcels to be consistent with provincial policies associated with the PSW/key hydrological features, staff recommends a reassessment of habitat potential for species at risk, which may require additional mitigation measures/recommendations to address PPS 2.1.7. Please refer to the attached comments from Otonabee Conservation technical staff referring to the EIA.

Otonabee Conservation mapping shows the majority of the proposed subject property is subject to this Authority's 'Development, Interference with Wetlands and Alterations to Shorelines and Watercourses' regulation, Ontario Regulation 167/06. Therefore, **permits for development or site alteration, including grading, will be required from this agency.** According to the EIA, the boundary of the PSW appears to align with existing provincial mapping with the exception of some fingerling wetland and a small wetland pocket fronting Mid-Dummer 3rd Line Road, in the area of the proposed entrance. Otonabee Conservation permitting staff may require an amendment to the EIA, or site visit in spring conditions to determine the on site conditions.

The application was also reviewed in consideration of the Trent Source Protection Plan (SPP) which was prepared under the 2006 Clean Water Act. It was determined that the subject property is not located within an area that is subject to the policies contained in the SPP.

Please contact me if you have any further questions or concerns.

Best Regards,



Matthew Wilkinson

Planner, Otonabee Conservation

Cc: Karl Moher, Otonabee Conservation Board Member

Jennifer Clinesmith, Manager, Plan Review and Permitting Services, Otonabee Conservation

June 17, 2020

Township of Douro-Dummer
894 South Street
P.O. Box 92
Warsaw, ON K0L 3A0

Attn: Crystal MacMillan
Clerk/Planning Coordinator

Re: File B-72-19, Kenneth and Loraine Moore, 668 Fourth Line Road South, Dummer Ward
EcoVue Reference: 19-1894 Moore Severance

Dear Crystal:

Thank you for this opportunity to provide a written submission for distribution at the Planning Committee meeting on June 22, 2020. This submission reiterates the communications we provided to Otonabee Region Conservation Authority, the County of Peterborough, and the Township of Douro-Dummer staff dated February 28th and May 7th, 2020, and provides a summary of how the proposed severance is consistent with Provincial and local planning policies, with a particular emphasis on applicable natural heritage policies. Specifically, it is our opinion that:

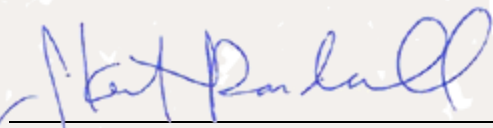
- The proposal will result in enhanced protections for the natural features on the subject lands, as portions of these features that were previously zoned Rural (RU) will be rezoned to the Environmental Conservation (EC) Zone, based on the results of the Environmental Impact Assessment that accompanied this application. This ensures the application meets the intent and purpose of Provincial and local policy (i.e., to protect natural features from negative impacts).
- The subject application will result in no negative impacts to natural heritage resources, including the Provincially Significant Wetland on the subject lands, as demonstrated in the submitted Environmental Impact Assessment prepared by Niblett Environmental.
- The proposal is consistent with the County of Peterborough Official Plan, which states that the severance is permitted if an appropriate building envelope can be provided outside of significant wetlands and habitat of endangered and threatened species (Section 2.6.3.1). The Environmental Impact Assessment provided by Niblett Environmental shows an appropriate building envelope.

- The proposed lot, as currently configured, represents good planning as it: protects agricultural uses on the lands; provides enhanced protections for natural features; and is consistent with all applicable zoning provisions.
- The proposal is consistent with the Provincial Policy Statement (PPS) and conforms to A Place to Grow (Growth Plan), as all development (i.e., the building envelope) will be located greater than 30 metres from any features on the site and will result in no impact. It should be noted that both the PPS and Growth Plan define “development” as: *“the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act”*. It is our opinion proposed lot line is not considered development within the context of this definition, and that the small portion of the lot line that crosses the Provincially Significant Wetland (appr. 20 metres of the 500-metre proposed lot line) is, therefore, consistent with Provincial policy.

Given the above, it is our professional opinion that the application is consistent with local and Provincial policy. Therefore, we respectfully recommend that Planning Committee support the Consent application and recommend approval to the County of Peterborough. We look forward to attending the Planning Committee meeting to provide additional background and answer any questions the Committee may have.

Sincerely,

ECOVUE CONSULTING SERVICES INC.

A handwritten signature in blue ink, appearing to read "J. Kent Randall", written over a horizontal line.

J. Kent Randall B.E.S., MCIP., RPP
Manager and Principal Planner

A handwritten signature in blue ink, appearing to read "B. Saunders", written over a horizontal line.

Beverly Saunders B.Sc., M.Sc., E.P.
Land Use and Environmental Planner

Severance Review

File No: B-27-20
Name: Fred Clifford
Agent: Bob Clark, Clark Consulting Services
Location: Lot 11, Concession 1
County Road 38
Douro-Dummer, Roll No: 1522-020-003-03000

Purpose of the applications – Creation of a new residential lot

On March 2, 2020, the Planning Committee reviewed a severance proposal for Fred Clifford for a new residential lot. At the meeting, two neighbours were present and expressed concerns. The Township is in receipt of the formal application B-27-20 Fred Clifford for a new residential lot. A Planning Report was submitted to the County with the application (attached). There are various sections contained in the Planning Report that speak to compliance with various policies, including concerns raised by the neighbours on March 2, 2020.

The two neighbours have been notified that this application is going before the Committee and that should they want to make formal comments, they should be sent to the County Land Division Committee.

Official Plan Designation:

Severed :	Hamlet
Retained:	Hamlet

OP Conformity: Residential uses are permitted in the Hamlet Designation and five severances are permitted within the last 25 years.

The County's Preliminary Severance review speaks to some Official Plan policies that the severed lot may not meet, however these policies could be to meet them due to the natural divide with the treeline. An email from the County Planning Department is attached that speaks to this matter.

A Planning Report was submitted with the application that speaks to the various Official Plan policies that are applicable to the severed lot.

Previous Severances: three within the last 25 years (5 are permitted in the Hamlet Designation)

Zoning:**Rezoning Required:**

Severed:	S.D 230	Yes
Retained:	S.D. 230	Yes

Zoning Conformity:

The severed lot will meet the area and frontage requirements of Special District 230 (S.D. 230) Zone, however this Zone is site specific and is tied to the property identified by Roll No. 1522-020-003-03000. Therefore, a rezoning would be required.

The retained lot will meet the area and frontage requirements of Special District 230 (S.D. 230) Zone; this zone allows the uses in the Rural (RU) Zone with a reduced lot frontage. The minimum frontage measurement in SD230 Zone is listed as 20 metres. In the Rural Zone, the minimum lot frontage measurement for a Residential Use is 45 metres (147.6'); since the severed lot would be going through a rezoning, the retained parcel should also be rezoned as there will be 73 metres of frontage.

Entrance Report: n/a – County Road Access

CBO Report: There are no obvious restrictions of the development of the lot.

Comments: Please see a copy of the County's Preliminary Review which is attached, along with an additional email from the County Planner.

All department managers have been circulated for comment on this application.

CAO - I have reviewed this application and while the shape is odd the Planning Justification report provides evidence as to the necessity of the lot shape, will the application need an OPA as the lot size and shape does not conform to the OP? From the reports, the issue of a suitable well has been addressed along with a suitable septic location pending comments from the Chief Building Official. As the proposal will front a County Road, the County will determine if a safe entrance is possible. So long as the lot size and shape can be addressed and a safe entrance is possible, I do not see an issue. Thank you.

The previous severances on this property included conditions to have the well constructed and tested; the same condition is being recommended for this application. As well, when the previous wells were tested, it showed slightly elevated sodium levels. If the test on the new well shows the same, it would be prudent to have a condition that an Agreement be entered into and registered on title to inform potential purchasers of the elevated sodium levels.

Recommendation:

That it be recommended to Council that Severance Application B-27-2020 for Fred Clifford be approved, and if approved by the Peterborough County Land Division Committee that the following conditions be imposed:

- \$1250.00 cash-in-lieu of parkland be paid to the municipality
- That a rezoning of the severed lot be obtained to the satisfaction of the municipality
- That a rezoning of the retained lot be obtained to the satisfaction of the municipality
- That a water well be constructed and tested on the severed lot to demonstrate that the quantity and quality of water is sufficient for residential use. The work should be supervised and documented by a qualified hydrogeologist and to ensure no impacts to neighboring well. The results of the work should be documented in a report.
- If the Sodium levels exceed the Medical Officer of Health criterion, which may be a concern for people on a sodium-restricted diet, that an Agreement be entered into and registered on title to inform potential purchasers of the elevated sodium levels

Report Approval Details

Document Title:	Severance File B-27-20 - Clifford .docx
Attachments:	<ul style="list-style-type: none">- Clifford (Clark Consulting) - PSR - Option A.pdf- 27-20 Application.pdf- 27-20 Planning Justification Report.pdf- Clifford - Comments on Options from County.pdf- 27-20 - CBO Report.pdf
Final Approval Date:	Jun 17, 2020

This report and all of its attachments were approved and signed as outlined below:

Martina Chait-Hartwig

County of Peterborough Land Division

470 Water Street, Peterborough, Ontario K9H 3M3
email: ahamilton@county.peterborough.on.ca
T-705-743-3718 or 800-710-9586, Ext. 310 Fax: 705-876-1730



Lot 2

Application for Consent

<p>Note to Applicant: All questions must be answered or application may be returned. Application Fee: \$1150.00 must accompany fully completed application and 6 copies.</p> <p>It is strongly advised the applicant complete a Preliminary Severance Review with the County of Peterborough Planning Department. Have you done so: Y/N _____ Date: _____</p> <p>If yes, were there any Studies required? Y/N <u>N</u> (i.e. Traffic Study, Archaeological Study and Environmental Impact Analysis (EIA). Have you attached 4 copies of each to this application? Y/N _____</p>	<p>Office Use:</p> <p>File No. B- 27-20</p> <p>Date Received: RECEIVED MAY 13 2020 LAND DIVISION</p>
--	---

1. Owner Information

Name(s): Fred Clifford Address: 12 McCarty Dr
City/Province: Cobourg ON Postal Code: K9A0K5
Phone: (H) 416-937-3512 (B) 416-943-2489 Fax or E-mail: fredclifford@outlook.com
Do you wish to receive all communications? ☒ Yes ☐ No

2. Authorized Agent/Solicitor Information

Name(s): Robert Clark, Clark Consulting Services Address: 52 John Street
City/Province: Port Hope, ON Postal Code: L1A 2Z2
Phone: (H) _____ (B) 905-885-8023 Fax or E-mail: bob@clarkcs.com
Do you wish to receive all communications? ☒ Yes ☐ No

3. Property Description

Ward: Dummer Township: Douro-Dummer Lot: 11 Concession: 1
Municipal (911) Address: _____ Tax Roll #: 15220200030300000000
Registered Plan #: _____ Block/Lot: _____

4. Type and Purpose of Proposed Transaction

Transfer: ☒ Creation of a New Lot ☐ Addition to a Lot (moving/adjusting lot line)

Other: ☐ Right-of-Way ☐ Easement ☐ Correction of Title ☐ Charge ☐ Lease

5. Transferee

If known, the name of the person(s), to whom land or interest in land is intended to be transferred, charged or leased:

relationship to owner: _____
Address: _____
Phone: (H) _____ (B) _____ Fax or E-mail: _____

6. Description of Severed Lot (provide both metric & imperial measurements and include all dimensions on sketch)			
Frontage (metres): <u>20m</u>	Depth (metres): <u>irregular</u>	Area (m ² or hectares): <u>1.49ha</u>	
Frontage (feet): <u>66ft</u>	Depth (feet): <u>irregular</u>	Area (ft ² or acres): <u>3.68ac</u>	
Existing Use: (i.e. residential, commercial, recreational) <u>rural</u>		Proposed Use: (i.e. residential, commercial, recreational) <u>residential</u>	
Name Existing Buildings & Structures, including well & septic (and show on sketch with setbacks) <u>n/a</u>		Name Proposed Buildings & Structures, including well & septic (and show on sketch with setbacks) <u>n/a</u>	
Type of Access:			
<input type="checkbox"/> Municipal maintained road	<input checked="" type="checkbox"/> County Road <u>38</u>	<input type="checkbox"/> Provincial Highway	
<input type="checkbox"/> Seasonally maintained municipal road	<input type="checkbox"/> Private road or right-of-way	<input type="checkbox"/> Water	<input type="checkbox"/> Other _____
Water Supply: <u>proposed</u>		Sewage Disposal: (if existing, show on sketch) <u>proposed</u>	
<input type="checkbox"/> Publicly owned/operated piped water system		<input type="checkbox"/> Publicly owned/operated sanitary sewage system	
<input checked="" type="checkbox"/> Privately owned/operated individual well		<input checked="" type="checkbox"/> Privately owned/operated individual septic tank	
<input type="checkbox"/> Privately owned/operated communal well		<input type="checkbox"/> Privately owned/operated communal septic tank	
<input type="checkbox"/> Lake or other water body		<input type="checkbox"/> Privy	
<input type="checkbox"/> Other _____		<input type="checkbox"/> Other _____	
If a septic system exists on the severed parcel, when was it installed and inspected? <u>n/a</u>			
How far is it located from the lot line(s) & well? <u>n/a</u> (ft. or meters)			
Have you shown the well & septic locations and setbacks on the sketch? <u>n/a</u>			

If the severed lot is an "Addition" or "Lot Line Adjustment", please provide the following information.
If not, please skip this section and move onto Section 8:

7. Description of Lot Being Added To (provide both metric & imperial measurements and include all dimensions on sketch)			
Frontage (metres): _____	Depth (metres): _____	Area (m ² or hectares): _____	
Frontage (feet): _____	Depth (feet): _____	Area (ft ² or acres): _____	
Existing Use: (i.e. residential, commercial, recreational) _____		Proposed Use: (i.e. residential, commercial, recreational) _____	
Name Existing Buildings & Structures, including wells & septic (and show on sketch with setbacks) _____		Name Proposed Buildings & Structures, including wells & septic (and show on sketch with setbacks) _____	
Official Plan Designation: _____		Current Zoning: _____	
Type of Access:			
<input type="checkbox"/> Municipal maintained road	<input type="checkbox"/> County Road	<input type="checkbox"/> Provincial Highway	
<input type="checkbox"/> Seasonally maintained municipal road	<input type="checkbox"/> Private road or right-of-way	<input type="checkbox"/> Water	<input type="checkbox"/> Other _____
Roll # of Lot Being Added to: _____			

8. Description of Retained Lot (provide both metric & imperial measurements and include all dimensions on sketch)Frontage (metres): 73m Depth (metres): irregular Area (m² or hectares): 4.08haFrontage (feet): 239.5ft Depth (feet): irregular Area (ft² or acres): 10.08acExisting Use: (i.e. residential, commercial, recreational)
rural, agricultural and solar panelsProposed Use: (i.e. residential, commercial, recreational)
rural, agricultural and solar panelsName Existing Buildings & Structures, including wells & septic
(and show on sketch with setbacks)
n/aName Proposed Buildings & Structures, including wells & septic
(and show on sketch with setbacks)
n/a**Type of Access:**☒ Municipal maintained road Clifford Rd.☐ County Road☐ Provincial Highway☐ Seasonally maintained municipal road☐ Private road or right-of-way☐ Water☐ Other _____**Water Supply:**

- ☐ Publicly owned/operated piped water system
☐ Privately owned/operated individual well
☐ Privately owned/operated communal well
☐ Lake or other water body
☐ Other n/a

Sewage Disposal: (if existing, show on sketch)

- ☐ Publicly owned/operated sanitary sewage system
☐ Privately owned/operated individual septic tank
☐ Privately owned/operated communal septic tank
☐ Privy
☐ Other n/a

If a septic system exists on the retained parcel, when was it installed and inspected? n/aHow far is it located from the lot line(s) & well? n/a (ft. or meters)Have you shown the well & septic locations and setbacks on the sketch? n/a**9. Local Planning Documents**What is the current Township Official Plan designation on this property? Hamlet
(this information is available from the Preliminary Severance Review and/or from the Township)What is the current zoning on this property, as found in the Township Zoning By-Law? Rural
(this information is available from the Preliminary Severance Review and/or from the Township)**10. Provincial Policy**Is the application consistent with the Provincial Policy Statements? ☒ Yes ☐ No
(this information is available from the Preliminary Severance Review and/or from the County Planning Dept.)Is the subject property within an area of land designated under any provincial plan(s)? ☒ Yes ☐ No
(Oak Ridges Moraine Conservation Plan applies to portions of Cavan Ward only;
Growth Plan applies to the entire County of Peterborough so answer should be yes)If yes, does the application conform to or meet the intent of the provincial plan(s)? ☒ Yes ☐ No**11. Restrictions of Subject Land**Are there any easements or restrictive covenants (i.e. hydro, Bell) affecting the subject land? ☐ Yes ☒ No

If yes, describe the easement or covenant and its effect: _____

12. Previous Planning Act Applications

Is the subject land now, or has it been, the subject of an application for a Plan of Subdivision under Section 51 or a consent under Section 53 of the *Planning Act*? ☐ Yes ☒ No

Has the owner of the subject land severed any land from the original acquired parcel? ☒ Yes ☐ No

If yes, indicate this information on the required sketch and provide the following (if known):

File No. B- 104-17, Transferee: unknown Date of Transfer: 2018

File No. B- 105-17, 106-17, Transferee: unknown Date of Transfer: 2018, 2018

Is this land currently the subject of any other application under the Planning Act, such as an application for Official Plan Amendment, Zoning By-Law Amendment, Minor Variance, Minister's Order, or Power of Sale? ☐ Yes ☒ No

If yes, please provide the following:

Type: _____ File No. _____ Status: _____

13. Minimum Distance Separation (MDS) MDS not required in approved Settlement Areas (Section 36)

Are there any barns within 1,000 metres (3,281 feet) of the subject property which currently house, or are capable of housing, livestock? ☒ Yes ☐ No

If yes, please complete an "MDS Data Sheet" for each barn. Guideline 37 MDS not required as development in Settlement Area

14. Agricultural Severances (for lands within the agricultural designation only)

Is the severance to dispose of a residence surplus to a farming operation (must have 2 houses)? ☐ Yes ☒ N/A ☐ No

Is this severance to create a new farm parcel approximately 40 hectares (100 acres) in size? ☐ Yes ☐ No

Is this severance for a commercial or industrial "agriculture-related" use? ☐ Yes ☐ No

15. Adjacent Lands Surrounding the Landholding

Please state the names of the owners, the use of the land and buildings existing on the lands surrounding the applicants' entire landholding. This information should also be on the sketch, and can be obtained from the Township or Land Division Office. If more room is needed, please add extra Schedule page.

Direction	Name of Owner	Use of Land (i.e. farm, residential etc.)	Buildings (i.e. house, barn etc.)
North	see attached chart	vacant, solar and residential	houses
South		vacant, agricultural	vacant
East		rural residential, agricultural	house, barns
West		residential	houses

16. Driving Directions

Please describe in detail driving directions to the subject property: _____

From the Douro Dummer Municipal Office head south on South St/County Rd 38 toward Ford St- continue for approximately 800m, subject land on left hand side of County Rd. 38.

Signatures Page

If the applicant is not the owner of the subject land, a written authorization of the owner that the applicant is authorized to act as agent and make the application on his/her behalf is required (original please).

If the applicant is a Corporation acting without agent or solicitor, the application must be signed by an Officer of the Corporation with a declaration indicating that the said Officer has the authority to bind the Corporation and the Corporation's Seal (if any) must be affixed.

Signature(S) Municipality Port Hope this 12 day of May, 2012020
Dated at the (City, Township) of Port Hope

Signature of owner(s) or authorized solicitor/agent

Signature of owner(s) or authorized solicitor/agent

Declaration

This section must be signed before a Commissioner for Taking Affidavits or a designated Official of the Municipality (i.e. Reeve, Clerk, Secretary-Treasurer of the Land Division Committee, lawyer, etc.)

I/we, Robert K. Clark of the Township, City, etc. of Municipality of Port Hope
in the County/Region/Municipality, etc. of County of Northumberland, solemnly declare that all the statements contained in this application are true, and I make this solemn declaration as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the Municipality
City, Township

of Port Hope

Name of City, etc.

in the County

County, Region, etc.

of Northumberland

this 12th day of May, 2020

Christine Michelle Wilkinson
Commissioner, etc. for taking affidavits

Robert K. Clark
Owner or authorized Agent

Owner or authorized Agent

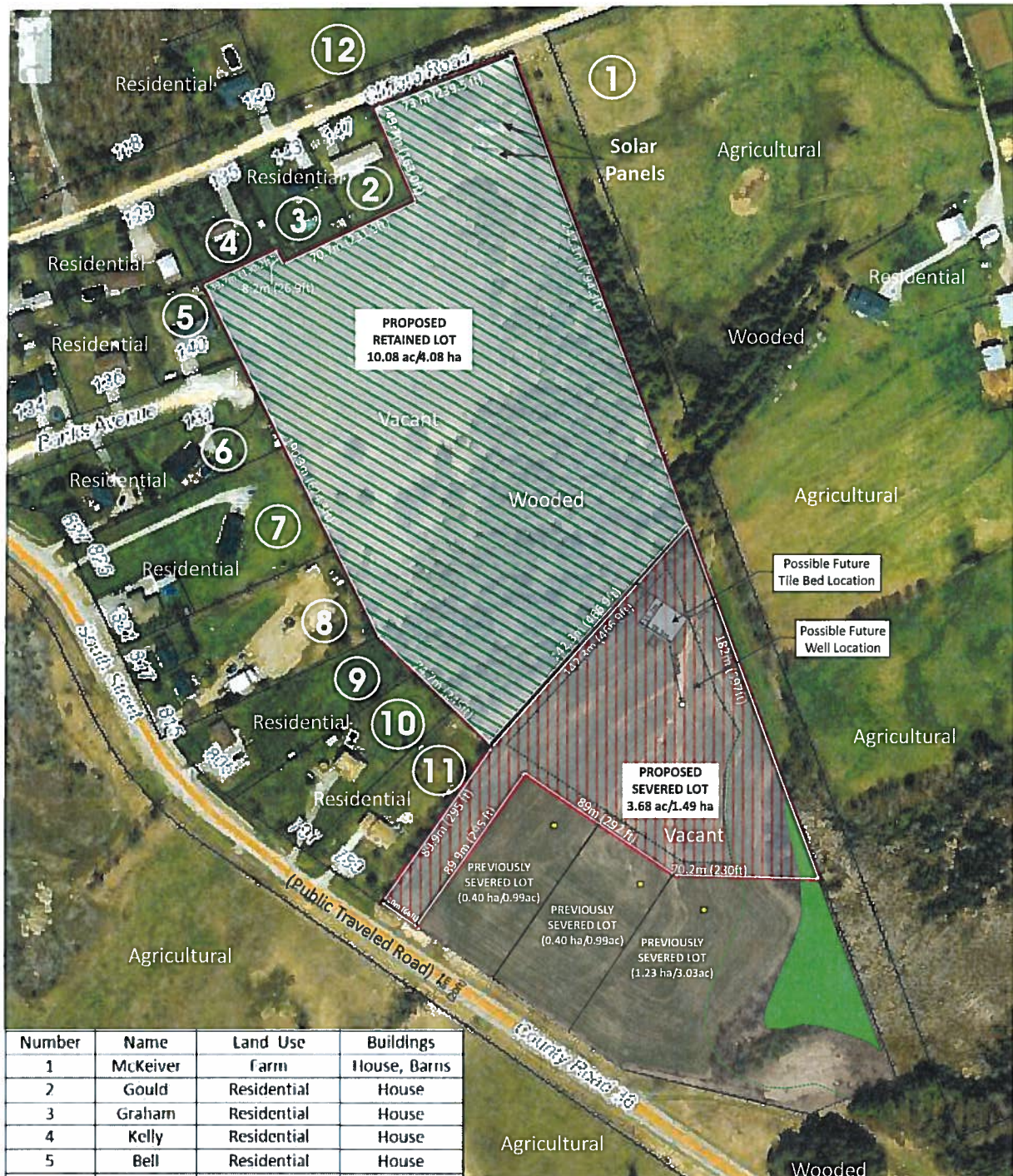
Christine Michelle Wilkinson, a Commissioner,
etc., Province of Ontario, for
Meaghan Adams Legal Prof. Corp.
Expires October 3, 2022.

Personal information contained on this form is legally authorized under Sec.53 of the Planning Act and O.Reg.197/96 for the purpose of processing your planning application and will become part of a public record.

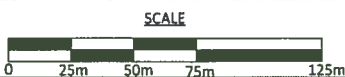
Pursuant to Sec.1.0.1 of the Planning Act, and in accordance with Sec.32(e) of the Municipal Freedom of Information and Protection of Privacy Act the County of Peterborough may make all planning applications and supporting material available to the public in hard copy or electronically. If you have any questions about the collection, use or disclosure of this information by the County of Peterborough, please contact the CAO or Clerk, County of Peterborough, 470 Water Street, Peterborough, Ontario K9H 3M3

An "original" signed copy of the application and sketch must be submitted, together with 6 copies of both the application and sketch, each copy stapled individually with a sketch. All copies of the sketch or survey must be coloured – red for severed lots, green for retained. Copies may be double-sided. Please submit application with a cheque for \$1150.00 payable to the "County of Peterborough".

Consent Sketch
Part Lot 11, Concession 1
County Road 38, Warsaw
Township of Douro-Dummer



Number	Name	Land Use	Buildings
1	McKeiver	Farm	House, Barns
2	Gould	Residential	House
3	Graham	Residential	House
4	Kelly	Residential	House
5	Bell	Residential	House
6	Payne	Residential	House
7	Munroe	Residential	House
8	Shepherd	Residential	House
9	Heffernan	Residential	House
10	Beecroft	Residential	House
11	Watts	Residential	House
12	Florence	Residential/Rural	House



LEGEND

- Subject Lands
- Proposed Severed Lot (3.68 ac/1.49 ha)
- Proposed Retained Lot (10.08 ac/4.08 ha)
- Wetland
- 30 metre Setback from Wetland
- Building Envelope
- Test Well Locations
- Possible Future Well Location





CLARK
CONSULTING SERVICES

Planning Justification

Consent Application

Township of Douro-Dummer

Lot 11, Concession 1 Dummer Ward

CCS Project No. 2092

May 2020

Prepared for: Fred Clifford

Prepared by: **Clark Consulting Services**

1. INTRODUCTION

Clark Consulting Services has been retained by the landowner of subject lands located in the Hamlet of Warsaw to undertake a planning assessment to sever 1 lot from the retained parcel.

The subject lands had 3 residential severances approved in 2017. This application is to sever the last feasible residential lot in the southern area of the subject lands.

This report is submitted in support of that consent application.

A Severance Proposal Form was submitted to the County of Peterborough on September 27, 2019. On November 15, 2019 a Preliminary Severance Review was prepared by the Peterborough County Planning Department, please see Attachment A. In response to this review the lot configuration was revised and resubmitted for comments. The proposed lot configuration was presented to the Township of Douro-Dummer Planning Advisory Committee meeting on March 2, 2020. At that meeting further information was requested concerning water provision and residents in attendance objected to the proposed severance. The following report will provide a policy review in support of the application, and provide the additional information requested related to water capacity, access and safety and review potential impacts on adjacent property owners and natural features.

2. SITE DESCRIPTION

These lands are located in the southern portion of the Hamlet of Warsaw as illustrated on *Figure 1- Location Map*. Residential uses are located to the north and west with farmland to the east and an unevaluated wetland to the south. The parcel is irregularly shaped and extends from South Street on the west to Clifford Street on the north. The 5.57ha(13.76 ac) property is vacant in the north and south with a woodland in the center. The woodlands are located on a steep sloped area

effectively dividing the site. The retained parcel has frontage on Clifford Road and can obtain access from Banks Road and the proposed severed parcel has frontage on South St (County Road 38).

3. PROPOSAL

The proposal is to sever a 1.49ha (3.68ac) residential lot with frontage on South Street (County Road 38) from the retained parcel of 4.08ha (10.08 ac) that has frontage on Clifford Road. The proposal is illustrated on the Consent Sketch attached as *Figure 2*.

The consent sketch attached proposes 1 irregular shaped lot in the southern area leaving the retained area for future development. A private driveway is proposed from County Road 38.. The proposed lot does not inhibit future development and, though irregular, works with the existing site condition working to reduce impact on the adjacent unevaluated wetland to the south and the woodland in the center of the parcel.

4. REVIEW OF PLANNING DOCUMENTS

The subject lands are located in the Hamlet of Warsaw, in the Township of Douro-Dummer in the County of Peterborough. CCS has reviewed relevant planning policy as it relates to the subject lands including the Provincial Policy Statement (2014 and Proposed May 1, 2020), The Greater Golden Horseshoe Growth Plan, the County of Peterborough Official Plan and the Township of Douro-Dummer Zoning By-law.

4.1 Provincial Policy Statement

The Provincial Policy Statement(PPS) issued under Section 3 of the Planning Act and effective as of May 1, 2020 in section 1.1.4.2 directs that in rural areas rural settlement areas shall be the focus of growth and development.

The proposed consent works to provide a housing option in a designated rural settlement area.

An unevaluated wetland identified as a key natural heritage feature is located south of the proposed severed lot. Section 2.1 of the PPS requires planning authorities to protect natural heritage features. The existing wetland feature was rezoned to Environmental Conservation (EC) Zone through the past severances. ORCA were supportive of past approved applications and did a preliminary review of the subject consent and noted that the revised plan appears to meet applicable policy as the proposed new lot lines will not traverse hydrologic features and the 30 metre buffer is zoned to limit development. ORCA will review the proposed application through the formal agency review process.

A small portion of the north area of the subject lands is identified as a primary sand and gravel



aggregate resource. In the past application reviews the Minister of Natural Resources and Forestry had no concerns with development due to the constraints as it is located in a designated settlement area.

MDS is also addressed through provincial policy and is reviewed in section 5.3 of this report.

It is the opinion of CCS that the proposed consent is consistent with the Provincial Policy Statement as required by Section 3 of the Planning Act.

4.2 Greater Golden Horseshoe Growth Plan

The Growth Plan of the Greater Golden Horseshoe came into effect on June 16, 2006. Section 2.2.9 contains policy related to Rural Areas. 2.2.9.6 directs units for residential development to settlement areas. The Hamlet of Warsaw is identified as a settlement area.

It is the opinion of CCS that the proposed consent conforms to relevant policy contained within the Growth Plan of the Greater Golden Horseshoe.

4.3 County of Peterborough Official Plan

The subject lands are described as Settlement Area in the County of Peterborough Official Plan. Section 2.6.3.2 permits severances in Settlement Areas provided criteria is met related to servicing and road access (Ss. 2.6.3.2.(A) and (C)). The County plan also functions as the lower tier OP for the Township of Douro-Dummer with local policy contained in Section 6 and 7.

The subject lands are designated Hamlet in the Local Component of the County Official Plan, please see *Figure 3 - County of Peterborough Official Plan Excerpt*. Policy related to Hamlet is contained in section 6.2.3.3. which permits residential development and encourages growth in depth, rather than in strips along the main road.

Section 7 contains local plan policies for general development. Section 7.12 outlines criteria for assessing consent applications. This criteria has been applied to the proposed consent.

7.12.1 direct access from major roads should be restricted and residential lots should, where possible, have access only from internal or minor roads

The proposed lot has access from South Street in line with adjacent land uses that are within a settlement area. The proposed access is the same as adjacent residential land uses.

7.12.3 the proposed consent shall not jeopardize any future plans for a comprehensive residential development of the surrounding area

The proposed residential lot configuration works with the existing environmental features on the



site which limit development links between the southern area and the northern portion of the subject lands. The existing woodland effectively divides the subject lands into two distinct areas. The woodland is on a sloped area in the center of the subject lands that provides a constraint to road access through the site. The only location for a north south internal road is directly behind existing residential lots which is not efficient development form and would not be supported by existing residents. The woodland is also identified in Ministry of Natural Resources and Forestry Natural Heritage Areas mapping and would therefore not be supported for future residential development. However if the County wished to preserve possible future connections an easement over the proposed driveway in favour of the retained parcel would conserve a possible future south north connection albeit inefficient. This is not the preferred option but demonstrates that the proposed consent lot configuration does not jeopardize any future plans for comprehensive development of the surrounding area.

7.12.7 impact on Township's financial status

There are no unusual servicing requirements that would suggest an impact on the Township's financial status.

7.12.8 compatibility

The proposed development is compatible with adjacent residential development to the west. There is an agricultural operation and livestock facility to the east however as outlined in MDS Guideline #36, MDS1 setbacks are not required for proposed land uses changes (e.g. consents, rezonings, redesignations, etc.) within approved settlement areas, as it is generally understood that the long-term use of the land is intended to be for non-agricultural purposes.

7.12.9 traffic hazard

As noted above, the County Road Authority will review the proposal. It is noted that approved consents met criteria for access and safety at the same location demonstrating that access can be safely provided with adequate site lines.

7.12.10 adequate services

A Hydrogeological Assessment Report was completed by GHD in 2017 concluding that servicing the proposed lots in the southern portion of the subject lands was feasible with adequate area for septic fields and wells that will not impact adjacent properties. GHD provided a Hydrogeological letter dated March 31, 2020 supporting the proposed consent. These findings will be discussed in greater detail in Section 5.2 of this report.

7.12.11 creation of lots fronting on and having direct access to a Provincial Highway or County Road should generally be discouraged where an alternative access is available from a Township Road.



County Road 38 (South Street) travels through the designated Settlement Area of Warsaw, and therefore provides frontage and access to all development fronting on it. Due to the designation of these lands, existing driveway access and frontage on this street the proposed lot access is consistent with the adjacent residential development.

7.12.12 Review by Health Unit

As part of the consent review process the health unit will review the proposed servicing of the development and appropriate permits will be required from them. The Hydrogeological Assessment that was completed is Attachment C to this report and is discussed in greater detail in Section 5.2 of this report. The assessment stated that provided that the waste disposal system is properly constructed, no significant impact is anticipated on down gradient baseline water quality functions or to the existing water bearing aquifers. It also stated that the use of properly constructed drilled wells that are certified and adequately sealed, should be sufficient to provide ample quantities of potable groundwater while preserving the long-term water quality of the aquifer complex. A letter dated March 31, 2020 was prepared in support of the proposed consent. Please see Attachment B and C. Further discussion is contained in section 5.2 of this report.

7.12.13 sketch plan

A Concept Sketch has been prepared, please see Figure 2.

7.12.14 in the Township of Douro-Dummer a maximum of 5 lots may be created by consent from a land holding in the Hamlets identified on Schedule A4-1, A4-2 and A4-4

Schedule A4-4 identifies the Hamlet of Warsaw where the subject lands are located. The proposed consent is the 4th proposed lot off of the parent parcel.

7.12.15 lots shall be suitable in size and shape for the use. Generally, the depth of the lot should not be greater than twice the width of the lot

The proposed lot configuration is irregular and as noted above, the shape of the lands and the adjoining environmental features limit the form of development that is feasible for this property. It is our opinion that the site specific circumstances warrant consideration of the variation in shape as proposed.

7.12.16 the lot to be severed shall be an existing lot of record that existed for a minimum of 25 years prior to the date of severance application

Our client advises that these lands meet this criteria and have been unchanged since the last development in 1987, a duration of 29 years.



Based on the above analysis, we conclude that the proposed consent complies with the policies of the County of Peterborough Official Plan.

4.4 Township of Douro-Dummer Zoning By-law

The subject lands are zoned Special District 230 (SD230) with a portion zoned Environmental Conservation (EC), please see excerpt *Figure 4 Zoning Bylaw Excerpt*. All permitted uses, provisions and regulation of the rural (RU) zone apply with the exception of 20 m lot frontage.

The proposed severed parcel meets the requirements of the SD 230 zone proposing 1 residential land use and a lot frontage of 20m. The retained parcel also meets the SD 230 zone requirements.

There is no land use change proposed in the area zoned EC.

If required a zoning amendment of the severed parcel from SD 230 to Rural (RU) could be a condition of consent if the Township decides to proceed as it did with the previously severed residential parcels.

5. ANALYSIS

The following section reviews site specific conditions.

5.1 Natural Features

There is a woodland identified traversing the center of the subject lands and, as discussed above in section 4.1, an unevaluated wetland is located south of the proposed severed lot that has been identified as a key natural heritage feature and/or key hydrolic feature. Section 2.2 of the PPS requires planning authorities to protect natural heritage features. Please see *Figure 5 Natural Heritage Features Map*. The existing wetland feature was re-zoned to Environmental Conservation (EC) Zone through the past severances. ORCA reviewed past approved applications and had no objections as the building envelopes were setback at least 30m from the wetland and at a higher elevation. A request has been sent to ORCA to review the proposed severance. ORCA will review the proposed application.

The adjacent lands to the east are identified as part of the Dummer Swamp, a Natural Heritage System. The proposed severance has no impact on this feature.

In the Peterborough County Preliminary Severance Review dated November. 15, 2019, please see Attachment A, there was a comment that endangered and/or threatened species may exist in the area and on site. When reviewing the Natural Heritage mapping for the area the Eastern Wood-pewee was identified as a species of Special concern since 2012. This bird is found in forest stands of intermediate age and in mature stands with little understory vegetation. It can therefore be



assumed that if this species is found on the subject lands it is within the existing woodland which is not impacted by the proposed consent.

A small portion of the north area of the subject lands is identified as a primary sand and gravel aggregate resource. In the past application reviews the Minister of Natural Resources and Forestry had no concerns with development due to the constraints as it is located in a designated settlement area.

5.2 Servicing

During the pre-consultation process neighbours expressed a concern over the potential impacts of a new well on existing well's capacity and quality. As this was a concern during past consent approvals water conditions have been reviewed in detail finding support of water supply in the southern portion of the subject lands. A Hydrogeological Assessment Report, GHD, Sept. 2017 (Attachment C) and a Hydrogeological Letter dated March 31, 2020 (Attachment B) are attached to this report. Below is an excerpt from the 2020 letter supporting the proposed severance:

GHD completed a Hydrogeological Assessment Report dated September 5, 2017 detailing the pumping tests on each of the three (3) previously severed lots. For developments up to 15 ha, 3 wells are recommended (MECP Guideline D-5-5 for Private Wells – Water Supply Assessment). The report concluded that each of the 3 wells produced about 23 L/min (5 Imperial gallons per minute or lgpm) with minor interference between them and no interference with the nearest dug well. GHD recommended that the future wells be outfitted with flow restrictors to about 14 L/min (3 lgpm) to minimize over pumping of the wells and further reduce potential interference with existing dug and drilled wells. It was our opinion that the drilled wells on the previously severed lots would provide an adequate, long-term supply and suitable water quality to support these dwellings.

The letter concludes:

For purposes of the severance process, it is our opinion that an additional well can be supported by the aquifer formation that the 3 wells on the previously severed lots are tapping into. For developments up to 15ha, 3 wells are recommended which has been previously satisfied for this development. Provided that the waste disposal system is properly constructed, no significant impact is anticipated on downgradient baseline water quality functions or to the existing water bearing aquifers.

CCS concludes that the extensive hydro-geotechnical work conducted on adjacent lots demonstrates adequate water supply for the development of a private well on the proposed severed lot.

In terms of construction of a private septic system to service the proposed residential use, the large lot size and past studies conducted on the subject lands concluded that provided that the waste disposal system is properly constructed, no significant impact is anticipated on down gradient baseline water quality functions or to the existing water bearing aquifers. Please see *Figure 2*



Consent Sketch illustrates a possible location of the septic system demonstrating ample area to meet all required setbacks.

Based on the above CCS, concludes that the development of a single family dwelling on the proposed severed lot is serviceable through a drilled well and properly constructed waste disposal system.

5.3 Minimum Distance Separation (MDS) Calculation

The Ontario Ministry of Agriculture, Food and Rural Affairs provides a calculation to determine appropriate separation distances from livestock and manure storage facilities to ensure compatibility with non-farm land uses.

Guideline#37 states that MDS I does not apply to proposed non-agricultural uses in approved settlement area designations. Since the proposed development is in an approved Settlement Area and the livestock facility is not in the Settlement Area, Guideline#37 directs that MDS I does not apply.

It is also important to note that the existing livestock facilities are recognized and can expand in accordance with the MDS II calculations.

5.4 Comments from Pre-Consultation Meeting March 2,2020

There were 2 neighbours in attendance at the Township of Douro-Dummer PAC meeting held on March 2, 2020 that submitted comments concerning the proposed consent. Comments focused on access/safety from County road 38, loss of privacy, site review for endangered or threatened species and a policy review. There were specific comments related to Official Plan policy which have been addressed in Section 4 of this report.

In terms of traffic safety and access, as stated above, County Road 38 (South Street) travels through the designated Settlement Area of Warsaw, and therefore provides frontage and access to all development fronting on it. Due to the designation of these lands and existing driveway access and frontage on this street, the proposed lot access is consistent with the adjacent residential development. The County reviewed and supported the 3 approved lot in 2017. They will also review the proposed severance in the application circulation process and provide comments.

In terms of loss of privacy it should be noted that the subject lands have always been designated for residential development. This area is a designated Settlement Area and Hamlet.

There is a species of special concern in the area called an Eastern Wood-pewee. This bird lives in woodland areas. The proposed consent does not impact the existing woodland.



6. SUMMARY

The proposed severed lot size is larger than typically desired in a hamlet area but site specific conditions make this the most effective and efficient form for development at this location. The woodland in the middle of the subject lands has effectively divided the northern section of the subject lands from the southern section. The proposed lot size is supported by the following site specific conditions:

- There is limited water supply in the northern portion of the subject lands (north of the woodland) and proven water supply in the area to the south of the woodland.
- The woodland is identified in the Ministry of Natural Resources and Forestry mapping.
- The woodland is located on a significant slope which is not amenable to residential development and limits potential linkages between the north and south lot area.
- The proposed severance effectively completes the development in the southern area of the subject lands.
- Limiting development to 1 new residential lot results in less potential impact on the existing unevaluated wetland located to the south.

A consent application is being submitted to the County for consideration. Approval will be conditional upon the preparation of a survey and the creation of deeds for certification prior to registration. In addition, a Zoning By-law Amendment may be required as a condition of consent to re-zone the proposed severed lot to Rural (Ru) Zone which was the preferred zone for the other consents approved in 2017.

7. RECOMMENDATION

The subject lands are located in the designated settlement area of Warsaw which is where new development is encouraged in rural areas through both Provincial and Local planning policy. It is the opinion of CCS that the proposed development represents sound planning practice. The proposed lot configuration reflects site conditions and works to protect natural features in the area. The residential land use proposed is appropriate for this location and it has been demonstrated that private servicing is feasible. We thank you for consideration of this Consent application and look forward to working with you through the application review process.

Sincerely,



Bob Clark, P.Eng., P.Ag., MCIP, RPP, OLE
Principal Planner

z:\2092-Fred Clifford-Warsaw\Planning Justification-May 2020



Figures

Figure 1 - Location Map

Figure 2 - Consent Sketch

Figure 3 - Peterborough County Official Plan Excerpt

Figure 4 - Township of Douro-Dummer Zoning Bylaw Excerpt

Figure 5 - Natural Heritage Features Map

Attachment

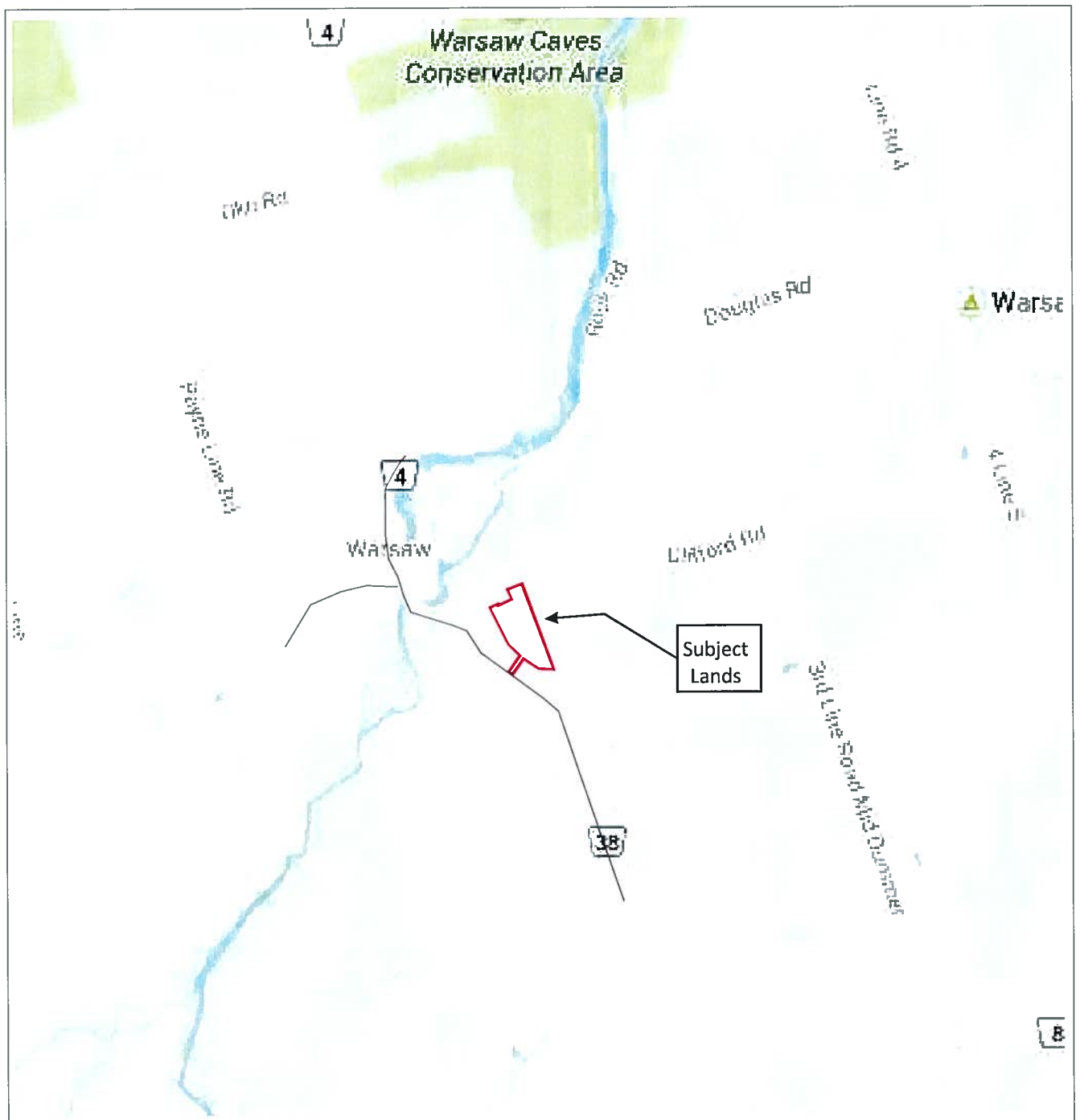
Attachment A- Preliminary Severance Review, Peterborough County, Nov. 15, 2019

Attachment B- Hydrogeological Letter, GHD March 31, 2020

Attachment C- Hydrogeological Assessment Report, GHD, 2017 (under separate cover)



Figure 1 - Location Map
 County Road 38, Warsaw
 Township of Douro-Dummer



**Figure 2 - Consent Sketch
Part Lot 11, Concession 1
County Road 38, Warsaw
Township of Douro-Dummer**

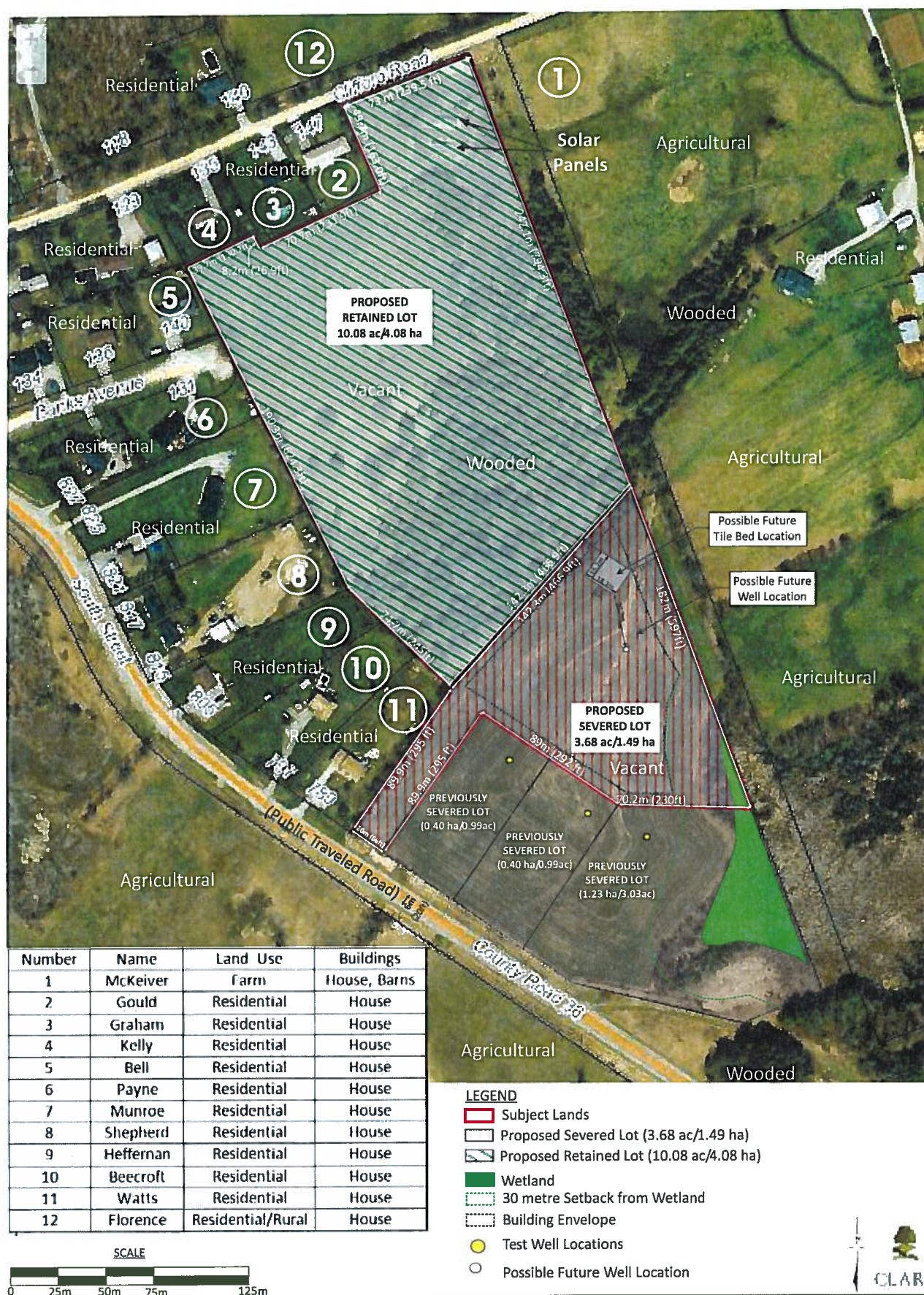
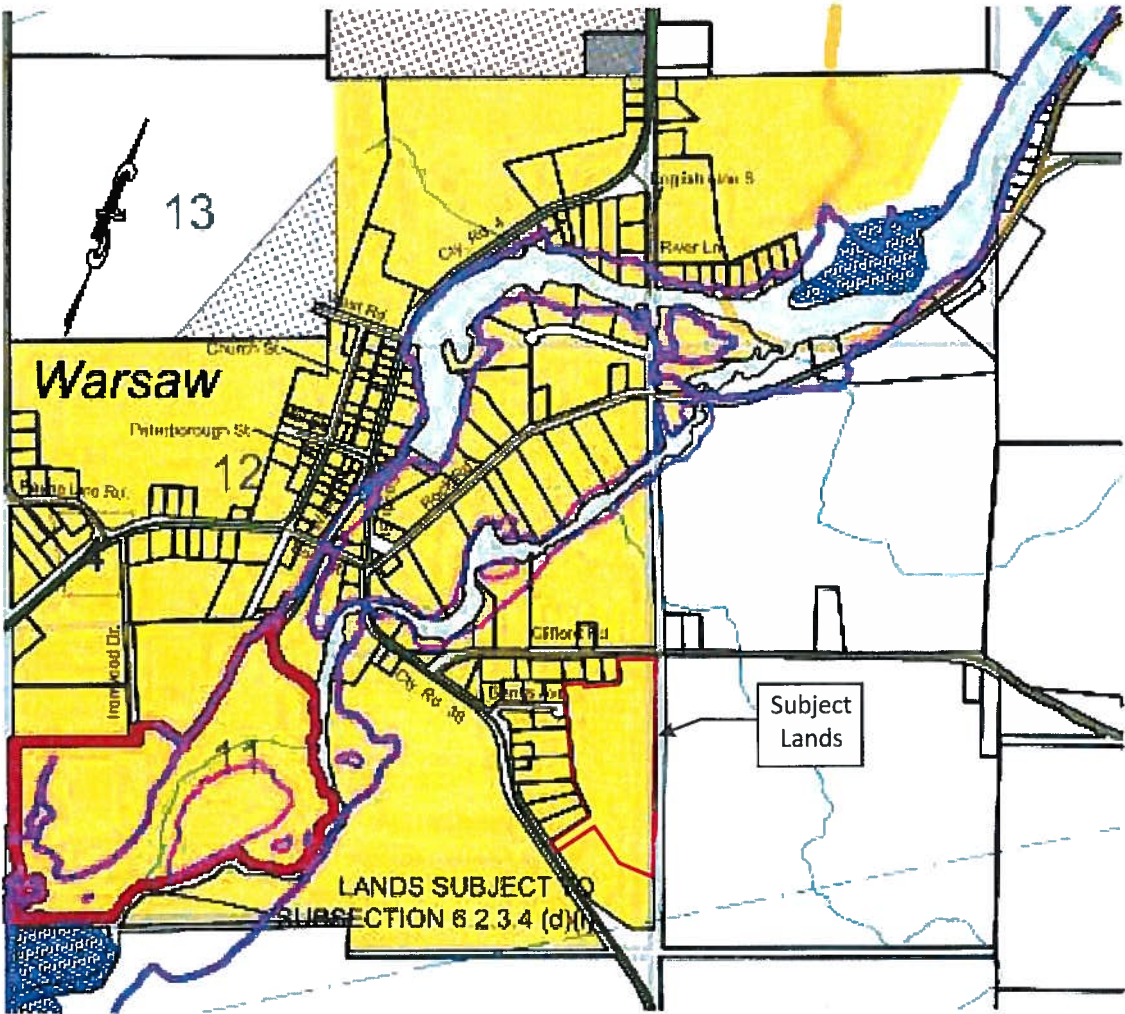


Figure 3 - County of Peterborough Official Plan Excerpt, Schedule A4-4 (Warsaw Hamlet)
 County Road 38, Warsaw
 Township of Douro-Dummer



WARSAW

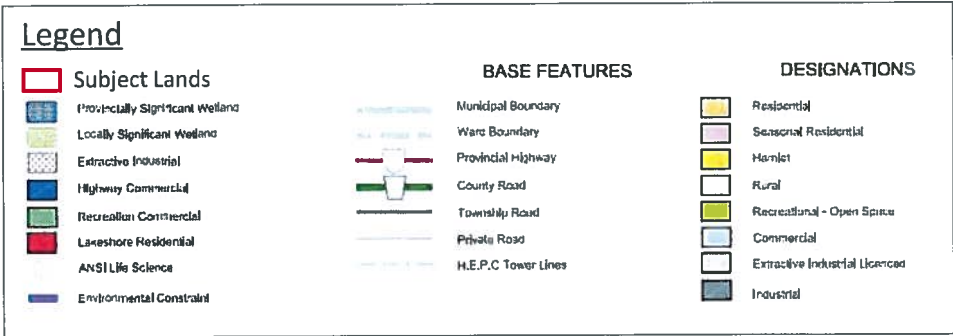
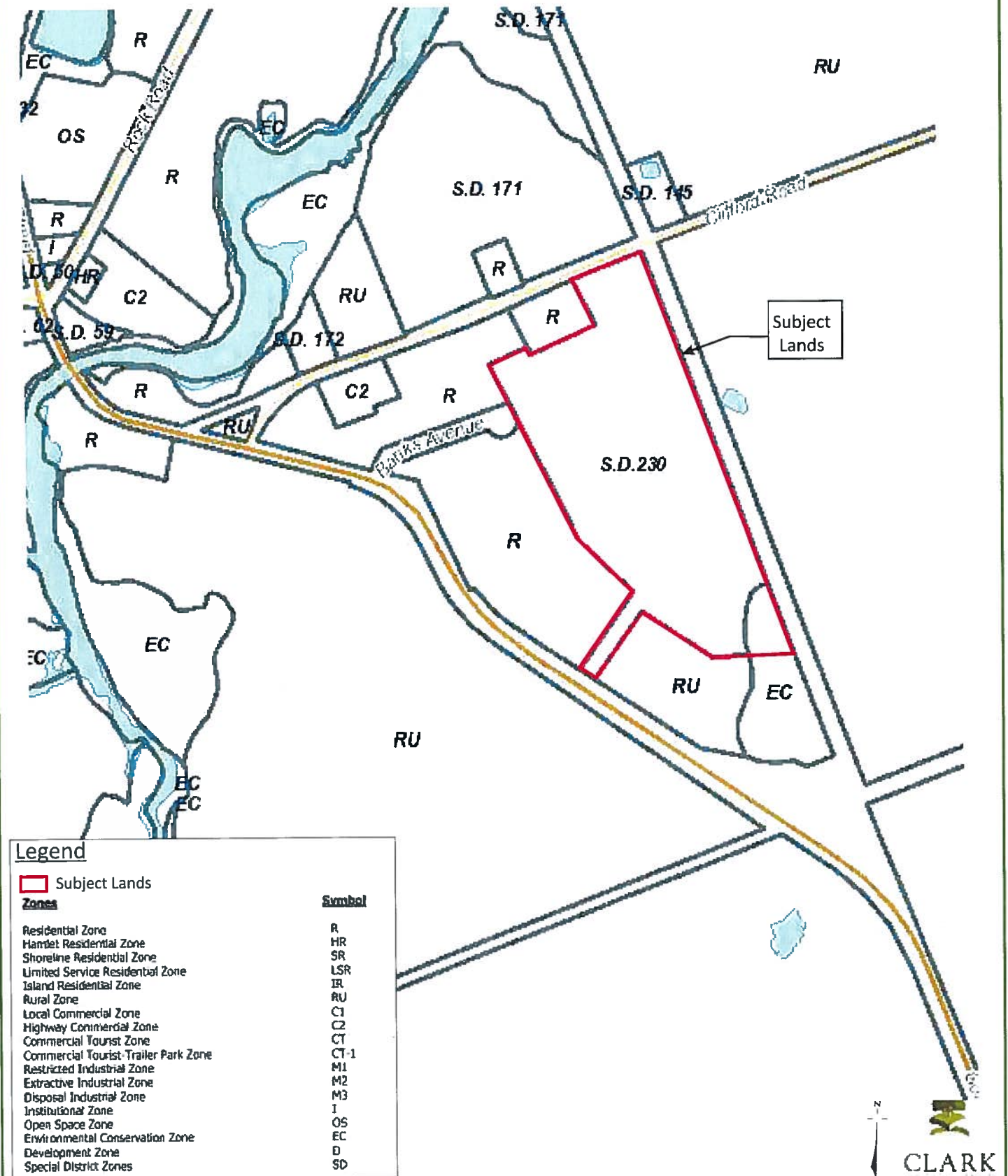


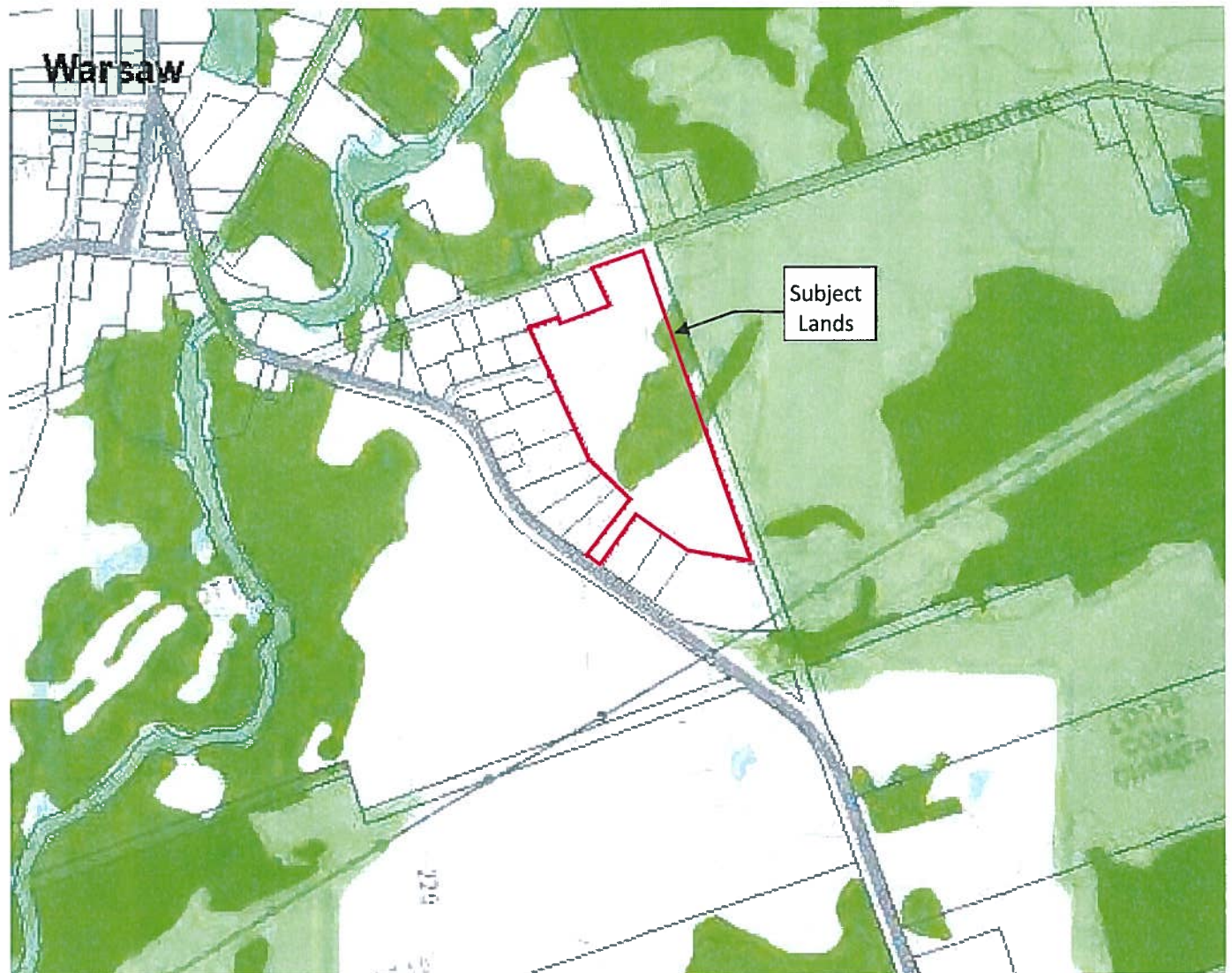
Figure 4 - Excerpt from Township of Douro-Dummer Zoning By-law #10-1996,
County Road 38, Warsaw
Township of Douro-Dummer



Date: January 2015

Z:\2092-Fred Clifford-Warsaw\December 2014-Figures\Figure 4-ZB Excerpt.cdr

Figure 5 Natural Heritage Features Map
 County Road 38, Warsaw
 Township of Douro-Dummer



Legend

Subject Lands

Assessment Parcel

Woodland

Conservation Reserve

Provincial Park

Natural Heritage System

Ecoregion

Wetland

Provincially Significant Wetland Evaluated

Non-Provincially Significant Wetland Evaluated

Unevaluated Wetland



Date: May 2020

Z:\2092-Fred Clifford-Warsaw\Severance 2020\Figures\Figure 5-Natural Heritage Features Map.cdr

ATTACHMENT A

Preliminary Severance Review, Peterborough County, Nov. 15, 2019



Preliminary Severance Review

Prepared by the Peterborough County
Planning Department



Name: Fred Clifford

Agent: Clark Consulting
Services

Date: November 15, 2019

Lot: 11

Concession: 1

Municipality: Dummer Ward
Township of Douro-Dummer

Description:

Phone:

Email: bob@clarkcs.com

Office Phone: (905) 885-
8023

Communication Sent To: Owner: ☐

Agent: ☒

	Severed	Retained
County O.P. Description	Settlement Area	Settlement Area
Municipal O.P. Designation (effective April 2014)	Hamlet	Hamlet
Municipal Zoning (By-Law No. 10-1996)	S.D. 230	S.D. 230
Area/Lot Dimensions	±1.49 hectares with ±20 m of frontage on County Road 38	±4.08 hectares with ±73 m of frontage on Clifford Road
Existing Use/Buildings	Residential/Vacant	Residential/Vacant

Intent: To sever a residential lot. Roll No.(s) 1522-020-003-03000.

County Official Plan Policy Review: The subject property is described as Settlement Area in the County of Peterborough Official Plan. Section 2.6.3.2 of the Plan suggests that severances may be permitted in Settlement Areas provided Health Unit and road frontage and access requirements can be met (Ss.2.6.3.2 (A) & (C)). Section 4.2.3 of the Plan states that "...growth should be directed to those settlement areas that currently have servicing systems or can reasonably expect to obtain them in the future...where the use of public communal services is not feasible, and where site conditions permit, development may be serviced by individual on-site systems."

Municipal Official Plan Policy Review:

The subject lands are designated Hamlet in the Local Component of the County Official Plan. Permanent residential dwellings are permitted within the Hamlet designation.

In the Hamlet designation for Douro-Dummer, a maximum of five lots may be created by consent from a land holding as it existed 25 years prior to the date of application (S.7.12.14 & 7.12.16). The applicant previously applied for five consent applications from the subject property (Files B-102-16 to B-106-16). The files were conditionally approved subject to the demonstration of water supply. Three of the five lots (File B-104-16, B-105-16 and B-106-16) demonstrated adequate water supply and received final approval. These lots were deposited with Land Registry on September 1, 2017. Files B-102-16 and B-103-16 were appealed by the applicant to the Local Planning

Appeal Tribunal and have since been formally withdrawn by the applicant. The lands remain eligible for two more consents.

Section 7.12.11 states, in part, that consents shall not be granted which do not comply with the policies of the applicable road authority. The proposal was circulated to the County Infrastructure Services Department for comments. Their comments will be provided when received.

Section 7.2.7 states the Township and/or approval authority may request additional information that it considers it may need when considering development proposals or Planning Act applications. A hydrogeologic study was required in order to support the creation of five residential lots. A recommendation of the study indicated that *"prior to issuance of a building permit, each well should be constructed and tested under the supervision of a qualified hydrogeologist to confirm suitability as a private water supply and to ensure no impacts to neighbouring wells. The results of the work should be documented in a report"*. Due to neighbour concerns regarding wells going dry in the neighbourhood, the Township requested that the recommendation be revised to demonstrate that the lots can be adequately serviced before the lots are created. As a result, a well was constructed and tested on each proposed lot before final approval was granted. As previously discussed, the three lots located at the south end of the subject property demonstrated adequate water supply. The two lots located off a proposed extension to Banks Avenue could not demonstrate adequate water supply. The latest proposal locates a new lot behind the previously severed lots where water was shown to be available.

Section 7.12.3 indicates that the proposed consent shall not jeopardize any future plans for a comprehensive development of the surrounding area. It is staff's opinion that the proposed lot configuration will jeopardize a comprehensive form of development on the balance of the lands. It is staff's opinion that the lands should remain in a larger continuous block to allow for more development options in the future if/when servicing makes sense.

Furthermore, Section 7.12.15 states, in part, that lots shall be a suitable size and shape for the proposed use. The proposed lot will create a large irregular shaped lot. Typically, the lot size for a residential use in the hamlet area and the rural area on private services is 0.4 hectares (1 ac.). This land use pattern will also eliminate access from County Road 38 and would appear to result in jeopardizing a comprehensive form of development on the retained parcel. The proposed lot does not present a desirable land use pattern.

As applicable, consents must meet road frontage & access, Zoning By-law, Health Unit and Minimum Distance Separation (MDS) requirements (S. 7.12.1, 7.12.4, and 7.12.12).

Municipal Zoning By-Law Review: The severed parcel is zoned Special District 230 (S.D. 230) in the Municipal Zoning By-law. All uses permitted in the Rural (RU) Zone shall apply. A residential use is permitted in the (RU) zone (S. 9.1.5). All provisions and

regulations of the (RU) zone shall apply with the exception of lot frontage. The lot frontage in the S.D. 230 zone is 20 metres. The proposed severed parcel appears to meet the requirements of the S.D. 230 zone.

The retained parcel is zoned Special District 230 (S.D. 230) in the Municipal Zoning By-law. All uses permitted in the Rural (RU) Zone shall apply. A residential use is permitted in the (RU) zone (S. 9.1.5). All provisions and regulations of the (RU) zone shall apply with the exception of lot frontage. The minimum lot frontage in the S.D. 230 zone is 20 metres. The proposed retained parcel appears to meet the requirements of the S.D. 230 zone.

Given that the S.D. 230 zone applies to roll no. 1522-020-003-03000, it is suggested that the Township be consulted to determine the implications of this zoning if the lands are severed and if a rezoning should be required.

Provincial Policy Review: The Provincial Policy Statement, 2014 (PPS) and Growth Plan for the Greater Golden Horseshoe, 2019 (GPGGH) apply to this proposal.

The following key natural heritage features and/or key hydrologic features have been identified on or adjacent to the subject property: an unevaluated wetland.

Section 2.2 (c) of the PPS states that “planning authorities shall protect, improve or restore the quality and quantity of water by identifying water resource systems consisting of ground water features, hydrologic functions, natural heritage features and areas, and surface water features...” As part of the previously severed lots, the wetland and its 30 metre buffer were rezoned to the Environmental Conservation (EC) Zone to preclude development. ORCA, in their review comments on the previous applications, had no objections and stated that field observations suggest that the proposed building envelope will be setback at least 30 metres from the wetland and at higher elevations. It is recommended that the applicant consult with ORCA to confirm their comments remain the same and can be applied to the subject proposal.

The subject property contains a small portion of an area identified as a primary sand and gravel aggregate resource. In the previous preliminary review completed for this property, the Ministry of Natural Resources and Forestry was circulated the proposal for comment and concluded that they have no substantial concerns with the proposal as the viability of developing the resource is questionable due to existing constraints (i.e. settlement area of Warsaw).

Minimum Distance Separation Formula I (MDS I) as per policy 1.1.5.9 of the 2014 Provincial Policy Statement has not been calculated. MDS I does not apply to proposed non-agricultural uses in approved settlement area designations (2017 MDS I, guideline #36).

Additional Notes:

The lands appear to be regulated by Regulation 167/06, the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation of the Otonabee Conservation Authority. Therefore, the proposal should be discussed with Matt Wilkinson/Alex Bradburn at (705) 745-5791 ext.213/ext.227 to determine what, if any permits may be necessary.

The applicant and any prospective owners are advised that endangered and/or threatened species exist in the area and may exist on the site. It is the responsibility of the landowner to identify endangered and threatened species and their habitat within the property prior to undertaking work, and to ensure that the work/activity will not result in negative impacts. Landowners are encouraged to consult with the Ministry of Environment, Conservation and Parks (MECP) if they have questions about the *Endangered Species Act, 2007 (ESA)*. Any sightings of a threatened or endangered species during development and construction on the property must be reported in accordance with the ESA.

This Preliminary Severance Review has been circulated by the Planning Department to the following agencies (marked with an X):

- ☒ **Local Municipality of Douro-Dummer**
- ☒ **County Infrastructure Services (i.e. Roads) comments forthcoming ;**
- ☐ **Conservation Authority ;**
- ☐ **First Nations ;**
- ☐ **Other** Choose an item.

Agencies to be Contacted by Owner/Agent (marked with an X):

- | | |
|---|---|
| <input checked="" type="checkbox"/> Township | <input type="checkbox"/> Health Unit |
| <input checked="" type="checkbox"/> Conservation Authority | <input type="checkbox"/> Trent-Severn Waterway |
| <input type="checkbox"/> Source Water Risk Management Officer | <input type="checkbox"/> First Nations |
| <input type="checkbox"/> Ministry of Environment, Conservation and Parks | <input type="checkbox"/> Other |

Proposal does not appear to conform to County Official Plan policies.

The severance proposal does not appear to conform to the County Official Plan. Section 2.6.3.1 of the Plan states that under no circumstances shall severances be recommended for approval where the proposed severance is contrary to this plan and/or the respective local official plan.

Proposal does not appear to conform to Township Official Plan policies.

The severance proposal does not appear to conform to the Township Official Plan. Section 7.12.3 indicates that the proposed consent shall not jeopardize any future plans for a comprehensive development of the surrounding area. It is staff's opinion that the proposed lot configuration will jeopardize a comprehensive form of development on the

balance of the lands. Furthermore, Section 7.12.15 states, in part, that lots shall be a suitable size and shape for the proposed use. The proposed lot will create a large irregular shaped lot.

- ☒ Application requires confirmation from the Township or identified agency regarding policy conformity. ****Please note that the landowner should be aware that members of the local council may not support a rezoning or minor variance to create a lot that is not in compliance with the provisions of the zoning by-law.****

Reviewed By: Caitlin Robinson

Important

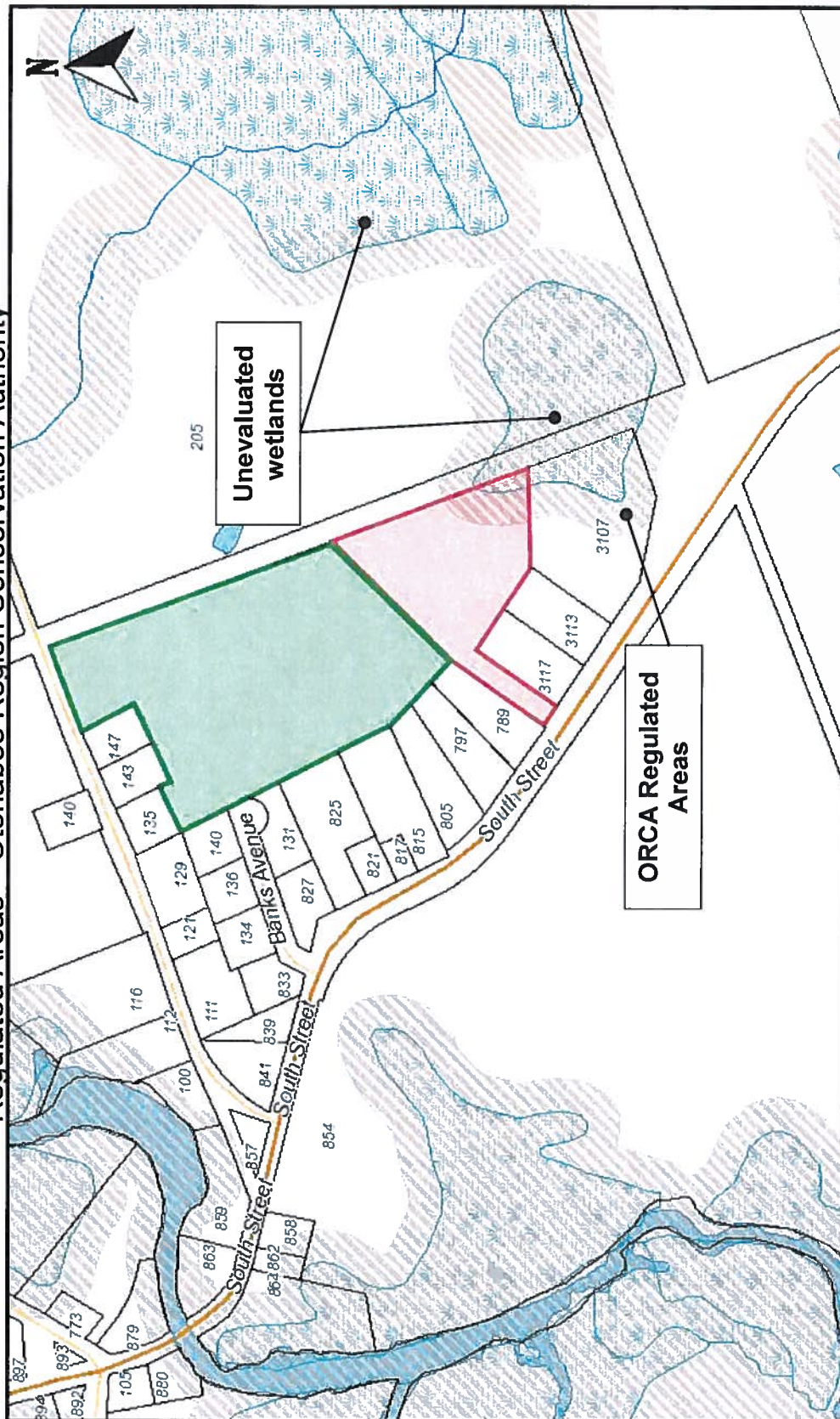
Our position on the overall conformity of the proposal is based on information available at the time of review. Subsequent information from commenting agencies can change our comments relating to any formal application for severance which is subsequently filed. Therefore, the above-noted comments should not be construed as preliminary approval or denial of a proposal but recognized as a position of the County Planning Department based on the availability of current information.

Regulated Areas – Otonabee Region Conservation Authority



Roll #1522-020-003-03000
 Lot 11, Concession 1, Dummer Ward
 (Clifford)

Regulated Areas – Otonabee Region Conservation Authority



NOTE: The subject lands are traversed by wetlands and streams; these features and areas are regulated by Regulation 167/06, the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation of the Otonabee Region Conservation Authority.

Scale (metric)
 1:5000



March 31, 2020

Reference No. 11210956-01

Fred Clifford

c/o Jacqueline Mann
Clark Consulting Services
52 John Street
Port Hope, ON L1A 2Z2

**Re: Hydrogeological Letter – Proposed Severed Lot
Part Lot 11, Concession 1
County Road 38, Warsaw ON
Township of Douro-Dummer**

Dear Mr. Clifford and Ms. Mann:

1. Introduction

GHD Limited (GHD) is pleased to provide you the following letter in support of a proposed severed lot to be privately serviced for water and septic. The proposed severed lot is located at the above noted location and will be herein referred to as "the Lot". The proposed severed lot is 1.49 hectares (ha) of a 7.6 ha parcel ("the Property") that also includes a 4.08 ha proposed retained lot and three (3) previously severed lots (2 lots are 0.4 ha and 1 lot is 1.23 ha).

The general location of the Property is shown on the Vicinity Plan, Figure 1.

It is our understanding that the Township Planning Advisory Committee has requested an assessment that sufficient water is available for the Lot and will not impact nearby wells.

2. Background

GHD completed a Hydrogeological Assessment Report dated September 5, 2017 detailing the pumping tests on each of the three (3) previously severed lots. For developments up to 15 ha, 3 wells are recommended (MECP Guideline D-5-5 for Private Wells – Water Supply Assessment).

The report concluded that each of the 3 wells produced about 23 L/min (5 Imperial gallons per minute or lgpm) with minor interference between them and no interference with the nearest dug well. GHD recommended that the future wells be outfitted with flow restrictors to about 14 L/min (3 lgpm) to minimize over pumping of the wells and further reduce potential interference with existing dug and drilled wells. It was our opinion that the drilled wells on the previously severed lots would provide an adequate, long-term supply and suitable water quality to support these dwellings.

GHD

347 Pido Road Unit 29 Peterborough Ontario K9J 6X7 Canada
T 705 749 3317 F 705 749 9248 W www.ghd.com
SMQ ISO 9001:2008



Site Inspection

GHD conducted a site inspection of the Property and surrounding residences on March 16, 2020. GHD observed three (3) new homes constructed on the previously severed lots. GHD conducted an inspection of the Lot where the new home is proposed. The Lot is a large lot with the topography gently sloping toward a low lying feature to the east and also toward the Indian River toward the west. The Lot was observed to be pasture adjacent to a wooded area and agricultural lands. Based upon our observations, the nearest homes (excluding the new dwellings) are about 160 m away to 789 South Street (County Road 38) and about 235 m away to 205 Clifford Road from the centre of the lot.

There were no observable changes noted during the site inspection by GHD between 2017 and the current existing residential areas in close proximity of the Property along County Road 38 and Clifford Road. GHD also compared aerial photographs using Google Earth imagery between 2018 and 2017 and did not observe any notable changes.

Photographs are provided in Appendix A.

3. Well Records Review

GHD reviewed nineteen (19) MECP well records within about 500 m of the Lot and updates well record information provided in our May 2015 report which documented 14 well records. The well record locations are depicted on mapping provided in Appendix B. A summary of well record details are also provided in Appendix B. All of the wells are drilled into the underlying limestone.

The available well records does not include the three (3) wells on the Property. A summary table is provided below of the MECP well records reviewed and also includes the 3 additional wells.

The table shows that the wells produced variable groundwater yields that ranged from dry to 15 lpm. Compared with the data in the May 2015 report, the well record yields are slightly higher in this assessment at an average rate of 19.8 L/min compared to 17.3 L/min in 2015.



Table 1: Summary of Water Well Information

Total Number of Wells Inventoried:				22		
Dug/Bored Wells:				0 (0%)		
Drilled Wells (Overburden):				0 (0%)		
Drilled Wells (Bedrock):				22 (100%)		
Parameters	Statistical Summary					
	Dug / Bored Wells		Drilled – Overburden		Drilled – Bedrock	
WELL YIELDS						
Range	--	--	--	--	0.5 – 15 Igpm	2.3 – 68 L/min
Average					4.4 Igpm	19.8 L/min
REPORTED YIELDS	Frequency		Frequency		Frequency	
Not Reported	0	0%	0	0%	2	9%
Dry	0	0%	0	0%	1	5%
0 to 1 Igpm	0	0%	0	0%	5	23%
2 to 4 Igpm	0	0%	0	0%	4	18%
5 to 9 Igpm	0	0%	0	0%	8	36%
≥10 Igpm	0	0%	0	0%	2	9%
STATIC WATER						
LEVELS						
Range	--	--	--	--	2.4 – 11.4 m	8 – 37 ft
Average					6.0 m	19.8 ft
WATER						
ENCOUNTERED						
Range	--	--	--	--	3 – 27.7 m	10 – 91 ft
Average					14.0 m	45.9 ft
WELL DEPTH						
Range	--	--	--	--	10.1 – 30.5 m	33 – 100 ft
Average					18. 4 m	60.4 ft

Notes: Data based on MECP well record information (see Appendix B). L/m represents litres per minute, Igpm indicates Imperial gallons per minute and m is metres.

4. Proposed Lot Layout

The site inspection was also conducted to review potential lot layout and planning. The potential lot layout is provided in Figure 2 and illustrates the septic at the rear of the home and the well in the front. The well location maintains a greater than 15 m setback from the septic. The location of the septic maximizes the setback from the future well on this lot, the wells located on the 3 previously severed lots and the existing residential lots. The future well for this lot is anticipated to be drilled into the same aquifer formation as the 3 wells on the previously severed lots. As noted above in the background section of this report, the previous pumping tests were conducted at 23 L/min with minimal interference. The location of a new well shown on Figure 2 is anticipated to be on the order of 90 m from the nearest drilled wells as this lot is large at 1.49 ha and there is sufficient space for the house, well and septic.



5. Conclusion

For purposes of the severance process, it is our opinion that an additional well can be supported by the aquifer formation that the 3 wells on the previously severed lots are tapping into. For developments up to 15 ha, 3 wells are recommended which has been previously satisfied for this development. Provided that the waste disposal system is properly constructed, no significant impact is anticipated on downgradient baseline water quality functions or to the existing water bearing aquifers.

We trust this letter report meets with your immediate requirements. Should you have any questions please contact our office.

Sincerely,

GHD

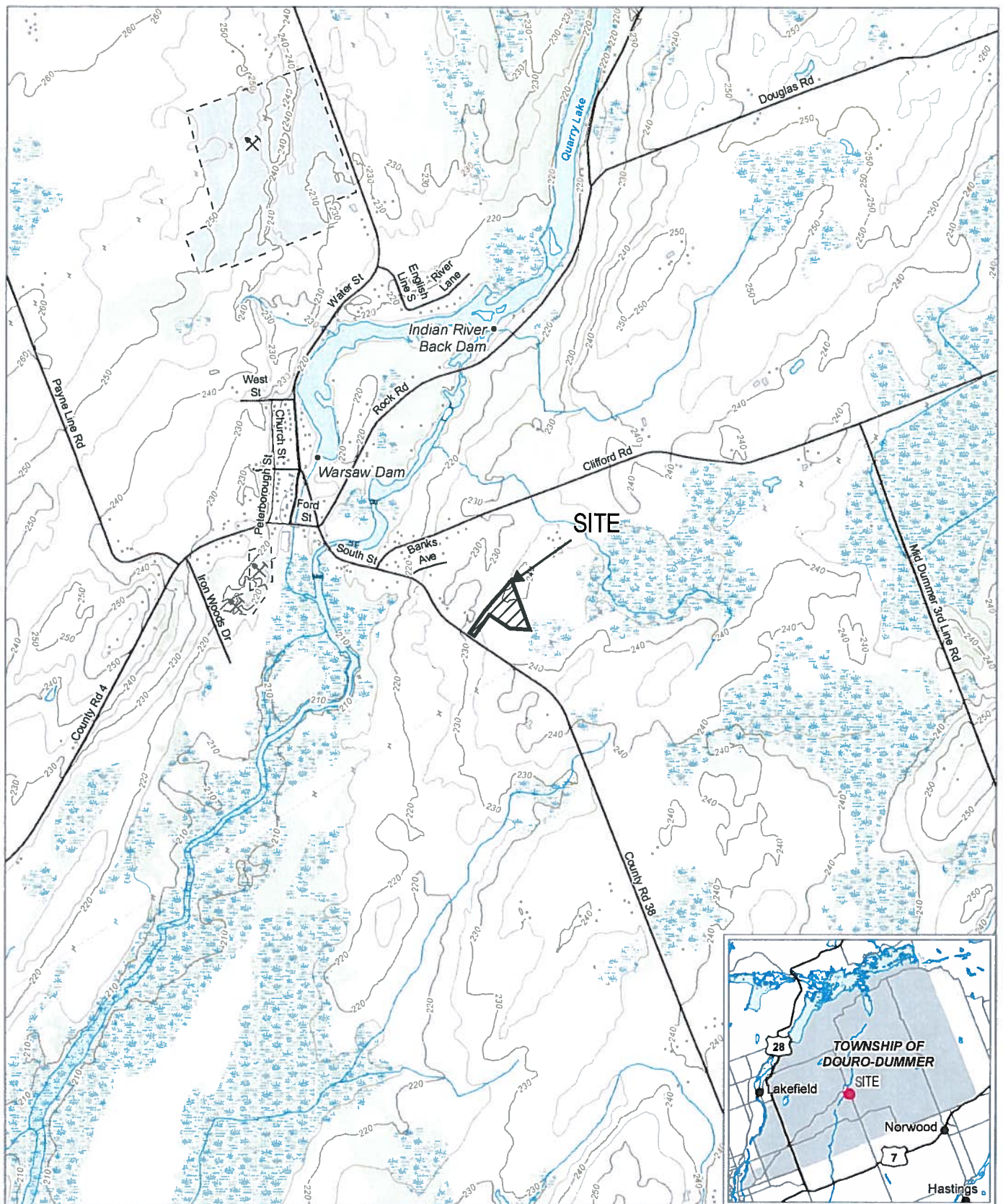
A handwritten signature in black ink, appearing to read "R. Neck".

Robert Neck, P.Geo. (Limited)

A handwritten signature in black ink, appearing to read "Nyle McIlveen".

Nyle McIlveen, P.Eng.

/BN/nmc/01
Appendix A – Photographs
Appendix B – MECP Well Records



Paper Size ANSI A
0 130 260 390 520
Meters

Map Projection: Transverse Mercator
Horizontal Datum: North American 1983
Grid: NAD 1983 UTM Zone 17N



CLIENT NAME
FRED CLIFFORD
COUNTY ROAD 38, WARSAW, ON
HYDROGEOLOGICAL ASSESSMENT

Project No. 11210956
Revision No. -
Date Mar 19, 2020

SITE LOCATION MAP

FIGURE 1

Q:\GIS\PROJECTS\11210956\11210956_Layouts\202003_RPT-111210956_202003\RPT-1_G35001.mxd
Print date: 19 Mar 2020 - 12:47

Data source: MNRFS NRVAS, 2018. Produced by GHD under licence from Ontario Ministry of Natural Resources and Forestry. © Queen's Printer 2020.



FRED CLIFFORD
COUNTY ROAD 38, WARSAW, ONTARIO
HYDROGEOLOGICAL ASSESSMENT

Project No. 11210956
Date March 2020

CONCEPTUAL SITE LAYOUT

FIGURE 2

Filename: N:\CA\Peterborough\Projects\1662\11210956\Digital_Design\ACAD 2018\Figures\RP001\11210956-01\RP001\GN-WA001.dwg
Plot Date: 20 March 2020 8:12 AM

Data Source: Image ©2020 Google.

Appendix A Photographs



Photo 1 – View of new homes on the Property.



Photo 2 – View across the proposed new lot looking towards the new homes and County Road 38.

Site Photographs





Photo 3 – View from proposed new lot toward existing residential home to the north.



Photo 4 – View across the new lot toward low lying area.

Site Photographs



Appendix B

MECP Well Records and Mapping



MECP Water Well Record - Formation Report



Well ID: 5101016		County / Township: PETERBOROUGH / DUMMER TOWNSHIP	
Concession (Lot): CON 01(010)		Completion Date: 12/11/1962 12:00 AM	
UTM Zone (Easting, Northing) [RC]: 17 (728631.1,4922691) [5]		Primary Use: Livestock	
Depth to bedrock (m): 12.19199		Secondary Use: Domestic	
Elevation (masl): 239.368133		Final Status: Water Supply	
Layer Colour	Description	Top - Bottom Depth (m)	
BROWN	CLAY STONES	0	3.66
GREY	CLAY STONES	3.66	12.19
	GRAVEL SHALE	12.19	15.24

Well ID: 5101018		County / Township: PETERBOROUGH / DUMMER TOWNSHIP	
Concession (Lot): CON 01(011)		Completion Date: 9/30/1952 12:00 AM	
UTM Zone (Easting, Northing) [RC]: 17 (728151.1,4923274) [9]		Primary Use: Domestic	
Depth to bedrock (m): 3.96239		Secondary Use: <null>	
Elevation (masl): 216.115081		Final Status: Water Supply	
Layer Colour	Description	Top - Bottom Depth (m)	
	CLAY MEDIUM SAND STONES	0	3.96
	LIMESTONE	3.96	15.85

Well ID: 5101019		County / Township: PETERBOROUGH / DUMMER TOWNSHIP	
Concession (Lot): CON 01(011)		Completion Date: 5/17/1958 12:00 AM	
UTM Zone (Easting, Northing) [RC]: 17 (728185.1,4923246) [9]		Primary Use: Domestic	
Depth to bedrock (m): 8.53439		Secondary Use: <null>	
Elevation (masl): 217.629928		Final Status: Water Supply	
Layer Colour	Description	Top - Bottom Depth (m)	
	GRAVEL TOPSOIL	0	8.53
	SANDSTONE	8.53	10.97

Well ID: 5101020		County / Township: PETERBOROUGH / DUMMER TOWNSHIP	
Concession (Lot): CON 01(011)		Completion Date: 8/5/1958 12:00 AM	
UTM Zone (Easting, Northing) [RC]: 17 (728208.1,4923259) [9]		Primary Use: Not Used	
Depth to bedrock (m): 8.53439		Secondary Use: <null>	
Elevation (masl): 218.063873		Final Status: Abandoned-Quality	
Layer Colour	Description	Top - Bottom Depth (m)	
	GRAVEL BOULDERS	0	8.53
BROWN	LIMESTONE	8.53	9.45
GREY	LIMESTONE	9.45	26.21
BLACK	LIMESTONE	26.21	27.13

Well ID: 5101021	County / Township: PETERBOROUGH / DUMMER TOWNSHIP
Concession (Lot): CON 01(011)	Completion Date: 8/14/1958 12:00 AM
UTM Zone (Easting, Northing) [RC]: 17 (728300.1,4923219) [9]	Primary Use: <null>
Depth to bedrock (m): 7.92479	Secondary Use: <null>
Elevation (masl): 222.190979	Final Status: Abandoned-Supply

Layer Colour	Description	Top - Bottom Depth (m)
	GRAVEL BOULDERS	0 7.92
GREY	LIMESTONE	7.92 13.11

Well ID: 5101063	County / Township: PETERBOROUGH / DUMMER TOWNSHIP
Concession (Lot): CON 02(011)	Completion Date: 1/3/1956 12:00 AM
UTM Zone (Easting, Northing) [RC]: 17 (728572.1,4923420) [9]	Primary Use: Domestic
Depth to bedrock (m): 4.26719	Secondary Use: <null>
Elevation (masl): 229.528244	Final Status: Water Supply

Layer Colour	Description	Top - Bottom Depth (m)
	GRAVEL BOULDERS	0 4.27
GREY	LIMESTONE	4.27 10.06

Well ID: 5105576	County / Township: PETERBOROUGH / DUMMER TOWNSHIP
Concession (Lot): CON 01(011)	Completion Date: 7/7/1970 12:00 AM
UTM Zone (Easting, Northing) [RC]: 17 (728345.1,4923323) [4]	Primary Use: Not Used
Depth to bedrock (m): 0	Secondary Use: <null>
Elevation (masl): 224.394393	Final Status: Abandoned-Quality

Layer Colour	Description	Top - Bottom Depth (m)
BROWN	SHALE MEDIUM SAND	0 4.57
GREY	LIMESTONE	4.57 11.58

Well ID: 5105577	County / Township: PETERBOROUGH / DUMMER TOWNSHIP
Concession (Lot): CON 01(011)	Completion Date: 7/7/1970 12:00 AM
UTM Zone (Easting, Northing) [RC]: 17 (728265.1,4923313) [4]	Primary Use: Domestic
Depth to bedrock (m): 5.18159	Secondary Use: <null>
Elevation (masl): 219.028366	Final Status: Water Supply

Layer Colour	Description	Top - Bottom Depth (m)
BROWN	MEDIUM SAND	0 5.18
GREY	LIMESTONE	5.18 16.46

Well ID: 5106437	County / Township: PETERBOROUGH / DUMMER TOWNSHIP
Concession (Lot): CON 01(011)	Completion Date: 6/27/1973 12:00 AM
UTM Zone (Easting, Northing) [RC]: 17 (728285.1,4923282) [4]	Primary Use: Domestic
Depth to bedrock (m): 2.43839	Secondary Use: <null>
Elevation (masl): 220.92955	Final Status: Water Supply

Layer Colour	Description	Top - Bottom Depth (m)
	TOPSOIL	0 0.3

<i>BROWN</i>	<i>CLAY STONES</i>	0.3	2.44
<i>GREY</i>	<i>LIMESTONE</i>	2.44	25.91
<div> <div>Well ID: 5107174</div> <div>County / Township: PETERBOROUGH / DUMMER TOWNSHIP</div> <div>Concession (Lot): CON 01(011)</div> <div>Completion Date: 10/2/1974 12:00 AM</div> <div>UTM Zone (Easting, Northing) [RC]: 17 (728396.1,4923254) [4]</div> <div>Primary Use: Domestic</div> <div>Depth to bedrock (m): 7.61999</div> <div>Secondary Use: <null></div> <div>Elevation (masl): 227.61885</div> <div>Final Status: Water Supply</div> </div>			
Layer Colour	Description	Top - Bottom Depth (m)	
	<i>PREVIOUSLY DUG</i>	0	7.62
<i>GREY</i>	<i>LIMESTONE</i>	7.62	10.97
<div> <div>Well ID: 5109773</div> <div>County / Township: PETERBOROUGH / DUMMER TOWNSHIP</div> <div>Concession (Lot): CON 01(011)</div> <div>Completion Date: 7/3/1975 12:00 AM</div> <div>UTM Zone (Easting, Northing) [RC]: 17 (728365.1,4923373) [5]</div> <div>Primary Use: Domestic</div> <div>Depth to bedrock (m): 2.43839</div> <div>Secondary Use: <null></div> <div>Elevation (masl): 223.82875</div> <div>Final Status: Water Supply</div> </div>			
Layer Colour	Description	Top - Bottom Depth (m)	
	<i>PREVIOUSLY DUG</i>	0	2.44
<i>GREY</i>	<i>SHALE</i>	2.44	3.05
<i>GREY</i>	<i>LIMESTONE</i>	3.05	17.37
<div> <div>Well ID: 5110172</div> <div>County / Township: PETERBOROUGH / DUMMER TOWNSHIP</div> <div>Concession (Lot): CON 01(012)</div> <div>Completion Date: 2/19/1981 12:00 AM</div> <div>UTM Zone (Easting, Northing) [RC]: 17 (728415.1,4923423) [5]</div> <div>Primary Use: Domestic</div> <div>Depth to bedrock (m): 1.52399</div> <div>Secondary Use: <null></div> <div>Elevation (masl): 227.421051</div> <div>Final Status: Water Supply</div> </div>			
Layer Colour	Description	Top - Bottom Depth (m)	
<i>BROWN</i>	<i>TOPSOIL SOFT</i>	0	0.61
<i>BROWN</i>	<i>CLAY GRAVEL PACKED</i>	0.61	1.52
<i>GREY</i>	<i>SHALE STONES HARD</i>	1.52	4.27
<i>GREY</i>	<i>LIMESTONE LAYERED</i>	4.27	16.76
<div> <div>Well ID: 5113949</div> <div>County / Township: PETERBOROUGH / DUMMER TOWNSHIP</div> <div>Concession (Lot): CON 01(011)</div> <div>Completion Date: 7/8/1989 12:00 AM</div> <div>UTM Zone (Easting, Northing) [RC]: 17 (728029.1,4922925) [9]</div> <div>Primary Use: Domestic</div> <div>Depth to bedrock (m): 1.82879</div> <div>Secondary Use: <null></div> <div>Elevation (masl): 209.572189</div> <div>Final Status: Water Supply</div> </div>			
Layer Colour	Description	Top - Bottom Depth (m)	
<i>GREY</i>	<i>CLAY STONES</i>	0	1.83
<i>GREY</i>	<i>LIMESTONE SHALE</i>	1.83	5.18

Page 3 of 5

GREY LIMESTONE LAYERED

5.18 24.99

Well ID: 5119768		County / Township: PETERBOROUGH / DUMMER TOWNSHIP	
Concession (Lot): CON 01(011)		Completion Date: 8/22/2003 12:00 AM	
UTM Zone (Easting, Northing) [RC]: 17 (728026.2,4922927) [9]		Primary Use: Domestic	
Depth to bedrock (m): 3.04799		Secondary Use: <null>	
Elevation (masl): 209.591156		Final Status: Water Supply	
Layer Colour	Description	Top - Bottom Depth (m)	
	TOPSOIL	0	0.3
BROWN	CLAY STONES	0.3	3.05
GREY	LIMESTONE ROCK	3.05	22.86

Well ID: 5119771		County / Township: PETERBOROUGH / DUMMER TOWNSHIP	
Concession (Lot): CON 01(011)		Completion Date: 8/29/2003 12:00 AM	
UTM Zone (Easting, Northing) [RC]: 17 (728026.2,4922927) [9]		Primary Use: Domestic	
Depth to bedrock (m): 3.96239		Secondary Use: <null>	
Elevation (masl): 209.591156		Final Status: Water Supply	
Layer Colour	Description	Top - Bottom Depth (m)	
	TOPSOIL	0	0.3
BROWN	CLAY STONES	0.3	3.96
GREY	LIMESTONE ROCK	3.96	22.86

Well ID: 7042610		County / Township: PETERBOROUGH / DUMMER TOWNSHIP	
Concession (Lot): CON 02(014)		Completion Date: 2/4/2006 12:00 AM	
UTM Zone (Easting, Northing) [RC]: 17 (728384,4923167) [3]		Primary Use: Domestic	
Depth to bedrock (m): 1.52399		Secondary Use: <null>	
Elevation (masl): 228.136199		Final Status: Water Supply	
Layer Colour	Description	Top - Bottom Depth (m)	
BROWN	CLAY STONES	0	1.52
BROWN	CLAY SHALE	1.52	3.35
GREY	SHALE GRAVEL	3.35	5.48
GREY	LIMESTONE STONES	5.48	28.950001

Well ID: 7153393		County / Township: PETERBOROUGH / DUMMER TOWNSHIP	
Concession (Lot): CON 01(012)		Completion Date: 9/20/2010 12:00 AM	
UTM Zone (Easting, Northing) [RC]: 17 (728313,4923537) [3]		Primary Use: Domestic	
Depth to bedrock (m):		Secondary Use: <null>	
Elevation (masl): 217.62239		Final Status: Water Supply	
Layer Colour	Description	Top - Bottom Depth (m)	
GREY	CLAY BOULDERS HARD	0	1.22

GREY	LIMESTONE HARD	1.22	27.74
GREY	LIMESTONE POROUS	27.74	30.48

Well ID: **7184452** County / Township: PETERBOROUGH / DUMMER TOWNSHIP
 Concession (Lot): CON 01(011) Completion Date: 5/16/2012 12:00 AM
 UTM Zone (Easting, Northing) [RC]: 17 (728312,4923269) [4] Primary Use: Domestic
 Depth to bedrock (m): Secondary Use: <null>
 Elevation (masl): <null> Final Status: Water Supply

Layer	Colour	Description	Top - Bottom Depth (m)	
	BROWN	TOPSOIL STONES PACKED	0	0.61
	GREY	CLAY FILL STONES	0.61	2.44
	GREY	CLAY STONES PACKED	2.44	4.27
	GREY	LIMESTONE HARD	4.27	11.28
	GREY	LIMESTONE HARD	11.28	19.2
	GREY	LIMESTONE LAYERED	19.2	19.81

Well ID: **7263358** County / Township: PETERBOROUGH / DUMMER TOWNSHIP
 Concession (Lot): CON 01(011) Completion Date: 1/28/2016 12:00 AM
 UTM Zone (Easting, Northing) [RC]: 17 (728322,4923307) [4] Primary Use: Domestic
 Depth to bedrock (m): Secondary Use: <null>
 Elevation (masl): <null> Final Status: Water Supply

Layer	Colour	Description	Top - Bottom Depth (m)	
	GREY	CLAY STONES PACKED	0	1.83
	GREY	LIMESTONE SAND SHALE	1.83	5.49
	GREY	LIMESTONE HARD	5.49	18.9
	GREY	LIMESTONE SAND SHALE	18.9	24.69
	BLACK	LIMESTONE HARD	24.69	26.82



about GHD

GHD is one of the world's leading professional services companies operating in the global markets of water, energy and resources, environment, property and buildings, and transportation. We provide engineering, environmental and construction services to private and public sector clients.

Nyle McIlveen, P.Eng.
nyle.mcilveen@ghd.com
249-494-0604

Robert Neck, P.Geo. (Limited)
robert.neck@ghd.com
249-494-0610

www.ghd.com

ATTACHMENT C

Hydrogeological Assessment Report
GHD 2017 (under separate cover)





Hydrogeological Assessment Report

Proposed Residential Severances

Part Lot 11, Concession 1

County Road 38 and Clifford Road

Warsaw, Ontario

Report for: Fred Clifford c/o Clark Consulting Services

September 5, 2017

347 Pido Road Unit 29 Peterborough Ontario K9J 6X7, Canada

11148465 | 01 | Report No. 2 |

WATER | ENERGY & RESOURCES | ENVIRONMENT | PROPERTY & BUILDINGS | TRANSPORTATION



Table of Contents

1.	Introduction	1
2.	Scope of Investigation	1
3.	Well Construction	2
3.1	Test Well TW-1	2
3.2	Test Well TW-2	2
3.3	Test Well TW-3	2
4.	Aquifer Performance Testing	3
4.1	Test Well TW-1	3
4.2	Test Well TW-2	4
4.3	Test Well TW-3	4
4.4	Summary of Aquifer Performance	4
4.5	Well Interference	5
5.	Test Well Water Quality	6
6.	Conclusions and Recommendations	8
7.	References	10
8.	Statement of Limitations	11



Enclosures

Figure No.

Vicinity Plan	1
Property Plan	2
Plot Plan	3

Tables

Table 4.1: Aquifer Performance Testing Summary	5
Table 4.2: Distances Between Test Wells	5
Table 4.3: Maximum Drawdowns in Pumping and Observation Wells	6
Table 5.1: Test Well Water Quality Summary	7

Appendices

Appendix A:	Ministry of Environment and Climate Change Well Records
Appendix B:	Aquifer Performance Testing Curves
Appendix C:	Certificates of Chemical Analyses



1. Introduction

This report presents the results of a hydrogeological assessment for the severance of three (3) lots from an 8.1 hectare (20 acre) parcel within Part Lot 11, Concession 1 in the township of Douro-Dummer. The severances are along County Road 38 and Clifford Road in Warsaw, Ontario (the Site) within an area that is privately serviced for well and septic. Mapping of the Site including test well locations is provided within the Enclosures of this report.

This hydrogeological report documents the well testing component of the assessment to provide information regarding the test wells for their use in supporting typical, single-family household usage. This report builds upon the preliminary report prepared for the Site by Geo-Logic (now GHD) entitled "Hydrogeological Assessment Report – Proposed Residential Development, Part Lot 11, Conc. 1, Warsaw, Ontario, Township of Douro-Dummer. Project No. G030465E1" dated May 2015. The preliminary report, peer reviewed by Stantec Consulting Ltd., provided subsurface conditions based upon test pits completed at the Site, general groundwater and hydrogeological information, water balance details and water and waste disposal recommendations. The preliminary report should be referred to for details and will not be discussed further in this report.

2. Scope of Investigation

The purpose of this component of the hydrogeological assessment was to:

- *Define prevailing hydrogeologic conditions at the site, including, groundwater movement and local hydrochemistry, subsurface soil stratigraphy, and shallow groundwater movement;*
- *Assess the availability of adequate groundwater supplies based on pumping tests;*
- *Evaluate the suitability of the planned land use and assess existing and adjacent groundwater resources within the study area; and*
- *Carry out engineering analyses to assess the potential impacts and provide appropriate recommendations for the site.*

To achieve the aforementioned purpose, the scope of work for this assessment included the following:

- *Conducted pumping tests at three (3) lots at a controlled and constant rate for a minimum of six (6) hours to indicate if an adequate source of potable water is available to service the development. Collected measurements of the discharge rate from the wells (to maintain a constant rate) and water levels from the wells. Data loggers were used to measure the water level in the pumped well, adjacent test wells and neighbouring wells.*
- *Water samples were collected during the testing for general chemistry and bacteriological parameters to evaluate the water quality. Two (2) samples were collected at each well including after one (1) hour of pumping and six (6) hours of pumping (i.e. at the end of the testing). The analysis was conducted by SGS Canada Inc., an environmental laboratory accredited for testing of these parameters.*



- *Reviewed and analyzed the data logger information and prepared this report documenting the pumping test results and work completed.*

3. Well Construction

Three (3) drilled water wells were constructed on the Site for the purpose of aquifer performance testing. The new drilled test wells were constructed by Burgess Well Drilling (Ministry of the Environment and Climate Change License No. 1455) and completed in July 2017. The Ministry of Environment and Climate Change (MOECC) well records are presented in Appendix A. The test wells are located as shown on the Plot Plan within the Enclosures. The drilled test wells are labelled as TW-1, TW-2, and TW-3.

The following sections discuss the test wells utilized for the aquifer performance testing.

3.1 Test Well TW-1

Test well TW-1 (MOECC Well Tag No. A213277) has the following characteristics:

- Drilled to 12.2 m encountering overburden materials consisting of clay, sand and gravel then bedrock at 11.9 m;
- Water was encountered from 10.4 – 11.0 m and 11.9 – 12.2 m;
- Recommended for pumping at 22.7 litres per minute or L/min (5 Imperial gallons per minute or Igpm); and
- Construction was completed on July 14, 2017.

3.2 Test Well TW-2

Test well TW-2 (MOECC Well Tag No. A213278) has the following characteristics:

- Drilled to 12.2 m encountering overburden materials consisting of clay, sand and gravel then bedrock at 11.6 m;
- Water was encountered at 11.3 m;
- Recommended for pumping at 22.7 L/min (5 Igpm); and
- Construction was completed on July 14, 2017.

3.3 Test Well TW-3

Test well TW-3 (MOECC Well Tag No. A213275) has the following characteristics:

- Drilled to 12.2 m encountering overburden materials consisting of clay, sand and gravel then bedrock was encountered at 10.7 m;
- Water was encountered at 10.7 m;
- Recommended for pumping at 22.7 L/min (5 Igpm); and
- Construction was completed on July 17, 2017.



4. Aquifer Performance Testing

A pumping test program was carried out on July 25, 26 and 27, 2017 to assess aquifer response and confirm the availability of a suitable groundwater resource for the proposed severance of three (3) residential lots. Controlled constant rate pumping tests were conducted for six hours at each of the three (3) test wells with recovery measurements completed after the pumping. Submersible pumps were installed in each well to conduct the testing. Water levels in the test wells were monitored throughout the aquifer performance testing manually and through the use of data loggers to evaluate the potential for interference. The discharge water was directed away from each pumped well a distance of about 30 m downgradient and was allowed to flow overland away from the test well and other test / observation wells. This practice safeguards against artificial recharge of the well from occurring during the pumping test. Chlorine levels were confirmed in the field prior to bacteria sampling conducted at each of the test wells. The residual chlorine was non-detect prior to obtaining the bacteriological samples.

Field measurements of methane, pH, temperature, free chlorine, turbidity, and conductivity were completed with a Hach Pocket Pro+ Multi 2. Calibration of the instruments was completed during each pumping test.

The results of the constant rate pumping tests are graphically presented in Appendix B (TW-1 on Figures B-1 to B-4; TW-2 on Figures B-5 to B-8; and TW-3 on Figures B-9 to B-12). The Constant Rate Drawdown, Recovery and Testing Details curves include flow rate, conductivity, pH, turbidity, temperature, free chlorine and methane gas are presented on the Figures in Appendix B. Pumping test information is summarized for each test well below.

4.1 Test Well TW-1

The water level during the pumping test at TW-1 is illustrated on Figures B-1 and B-2 showing water level versus time. The plot shows the water level dropping quickly for the first 40 minutes at a pumping rate of 22.7 L/min (5 lpm). After 40 minutes, the water level began levelling off around 5 meters below top of pipe (mbtp). After six hours of pumping at 22.7 L/min, the water level was about 5 mbtp with nearly 6 m of available drawdown above the pump remaining. The plotted data indicates this well can safely provide long-term quantities of groundwater at a pumping rate of 22.7 L/min.

Drawdown data from the constant rate test was plotted on a drawdown versus time semi-log plot in order to evaluate transmissivity and specific capacity coefficients. The coefficients are summarized in Table 4.1. The estimated transmissivity for TW-1 was 13.3 m²/day (894.1 lpm/ft) based on the drawdown and 9.2 m²/day (619.0 lpm/ft) based on the recovery period and represents a moderate transmissivity.



4.2 Test Well TW-2

The water level during the pumping test at TW-2 is illustrated on Figures B-5 and B-6 showing water level versus time. The plot shows the water level dropping quickly during the first 40 minutes at a pumping rate of 22.7 L/min (5 lgpm). After 40 minutes the water level began levelling off around 5 mbtp. After six hours of pumping at 22.7 L/min, the water level was about 5 mbtp with nearly 6 m of available drawdown above the pump remaining. The data indicates this well can safely provide long-term quantities of groundwater at a pumping rate of 22.7 L/min.

Drawdown data from the constant rate test was plotted on a drawdown versus time semi-log plot in order to evaluate transmissivity and specific capacity coefficients. The coefficients are summarized in Table 4.1. The estimated transmissivity for TW-2 was 12.0 m²/day (804.7 lgpd/ft) based on the drawdown and 10.0 m²/day (670.6 lgpd/ft) based on the recovery period and represents a moderate transmissivity.

4.3 Test Well TW-3

The water level during the pumping test at TW-3 is illustrated on Figures B-9 and B-10 showing the water level versus time. The plot shows the water level dropping quickly within the first 40 minutes at a pumping rate of 22.7 L/min (5 lgpm). After 40 minutes the water level began levelling off around 4 mbtp. After six hours of pumping at 22.7 L/min, the water level was about 4 mbtp with nearly 7 m of available drawdown above the pump remaining. The data indicates this well can safely provide long-term quantities of groundwater at a pumping rate of 22.7 L/min.

Drawdown data from the constant rate test was plotted on a drawdown versus time semi-log plot in order to evaluate relevant coefficients. The computed coefficients are summarized in Table 4.1. The estimated transmissivity for TW-3 was 12.0 m²/day (804.7 lgpd/ft) based on the drawdown and 9.2 m²/day (619.0 lgpd/ft) based on the recovery period and represents a moderate transmissivity.

4.4 Summary of Aquifer Performance

Table 4.1 presents a summary of the values obtained from the aquifer performance pump testing and the corresponding calculated coefficients. The drawdown within the pumped test wells was observed to be minimal and ranged from 1.1 to 1.5 m while pumping 22.7 L/min for 6 hours.



Table 4.1: Aquifer Performance Testing Summary

WELL No.	STEP No.	YIELD		TEST TYPE	TIME minutes	MAXIMUM DRAWDOWN		AVAILABLE DRAWDOWN*		SPECIFIC CAPACITY		ESTIMATED TRANSMISSIVITY	
		lgpm	L/min			feet	metres	feet	metres	lgpm/ft	L/min/m	lgpd/ft	m ² /day
TW-1	1	0	0	Static	0	0	0	23.9	7.3	---	---	---	---
	2	5	22.7	Const	360	4.3	1.3	19.7	6.0	1.2	17.7	894.1	13.3
	3	0	0	Recvy	100% recovery after ~ 4 hours							619.0	9.2
TW-2	1	0	0	Static	0	0	0	22.7	6.9	---	---	---	---
	2	5	22.7	Const	360	3.5	1.1	19.7	6.0	1.3	18.9	804.7	12.0
	3	0	0	Recvy	95% recovery after ~ 4 hours							670.6	10.0
TW-3	1	0	0	Static	0	0	0	28.1	8.6	---	---	---	---
	2	5	22.7	Const	360	4.8	1.5	23.3	7.1	1.2	17.7	804.7	12.0
	3	0	0	Recvy	95% recovery after ~ 6 hours							619.0	9.2

Notes:

lgpm = Imperial gallons per minute; lgpd/ft = Imperial gallons per day per foot

"Recvy" refers to Recovery measurements; "Const" refers to the 6 hr Constant Rate test

*Available Drawdown refers to the height of water in the well above the pump.

Static water levels at TW-1, TW-2, and TW-3 were 3.7, 4.1, and 2.4 metres below top of pipe, respectively.

The pumping data reflects relatively moderate transmissivities of the aquifer complexes below the Site. The recovery measurements also indicate relatively moderate recharge. It is concluded that the tested drilled wells (TW-1, TW-2, and TW-3) can provide groundwater yields on the order of 22.7 L/min (5 lgpm) based on an adequate period of recharge. Over the duration of the 6 hour pumping tests, the wells each yielded about 8170 litres or 1800 Imperial gallons of water.

4.5 Well Interference

The test wells were monitored during each pumping test to assess the potential for well interference. The nearest existing domestic well (789 County Road 38) was also monitored during pumping of the closest test well to the domestic well. The linear distances between the test well and existing domestic well locations are provided in Table 4.2 and range from about 35 m to 90 m between the test wells and 350 to 610 m between the test wells and the existing domestic well.

Table 4.2: Distances Between Test Wells

Location	Observation Wells (Distances from Test Wells in metres)			
	TW-1	TW-2	TW-3	789 CR. 38 (dug well)
TW-1	---	35	90	610
TW-2	35	---	55	495
TW-3	90	55	---	350



The data collected during the pumping tests illustrate that groundwater levels lowered between 1.1 and 1.5 m within the pump test themselves and also lowered within the observation wells between 0.25 and 1.25 m (Table 4.3). Upon completion of the pumping test, the observation wells recovered rapidly to static levels. The results represent a confined aquifer system between the three (3) test wells.

During pumping at TW-3, no drawdown was observed at the nearest domestic well at 789 County Road 38. This well is a dug well and sits upon the top of bedrock at a depth of about 3.7 m (12 feet). Water was observed at 2.4 m within the dug well at the time of testing.

The drawdown curves of the observation wells for each pumping test are provided in Appendix B.

Table 4.3: Maximum Drawdowns in Pumping and Observation Wells

PUMPING WELLS		OBSERVATION WELLS					
LOCATION	DRAWDOWN AT PUMPING WELL(m)	LOCATION	DRAWDOWN AT OBSERVATION WELL(m)	LOCATION	DRAWDOWN AT OBSERVATION WELL(m)	LOCATION	DRAWDOWN AT OBSERVATION WELL(m)
TW-1	-1.3	TW-2	-1.25	TW-3	-1.15	--	--
TW-2	-1.1	TW-1	-0.3	TW-3	-0.3	--	--
TW-3	-1.5	TW-1	-0.25	TW-2	-0.25	789 CR. 38	0.0

The pumping data information indicates that there is a sufficient quantity of water below the Site for the planned development without significant impact to future and existing neighbouring wells.

5. Test Well Water Quality

Groundwater samples were collected during the course of the pumping tests for the purpose of water quality analyses. The wells were sampled after a minimum period of one (1) hour into the constant rate test and at the end of the test (i.e. 6 hours). Certificates of chemical analyses are presented in Appendix C. The water quality data are summarized and compared with the Ontario Drinking Water Standards (ODWS) in Table 5.1.



Table 5.1: Test Well Water Quality Summary

PARAMETER	Test Well TW-1		Test Well TW-2		Test Well TW-3		ODWS		
	(1 hour)	(6 hours)	(1 hour)	(6 hours)	(1 hour)	(6 hours)	MAC	IMAC	AO/OG
Alkalinity (as CaCO ₃)	181	173	180	177	188	179	—	—	30 to 500
Ammonia+Ammonium	0.05	0.06	0.10	0.05	< 0.04	0.08	—	—	—
Arsenic	< 0.0002	< 0.0002	< 0.0002	< 0.0002	0.0006	0.0002	—	0.025	—
Barium	0.248	0.278	0.306	0.321	0.283	0.289	1	—	—
Boron	0.025	0.025	0.022	0.022	0.025	0.026	5	—	—
Calcium	96.7	116	129	133	123	117	—	—	—
Chloride	140	180	220	220	250	250	—	—	250
Chromium	< 0.00003	< 0.00003	< 0.00003	< 0.00003	0.00008	< 0.00003	0.05	—	—
Colour (T.C.U.)	< 3	< 3	< 3	< 3	3	4	—	—	5
Conductivity (mS/cm)	813	907	1020	1050	1120	1130	—	—	—
Copper	0.00022	0.00007	0.00026	0.00018	0.00029	0.00026	—	—	1.0
Fluoride	0.18	0.18	0.16	0.16	0.16	0.16	1.5	—	—
Hardness (as CaCO ₃)	348	398	438	449	440	420	—	—	80 to 100
Iron	0.222	0.253	0.332	0.310	0.812	0.342	—	—	0.3
Lead	< 0.00001	< 0.00001	0.00001	< 0.00001	0.00002	< 0.00001	0.01	—	—
Magnesium	25.4	26.3	28.0	28.1	32.2	30.9	—	—	—
Manganese	0.0116	0.0131	0.0159	0.0160	0.0220	0.0189	—	—	0.05
Nitrogen-Kjeldahl (N)	0.05	0.09	< 0.05	< 0.05	0.09	< 0.05	—	—	—
Nitrite (N)	0.004	0.004	0.007	0.008	0.003 <MDL	0.003 <MDL	1.0	—	—
Nitrate (N)	0.006 <MDL	0.006 <MDL	0.006 <MDL	0.006 <MDL	0.006 <MDL	0.006	10	—	—
Organic Nitrogen	< 0.05	< 0.05	< 0.05	< 0.05	0.06	< 0.05	—	—	0.15
pH (units)	8.14	8.11	7.98	8.04	8.02	7.99	—	—	6.5 to 8.5
Phosphorus	< 0.003	< 0.003	0.004	< 0.003	0.003	< 0.003	—	—	—
Potassium	3.27	3.61	3.68	3.86	3.87	3.94	—	—	—
Selenium	< 0.00004	< 0.00004	< 0.00004	< 0.00004	< 0.00004	< 0.00004	0.01	—	—
Sodium	21.9	33.8	41.0	43.9	49.6	48.7	—	—	200
Sulphate	23	23	23	23	22	22	—	—	500
Total Dissolved Solids	419	487	553	558	593	580	—	—	500
Total Organic Carbon	< 1	< 1	1	< 1	< 1	1	—	—	5
Total Suspended Solids	< 2	< 2	3	< 2	2	< 2	—	—	—
Turbidity (N.T.U.)	2.48	1.96	4.23	3.74	4.27	1.13	—	—	5
Uranium	0.000094	0.000090	0.000307	0.000065	0.000058	0.000058	0.02	—	—
Zinc	< 0.002	< 0.002	0.007	0.006	0.020	0.013	—	—	5.0
E. coli	—	0	—	0	—	0	0	—	—
Total Coliform	—	0	—	3	—	1	<6	—	—
Fecal Coliform	—	0	—	0	—	0	0	—	—

Notes: All units in mg/L (i.e. parts per million) unless otherwise noted. Time indicates when the sample was obtained during the pumping test.
MAC = maximum acceptable concentration (health related); IMAC = Interim MAC (insufficient data to establish MAC or not feasible to establish MAC to desired level); AO/OG = aesthetic objective or operational guideline (not health related)
Bacteriological data is presented in Colony Forming Units per 100 mL (CFU/100 mL). Bolded value exceeds ODWS

Each of the test wells had exceedances of the aesthetic objective for hardness. TW-2 and TW-3 had exceedances of iron and total dissolved solids. After six hours, there were no other water quality exceedances.



The groundwater in the area is hard to moderately hard ranging from 346 to 449 mg/L as CaCO_3 and related to the overburden materials containing calcium and to a lesser extent, magnesium. Elevated hardness and iron is a common trait of groundwater supplies in Southern Ontario and can be treated using commercially available treatment equipment such as a water softener. The total dissolved solids will be related to the iron in the water also.

Total coliform were reported in test well TW-2 and TW-3. Coliform results were less than 6 coliform forming units (CFU) per 100 mL in each well. As described in Procedure D-5-5: Technical Guideline for Private Wells, total coliform counts of less than 6 per 100 mL of sample and zero (0) for *Escherichia coli* (*E. coli*) and fecal coliforms shall be considered as indicative of acceptable water quality. GHD recommends that bacteriological treatment (i.e. ultraviolet treatment) be used at each of the proposed severances to ensure potable water is available to each of the dwellings.

6. Conclusions and Recommendations

Based on the results of our investigation, it is our professional opinion that the Site is suitable for development of three (3) lots where the test wells were constructed. Based on the pumping tests at TW-1, TW-2 and TW-3 the wells can produce operational yields of 22.7 L/min (5 lpgm) provided there is adequate recharge.

As the three (3) test wells are part of a confined aquifer and there is minor interference between the test wells but not the nearest dug well, it is our opinion that the future water systems be outfitted with flow restrictors to 13.6 L/min (3 lpgm) to minimize potential interference impacts. Based upon theoretical calculations using specific capacity and a pump rate of 13.6 L/min, the expected drawdown of the test wells will be a maximum of 0.75 m (2.5 feet). Restricting each well will provide adequate groundwater resources for the planned development while minimizing impacts to neighbouring drilled wells that are existing and future wells.

It is our professional opinion that there is minimal potential for groundwater impact as a result of the planned residential development from a quality and quantity perspective provided that the septic systems and wells are constructed properly including recommended flow restrictors on the water systems. Well and septic construction should follow recommendations provided in Geo-Logic's Hydrogeological Assessment Report – Proposed Residential Development, Part Lot 11, Conc. 1, Warsaw, Ontario, Township of Douro-Dummer. Project No. G030465E1" dated May 2015.

The groundwater may require commercial water treatment for hardness and iron but treatment should be at the discretion of the individual residences. Ultraviolet treatment is recommended for each of the residences.

Based on the results of the aquifer performance testing and water quality analyses, it is our opinion that the drilled wells will provide an adequate, long-term supply at 13.6 L/min (3 lpgm) and suitable quality of water to support the proposed three (3) severances.



We trust that this report meets your immediate requirements. Should you have any questions, please contact our office.

Sincerely,

GHD

A handwritten signature in blue ink, appearing to read "R. Neck".

Robert Neck, M.Eng., P.Geo. (Limited)



A handwritten signature in blue ink, appearing to read "Nyle McIlveen".

Nyle McIlveen, P.Eng.

/PV/JG/bn/nmc/01





7. References

Hydrogeological Assessment Report – Proposed Residential Development, Part Lot 11, Conc. 1, Warsaw, Ontario, Township of Douro-Dummer. Project No. G030465E1" dated May 2015 by Geo-Logic.

Ontario Ministry of the Environment and Climate Change, June 2003, revised June 2006. Technical Support Document for Ontario Drinking Water Standards, Objectives and Guidelines.

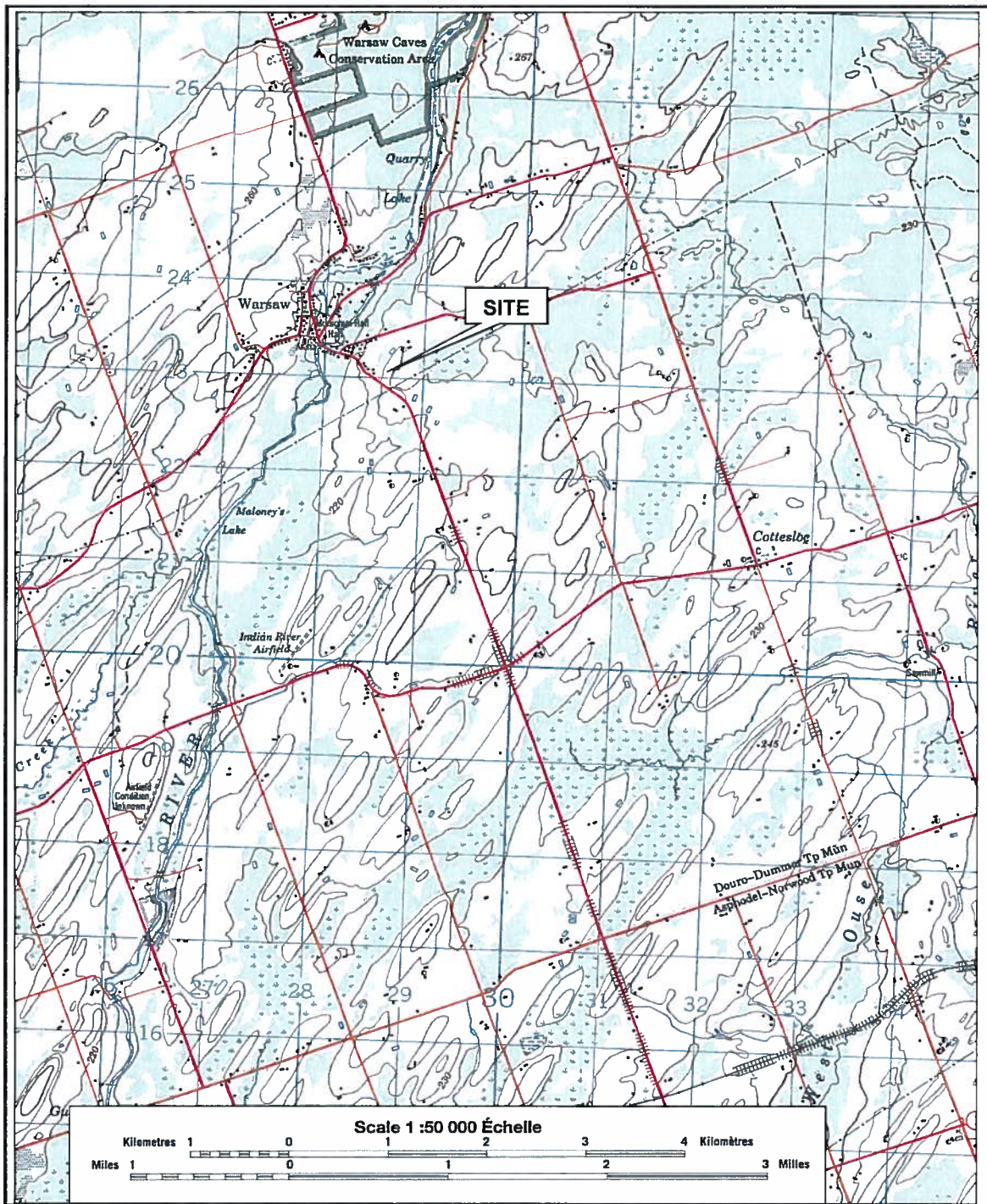


8. Statement of Limitations

This report is intended solely for Fred Clifford c/o Clark Consulting Services in assessing the hydrogeological aspects of the property (Part Lot 11, Concession 1, County Road 38 & Clifford Road, Warsaw, Ontario) and is prohibited for use by others without GHD's prior written consent. This report is considered GHD's professional work product and shall remain the sole property of GHD. Any unauthorized reuse, redistribution of or reliance on the report shall be at the Client and recipient's sole risk, without liability to GHD. Client shall defend, indemnify and hold GHD harmless from any liability arising from or related to Client's unauthorized distribution of the report. No portion of this report may be used as a separate entity; it is to be read in its entirety and shall include all supporting drawings and appendices.

The recommendations made in this report are in accordance with our present understanding of the project, the current site use, ground surface elevations and conditions, and are based on the work scope approved by the Client and described in the report. The services were performed in a manner consistent with that level of care and skill ordinarily exercised by members of hydrogeological engineering professions currently practicing under similar conditions in the same locality. No other representations, and no warranties or representations of any kind, either expressed or implied, are made. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties.

Enclosures



Base map compiled from Energy, Mines and Resources Canada Map 31 D/08 dated 1999. Air photography 1996.

Scale:
1:50000
Coordinate System
NAD 1983 UTM
Zone 17

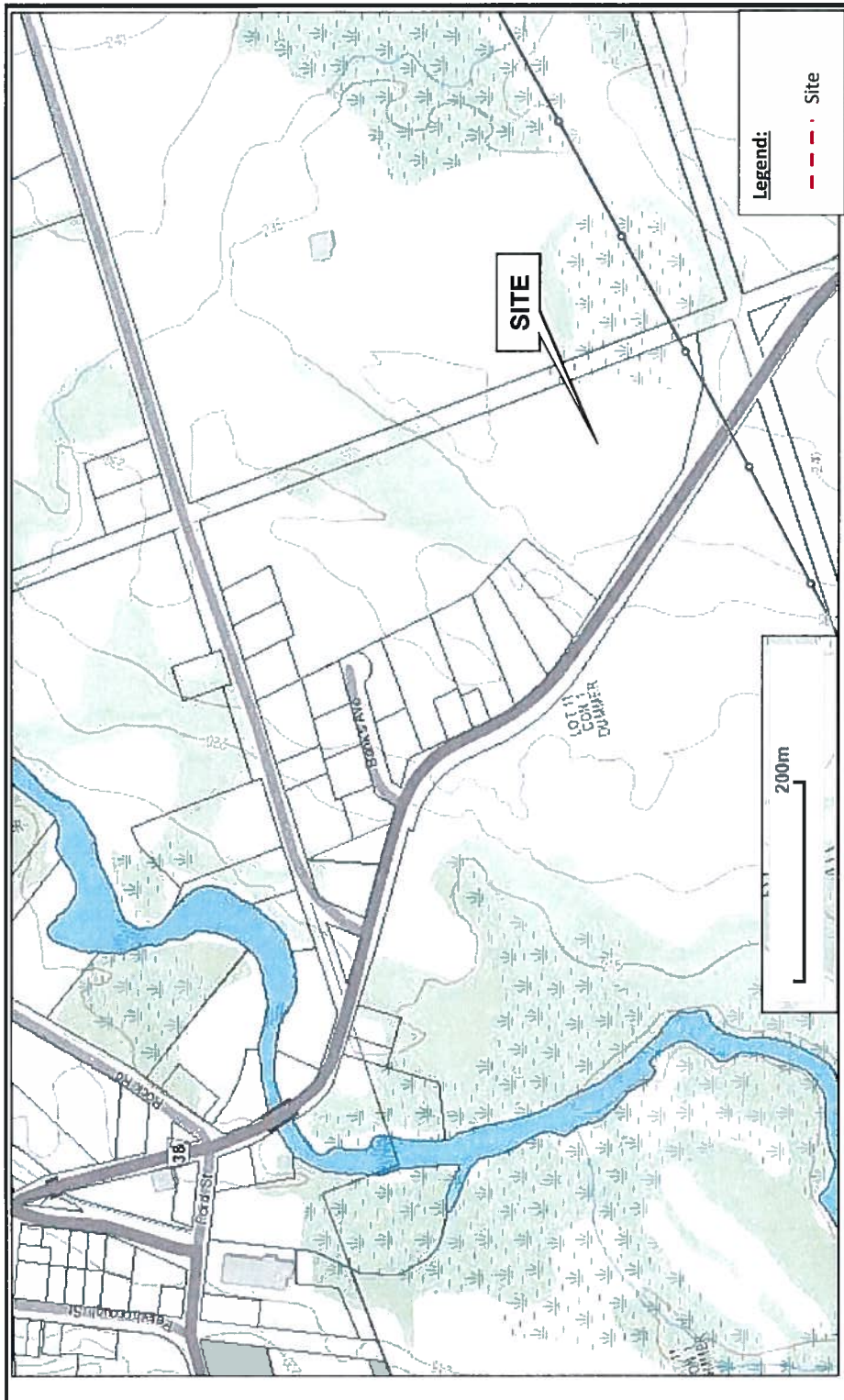


Fred Clifford
Part 11, Conc. 1, Warsaw, ON
Hydrogeological Assessment

11148465-01
September 2017

Vicinity Plan

FIGURE 1



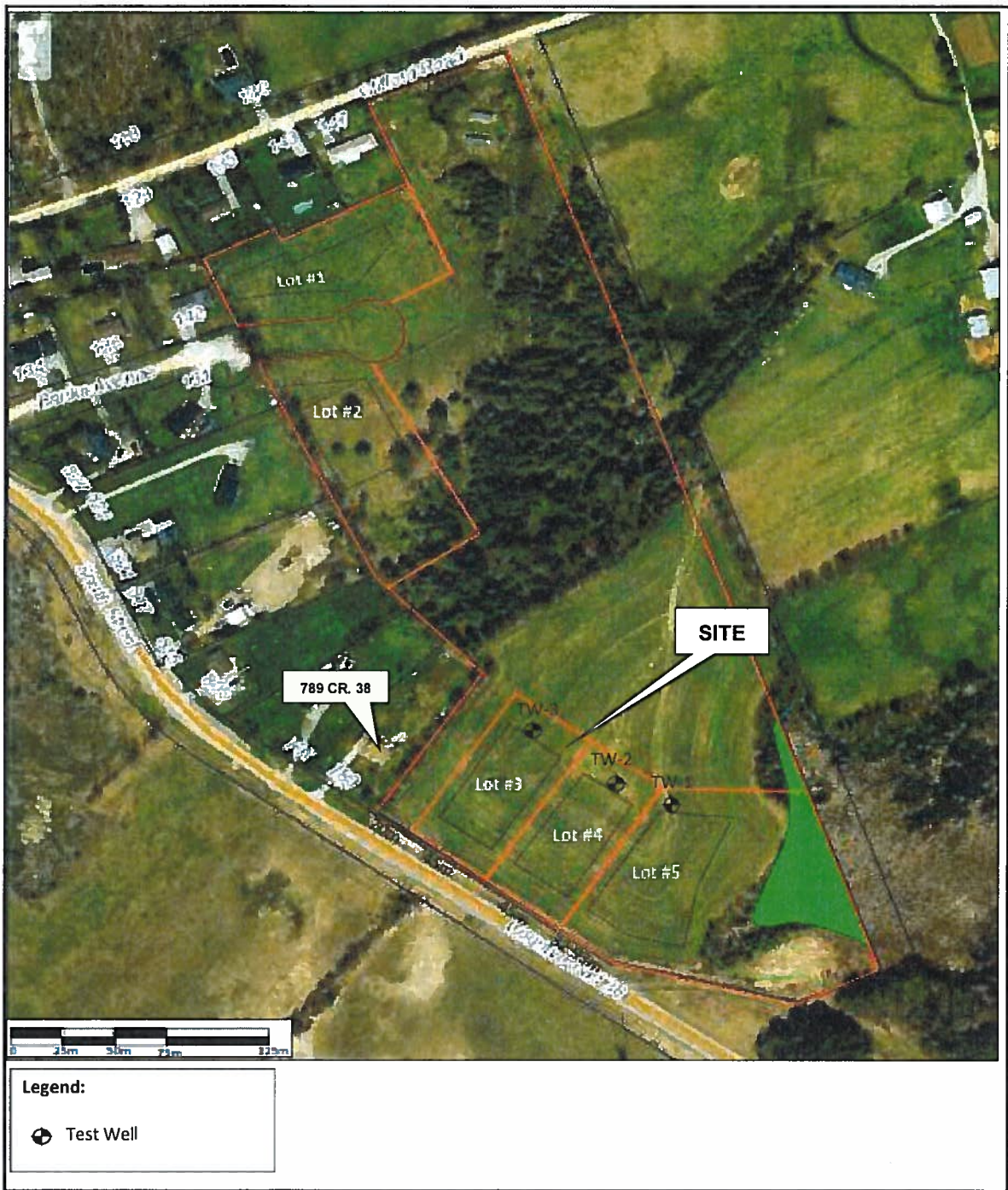
11148465-01
 September 2017

Fred Clifford
 Part 11, Conc. 1, Warsaw, ON
 Hydrogeological Assessment



FIGURE 2

Property Plan



Source: MNR NRVIS 2015. Produced by GHD under licence from Ontario Ministry of Natural Resources and Forestry. © Queen's Printer, 2016.

Scale:
Refer to Scale Bar



Fred Clifford
Part Lot 11, Conc. 1, Warsaw, ON
Hydrogeological Assessment

11148465-01
September 2017

Plot Plan

FIGURE 3

Appendix A

MOECC Well Records



Ministry of the Environment
and Climate Change

Well Tag No. (Place Sticker and/or Print Below)

Tag #: A 213277 TW-1

LOT: #5

Well Record

Regulation 903 Ontario Water Resources Act

Page _____ of _____

Measurements recorded in: ☐ Metric ☐ Imperial

Well Owner's Information

First Name: FRED Last Name / Organization: CLIFFORD E-mail Address: _____ ☐ Well Constructed by Well Owner

Mailing Address (Street Number/Name): 100 Adelaide St. W. Municipality: TORONTO Province: ONT Postal Code: M5H 0B3 Telephone No. (inc. area code): _____

Address of Well Location (Street Number/Name): _____ Township: DOWNS - DUMMEL Lot: 11 Concession: 1

County/District/Municipality: PETERBOROUGH City/Town/Village: WALSLEY Province: Ontario Postal Code: _____

UTM Coordinates: Zone: 17 Easting: 728675 Northing: 4922998 Municipal Plan and Sublot Number: _____

NAD: 83

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft)
				From To
BROWN	TOPSOIL			0 2
BROWN	CLAY, STONE			2 19
GREY	CLAY, STONE			19 34
SHALE	GRAVEL, SAND			34 36
GREEN	LIMESTONE ROCK			36 40
	GRAVEL + SAND - IN ROCK @ 40'			

Depth Set at (m/ft)	Annular Space	Volume Placed	Results of Well Yield Testing
From To	Type of Sealant Used (Material and Type)	(m³/ft³)	After test of well yield, water was: <input checked="" type="checkbox"/> Clear and sand free <input type="checkbox"/> Other, specify _____ If pumping discontinued, give reason: _____ Static Level: 9-4 1 11-8 1 17- 2 12-8 2 16- 3 13-6 3 15- 4 14-2 4 14- 5 14-7 5 14- 10 15-3 10 13- 15 17-2 15 12- 20 17-7 20 11- 25 18-1 25 11-5 30 18-4 30 11-0 40 18-8 40 10-8 50 19-2 50 10-5 60 19-4 60 10-2
0 20	3/8 hole plug. quick grout - mix.		

Method of Construction	Well Use
<input checked="" type="checkbox"/> Cable Tool <input type="checkbox"/> Rotary (Conventional) <input type="checkbox"/> Rotary (Reverse) <input type="checkbox"/> Boring <input type="checkbox"/> Air percussion <input type="checkbox"/> Other, specify _____	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Domestic <input type="checkbox"/> Livestock <input type="checkbox"/> Irrigation <input type="checkbox"/> Industrial <input type="checkbox"/> Other, specify _____ <input type="checkbox"/> Commercial <input type="checkbox"/> Municipal <input type="checkbox"/> Test Hole <input type="checkbox"/> Cooling & Air Conditioning <input type="checkbox"/> Not used <input type="checkbox"/> Dewatering <input type="checkbox"/> Monitoring

Construction Record - Casing					Status of Well	
Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft)		<input checked="" type="checkbox"/> Water Supply <input type="checkbox"/> Replacement Well <input type="checkbox"/> Test Hole <input type="checkbox"/> Recharge Well <input type="checkbox"/> Dewatering Well <input type="checkbox"/> Observation and/or Monitoring Hole <input type="checkbox"/> Alteration (Construction) <input type="checkbox"/> Abandoned,	Recommended pump depth (m/ft)
			From	To		
6 1/4	STEEL	188W	0	36	<input type="checkbox"/> Insufficient Supply <input type="checkbox"/> Poor Water Quality <input type="checkbox"/> other, specify _____ <input type="checkbox"/> Other, specify _____	20 17-7 20 11-
						25 18-1 25 11-5
						30 18-4 30 11-0
						40 18-8 40 10-8
						50 19-2 50 10-5
						60 19-4 60 10-

Construction Record - Screen					Status of Well	
Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft)			
			From	To		

Water Details		Hole Diameter	
Water found at Depth	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested	Depth (m/ft)	Diameter (cm/in)
34-36 (m/ft) <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify		From To	
Water found at Depth	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested	0 40'	6 1/4
39-40 (m/ft) <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify			
Water found at Depth	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested		
(m/ft) <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify			

Well Contractor and Well Technician Information	Comments:
Business Name of Well Contractor: BURGESS WELL DEPT. LTD. Well Contractor's Licence No.: 114555	
Business Address (Street Number/Name): 467 Emily Park Rd. Municipality: Oshawa	
Province: ONT Postal Code: K0L 2W0 Business E-mail Address: _____	

Bus. Telephone No. (inc. area code): 705 799 5871 Name of Well Technician (Last Name, First Name): Wm. S. Burgess	Date Package Delivered: 2017 07 07	Ministry Use Only AUDIT NO: 224344 Received: _____
Well Technician's Licence No.: 856 Signature of Technician and/or Contractor: [Signature] Date Submitted: 2017 07 14	Date Work Completed: 2017 07 04	

0508E (2014/11)

Ministry's Copy

© Queen's Printer for Ontario, 201



Ministry of the Environment
and Climate Change

Well Tag No. (Place Sticker and/or Print Below)

Tag #: A 213278 TW-2

LOT #4.

Well Record

Regulation 903 Ontario Water Resources Act

Page _____ of _____

Measurements recorded in: ☐ Metric ☐ Imperial

Well Owner's Information

First Name: **FRAN** Last Name / Organization: **CLIFFORD** E-mail Address: _____
Mailing Address (Street Number/Name): **100 Adelaide St. W.** Municipality: **Toronto** Province: **ONT.** Postal Code: **M5H0B3** Telephone No. (Inc. area code): _____
☐ Well Constructed by Well Owner

Well Location

Address of Well Location (Street Number/Name): **County Rd 38** Township: **Douco-Dummer** Lot: **Dr. 21** Concession: **1**
County/District/Municipality: **Peterborough** City/Town/Village: **Wassau** Province: **Ontario** Postal Code: _____
UTM Coordinates: **NAD 83 17 72 86 41 423010** Municipal Plan and Sublot Number: _____
Other: _____

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft)
				From To
Brown	TOPSOIL			0 2
Brown	CLAY, SANDS			2 17
Brown	SANDY CLAY			17 21
Grey	CLAY, SANDS			21 36
Gravel	SANDS			36 38
Grey	LIMESTONE ROCK			38 40

Annular Space		
Depth Set at (m/ft)	Type of Sealant Used (Material and Type)	Volume Placed (m ³ /ft ³)
From To		
0 20'		

Method of Construction		Well Use	
<input checked="" type="checkbox"/> Cable Tool	<input type="checkbox"/> Diamond	<input type="checkbox"/> Public	<input type="checkbox"/> Commercial
<input type="checkbox"/> Rotary (Conventional)	<input type="checkbox"/> Jetting	<input checked="" type="checkbox"/> Domestic	<input type="checkbox"/> Municipal
<input type="checkbox"/> Rotary (Reverse)	<input type="checkbox"/> Driving	<input type="checkbox"/> Livestock	<input type="checkbox"/> Test Hole
<input type="checkbox"/> Boring	<input type="checkbox"/> Digging	<input type="checkbox"/> Irrigation	<input type="checkbox"/> Cooling & Air Conditioning
<input type="checkbox"/> Air percussion		<input type="checkbox"/> Industrial	
<input type="checkbox"/> Other, specify		<input type="checkbox"/> Other, specify	

Construction Record - Casing			Status of Well	
Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft)	
			From To	
6 1/4	STEEL	18BW	0 37'	<input checked="" type="checkbox"/> Water Supply
				<input type="checkbox"/> Replacement Well
				<input type="checkbox"/> Test Hole
				<input type="checkbox"/> Recharge Well
				<input type="checkbox"/> Dewatering Well
				<input type="checkbox"/> Observation and/or Monitoring Hole
				<input type="checkbox"/> Alteration (Construction)
				<input type="checkbox"/> Abandoned, Insufficient Supply
				<input type="checkbox"/> Abandoned, Poor Water Quality
				<input type="checkbox"/> Abandoned, other, specify
				<input type="checkbox"/> Other, specify

Construction Record - Screen		
Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.

Water Details		Hole Diameter	
Water found at Depth (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify	Depth (m/ft)	Diameter (cm/in)
		From To	
37-40'		0 40	6 1/4

Well Contractor and Well Technician Information			
Business Name of Well Contractor: BURGESS WELL DRILLING		Well Contractor's Licence No.: 114515	
Business Address (Street Number/Name): 467 Emily Park Rd		Municipality: Orillia	
Province: ONT.	Postal Code: K0L2A0	Business E-mail Address: _____	
Bus. Telephone No. (Inc. area code): 705 799 5871		Name of Well Technician (Last Name, First Name): Wm. S. Burgess	
Well Technician's Licence No.: 836		Signature of Technician and/or Contractor: _____	
		Date Submitted: 2017 07 14	

Results of Well Yield Test					
After test of well yield, water was:		Draw Down		Recovery	
<input checked="" type="checkbox"/> Clear and sand free		Time (min)	Water Level (m/ft)	Time (min)	Water Level (m/ft)
<input type="checkbox"/> Other, specify		Static Level			
If pumping discontinued, give reason:					
Pump intake set at (m/ft)		1		1	
Pumping rate (l/min / GPM)		2		2	
Duration of pumping		3		3	
1 hrs + 0 min		4		4	
Final water level end of pumping (m/ft)		5		5	
if flowing give rate (l/min / GPM)		10		10	
Recommended pump depth (m/ft)		15		15	
Recommended pump rate (l/min / GPM)		20		20	
Well production (l/min / GPM)		25		25	
Disinfected?		30		30	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		40		40	
		50		50	
		60		60	

Map of Well Location
Please provide a map below following instructions on the back.

Comments:

Well owner's information package delivered:	Date Package Delivered:	Ministry Use Only
<input checked="" type="checkbox"/> Yes	2017 07 14	ADDENDUM: 2243443
<input type="checkbox"/> No	Date Work Completed: 2017 07 06	

Measurements recorded in: ☐ Metric ☐ Imperial

Well Owner's Information

First Name: FRED Last Name / Organization: CIPRO E-mail Address: _____
Mailing Address (Street Number/Name): 100 Adelaide St. W. Municipality: TORONTO Province: ONT. Postal Code: M5H Telephone No. (inc. area code): _____
☐ Well Constructed by Well Owner

Well Location

Address of Well Location (Street Number/Name): COUNTY RD 38 Township: Downsview Lot: 11 Concession: 1
County/District/Municipality: PETERBOROUGH City/Town/Village: WATERLOO Province: Ontario Postal Code: _____
UTM Coordinates: Zone 17 Easting 728598 Northing 4923037 Municipal Plan and Sublot Number: _____ Other: _____

Overburden and Bedrock Materials/Abandonment Sealing Record (See instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft)
				From To
BROWN	TOPSOIL			0 2
BROWN	CLAY STONE			2 17
GRAY	CLAY, SANDY			17 30
GRAY	SHALE			30 35
GRAY	LIMESTONE			35 40

Annular Space		
Depth Set at (m/ft)	Type of Sealant Used (Material and Type)	Volume Placed (m ³ /ft ³)
From To		
0 20	quick grant 3/8 hole plug.	

Method of Construction		Well Use	
<input checked="" type="checkbox"/> Cable Tool	<input type="checkbox"/> Diamond	<input type="checkbox"/> Public	<input type="checkbox"/> Commercial
<input type="checkbox"/> Rotary (Conventional)	<input type="checkbox"/> Jetting	<input checked="" type="checkbox"/> Domestic	<input type="checkbox"/> Municipal
<input type="checkbox"/> Rotary (Reverse)	<input type="checkbox"/> Driving	<input type="checkbox"/> Livestock	<input type="checkbox"/> Test Hole
<input type="checkbox"/> Boring	<input type="checkbox"/> Digging	<input type="checkbox"/> Irrigation	<input type="checkbox"/> Cooling & Air Conditioning
<input type="checkbox"/> Air percussion		<input type="checkbox"/> Industrial	
<input type="checkbox"/> Other, specify _____		<input type="checkbox"/> Other, specify _____	

Construction Record - Casing			Depth (m/ft)		Remarks
Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	From	To	
6 1/4	STEEL	188W	0	35'	

Construction Record - Screen			Depth (m/ft)		Remarks
Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	From	To	

Water Details		Photo Diameter	
Water found at Depth (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify _____	Depth (m/ft)	Diameter (cm/in)
35-40 m/ft		0 40	6 1/4

Well Contractor and Well Technician Information

Business Name of Well Contractor: BURGESS WELL DRILLING Well Contractor's Licence No.: 1455
Business Address (Street Number/Name): 467 Emery Park Rd. Municipality: Omenece
Province: ONT. Postal Code: K0K 2A0 Business E-mail Address: _____
Bus. Telephone No. (inc. area code): 705 799 5871 Name of Well Technician (Last Name, First Name): Wm. S. Burgess
Well Technician's Licence No.: 836 Signature of Technician and/or Contractor: _____ Date Submitted: 2017 07 17

Results of Well Yield Testing					
After test of well yield, water was:		Draw Down		Recovery	
<input checked="" type="checkbox"/> Clear and sand free <input type="checkbox"/> Other, specify		Time (min)	Water Level (m/ft)	Time (min)	Water Level (m/ft)
If pumping discontinued, give reason:		Static Level	8'-5"		
Pump intake set at (m/ft) 35 ft.		1	11-9.	1	14-2
Pumping rate (l/min / GPM) 56 l/min		2	12-9	2	13-4
Duration of pumping 1 hrs + 0 min		3	13-6	3	12-7
Final water level end of pumping (m/ft) 17-6		4	14	4	12-3
If flowing give rate (l/min / GPM)		5	14-3	5	11-9
Recommended pump depth (m/ft) 35 ft.		10	15-4	10	10-9
Recommended pump rate (l/min / GPM) 56 l/min		15	16	15	10-2
Well production (l/min / GPM) 86 l/min		20	16-5	20	9-9
Disinfected?		25	16-7	25	9-5
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		30	16-9	30	9-4
		40	17-2	40	9-1
		50	17-4	50	8-9
		60	17-6	60	8-8

Map of Well Location
Please provide a map below following instructions on the back.

Comments: _____

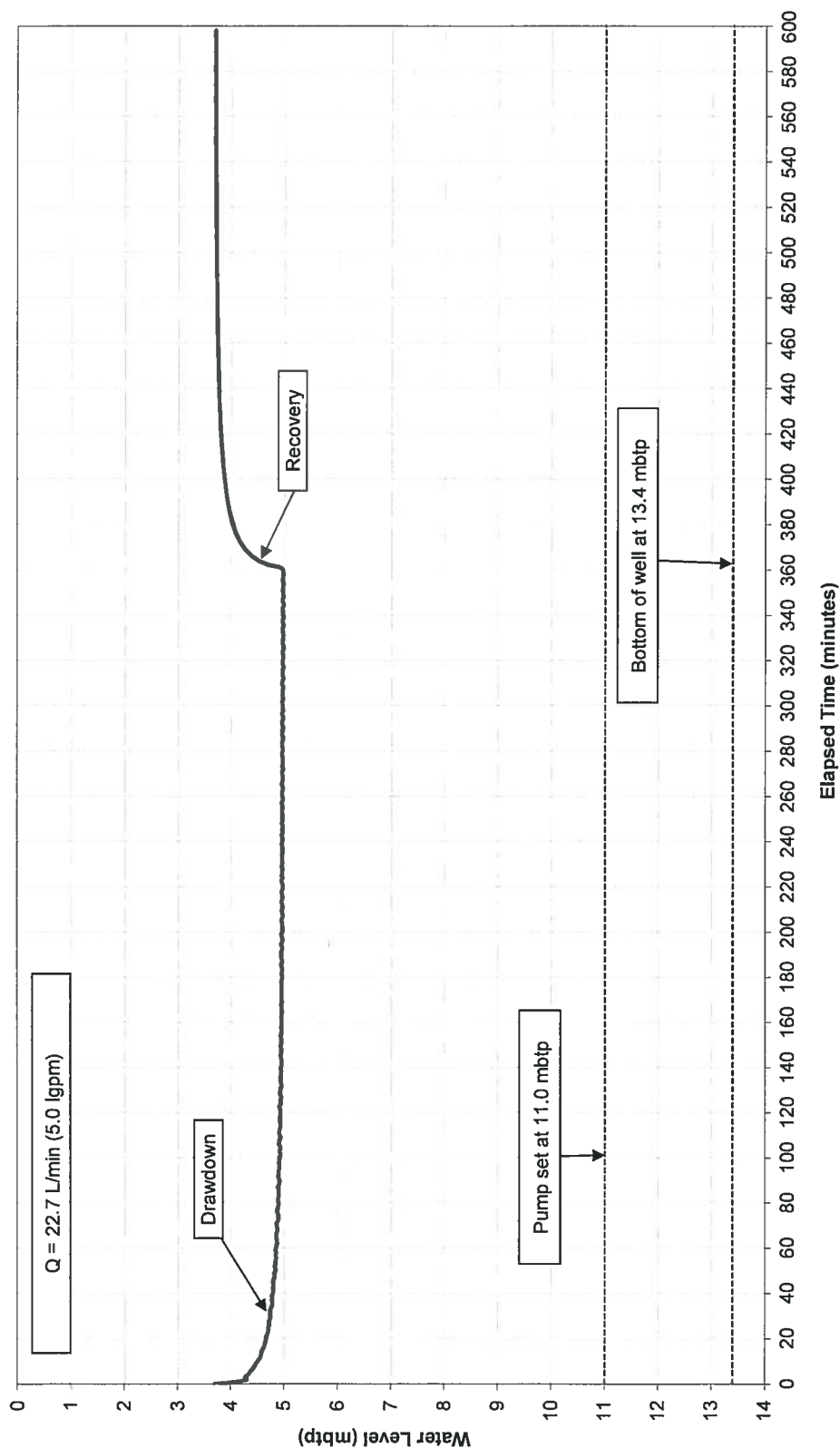
Well owner's information package delivered	Date Package Delivered	Ministry Use Only
<input type="checkbox"/> Yes <input type="checkbox"/> No	Y Y Y Y M M D D Date Work Completed	Add'l No. <u>2243445</u>
	Y Y Y Y M M D D	Recorded

Appendix B

Aquifer Performance Testing

GHD | Hydrogeological Assessment Report, County Road 38 & Clifford Road, Warsaw, Ontario | 11148465 (01)

PUMP HISTORY CURVE TW-1: July 25, 2017



PUMP HISTORY CURVE

Drilled Well TW-1
MOECC Well ID: A213277
Static Level = 3.70 mbtp (2.52 m)

Note: m = metres; mbtp = metres below top of pipe

DATE: August 2017

LOCATION: County Road 38, Warsaw

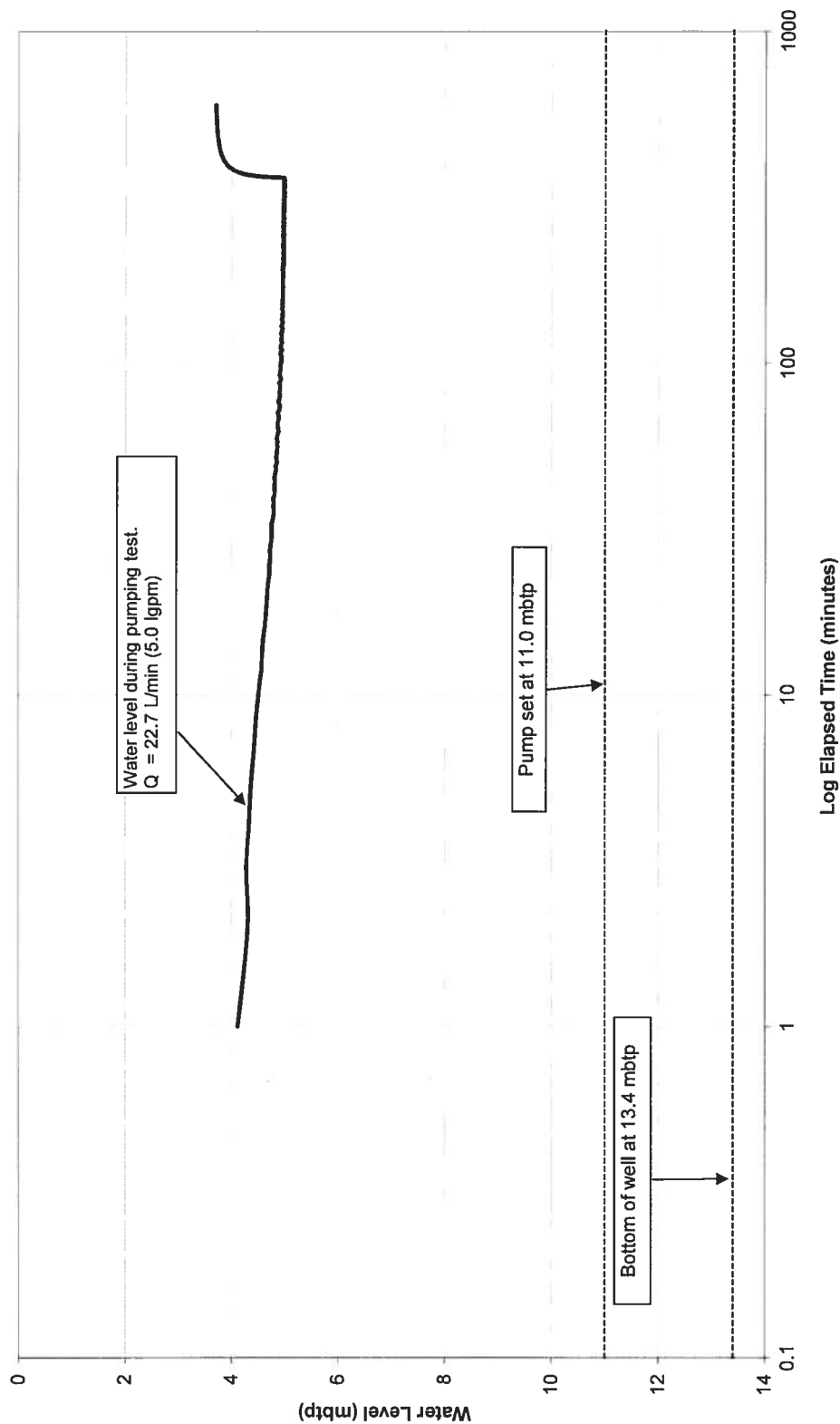
JOB NUMBER: 11148465-01

DRAWING NUMBER: B-1



347 PIDO ROAD, UNIT 29
PETERBOROUGH, ON K9J 6X7
(705) 749-3317 FAX: (705) 749-9248 www.ghd.com

CONSTANT RATE TEST: WATER LEVEL vs. LOG ELAPSED TIME
TW-1: July 25, 2017



CONSTANT RATE

Drilled Well TW-1
 MOECC Well ID: A213277
 Static Level = 3.70 mbtp (2.52 m)

Note: m = metres; mbtp = metres below top of pipe

DATE: August 2017

LOCATION: County Road 38, Warsaw

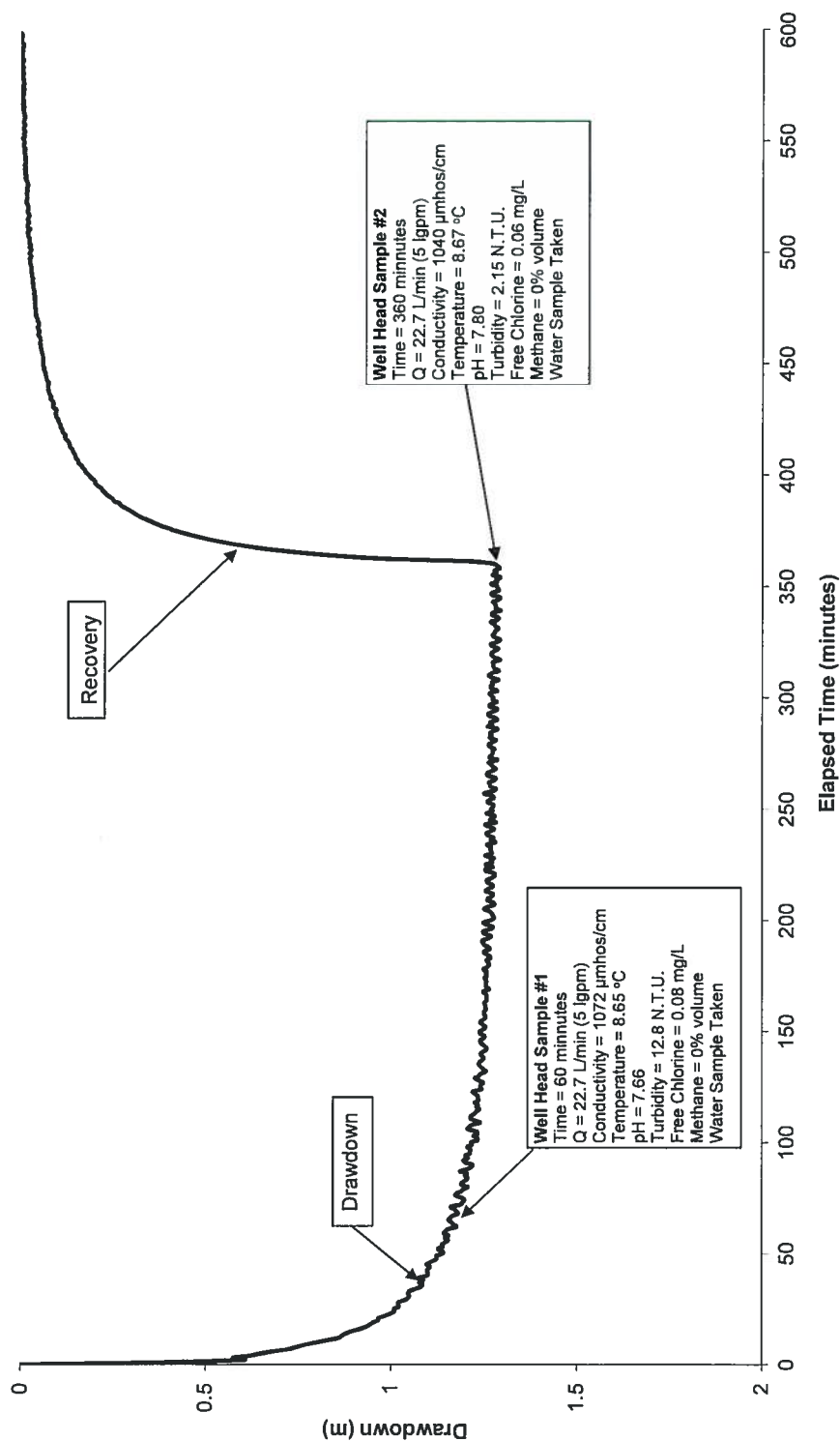
JOB NUMBER: 11148465-01


DRAWING NUMBER: B-2



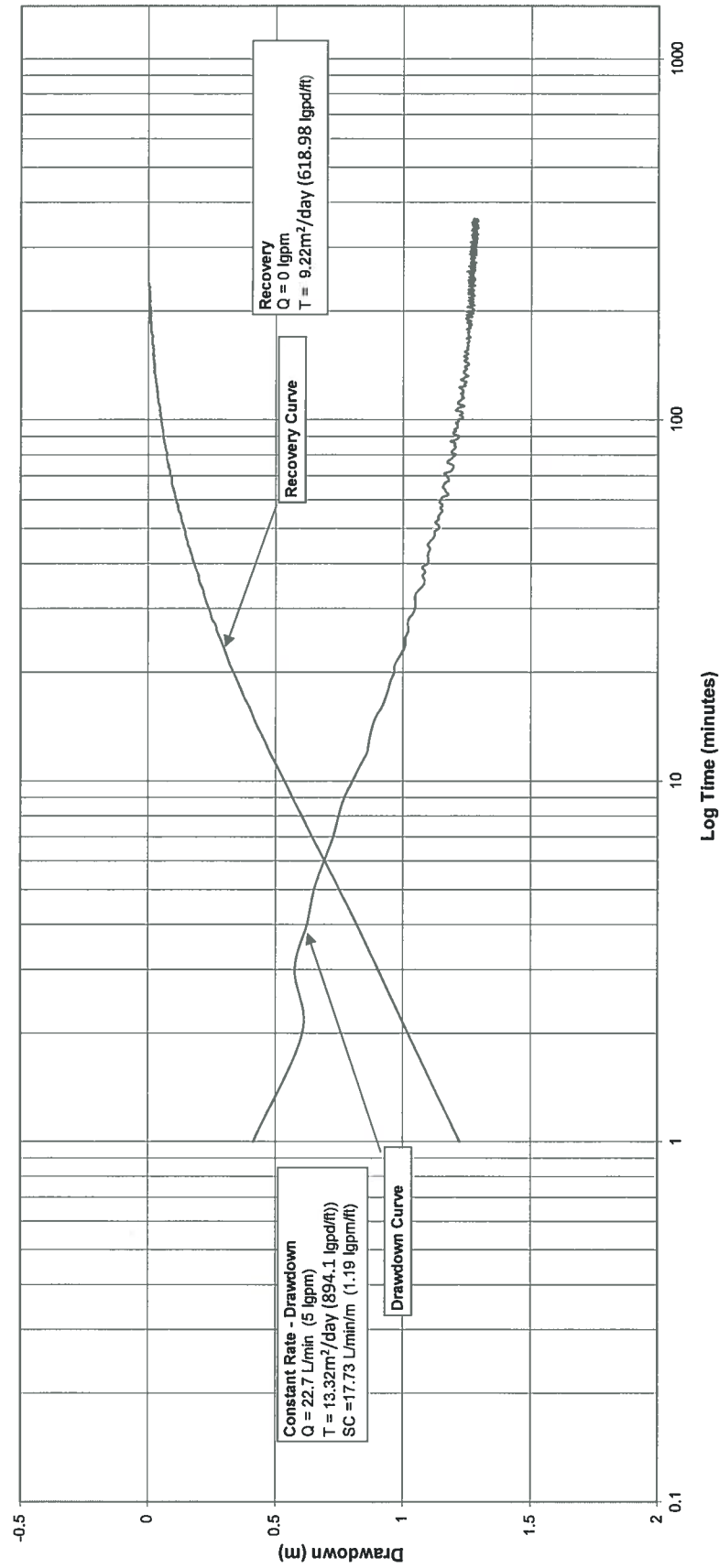
347 PIDO ROAD, UNIT 29
 PETERBOROUGH, ON K9J 6X7
 (705) 749-3317 FAX: (705) 749-9248 www.ghd.com

CONSTANT RATE DRAWDOWN, RECOVERY AND TESTING DETAILS TW-1: July 25, 2017



CONSTANT RATE Drilled Well TW-1 MOECC Well ID: A213277 Static Level = 3.70 mbtp (2.52 m)	DATE: August 2017	 347 PIDO ROAD, UNIT 29 PETERBOROUGH, ON K9J 6X7 (705) 749-3317 FAX: (705) 749-9248 www.ghd.com
	LOCATION: County Road 38, Warsaw	
	JOB NUMBER: 11148465-01	
	DRAWING NUMBER: B-3	

Constant Rate Test: Drawdown and Recovery Curves vs Log Time
TW-1: July 25, 2017



TRANSMISSIVITY CURVE

Drilled Well TW-1
 MOECC Well ID: A213277
 Static Level = 3.70 mbtp (2.52 m)

LOG TIME VERSUS DRAWDOWN

$Q = \text{Pumping Rate}$
 $T = \text{Transmissivity}$
 $SC = \text{Specific Capacity}$

DATE: August 2017

LOCATION: County Road 38, Warsaw

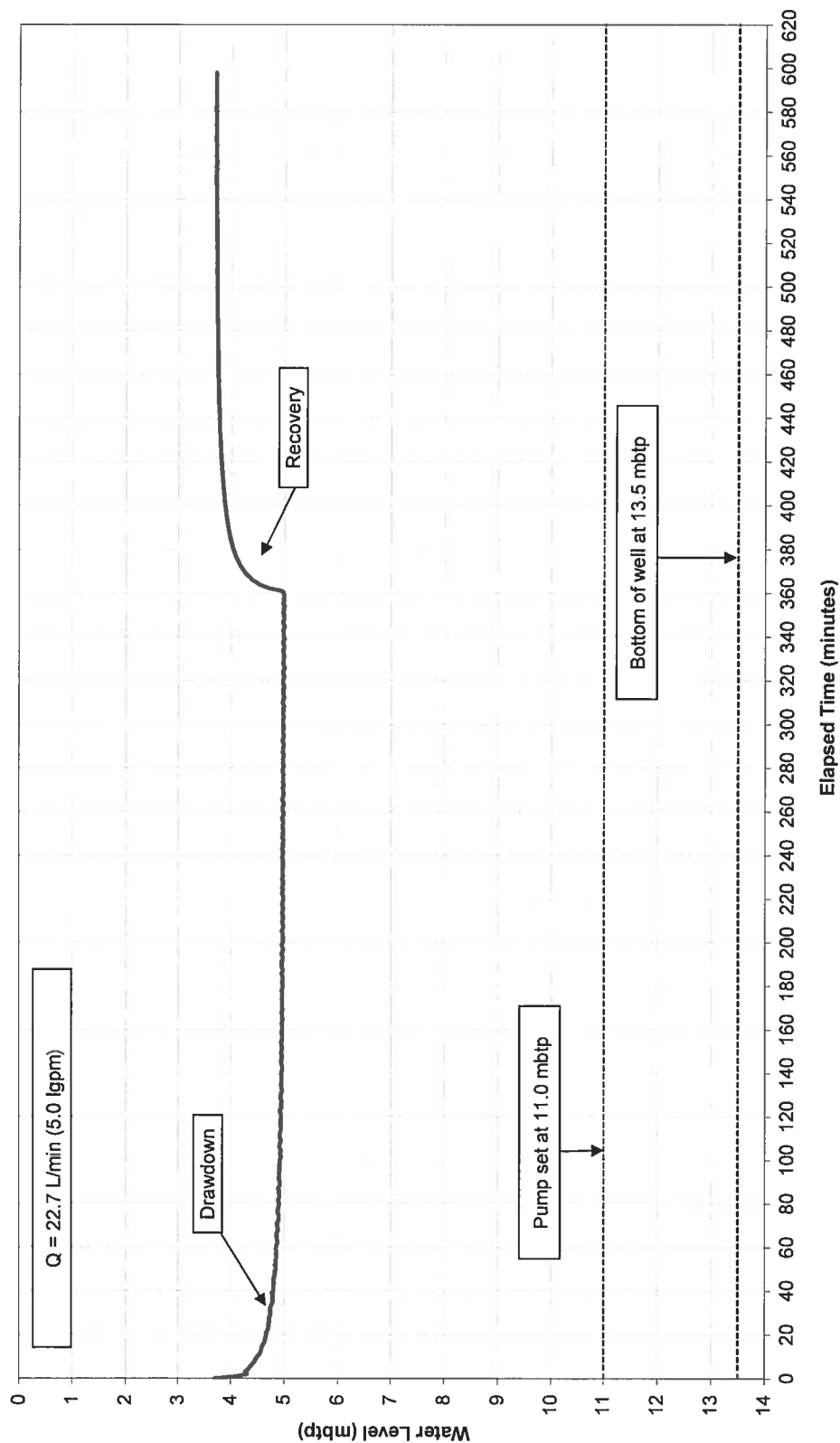
JOB NUMBER: 11148465-01

DRAWING NUMBER: B-4



347 PIDO ROAD, UNIT 29
 PETERBOROUGH, ON K9J 6X7
 (705) 749-3317 FAX: (705) 749-9248 www.ghd.com

PUMP HISTORY CURVE **TW-2: July 26, 2017**



347 PIDO ROAD, UNIT 29
 PETERBOROUGH, ON K9J 6X7
 (705) 749-3317 FAX: (705) 749-9248 www.ghd.com

DATE: August 2017

LOCATION: County Road 38, Warsaw

JOB NUMBER: 11148465-01

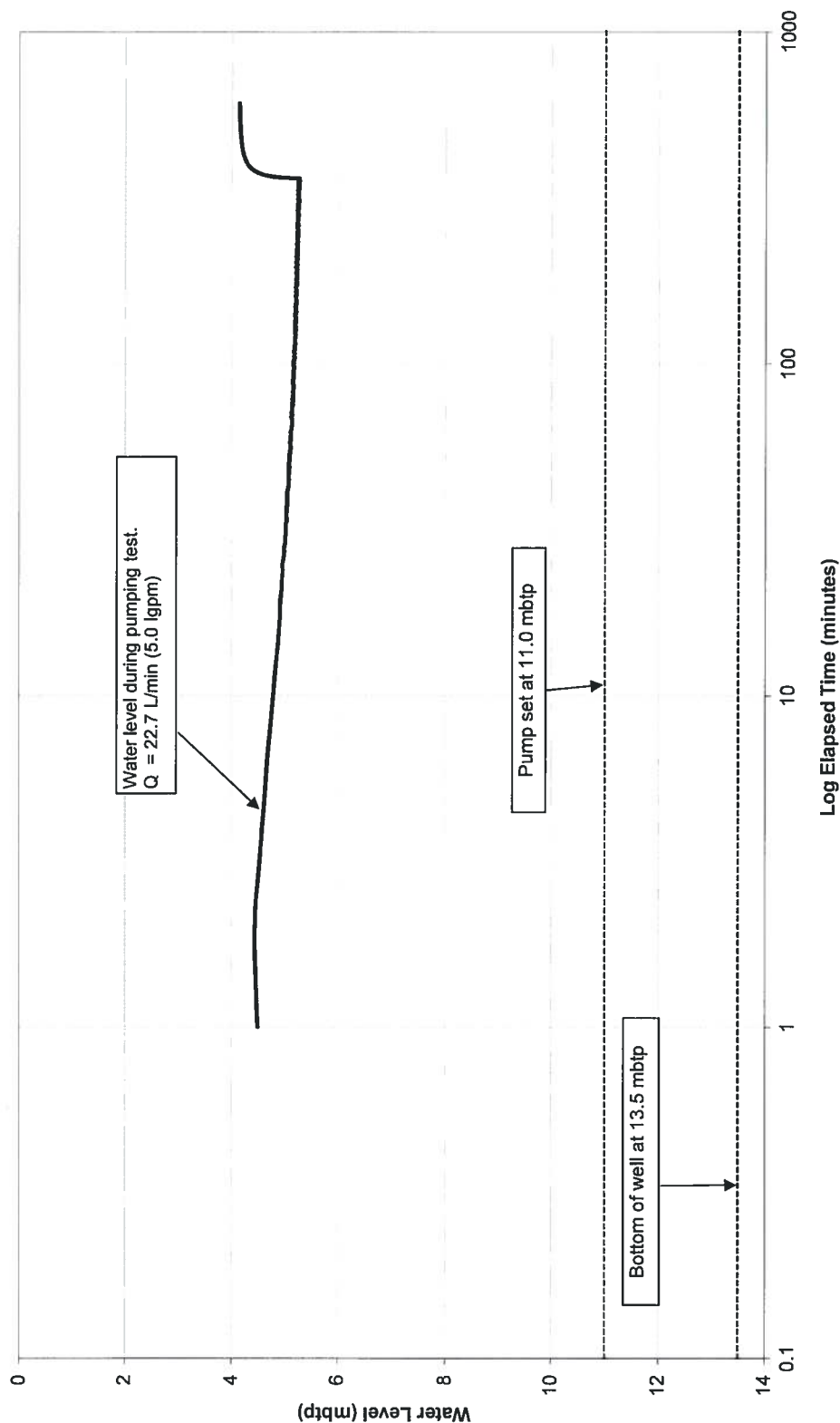
DRAWING NUMBER: B-5

PUMP HISTORY CURVE

Drilled Well TW-2
 MOECC Well ID: A213278
 Static Level = 4.07 mbtp (2.84 m)

Note: m = metres, mbtp = metres below top of pipe

CONSTANT RATE TEST: WATER LEVEL vs. LOG ELAPSED TIME
TW-2: July 26, 2017



CONSTANT RATE

Drilled Well TW-2
MOEC Well ID: A213278
Static Level = 4.07 mbtp (2.84 m)

Note: m = metres; mbtp = metres below top of pipe

DATE: August 2017

LOCATION: County Road 38, Warsaw

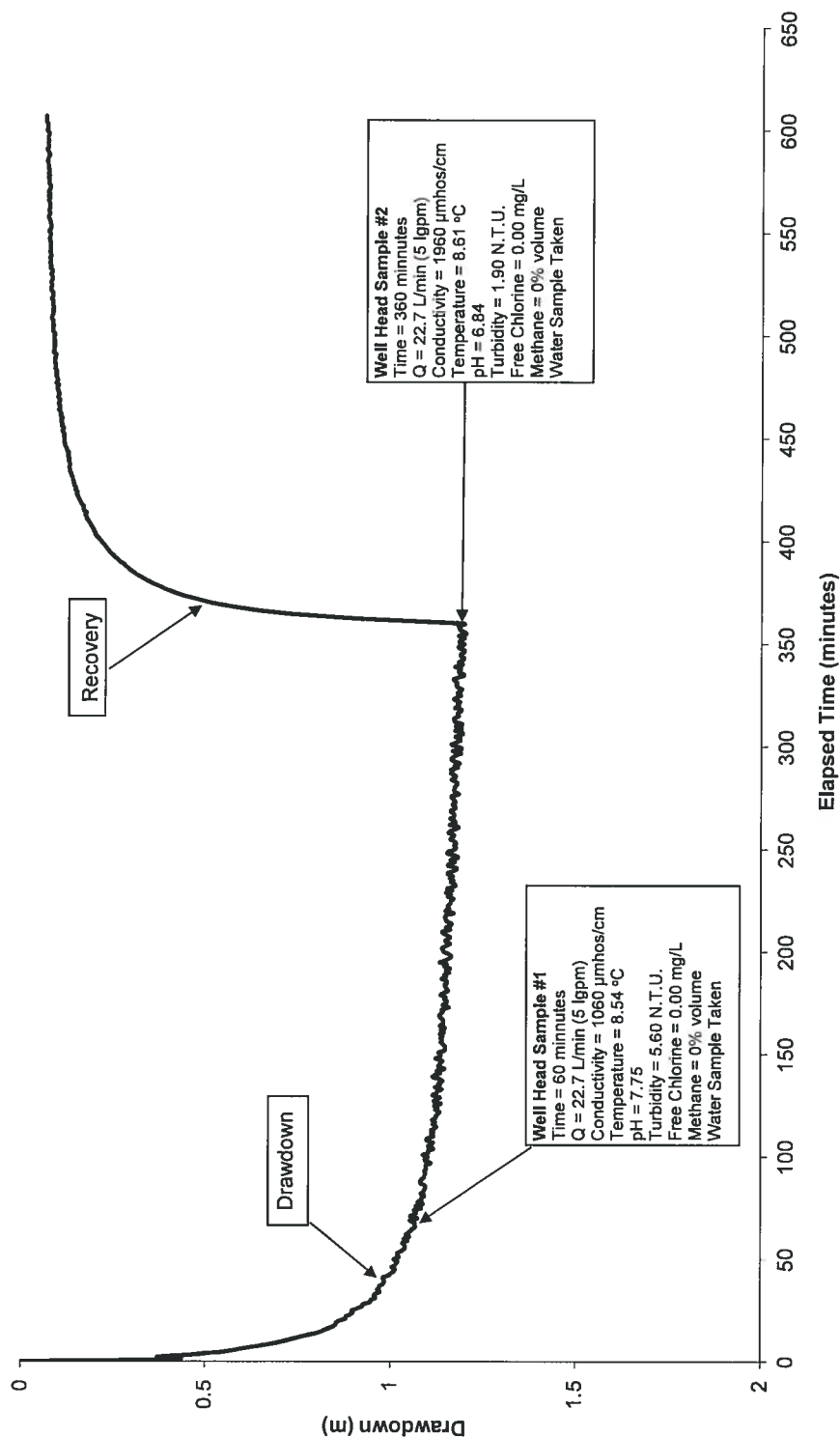
JOB NUMBER: 11148465-01


DRAWING NUMBER: B-6



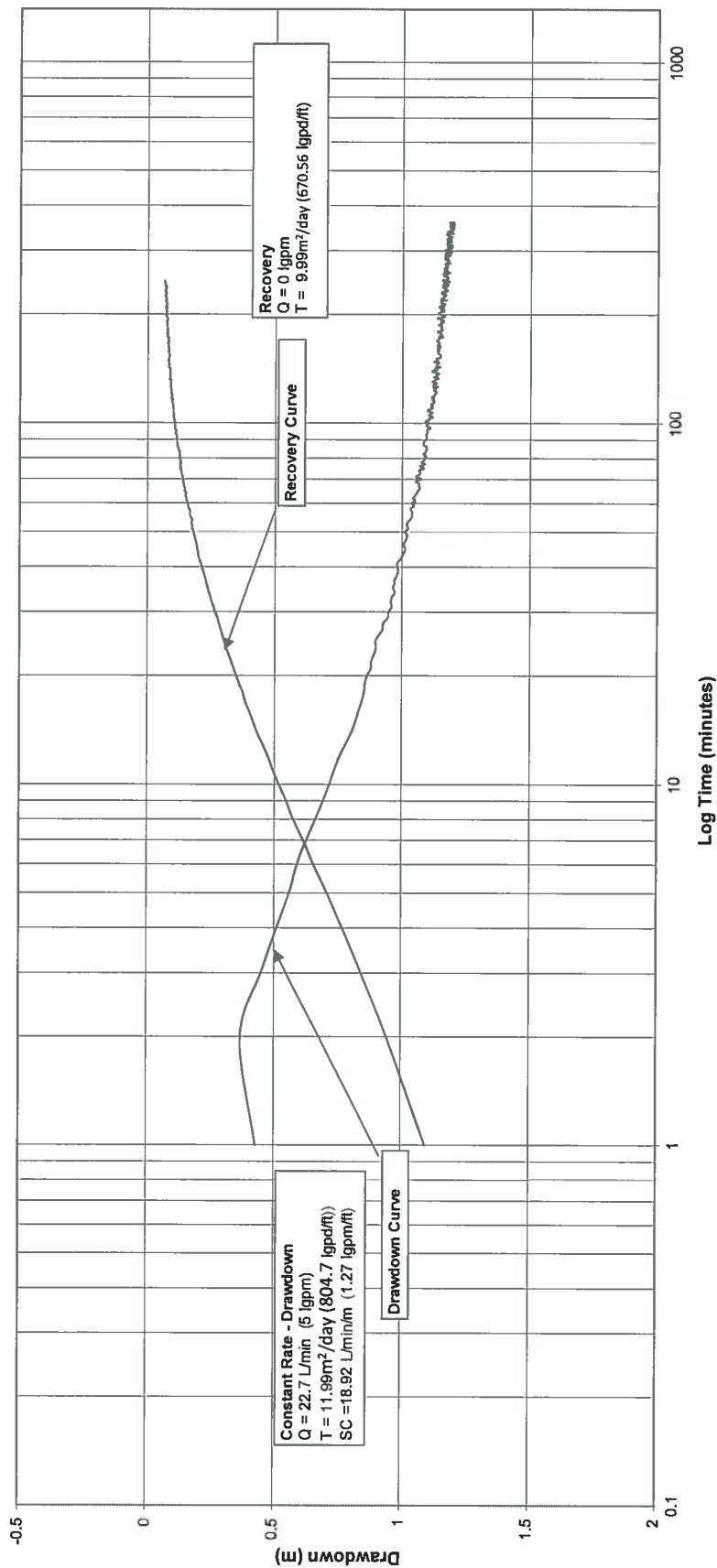
347 PIDO ROAD, UNIT 29
PETERBOROUGH, ON K9J 6X7
(705) 740-3317 FAX: (705) 749-9248 www.ghd.com

CONSTANT RATE DRAWDOWN, RECOVERY AND TESTING DETAILS TW-2: July 26, 2017



<div>CONSTANT RATE</div> <div>Drilled Well TW-2</div> <div>MOECC Well ID: A213278</div> <div>Static Level = 4.07 mbtp (2.84 m)</div>	DATE: August 2017	<div></div> <div>347 PIDO ROAD, UNIT 29</div> <div>PETERBOROUGH, ON K9J 6X7</div> <div>(705) 749-3317 FAX: (705) 749-9248 www.chd.com</div>
	LOCATION: County Road 38, Warsaw	
	JOB NUMBER: 11148465-01	
	DRAWING NUMBER: B-7	

Constant Rate Test: Drawdown and Recovery Curves vs Log Time
TW-2: July 26, 2017



TRANSMISSIVITY CURVE

Drilled Well TW-2
 MOECC Well ID: A213278
 Static Level = 4.07 mbtp (2.84 m)

LOG TIME VERSUS DRAWDOWN

Q = Pumping Rate
 T = Transmissivity
 SC = Specific Capacity

DATE: August 2017

LOCATION: County Road 38, Warsaw

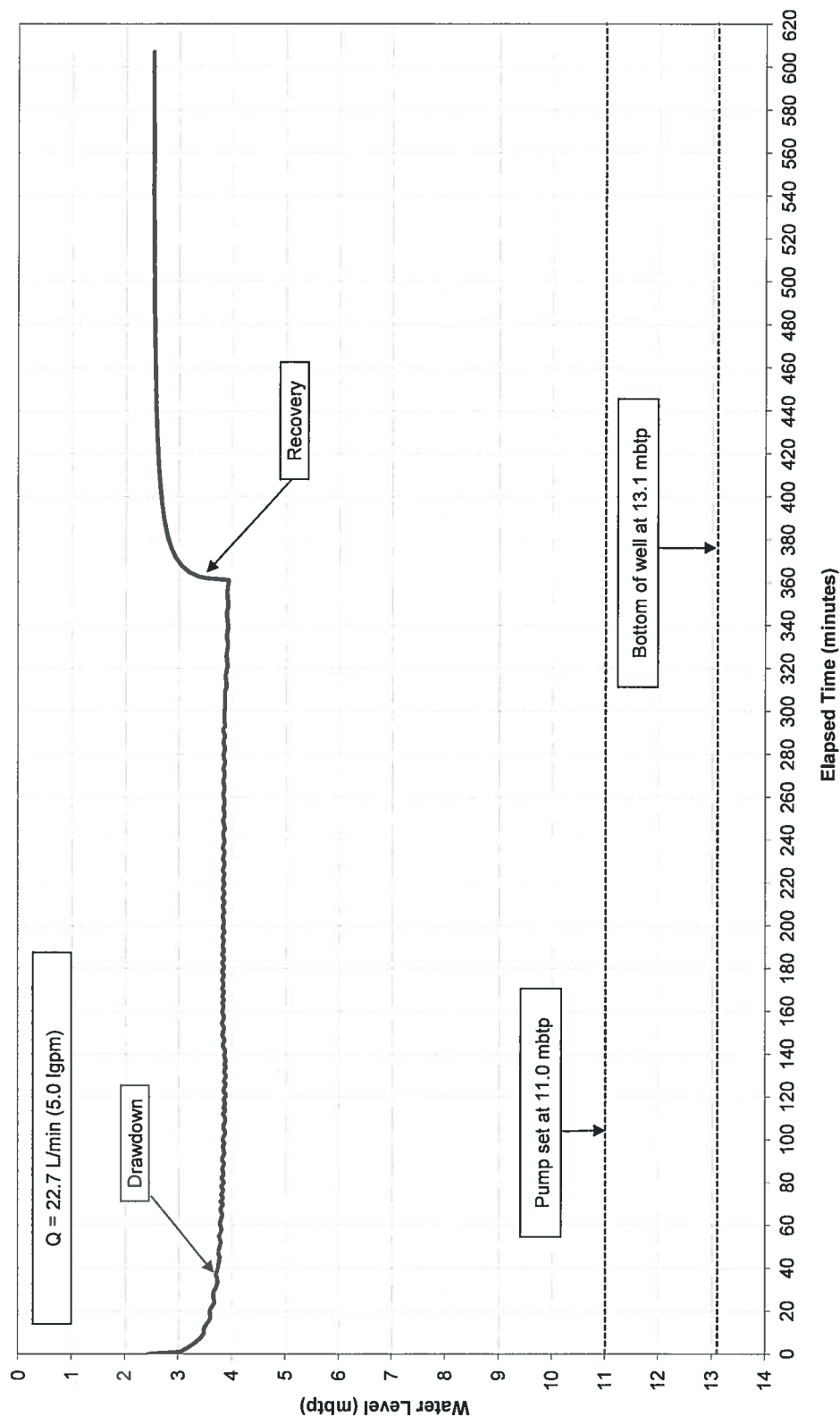
JOB NUMBER: 11148465-01

DRAWING NUMBER: B-8



347 PIDO ROAD, UNIT 29
 PETERBOROUGH, ON K9J 6X7
 (705) 749-3317 FAX (705) 749-0248 www.ghd.com

PUMP HISTORY CURVE TW-3: July 27, 2017



PUMP HISTORY CURVE

Drilled Well TW-3
MOECC Well ID: A213275
Static Level = 2.44 mbtp (1.56 m)

Note: m = metres; mbtp = metres below top of pipe

DATE: August 2017

LOCATION: County Road 38, Warsaw

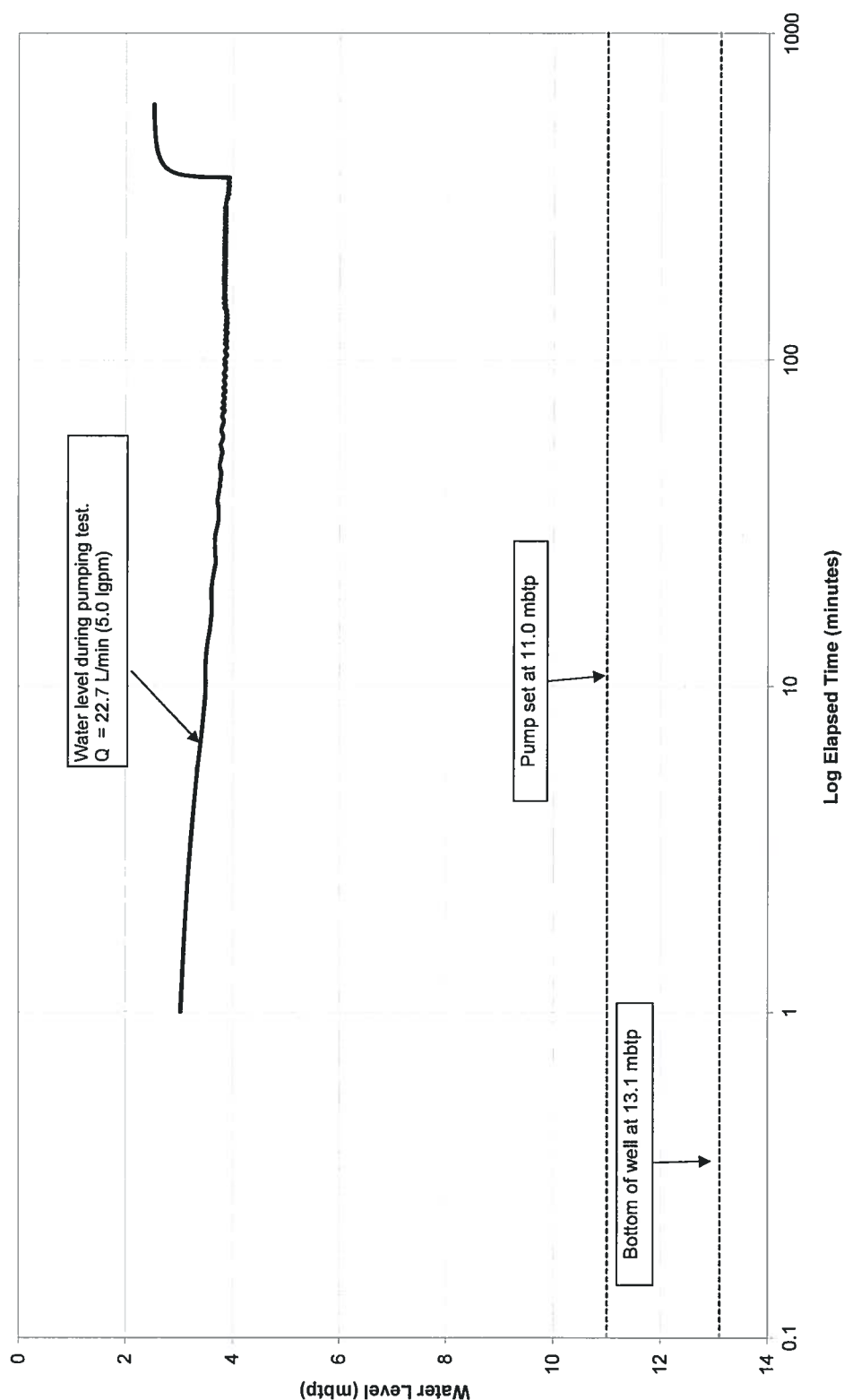
JOB NUMBER: 11148465-01

DRAWING NUMBER: B-9



347 PIDO ROAD, UNIT 29
PETERBOROUGH, ON K9J 6X7
(705) 749-3317 FAX: (705) 749-9248 www.ghd.com

CONSTANT RATE TEST: WATER LEVEL vs. LOG ELAPSED TIME TW-3: July 27, 2017



CONSTANT RATE

Drilled Well TW-3
MOECC Well ID: A213275
Static Level = 2.44 mbtp (2.56 m)

Note: m = metres; mbtp = metres below top of pipe

DATE: August 2017

LOCATION: County Road 38, Warsaw

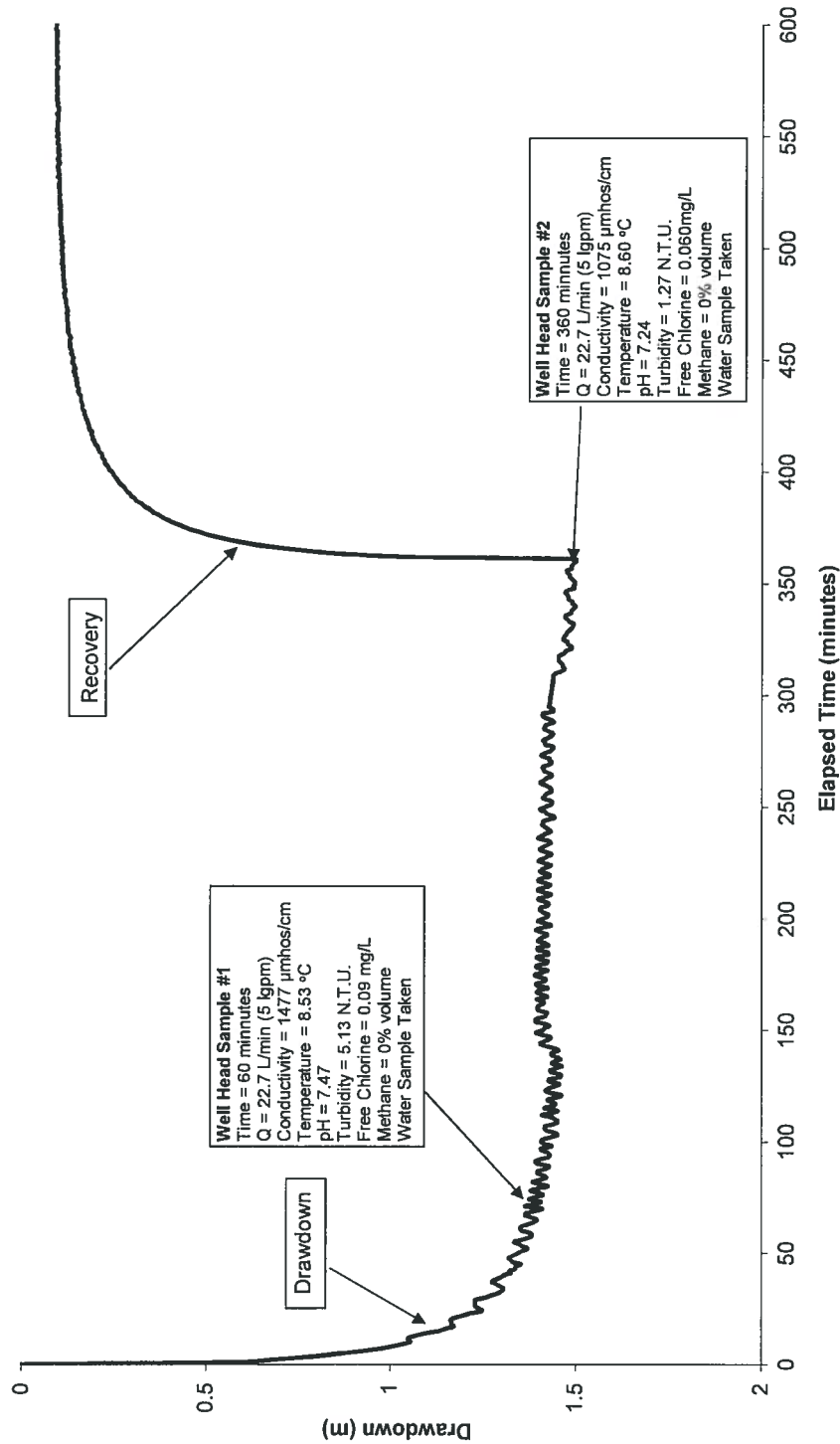
JOB NUMBER: 11148465-01

DRAWING NUMBER: B-10



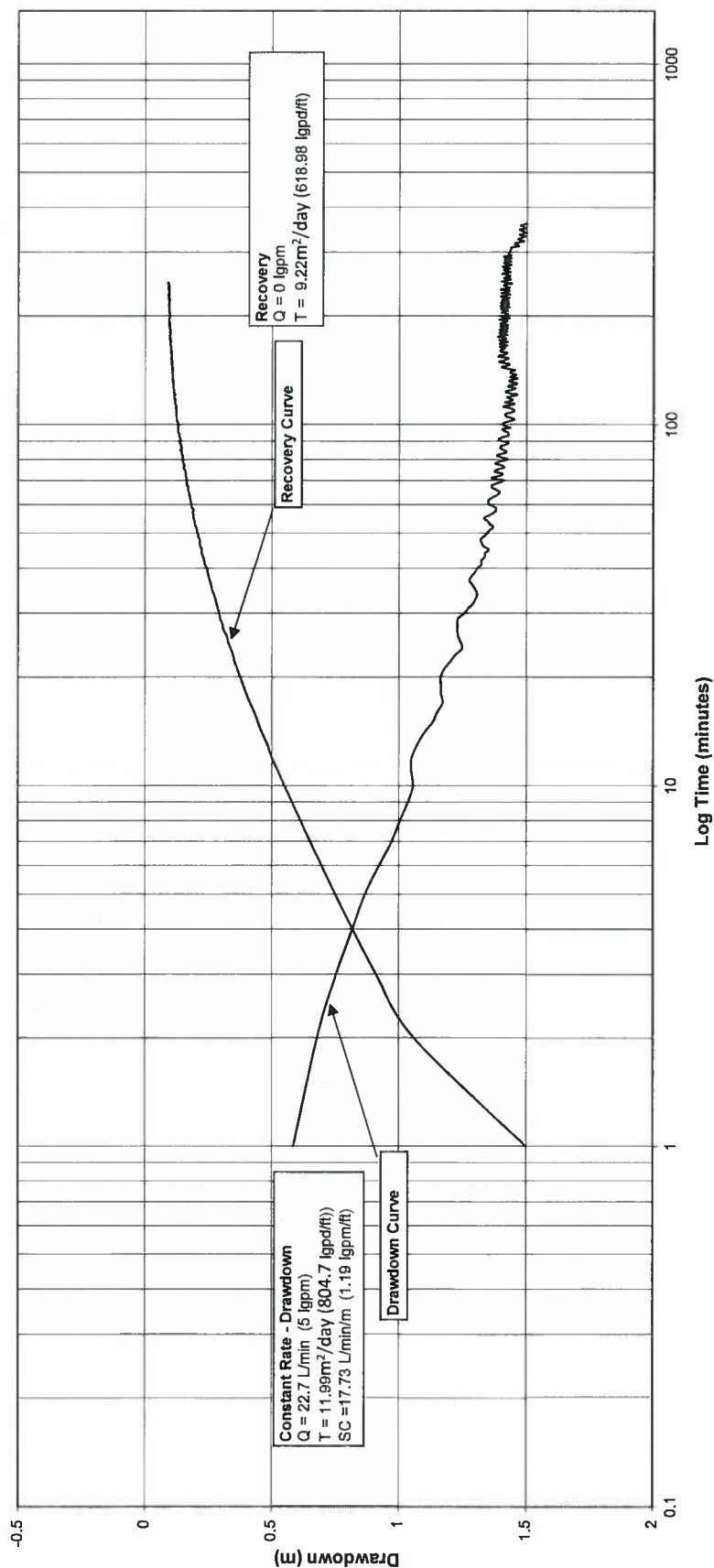
347 PIDO ROAD, UNIT 29
PETERBOROUGH, ON K9J 6X7
(705) 749-3317 FAX: (705) 749-9248 www.chd.com

CONSTANT RATE DRAWDOWN, RECOVERY AND TESTING DETAILS TW-3: July 27, 2017



<p>CONSTANT RATE</p> <p>Drilled Well TW-3 MOECC Well ID: A213275 Static Level = 2.44 mbtp (1.56 m)</p>		<p>DATE: August 2017</p>		<p>GHD</p> <p>347 PIDO ROAD, UNIT 29 PETERBOROUGH, ON K9J 6X7 (705) 749-3317 FAX: (705) 749-9238 www.ghd.com</p>	
		<p>LOCATION: County Road 38, Warsaw</p>			
		<p>JOB NUMBER: 11148465-01</p>			
		<p>DRAWING NUMBER: B-11</p>			

Constant Rate Test: Drawdown and Recovery Curves vs Log Time
TW-3: July 27, 2017



TRANSMISSIVITY CURVE

Drilled Well TW-3
 MOECC Well ID: A213275
 Static Level = 2.44 mbtp (1.56 m)

LOG TIME VERSUS DRAWDOWN

Q = Pumping Rate
 T = Transmissivity
 SC = Specific Capacity

DATE: August 2017

LOCATION: County Road 38, Warsaw

JOB NUMBER: 11148465-01

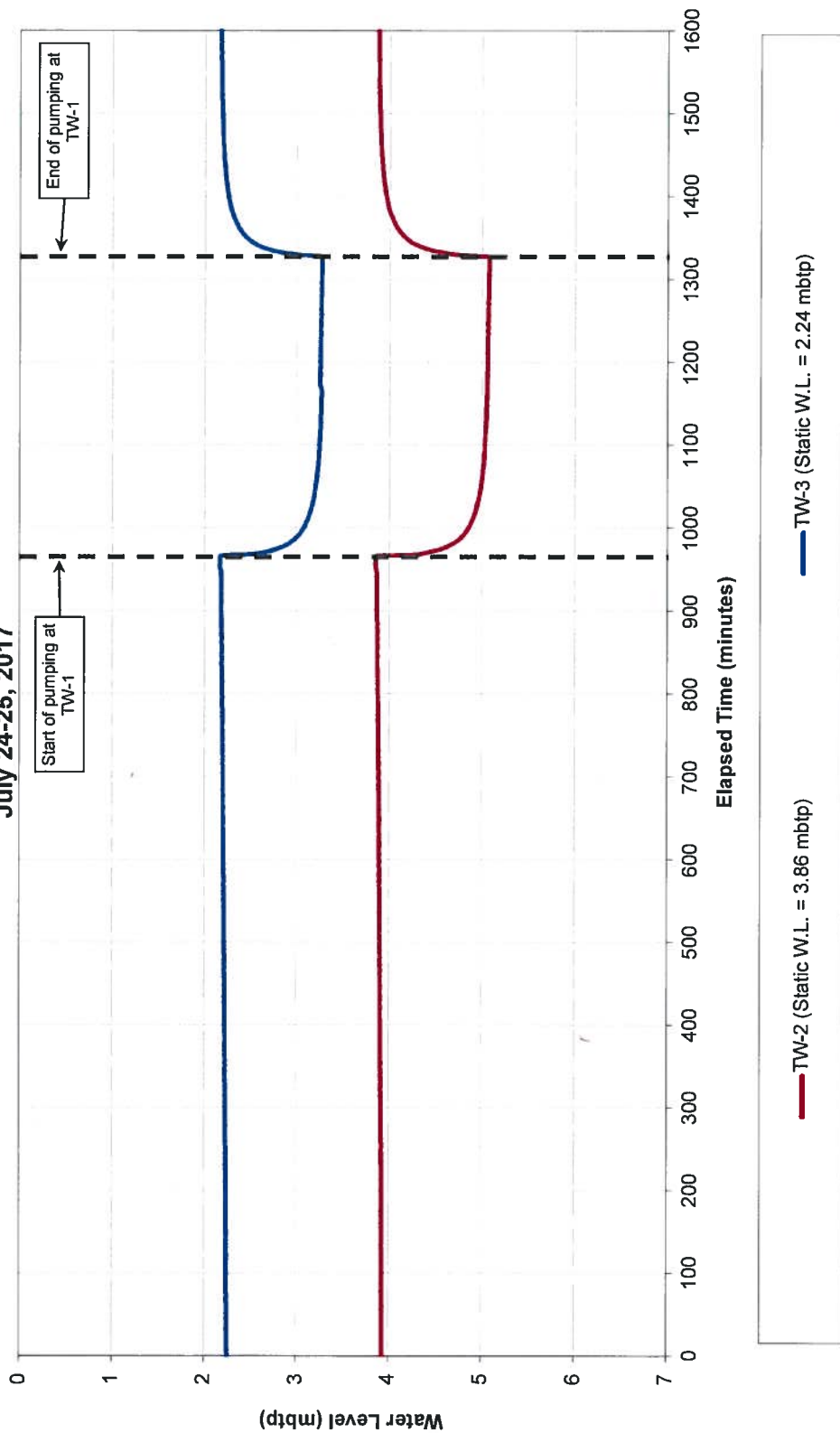
DRAWING NUMBER: B-12



347 PIDO ROAD, UNIT 29
 PETERBOROUGH, ON K9J 6X7
 (705) 749-3317 FAX: (705) 749-9248 www.ghd.com

OBSERVATION WELL CURVES

Pumping at TW-1
Water Level vs. Time
July 24-25, 2017



OBSERVATION WELL CURVES

Note: 0 minutes relates to a daytime of 5:00 PM July 24, 2017.
mbtp = metres below top of pipe. W.L. = water level

DATE: August 2017

LOCATION: County Road 38, Warsaw

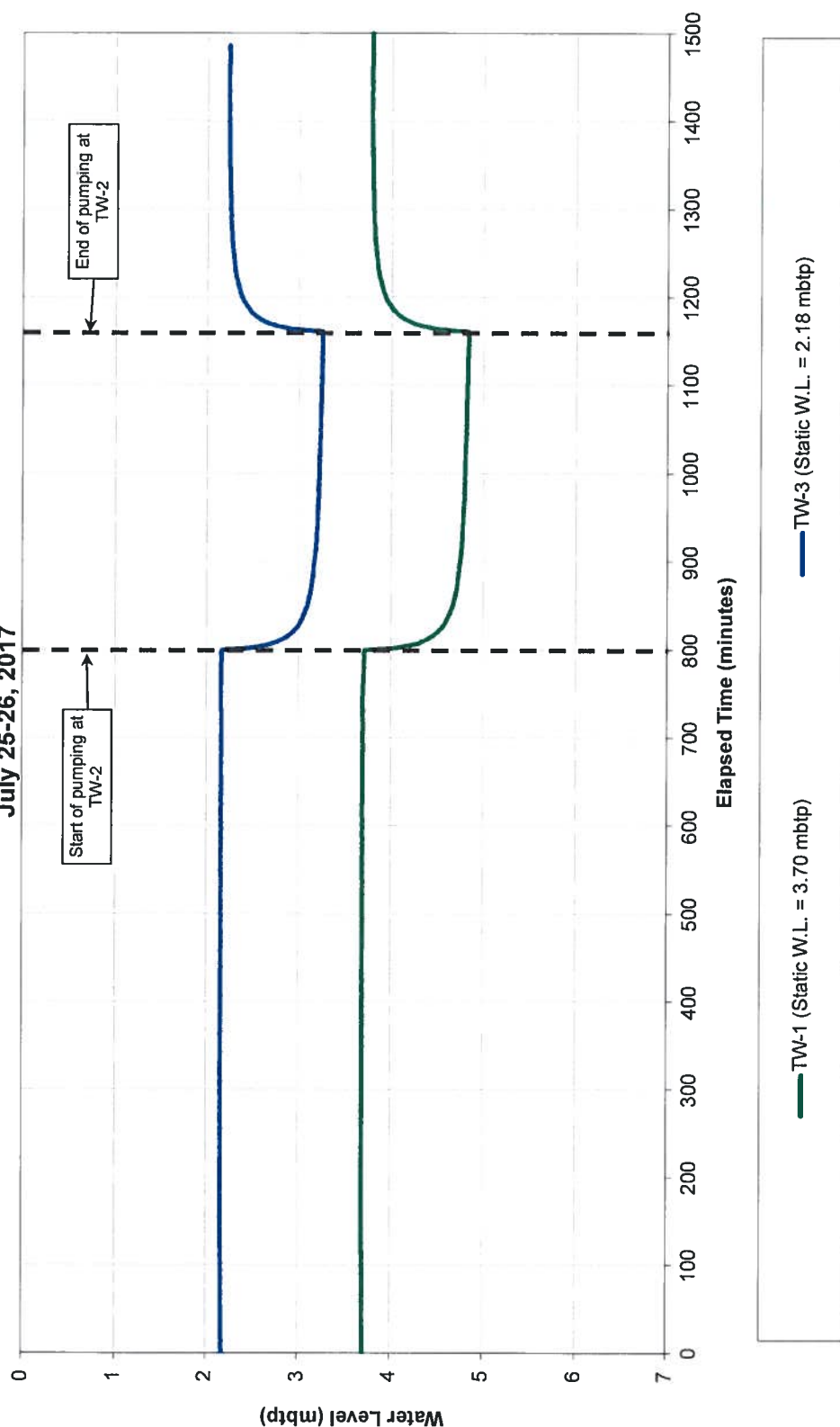
JOB NUMBER: 11148465-01

DRAWING NUMBER: B-13



347 PIDO ROAD, UNIT 29
PETERBOROUGH, ON K9J 6X7
(705) 749-3317 FAX: (705) 749-9248

OBSERVATION WELL CURVES Pumping at TW-2 Water Level vs. Time July 25-26, 2017



OBSERVATION WELL CURVES

Note: 0 minutes relates to a daytime of 7:00 PM July 25, 2017.
mbtp = metres below top of pipe. W.L. = water level

DATE: August 2017

LOCATION: County Road 38, Warsaw

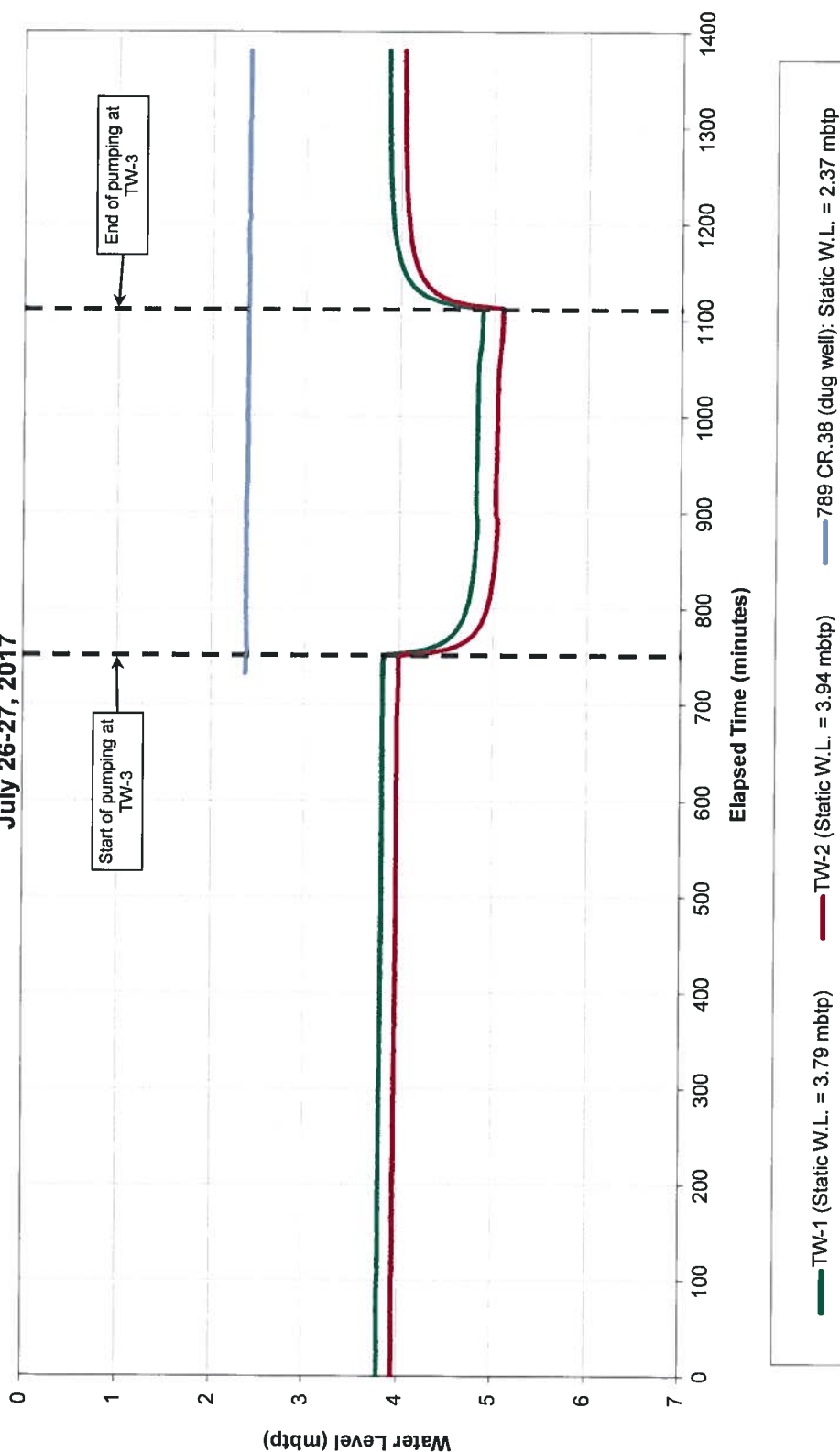
JOB NUMBER: 11148465-01

DRAWING NUMBER: B-14



347 PIDO ROAD, UNIT 29
PETERBOROUGH, ON K9J 6X7
(705) 749-3317 FAX: (705) 749-9248

OBSERVATION WELL CURVES Pumping at TW-3 Water Level vs. Time July 26-27, 2017



OBSERVATION WELL CURVES

Note: 0 minutes relates to a daytime of 8:00 PM July 26, 2017.
mbtp = metres below top of pipe. W.L. = water level

DATE: August 2017

LOCATION: County Road 38, Warsaw

JOB NUMBER: 11148465-01

DRAWING NUMBER: B-15



347 PIDO ROAD, UNIT 29
PETERBOROUGH, ON K9J 6X7
(705) 749-3317 FAX: (705) 749-9248

Appendix C

Certificate of Analysis

GHD | Hydrogeological Assessment Report, County Road 38 & Clifford Road, Warsaw, Ontario | 11148465 (01)



SGS Canada Inc.
P.O. Box 4300 - 185 Concession St.
Lakefield - Ontario - K0L 2H0
Phone: 705-652-2000 FAX: 705-652-6365

GHD

Attn : Kyle Geraldi

347 Pido Rd., Unit #29
Peterborough, ON
K9J 6Z8,

Phone: 705-749-3317
Fax: 705-749-9248

Project : 11148465-01 Fred Clifford/Warsaw

09-August-2017

Date Rec. : 25 July 2017
LR Report: CA14787-JUL17
Reference: 11148465-01 Fred Clifford/Warsaw
Copy: #1

CERTIFICATE OF ANALYSIS

Final Report

Analysis	1:		2:		3:		4:		5:		6:		7:		8:	
	Analysis Start Date	Analysis Time	Analysis Start Time	Analysis Completed Date	Analysis Completed Time	MAC	AO/OG	NR TW-1 Hour	NR TW-1 Hour	NR TW-1 Hour	NR TW-1 Hour	NR TW-1 Hour	NR TW-1 Hour	NR TW-1 Hour	NR TW-1 Hour	
Sample Date & Time																
Temperature Upon Receipt [°C]	---	---	---	---	---	---	---	25-Jul-17	25-Jul-17	25-Jul-17	25-Jul-17	25-Jul-17	25-Jul-17	25-Jul-17	25-Jul-17	
UV Transmittance [%]	26-Jul-17	13:37	27-Jul-17	10:56	10:56	---	---	18.0	18.0	18.0	18.0	18.0	18.0	18.0	18.0	
Alkalinity [mg/L as CaCO3]	26-Jul-17	08:46	28-Jul-17	13:46	13:46	---	30-500	181	95.8	181	95.8	181	95.8	173	173	
Colour [TCU]	26-Jul-17	13:07	27-Jul-17	11:23	11:23	---	5	< 3	< 3	< 3	< 3	< 3	< 3	< 3	< 3	
Conductivity [µS/cm]	26-Jul-17	08:46	28-Jul-17	13:45	13:45	---	---	813	---	813	---	---	907	907	907	
pH [no unit]	26-Jul-17	08:46	28-Jul-17	13:45	13:45	---	6.5-8.5	8.14	8.14	8.14	8.14	8.14	8.11	8.11	8.11	
Total Suspended Solids [mg/L]	26-Jul-17	10:01	27-Jul-17	15:38	15:38	---	---	< 2	< 2	< 2	< 2	< 2	< 2	< 2	< 2	
Turbidity [NTU]	25-Jul-17	19:29	26-Jul-17	10:26	10:26	1	5	2.48	1.96	2.48	1.96	2.48	1.96	1.96	1.96	
Organic Nitrogen [mg/L]	25-Jul-17	20:00	27-Jul-17	09:34	09:34	---	0.15	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	
Total Kjeldahl Nitrogen [mg/L]	26-Jul-17	08:26	27-Jul-17	09:32	09:32	---	---	0.05	0.09	0.05	0.09	0.05	0.09	0.09	0.09	
Ammonia+Ammonium (N) [mg/L]	25-Jul-17	20:00	26-Jul-17	11:19	11:19	---	---	0.05	0.06	0.05	0.06	0.05	0.06	0.06	0.06	
Total Organic Carbon [mg/L]	25-Jul-17	20:00	26-Jul-17	13:05	13:05	---	5	< 1	< 1	< 1	< 1	< 1	< 1	< 1	< 1	
Chloride [mg/L]	27-Jul-17	17:13	28-Jul-17	15:39	15:39	---	250	140	180	140	180	140	180	180	180	
Fluoride [mg/L]	26-Jul-17	10:36	27-Jul-17	09:17	09:17	1.5	---	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	
Nitrite (as N) [mg/L]	25-Jul-17	23:56	27-Jul-17	14:42	14:42	1	---	0.004	0.004	0.004	0.004	0.004	0.004	0.004	0.004	
Nitrate (as N) [mg/L]	25-Jul-17	23:56	27-Jul-17	14:42	14:42	10	---	0.006 <MDL	0.006 <MDL	0.006 <MDL	0.006 <MDL	0.006 <MDL	0.006 <MDL	0.006 <MDL	0.006 <MDL	
Sulphate [mg/L]	27-Jul-17	17:13	28-Jul-17	15:39	15:39	---	500	23	23	23	23	23	23	23	23	



SGS Canada Inc.
P.O. Box 4300 - 185 Concession St.
Lakefield - Ontario - K0L 2H0
Phone: 705-652-2000 FAX: 705-652-6365

Project : 11148465-01 Fred Clifford/Warsaw
LR Report : CA14787-JUL17

Analysis		1:	2:	3:	4:	5:	6:	7:	8:
		Analysis Start Date	Analysis Start Time	Analysis Completed Date	Analysis Completed Time	MAC	AO/OG	NR TW-1 1 Hour	NR TW-1 6 Hour
Hardness [mg/L as CaCO ₃]		27-Jul-17	12:00	31-Jul-17	12:01	—	80-100	346	398
Aluminum (dissolved) [mg/L]		27-Jul-17	12:00	31-Jul-17	12:01	—	0.1	0.001	< 0.001
Arsenic (dissolved) [mg/L]		27-Jul-17	12:00	31-Jul-17	12:01	0.025	—	< 0.0002	< 0.0002
Boron (dissolved) [mg/L]		27-Jul-17	12:00	31-Jul-17	12:01	5	—	0.025	0.025
Barium (dissolved) [mg/L]		27-Jul-17	12:00	31-Jul-17	12:01	1	—	0.248	0.278
Calcium (dissolved) [mg/L]		27-Jul-17	12:00	31-Jul-17	12:01	—	—	96.7	116
Cadmium (dissolved) [mg/L]		27-Jul-17	12:00	31-Jul-17	12:01	0.005	—	< 0.000003	< 0.000003
Copper (dissolved) [mg/L]		27-Jul-17	12:00	31-Jul-17	12:01	—	1	0.00022	0.00007
Chromium (dissolved) [mg/L]		27-Jul-17	12:00	31-Jul-17	12:01	0.05	—	< 0.00003	< 0.00003
Iron (dissolved) [mg/L]		27-Jul-17	12:00	31-Jul-17	12:01	—	0.3	0.222	0.253
Potassium (dissolved) [mg/L]		27-Jul-17	12:00	31-Jul-17	12:01	—	—	3.27	3.61
Magnesium (dissolved) [mg/L]		27-Jul-17	12:00	31-Jul-17	12:01	—	—	25.4	26.3
Manganese (dissolved) [mg/L]		27-Jul-17	12:00	31-Jul-17	12:01	—	0.05	0.0116	0.0131
Sodium (dissolved) [mg/L]		27-Jul-17	12:00	31-Jul-17	12:01	20*	200	21.9	33.8
Phosphorus (dissolved) [mg/L]		27-Jul-17	12:00	31-Jul-17	12:01	—	—	< 0.003	< 0.003
Lead (dissolved) [mg/L]		27-Jul-17	12:00	31-Jul-17	12:01	0.01	—	< 0.00001	< 0.00001
Antimony (dissolved) [mg/L]		27-Jul-17	12:00	31-Jul-17	12:01	0.006	—	0.0004	0.0003
Selenium (dissolved) [mg/L]		27-Jul-17	12:00	31-Jul-17	12:01	0.01	—	< 0.00004	< 0.00004
Uranium (dissolved) [mg/L]		27-Jul-17	12:00	31-Jul-17	12:01	0.02	—	0.000094	0.000090
Zinc (dissolved) [mg/L]		27-Jul-17	12:00	31-Jul-17	12:01	—	5	< 0.002	< 0.002
Cation sum [meq/L]		—	—	—	—	—	—	7.95	9.51
Anion Sum [meq/L]		—	—	—	—	—	—	8.04	9.01
Anion-Cation Balance [% difference]		—	—	—	—	—	—	-0.57	2.72
Ion Ratio		—	—	—	—	—	—	0.99	1.06
Total Dissolved Solids (calculated) [mg/L]		—	—	—	—	—	—	419	487
Conductivity (calculated) [µS/cm]		—	—	—	—	—	—	800	926
Langgeller's Index [°C]		—	—	—	—	—	—	0.41	0.44
Saturation pH [pHs @ 4°C]		—	—	—	—	—	—	7.73	7.67

MAC - Maximum Acceptable Concentration
AO/OG - Aesthetic Objective / Operational Guideline
NR - Not reportable under applicable provincial drinking water regulations as per client.



SGS Canada Inc.
P.O. Box 4300 - 185 Concession St.
Lakefield - Ontario - K0L 2H0
Phone: 705-652-2000 FAX: 705-652-6365

Project : 11148465-01 Fred Clifford/Warsaw
LR Report : CA14787-JUL17

Brian Graham B.Sc.
Project Specialist
Environmental Services, Analytical



SGS Canada Inc.
P.O. Box 4300 - 185 Concession St.
Lakefield - Ontario - K0L 2H0
Phone: 705-652-2000 FAX: 705-652-6365

Project : 11148465-01 Fred
Clifford/Warsaw

27-July-2017

GHD

Attn : Kyle Gerald

347 Pido Rd., Unit #29
Peterborough, ON
K9J 6Z8,

Phone: 705-749-3317
Fax: 705-749-9248

Date Rec. : 25 July 2017
LR Report: CA14788-JUL17
Reference: 11148465-01 Kyle Gerald

Copy: #1

CERTIFICATE OF ANALYSIS

Final Report

Sample ID	Sample Date & Time	Temperature Upon Receipt °C	Total Coliform cfu/100mL	E. Coli cfu/100mL	Fecal Coliform cfu/100mL
1: Analysis Start Date		---	25-Jul-17	25-Jul-17	25-Jul-17
2: Analysis Start Time		---	18:00	18:00	18:00
3: Analysis Completed Date		---	27-Jul-17	27-Jul-17	27-Jul-17
4: Analysis Completed Time		---	08:39	08:39	08:39
5: MAC		---	0	0	---
6: NR TW-1 6 Hour	25-Jul-17	18.0	0	0	0

MAC - Maximum Acceptable Concentration

NR - Not reportable under applicable drinking water regulations as per client.

Deanna Edwards, B.Sc, C.Chem
Project Specialist
Environmental Services, Analytical



SGS Canada Inc.
P.O. Box 4300 - 185 Concession St.
Lakefield - Ontario - K0L 2H0
Phone: 705-652-2000 FAX: 705-652-6365

GHD

Attn : Kyle Geraldi

347 Pido Rd., Unit #29
Peterborough, ON
K9J 6Z8,

Phone: 705-749-3317
Fax: 705-749-9248

09-August-2017

Date Rec.: 26 July 2017
LR Report: CA14823-JUL17
Reference: 11148465-01 Fred Clifford/Warsaw

Copy: #1

CERTIFICATE OF ANALYSIS

Final Report

Analysis												
1: Analysis Start Date	2: Analysis Start Time	3: Analysis Completed Date	4: Analysis Completed Time	5: MAC	6: AO/OG	7: TW-2 1 Hour	8: TW-2 6 Hour					
Sample Date & Time								26-Jul-17				
Temperature Upon Receipt [°C]	—	—	—	—	—	9.0	9.0					
UV Transmittance [%]	28-Jul-17	11:42	28-Jul-17	16:09	—	94.5	94.3					
Alkalinity [mg/L as CaCO3]	27-Jul-17	08:10	31-Jul-17	09:05	—	180	177					
Colour [TCU]	27-Jul-17	13:31	28-Jul-17	14:39	—	< 3	< 3					
Conductivity [µS/cm]	27-Jul-17	08:10	31-Jul-17	09:05	—	1020	1050					
pH [no unit]	27-Jul-17	08:10	31-Jul-17	09:05	—	7.98	8.04					
Total Suspended Solids [mg/L]	27-Jul-17	14:45	28-Jul-17	13:12	—	3	< 2					
Turbidity [NTU]	26-Jul-17	18:06	28-Jul-17	10:31	1	4.23	3.74					
Organic Nitrogen [mg/L]	26-Jul-17	22:10	28-Jul-17	12:19	—	< 0.05	< 0.05					
Total Kjeldahl Nitrogen [mg/L]	26-Jul-17	22:10	28-Jul-17	12:19	—	< 0.05	< 0.05					
Ammonia+Ammonium (N) [mg/L]	27-Jul-17	08:53	28-Jul-17	09:57	—	0.10	0.05					
Total Organic Carbon [mg/L]	27-Jul-17	12:00	28-Jul-17	10:12	—	1	< 1					
Chloride [mg/L]	28-Jul-17	04:30	31-Jul-17	11:55	—	220	220					
Fluoride [mg/L]	26-Jul-17	21:54	28-Jul-17	14:43	1.5	0.16	0.16					
Nitrite (as N) [mg/L]	27-Jul-17	00:57	27-Jul-17	12:13	1	0.007	0.008					
Nitrate (as N) [mg/L]	27-Jul-17	00:57	27-Jul-17	12:13	10	0.006 <MDL	0.006 <MDL					
Sulphate [mg/L]	28-Jul-17	04:30	31-Jul-17	11:55	—	23	23					

Online LIMS



SGS Canada Inc.
P.O. Box 4300 - 185 Concession St.
Lakefield - Ontario - K0L 2H0
Phone: 705-652-2000 FAX: 705-652-6365

LR Report : CA14823-JUL17

Analysis	1: Analysis Start Date	2: Analysis Start Time	3: Analysis Completed Date	4: Analysis Completed Time	5: MAC	6: AO/OG	7: TW-2 1 Hour	8: TW-2 6 Hour
Hardness [mg/L as CaCO ₃]	27-Jul-17	12:00	31-Jul-17	12:07	—	80-100	438	449
Aluminum (dissolved) [mg/L]	27-Jul-17	12:00	31-Jul-17	12:07	—	0.1	0.009	0.006
Arsenic (dissolved) [mg/L]	27-Jul-17	12:00	31-Jul-17	12:07	0.025	—	< 0.0002	< 0.0002
Boron (dissolved) [mg/L]	27-Jul-17	12:00	31-Jul-17	12:07	5	—	0.022	0.022
Barium (dissolved) [mg/L]	27-Jul-17	12:00	31-Jul-17	12:07	1	—	0.306	0.321
Calcium (dissolved) [mg/L]	27-Jul-17	12:00	31-Jul-17	12:07	—	—	129	133
Cadmium (dissolved) [mg/L]	27-Jul-17	12:00	31-Jul-17	12:07	0.005	—	< 0.000003	< 0.000003
Copper (dissolved) [mg/L]	27-Jul-17	12:00	31-Jul-17	12:07	—	1	0.00026	0.00018
Chromium (dissolved) [mg/L]	27-Jul-17	12:00	31-Jul-17	12:07	0.05	—	< 0.00003	< 0.00003
Iron (dissolved) [mg/L]	27-Jul-17	12:00	31-Jul-17	12:07	—	0.3	0.332	0.310
Potassium (dissolved) [mg/L]	27-Jul-17	12:00	31-Jul-17	12:07	—	—	3.68	3.86
Magnesium (dissolved) [mg/L]	27-Jul-17	12:00	31-Jul-17	12:07	—	—	28.0	28.1
Manganese (dissolved) [mg/L]	27-Jul-17	12:00	31-Jul-17	12:07	—	0.05	0.0159	0.0160
Sodium (dissolved) [mg/L]	27-Jul-17	12:00	31-Jul-17	12:07	20*	200	41.0	43.9
Phosphorus (dissolved) [mg/L]	27-Jul-17	12:00	31-Jul-17	12:07	—	—	0.004	< 0.003
Lead (dissolved) [mg/L]	27-Jul-17	12:00	31-Jul-17	12:07	0.01	—	0.00001	< 0.00001
Antimony (dissolved) [mg/L]	27-Jul-17	12:00	31-Jul-17	12:07	0.006	—	0.0003	0.0004
Selenium (dissolved) [mg/L]	27-Jul-17	12:00	31-Jul-17	12:07	0.01	—	< 0.00004	< 0.00004
Uranium (dissolved) [mg/L]	27-Jul-17	12:00	31-Jul-17	12:07	0.02	—	0.000307	0.000065
Zinc (dissolved) [mg/L]	27-Jul-17	12:00	31-Jul-17	12:07	—	5	0.007	0.006
Cation sum [meq/L]	—	—	—	—	—	—	10.6	11.0
Anion Sum [meq/L]	—	—	—	—	—	—	10.3	10.2
Anion-Cation Balance [% difference]	—	—	—	—	—	—	1.62	3.48
Ion Ratio	—	—	—	—	—	—	1.03	1.07
Total Dissolved Solids (calculated) [mg/L]	—	—	—	—	—	—	553	558
Conductivity (calculated) [µS/cm]	—	—	—	—	—	—	1045	1059
Langelier's Index [at 4°C]	—	—	—	—	—	—	0.36	0.43
Saturation pH [pHs @ 4°C]	—	—	—	—	—	—	7.62	7.61

MAC - Maximum Acceptable Concentration
AO/OG - Aesthetic Objective / Operational Guideline
NR - Not reportable under applicable Provincial drinking water regulations as per client.

Online LIMS

Page 2 of 3

Data reported represents the sample submitted to SGS. Reproduction of this analytical report in full or in part is prohibited without prior written approval. Please refer to SGS General Conditions of Services located at http://www.sgs.com/terms_and_conditions_service.htm. (Printed copies are available upon request.)
Test method information available upon request. "Temperature Upon Receipt" is representative of the whole shipment and may not reflect the temperature of individual samples.



SGS Canada Inc.
P.O. Box 4300 - 185 Concession St.
Lakefield - Ontario - K0L 2H0
Phone: 705-652-2000 FAX: 705-652-6365

LR Report : CA14823-JUL17

Brian Graham B.Sc.
Project Specialist
Environmental Services, Analytical



SGS Canada Inc.
P.O. Box 4300 - 185 Concession St.
Lakefield - Ontario - K0L 2H0
Phone: 705-652-2000 FAX: 705-652-6365

GHD

Attn : Kyle Gerald

347 Pido Rd., Unit #29
Peterborough, ON
K9J 6Z8,

Phone: 705-749-3317
Fax: 705-749-9248

03-August-2017

Date Rec. : 26 July 2017
LR Report: CA14822-JUL17
Reference: 11148465-01 Fred
Clifford/Warsaw

Copy: #1

CERTIFICATE OF ANALYSIS Final Report

Analysis	1: Analysis Start Date	2: Analysis Start Time	3: Analysis Completed Date	4: Analysis Completed Time	6: NR TW-2 6 Hour
Sample Date & Time					25-Jul-17
Temperature Upon Receipt [°C]	---	---	---	---	9.0
Total Coliform [cfu/100mL]	26-Jul-17	17:00	28-Jul-17	12:55	3
E. Coli [cfu/100mL]	26-Jul-17	17:00	28-Jul-17	12:55	0
Fecal Coliform [cfu/100mL]	26-Jul-17	17:00	28-Jul-17	12:55	0

NR - Not reportable under applicable drinking water regulations as per client.

Brian Graham B.Sc.
Project Specialist
Environmental Services, Analytical



SGS Canada Inc.
P.O. Box 4300 - 185 Concession St.
Lakefield - Ontario - K0L 2H0
Phone: 705-652-2000 FAX: 705-652-6365

GHD

Attn : Kyle Gerald

347 Pido Rd., Unit #29
Peterborough, ON
K9J 6Z8,

Phone: 705-749-3317
Fax: 705-749-9248

Project : 11148465-01 Fred Clifford/Warsaw

09-August-2017

Date Rec. : 27 July 2017
LR Report: CA14867-JUL17
Reference: 11148465-01 Fred Clifford/Warsaw

Copy: #1

CERTIFICATE OF ANALYSIS

Final Report

Analysis	1:	2:	3:	4:	5:	6:	7:	8:
	Analysis Start Date	Analysis Start Time	Analysis Completed Date	Analysis Completed Time	MAC	AO/OG	NR TW-3 1 Hour	NR TW-3 6 Hour
Sample Date & Time							27-Jul-17	27-Jul-17
Temperature Upon Receipt [°C]	28-Jul-17	11:42	28-Jul-17	16:09	—	—	9.0	9.0
UV Transmittance [%]	28-Jul-17	07:50	31-Jul-17	11:24	—	—	93.6	95.1
Alkalinity [mg/L as CaCO ₃]	1844187136	10:37	28-Jul-17	13:42	—	30-500	188	179
Colour [TCU]	28-Jul-17	07:50	31-Jul-17	11:24	—	5	3	4
Conductivity [µS/cm]	28-Jul-17	07:50	31-Jul-17	11:24	—	—	1120	1130
pH [no unit]	28-Jul-17	07:50	31-Jul-17	11:24	—	6.5-8.5	8.02	7.99
Total Suspended Solids [mg/L]	31-Jul-17	10:56	01-Aug-17	14:34	—	—	2	< 2
Turbidity [NTU]	27-Jul-17	14:20	28-Jul-17	14:32	1	5	4.27	1.13
Organic Nitrogen [mg/L]	27-Jul-17	17:36	31-Jul-17	13:07	—	0.15	0.06	< 0.05
Total Kjeldahl Nitrogen [mg/L]	27-Jul-17	17:36	31-Jul-17	10:36	—	—	0.09	< 0.05
Ammonia+Ammonium (N) [mg/L]	27-Jul-17	18:00	31-Jul-17	13:06	—	—	< 0.04	0.08
Total Organic Carbon [mg/L]	31-Jul-17	18:00	01-Aug-17	09:29	—	5	< 1	1
Chloride [mg/L]	27-Jul-17	21:59	31-Jul-17	11:59	—	250	250	250
Fluoride [mg/L]	27-Jul-17	21:06	28-Jul-17	13:59	1.5	—	0.16	0.16
Nitrite (as N) [mg/L]	28-Jul-17	23:18	31-Jul-17	12:07	1	—	0.003 <MDL	0.003 <MDL
Nitrate (as N) [mg/L]	28-Jul-17	23:18	31-Jul-17	12:07	10	—	0.006 <MDL	0.006
Sulphate [mg/L]	27-Jul-17	21:59	31-Jul-17	12:00	—	500	22	22

Analysis	1: Analysis Start Date	2: Analysis Start Time	3: Analysis Completed Date	4: Analysis Completed Time	5: MAC	6: AO/OG	7: NR TW-3 1 Hour	8: NR TW-3 6 Hour
Hardness [mg/L as CaCO ₃]	01-Aug-17	14:54	02-Aug-17	11:11	—	80-100	440	420
Aluminum (dissolved) [mg/L]	01-Aug-17	14:54	02-Aug-17	11:11	—	0.1	0.012	0.003
Arsenic (dissolved) [mg/L]	01-Aug-17	14:54	02-Aug-17	11:11	0.025	—	0.0006	0.0002
Boron (dissolved) [mg/L]	01-Aug-17	14:54	02-Aug-17	11:11	5	—	0.025	0.026
Barium (dissolved) [mg/L]	01-Aug-17	14:54	02-Aug-17	11:11	1	—	0.283	0.289
Calcium (dissolved) [mg/L]	01-Aug-17	14:54	02-Aug-17	11:11	—	—	123	117
Cadmium (dissolved) [mg/L]	01-Aug-17	14:54	02-Aug-17	11:11	0.005	—	< 0.000003	< 0.000003
Copper (dissolved) [mg/L]	01-Aug-17	14:54	02-Aug-17	11:11	—	1	0.00029	0.00026
Chromium (dissolved) [mg/L]	01-Aug-17	14:54	02-Aug-17	11:11	0.05	—	0.00008	< 0.00003
Iron (dissolved) [mg/L]	01-Aug-17	14:54	02-Aug-17	11:11	—	0.3	0.812	0.342
Potassium (dissolved) [mg/L]	01-Aug-17	14:54	02-Aug-17	11:11	—	—	3.87	3.94
Magnesium (dissolved) [mg/L]	01-Aug-17	14:54	02-Aug-17	11:11	—	—	32.2	30.9
Manganese (dissolved) [mg/L]	01-Aug-17	14:54	02-Aug-17	11:11	—	0.05	0.0220	0.0189
Sodium (dissolved) [mg/L]	01-Aug-17	14:54	02-Aug-17	11:11	20*	200	49.6	48.7
Phosphorus (dissolved) [mg/L]	01-Aug-17	14:54	02-Aug-17	11:11	—	—	0.003	< 0.003
Lead (dissolved) [mg/L]	01-Aug-17	14:54	02-Aug-17	11:11	0.01	—	0.00002	< 0.00001
Antimony (dissolved) [mg/L]	01-Aug-17	14:54	02-Aug-17	11:11	0.006	—	0.0003	0.0003
Selenium (dissolved) [mg/L]	01-Aug-17	14:54	02-Aug-17	11:11	0.01	—	< 0.00004	< 0.00004
Uranium (dissolved) [mg/L]	01-Aug-17	14:54	02-Aug-17	11:11	0.02	—	0.000056	0.000058
Zinc (dissolved) [mg/L]	01-Aug-17	14:54	02-Aug-17	11:11	—	5	0.020	0.013
Cation sum [meq/L]	—	—	—	—	—	—	11.0	10.6
Anion Sum [meq/L]	—	—	—	—	—	—	11.3	11.1
Anion-Cation Balance [% difference]	—	—	—	—	—	—	-1.00	-2.24
Ion Ratio	—	—	—	—	—	—	0.98	0.96
Total Dissolved Solids (calculated) [mg/L]	—	—	—	—	—	—	593	580
Conductivity (calculated) [µS/cm]	—	—	—	—	—	—	1115	1084
Langlier's Index [°C]	—	—	—	—	—	—	0.40	0.33
Saturation pH [pHs @ 4°C]	—	—	—	—	—	—	7.62	7.66

MAC - Maximum Acceptable Concentration
AO/OG - Aesthetic Objective / Operational Guideline
NR - Not reportable under applicable Provincial drinking water regulations as per client.



SGS Canada Inc.
P.O. Box 4300 - 185 Concession St.
Lakefield - Ontario - K0L 2H0
Phone: 705-652-2000 FAX: 705-652-6365

Project : 11148465-01 Fred Clifford/Warsaw
LR Report : CA14867-JUL17

Brian Graham B.Sc.
Project Specialist
Environmental Services, Analytical



SGS Canada Inc.
P.O. Box 4300 - 185 Concession St.
Lakefield - Ontario - K0L 2H0
Phone: 705-652-2000 FAX: 705-652-6365

28-August-2017

GHD

Attn : Bob Neck

Date Rec. : 25 August 2017
LR Report: CA13557-AUG17

347 Pido Rd., Unit #29
Peterborough, ON
K9J 6Z8,

Copy: #1

Phone: 705-749-3317
Fax:

CERTIFICATE OF ANALYSIS

Final Report

Analysis	1: Analysis Start Date	2: Analysis Start Time	3: Analysis Completed Date	4: Analysis Completed Time	6: NR TW-3
Sample Date & Time					25-Aug-17
Temperature Upon Receipt [°C]	---	---	---	---	10.0
Total Coliform [cfu/100mL]	25-Aug-17	15:00	28-Aug-17	09:25	1
E. Coli [cfu/100mL]	25-Aug-17	15:00	28-Aug-17	09:25	0
Fecal Coliform [cfu/100mL]	25-Aug-17	15:00	28-Aug-17	09:25	0

MAC - Maximum Acceptable Concentration

AO/OG - Aesthetic Objective / Operational Guideline

NR - Not reportable under applicable drinking water regulations as per client.

Brian Graham B.Sc.
Project Specialist
Environmental Services, Analytical

Township of Douro-Dummer

Chief Building Official's Report - Regarding Consent Applications

File No. _____ Location of Property Ch Rd 36 / Clifford Rd

Roll No. _____ Owner's Name Clifford

Comments:

Land Attributes/Characteristics: Lot is:

Filled: ☐ Yes / ☒ No

Swampy: ☐ Yes / ☒ No

Low Lying: ☐ Yes / ☒ No

High & Dry: ☒ Yes / ☐ No

Adjacent to Swampy/low lying area: ☒ Yes / ☐ No

Are there any obvious restrictions to achieve development of the lot:

None.

Are there any obvious restrictions to achieve a suitable building envelope:

None

Are there any obvious restrictions on the development of the lot due to elevation:

No.

Additional Comments: Option A preferred.

Option B may not have room for septic
given adjacent wells

Date Site Visited Feb 12/20 Owner Present Yes ☐ No ☒

B. Fawcett
Brian Fawcett,
Chief Building Official

Owner's Acknowledgement

Preliminary Severance Review

Prepared by the Peterborough County
Planning Department



Name: Fred Clifford

Agent: Clark Consulting
Services

Date: November 15, 2019

Lot: 11

Concession: 1

Municipality: Dummer Ward
Township of Douro-Dummer

Description:

Phone:

Email: bob@clarkcs.com

Office Phone: (905) 885-
8023

Communication Sent To: **Owner:** ☐

Agent: ☒

	Severed	Retained
County O.P. Description	Settlement Area	Settlement Area
Municipal O.P. Designation (effective April 2014)	Hamlet	Hamlet
Municipal Zoning (By-Law No. 10-1996)	S.D. 230	S.D. 230
Area/Lot Dimensions	±1.49 hectares with ±20 m of frontage on County Road 38	±4.08 hectares with ±73 m of frontage on Clifford Road
Existing Use/Buildings	Residential/Vacant	Residential/Vacant

Intent: To sever a residential lot. Roll No.(s) 1522-020-003-03000.

County Official Plan Policy Review: The subject property is described as Settlement Area in the County of Peterborough Official Plan. Section 2.6.3.2 of the Plan suggests that severances may be permitted in Settlement Areas provided Health Unit and road frontage and access requirements can be met (Ss.2.6.3.2 (A) & (C)). Section 4.2.3 of the Plan states that "...growth should be directed to those settlement areas that currently have servicing systems or can reasonably expect to obtain them in the future...where the use of public communal services is not feasible, and where site conditions permit, development may be serviced by individual on-site systems."

Municipal Official Plan Policy Review:

The subject lands are designated Hamlet in the Local Component of the County Official Plan. Permanent residential dwellings are permitted within the Hamlet designation.

In the Hamlet designation for Douro-Dummer, a maximum of five lots may be created by consent from a land holding as it existed 25 years prior to the date of application (S.7.12.14 & 7.12.16). The applicant previously applied for five consent applications from the subject property (Files B-102-16 to B-106-16). The files were conditionally approved subject to the demonstration of water supply. Three of the five lots (File B-104-16, B-105-16 and B-106-16) demonstrated adequate water supply and received final approval. These lots were deposited with Land Registry on September 1, 2017. Files B-102-16 and B-103-16 were appealed by the applicant to the Local Planning

Appeal Tribunal and have since been formally withdrawn by the applicant. The lands remain eligible for two more consents.

Section 7.12.11 states, in part, that consents shall not be granted which do not comply with the policies of the applicable road authority. The proposal was circulated to the County Infrastructure Services Department for comments. Their comments will be provided when received.

Section 7.2.7 states the Township and/or approval authority may request additional information that it considers it may need when considering development proposals or Planning Act applications. A hydrogeologic study was required in order to support the creation of five residential lots. A recommendation of the study indicated that *“prior to issuance of a building permit, each well should be constructed and tested under the supervision of a qualified hydrogeologist to confirm suitability as a private water supply and to ensure no impacts to neighbouring wells. The results of the work should be documented in a report”*. Due to neighbour concerns regarding wells going dry in the neighbourhood, the Township requested that the recommendation be revised to demonstrate that the lots can be adequately serviced before the lots are created. As a result, a well was constructed and tested on each proposed lot before final approval was granted. As previously discussed, the three lots located at the south end of the subject property demonstrated adequate water supply. The two lots located off a proposed extension to Banks Avenue could not demonstrate adequate water supply. The latest proposal locates a new lot behind the previously severed lots where water was shown to be available.

Section 7.12.3 indicates that the proposed consent shall not jeopardize any future plans for a comprehensive development of the surrounding area. It is staff's opinion that the proposed lot configuration will jeopardize a comprehensive form of development on the balance of the lands. It is staff's opinion that the lands should remain in a larger continuous block to allow for more development options in the future if/when servicing makes sense.

Furthermore, Section 7.12.15 states, in part, that lots shall be a suitable size and shape for the proposed use. The proposed lot will create a large irregular shaped lot. Typically, the lot size for a residential use in the hamlet area and the rural area on private services is 0.4 hectares (1 ac.). This land use pattern will also eliminate access from County Road 38 and would appear to result in jeopardizing a comprehensive form of development on the retained parcel. The proposed lot does not present a desirable land use pattern.

As applicable, consents must meet road frontage & access, Zoning By-law, Health Unit and Minimum Distance Separation (MDS) requirements (S. 7.12.1, 7.12.4, and 7.12.12).

Municipal Zoning By-Law Review: The severed parcel is zoned Special District 230 (S.D. 230) in the Municipal Zoning By-law. All uses permitted in the Rural (RU) Zone shall apply. A residential use is permitted in the (RU) zone (S. 9.1.5). All provisions and

regulations of the (RU) zone shall apply with the exception of lot frontage. The lot frontage in the S.D. 230 zone is 20 metres. The proposed severed parcel appears to meet the requirements of the S.D. 230 zone.

The retained parcel is zoned Special District 230 (S.D. 230) in the Municipal Zoning By-law. All uses permitted in the Rural (RU) Zone shall apply. A residential use is permitted in the (RU) zone (S. 9.1.5). All provisions and regulations of the (RU) zone shall apply with the exception of lot frontage. The minimum lot frontage in the S.D. 230 zone is 20 metres. The proposed retained parcel appears to meet the requirements of the S.D. 230 zone.

Given that the S.D. 230 zone applies to roll no. 1522-020-003-03000, it is suggested that the Township be consulted to determine the implications of this zoning if the lands are severed and if a rezoning should be required.

Provincial Policy Review: The Provincial Policy Statement, 2014 (PPS) and Growth Plan for the Greater Golden Horseshoe, 2019 (GPGGH) apply to this proposal.

The following key natural heritage features and/or key hydrologic features have been identified on or adjacent to the subject property: an unevaluated wetland.

Section 2.2 (c) of the PPS states that “planning authorities shall protect, improve or restore the quality and quantity of water by identifying water resource systems consisting of ground water features, hydrologic functions, natural heritage features and areas, and surface water features...” As part of the previously severed lots, the wetland and its 30 metre buffer were rezoned to the Environmental Conservation (EC) Zone to preclude development. ORCA, in their review comments on the previous applications, had no objections and stated that field observations suggest that the proposed building envelope will be setback at least 30 metres from the wetland and at higher elevations. It is recommended that the applicant consult with ORCA to confirm their comments remain the same and can be applied to the subject proposal.

The subject property contains a small portion of an area identified as a primary sand and gravel aggregate resource. In the previous preliminary review completed for this property, the Ministry of Natural Resources and Forestry was circulated the proposal for comment and concluded that they have no substantial concerns with the proposal as the viability of developing the resource is questionable due to existing constraints (i.e. settlement area of Warsaw).

Minimum Distance Separation Formula I (MDS I) as per policy 1.1.5.9 of the 2014 Provincial Policy Statement has not been calculated. MDS I does not apply to proposed non-agricultural uses in approved settlement area designations (2017 MDS I, guideline #36).

Additional Notes:

The lands appear to be regulated by Regulation 167/06, the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation of the Otonabee Conservation Authority. Therefore, the proposal should be discussed with Matt Wilkinson/Alex Bradburn at (705) 745-5791 ext.213/ext.227 to determine what, if any permits may be necessary.

The applicant and any prospective owners are advised that endangered and/or threatened species exist in the area and may exist on the site. It is the responsibility of the landowner to identify endangered and threatened species and their habitat within the property prior to undertaking work, and to ensure that the work/activity will not result in negative impacts. Landowners are encouraged to consult with the Ministry of Environment, Conservation and Parks (MECP) if they have questions about the *Endangered Species Act, 2007 (ESA)*. Any sightings of a threatened or endangered species during development and construction on the property must be reported in accordance with the ESA.

This Preliminary Severance Review has been circulated by the Planning Department to the following agencies (marked with an X):

- ☒ **Local Municipality of Douro-Dummer**
- ☒ **County Infrastructure Services (i.e. Roads) comments forthcoming ;**
- ☐ **Conservation Authority ;**
- ☐ **First Nations ;**
- ☐ **Other** Choose an item.

Agencies to be Contacted by Owner/Agent (marked with an X):

- | | |
|---|---|
| <input checked="" type="checkbox"/> Township | <input type="checkbox"/> Health Unit |
| <input checked="" type="checkbox"/> Conservation Authority | <input type="checkbox"/> Trent-Severn Waterway |
| <input type="checkbox"/> Source Water Risk Management Officer | <input type="checkbox"/> First Nations |
| <input type="checkbox"/> Ministry of Environment, Conservation and Parks | <input type="checkbox"/> Other |

Proposal does not appear to conform to County Official Plan policies.

The severance proposal does not appear to conform to the County Official Plan. Section 2.6.3.1 of the Plan states that under no circumstances shall severances be recommended for approval where the proposed severance is contrary to this plan and/or the respective local official plan.

Proposal does not appear to conform to Township Official Plan policies.

The severance proposal does not appear to conform to the Township Official Plan. Section 7.12.3 indicates that the proposed consent shall not jeopardize any future plans for a comprehensive development of the surrounding area. It is staff's opinion that the proposed lot configuration will jeopardize a comprehensive form of development on the

balance of the lands. Furthermore, Section 7.12.15 states, in part, that lots shall be a suitable size and shape for the proposed use. The proposed lot will create a large irregular shaped lot.

- ☒ **Application requires confirmation from the Township or identified agency regarding policy conformity. **Please note that the landowner should be aware that members of the local council may not support a rezoning or minor variance to create a lot that is not in compliance with the provisions of the zoning by-law.****

Reviewed By: Caitlin Robinson

Important

Our position on the overall conformity of the proposal is based on information available at the time of review. Subsequent information from commenting agencies can change our comments relating to any formal application for severance which is subsequently filed. Therefore, the above-noted comments should not be construed as preliminary approval or denial of a proposal but recognized as a position of the County Planning Department based on the availability of current information.

Roll #1522-020-003-03000

Lot 11, Concession 1, Dummer Ward
(Clifford)

Regulated Areas – Otonabee Region Conservation Authority



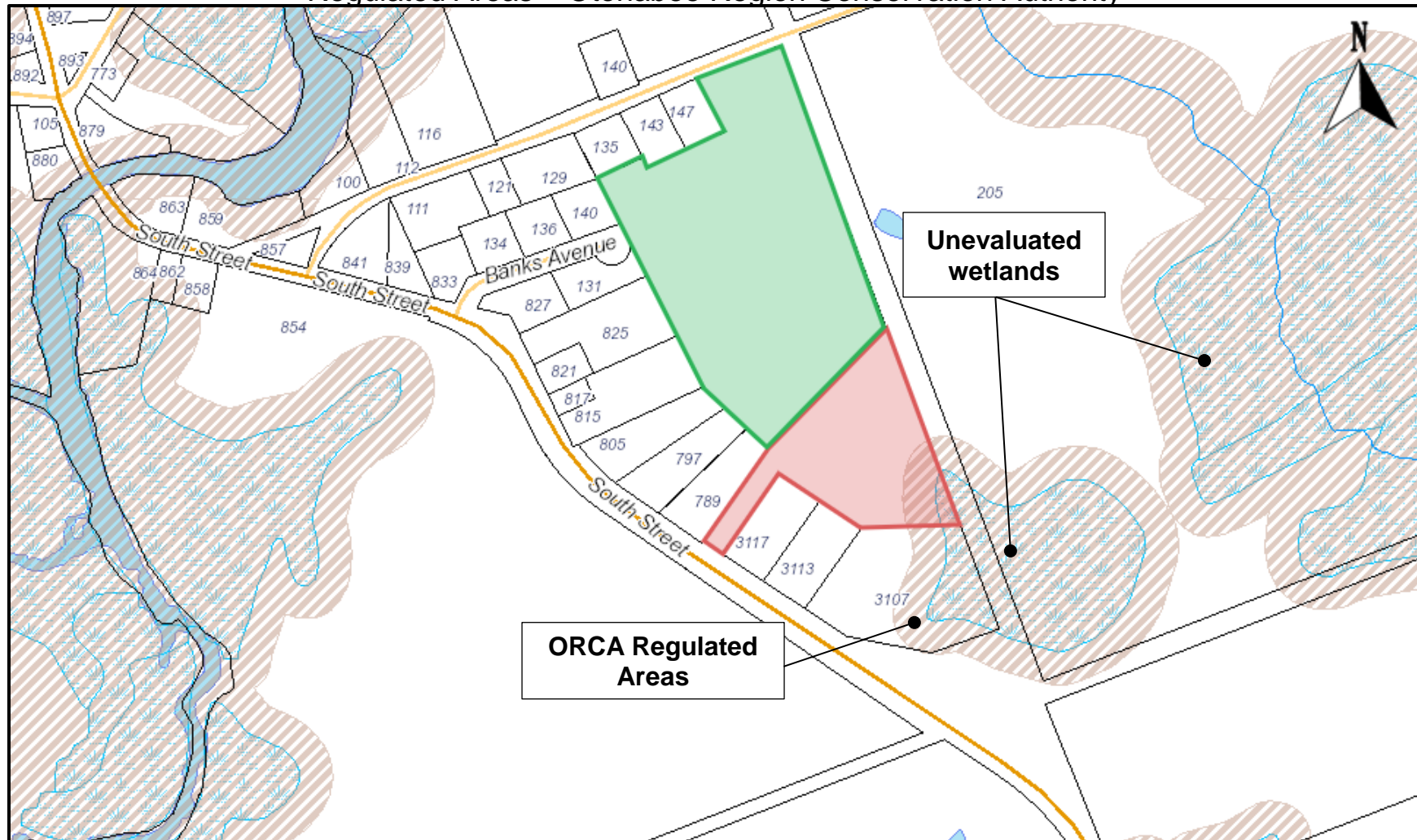
Scale (metric)

1:5000
Page 216 of 235

Roll #1522-020-003-03000

Lot 11, Concession 1, Dummer Ward
(Clifford)

Regulated Areas – Otonabee Region Conservation Authority



NOTE: The subject lands are traversed by wetlands and streams; these features and areas are regulated by Regulation 167/06, the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation of the Otonabee Region Conservation Authority.

Scale (metric)

1:5000
Page 217 of 235

From: Robinson, Caitlin <CRobinson@ptbocounty.ca>
Sent: Thursday, January 9, 2020 10:26 AM
To: Jacqueline Mann <jacqueline@clarkcs.com>
Cc: 'Bob Clark' <bob@clarkcs.com>; Crystal McMillan <crystal@dourodummer.on.ca>
Subject: RE: Preliminary Severance Review (Clifford)- revised option for consideration

Hi Jacqueline,

Thank you for providing further context regarding the topographical constraints present on the property. I was not aware and can appreciate how it may present a challenge to the overall development of the property.

Out of the options presented, we are more supportive of the larger lot which will complete the development for the south end of the subject property. I recognize that my preliminary review of November 15, 2019 was not favourable, however this was before I was aware of the challenges.

With the more recent sketch you have provided, we would effectively be land locking the portion remaining in the sound end (south of the tree line) based on how you have described the lay of the land. In theory, the property is eligible for one more lot (by way of consent) and there would be no road frontage to this remaining piece. Our OP requires new lots to front onto a public road (S. 2.6.3.2 C) & 7.12.1). The use of an easement would not satisfy the OP policies.

In summary, out of the options presented and based on the additional information provided, the configuration in the preliminary review is one we are more favourable of. I have talked with the Township and they are going to take the review to their Planning Committee for a recommendation for Council.

If you have any questions, please do not hesitate to contact me.

Regards,
Caitlin

From: Jacqueline Mann <jacqueline@clarkcs.com>
Sent: December 17, 2019 11:29 AM
To: Robinson, Caitlin <CRobinson@ptbocounty.ca>
Cc: 'Bob Clark' <bob@clarkcs.com>; 'Martina Chait' <MartinaC@dourodummer.on.ca>; abradburn@otonabeeconservation.com
Subject: RE: Preliminary Severance Review (Clifford)- revised option for consideration

Greetings Caitlin.

Many thanks for your in depth review of the proposed consents. In response to your comments we have the attached option to put forth.

As I said in my voice message this land is challenging as there is a significant slope in the treed area in the middle of the retained site. Due to this slope we have always considered the retained parcel as 2 separate entities that cannot be linked.

The revised sketch attached proposes 1 irregular shaped lot in the southern area leaving the retained area (s) for future development. A private driveway is proposed at this time as the cost of road construction does not cover 1 lot. A condition of consent would provide an access easement over the driveway (which could be a part of the r-plan) in favour of the retained parcel for access in the future when a draft plan of subdivision is contemplated

This proposed lot does not inhibit future development and, though irregular, works with the existing wetland in the southeast corner of the parcel.

If possible can you please review and let us know if this proposal better meets the existing features of the subject lands and relevant policy.

Sincerely,

Jacqueline

Jacqueline Mann, MCIP, RPP
Senior Planner, Clark Consulting Services
jacqueline@clarkcs.com
905.885.8023

From: "Robinson, Caitlin" <CRobinson@ptbocounty.ca>
Subject: Preliminary Severance Review (Clifford)
Date: November 15, 2019 at 9:32:52 AM EST
To: 'Bob Clark' <bob@clarkcs.com>
Cc: Martina Chait-Hartwig <MartinaC@dourodummer.on.ca>, Alex Bradburn
<abradburn@otonabeeconservation.com>

Good morning Bob,

The County of Peterborough Planning Department has completed a Preliminary Severance Review for Mr. Fred Clifford's lands located in part of Lot 11, Concession 1 in Warsaw. The review, attached, has found the proposal does not appear to conform to municipal policies

I know there have been various configurations presented on how to address further severing the subject lands, however it is staff's opinion that the latest lot configuration will jeopardize a comprehensive form of development on the balance of the lands. Furthermore, the proposed lot will create a large irregular shaped lot and does not present a desirable land use pattern for the hamlet area.

Please read through the attached review carefully and feel free to contact me if you have any questions. I have copied the Township and Conservation Authority to this email, so they are aware of my comments.

Sincerely,

Caitlin Robinson, B.E.S., MCIP, RPP
Planner
Peterborough County
T: 705-743-0380 ext. 2403

Severance Review

File No: B-31-20

Name: James and Joan Jordan

Agent: Adam Baker

Location: Lot 29, Concession 3
1550 Birchview Road
Dummer Ward, Roll No. 1522-020-004-12220

Purpose of the applications – Addition to a Lot (moving/adjusting lot line)

Official Plan Designation:

Severed:	Lakeshore Residential
Retained:	Lakeshore Residential
Newly Merged Lot:	Lakeshore Residential

OP Conformity: Residential uses are permitted in the Lakeshore Residential designation.

Zoning:

Rezoning Required:

Severed:	Rural (RU)	Yes
Retained:	Rural (RU)	No
Benefiting Lot:	LSR	Yes

Zoning Conformity:

The severed lot will meet the area and frontage requirements for a residential lot (Section 9.2.4).

The retained lot will meet the area and frontage requirement for a residential lot (Section 9.2.4).

The benefiting lot is zoned Limited Service Residential (LSR) Zone which is different than the lot being merged with it. A rezoning of the severed lot will be required so that the newly merged lot will have the same Zone. It will be determined at the time of submitting the rezoning application whether the lot should be zoned LSR or Rural.

This lot is already developed and it appears that the dwelling may not meet the water and side yard setbacks. It is recommended that an up-to-date site plan survey be completed on the severed lot (after the lot is merged with the adjacent property) to assist with the rezoning process.

PPS Conformity: This severance proposal appears to be in conformity with the PPS.

Entrance Report: Entrances for these lots are from a municipal road and are already in place.

CBO Report: Attached. N/A – lot addition.

Comments: Please see a copy of the County's Preliminary Review which is attached.

All department managers have been circulated for comment on this application.

CAO - I have no concerns with this application provided that a safe entrance is possible and that the lot addition will not impede access to the neighbouring lots.

Note: I have reached out to the agent to inquire about the access to the neighbouring lots (i.e. is there a legal ROW to access the other lots over the severed land, etc.), however have not had a response as of writing this report.

Recommendation:

That it be recommended to Council that Severance Application B-31-20 for James and Jordan be approved, and if approved by the Peterborough County Land Division Committee that the following conditions be imposed:

- That a merger Agreement 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 land identified by property Roll No. 1522-020-004-12800, such that these 2 parcels shall be considered as one lot and shall not be dealt with separately or the solicitor for the applicant is to provide an undertaking, whereby he informs the Land Division Committee, in writing, that the lands are being conveyed to an abutting property and a merger of title shall take place and that the \$100 fee be paid.
- A \$100 Merger Agreement Fee be paid to the Township
- An up-to-date site plan survey be completed on the and severed (after the lot is merged with the adjacent property) lot to assist with the rezoning process
- That a rezoning of the severed/newly merged lot be obtained to the satisfaction of the municipality

County of Peterborough Land Division

470 Water Street, Peterborough, Ontario K9H 3M3

email: AHamilton@ptbocounty.ca

T-705-743-3718 or 800-710-9586, Ext. 2406 Fax: 705-876-1730



Application for Consent

Note to Applicant: All questions must be answered or application may be returned.
Application Fee: \$1150.00 must accompany fully completed application and 6 copies.

It is strongly advised the applicant complete a Preliminary Severance Review with the County of Peterborough Planning Department. Have you done so:
Y/N _____ Date: _____

If yes, were there any Studies required? Y/N _____
(i.e. Traffic Study, Archaeological Study and Environmental Impact Analysis (EIA).

Have you attached 4 copies of each to this application?
Y/N _____

Office Use:

File No. **B-31-20**

Date Received:

RECEIVED

JUN 01 2020

LAND DIVISION

1. Owner Information

Name(s): JAMES JORDAN & JOAN JORDAN

Address: _____

P.O. Box: 958

City/Province: PETERBOROUGH, ON

Phone: (H) 705-652-1701 (B) 705-743-4221

Postal Code: K9J 7A9

E-mail: jimjordan@bellnet.ca

Do you wish to receive all communications? ☒ Yes ☐ No

2. Authorized Agent/Solicitor Information

Name(s): ADAM BAKER

Address: 6 BRIDGE STREET

P.O. Box: 658

City/Province: LAKEFIELD, ON

Phone: (H) _____ (B) 705-652-8161

Postal Code: K0L 2H0

E-mail: adam.baker@nexicom.net

Do you wish to receive all communications? ☒ Yes ☐ No

3. Property Description

Ward: Dummer Township: DUMMER

Lot: 29 Concession: 3

Municipal (911) Address: 1550 BIRCHVIEW ROAD

Tax Roll #: 1522 020-004-12220-0000

Registered Plan #: _____

Block/Lot: _____

4. Type and Purpose of Proposed Transaction

Transfer: ☐ Creation of a New Lot ☒ Addition to a Lot (moving/adjusting lot line)

Other: ☐ Right-of-Way ☐ Easement ☐ Correction of Title ☐ Charge ☐ Lease

5. Transferee

If known, the name of the person(s), to whom land or interest in land is intended to be transferred, charged or leased:
JOAN NANCY JORDAN relationship to owner: WIFE

Address: 1550 BIRCHVIEW ROAD DUMMER, ON K0L 1H0

Phone: (H) 705-652-1701 (B) N/A E-mail: N/A

6. Description of Severed Lot (provide both metric & imperial measurements and include all dimensions on sketch)

Frontage (metres): 202 Depth (metres): 90 Area (m² or hectares): 18,180 m²
 Frontage (feet): 657 Depth (feet): 294 Area (ft² or acres): 193,158 ft² 4.4 ac

Existing Use: (i.e. residential, commercial, recreational) LAKE SHORE RESIDENTIAL
 Proposed Use: (i.e. residential, commercial, recreational) LAKE SHORE RESIDENTIAL

Name Existing Buildings & Structures, including well & septic (and show on sketch with setbacks) HOUSE; WELL; SEPTIC
 Name Proposed Buildings & Structures, including well & septic (and show on sketch with setbacks) NONE

Type of Access:
☒ Municipal maintained road ☐ County Road ☐ Provincial Highway
☐ Seasonally maintained municipal road ☐ Private road or right-of-way ☐ Other _____
☐ Water ☐ Parking/docking facilities – distance from these to the nearest road : _____

Water Supply:
☐ Publicly owned/operated piped water system
☒ Privately owned/operated individual well
☐ Privately owned/operated communal well
☐ Lake or other water body
☐ Other _____

Sewage Disposal: (if existing, show on sketch)
☐ Publicly owned/operated sanitary sewage system
☒ Privately owned/operated individual septic tank
☐ Privately owned/operated communal septic tank
☐ Privy
☐ Other _____

If a septic system exists on the severed parcel, when was it installed and inspected? NO SEPTIC ON SEVERED PARCEL

How far is it located from the lot line(s) & well? N/A (ft. or meters)

Have you shown the well & septic locations and setbacks on the sketch? N/A

If the severed lot is an "Addition" or "Lot Line Adjustment", please provide the following information.
 If not, please skip this section and move onto Section 8:

7. Description of Lot Being Added To (provide both metric & imperial measurements and include all dimensions on sketch)

Frontage (metres): 39 Depth (metres): 108 Area (m² or hectares): 4,212 m²
 Frontage (feet): 128 Depth (feet): 352 Area (ft² or acres): 45,056 ft²

Existing Use: (i.e. residential, commercial, recreational) LAKE SHORE RESIDENTIAL
 Proposed Use: (i.e. residential, commercial, recreational) LAKE SHORE RESIDENTIAL

Name Existing Buildings & Structures, including wells & septic (and show on sketch with setbacks) RESIDENCE & SEPTIC
 Name Proposed Buildings & Structures, including wells & septic (and show on sketch with setbacks) RESIDENCE & SEPTIC

Official Plan Designation: LAKE SHORE RESIDENTIAL Current Zoning: LAKE SHORE RESIDENTIAL

Type of Access:
☐ Municipal maintained road ☐ County Road ☐ Provincial Highway
☐ Seasonally maintained municipal road ☒ Private road or right-of-way ☐ Water ☐ Other _____

Roll # of Lot Being Added to: 1522 020-004-12800-0000

8. Description of Retained Lot (provide both metric & imperial measurements and include all dimensions on sketch)

Frontage (metres): 132 Depth (metres): 90 Area (m² or hectares): 11,880 m²
 Frontage (feet): 429 Depth (feet): 292 Area (ft² or acres): 125,268 2.07 ac

Existing Use: (i.e. residential, commercial, recreational)

LAKESHORE RESIDENTIAL

Proposed Use: (i.e. residential, commercial, recreational)

LAKESHORE RESIDENTIAL

Name Existing Buildings & Structures, including wells & septic (and show on sketch with setbacks)

HOUSE, WELL, SEPTIC

Name Proposed Buildings & Structures, including wells & septic (and show on sketch with setbacks)

HOUSE, WELL, SEPTIC**Type of Access:**☒ Municipal maintained road☐ County Road☐ Provincial Highway☐ Seasonally maintained municipal road☐ Private road or right-of-way☐ Other _____☐ Water☐ Parking/docking facilities – distance from these to the nearest road : _____**Water Supply:**☐ Publicly owned/operated piped water system☒ Privately owned/operated individual well☐ Privately owned/operated communal well☐ Lake or other water body☐ Other _____**Sewage Disposal: (if existing, show on sketch)**☐ Publicly owned/operated sanitary sewage system☒ Privately owned/operated individual septic tank☐ Privately owned/operated communal septic tank☐ Privy☐ Other _____If a septic system exists on the retained parcel, when was it installed and inspected? @ 2000How far is it located from the lot line(s) & well? 32 (ft. or meters)Have you shown the well & septic locations and setbacks on the sketch? YES**9. Local Planning Documents**What is the current Township Official Plan designation on this property? LAKESHORE RESIDENTIALWhat is the current County Official Plan designation on this property? SHORELAND AREA

(this information is available from the Preliminary Severance Review and/or from the Township)

Explain how the application Conforms with the current Official Plans: STAYS THE SAME AS BEFOREWhat is the current zoning on this property, as found in the Township Zoning By-Law? R/U

(this information is available from the Preliminary Severance Review and/or from the Township)

10. Provincial Policy

Is the application consistent with the Provincial Policy Statements?

(this information is available from the Preliminary Severance Review and/or from the County Planning Dept.)

☒ Yes ☐ No

Explain how the application is consistent: _____

PLEASE SEE ATTACHED PRELIMINARY SEVERANCE REVIEW

Is the subject property within an area of land designated under any provincial plan(s)?

(Oak Ridges Moraine Conservation Plan applies to portions of Cavan Ward only; Growth Plan applies to the entire County of Peterborough so answer should be yes)

☒ Yes ☐ NoIf yes, explain how the application conforms or does not conflict with provincial plan(s)? AS ABOVE**11. Restrictions of Subject Land**

Are there any easements or restrictive covenants (i.e. hydro, Bell) affecting the subject land?

☒ Yes ☐ NoIf yes, describe the easement or covenant and its effect: HYDRO

12. Previous Planning Act Applications

Is the subject land now, or has it been, the subject of an application for a Plan of Subdivision under Section 51 or a consent under Section 53 of the *Planning Act*? ☐ Yes ☒ No

Has the owner of the subject land severed any land from the original acquired parcel? ☐ Yes ☒ No

If yes, indicate this information on the required sketch and provide the following (if known):

File No. B- _____, Transferee: _____ Date of Transfer: _____

File No. B- _____, Transferee: _____ Date of Transfer: _____

Is this land currently the subject of any other application under the Planning Act, such as an application for Official Plan Amendment, Zoning By-Law Amendment, Minor Variance, Minister's Order, or Power of Sale? ☐ Yes ☒ No

If yes, please provide the following:

Type: _____ File No. _____ Status: _____

13. Minimum Distance Separation (MDS)

Are there any **barns** within 750-1,500 metres (2,460-4,921 feet) of the subject property which currently house, or are capable of housing, livestock? ☐ Yes ☒ No

Are there any **anaerobic digesters** within 750-1,500 metres (2,460-4,921 feet) of the subject property? ☐ Yes ☒ No

If yes, please complete an "MDS Data Sheet" for each barn.

14. Agricultural Severances (for lands within the agricultural designation only)

Is the severance to dispose of a residence surplus to a farming operation (must have 2 houses)? ☐ Yes ☒ N/A

Is this severance to create a new farm parcel approximately 40 hectares (100 acres) in size? ☐ Yes ☐ No

Is this severance for a commercial or industrial "agriculture-related" use? ☐ Yes ☐ No

15. Adjacent Lands Surrounding the Landholding

Please state the names of the owners, the use of the land and buildings existing on the lands surrounding the applicants' entire landholding. **This information should also be on the sketch**, and can be obtained from the Township or Land Division Office. If more room is needed, please add extra Schedule page.

Direction	Name of Owner (only when known to the applicant)	Use of Land – (must be filled in) (i.e. farm, residential etc.)	Buildings (i.e. house, barn etc.) (must be filled in)
North	MARTY ROCKIE	LAKE SHORE RESIDENTIAL	HOUSE
South			
East	GINNY VANDERBROEK	LAKE SHORE RESIDENTIAL	COTTAGE
West			

16. Driving Directions

Please describe in detail driving directions to the subject property: _____

EAST ON BIRCHVIEW ROAD TO #1550

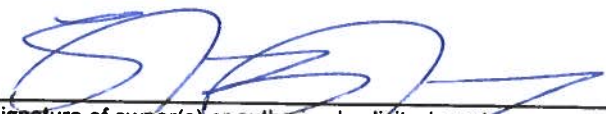
Signatures Page

If the applicant is not the owner of the subject land, a **written authorization** of the owner that the applicant is authorized to act as agent and make the application on his/her behalf is required (original please).

If the applicant is a Corporation acting without agent or solicitor, the application must be signed by an Officer of the Corporation with a declaration indicating that the said Officer has the authority to bind the Corporation and the Corporation's Seal (if any) must be affixed.

Signature(S)

Dated at the (City, Township) of PETERBOROUGH this _____ day of FEBRUARY, 2020.


Signature of owner(s) or authorized solicitor/agent

Signature of owner(s) or authorized solicitor/agent

Declaration

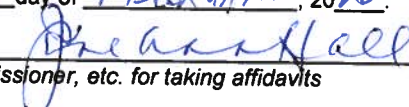
This section must be signed before a Commissioner for Taking Affidavits or a designated Official of the Municipality (i.e. Reeve, Clerk, Secretary-Treasurer of the Land Division Committee, lawyer, etc.)

I/we, JAMES JORDAN of the Township, City, etc. of DOURO - DUMFRIES, in the County/Region/Municipality, etc. of PETERBOROUGH, solemnly declare that all the statements contained in this application are true, and I make this solemn declaration as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the CITY
City, Township
of PETERBOROUGH
Name of City, etc.

in the COUNTY
County, Region, etc.
of PETERBOROUGH

this 21 day of FEBRUARY, 2020.


Commissioner, etc. for taking affidavits


Owner or authorized Agent

Owner or authorized Agent

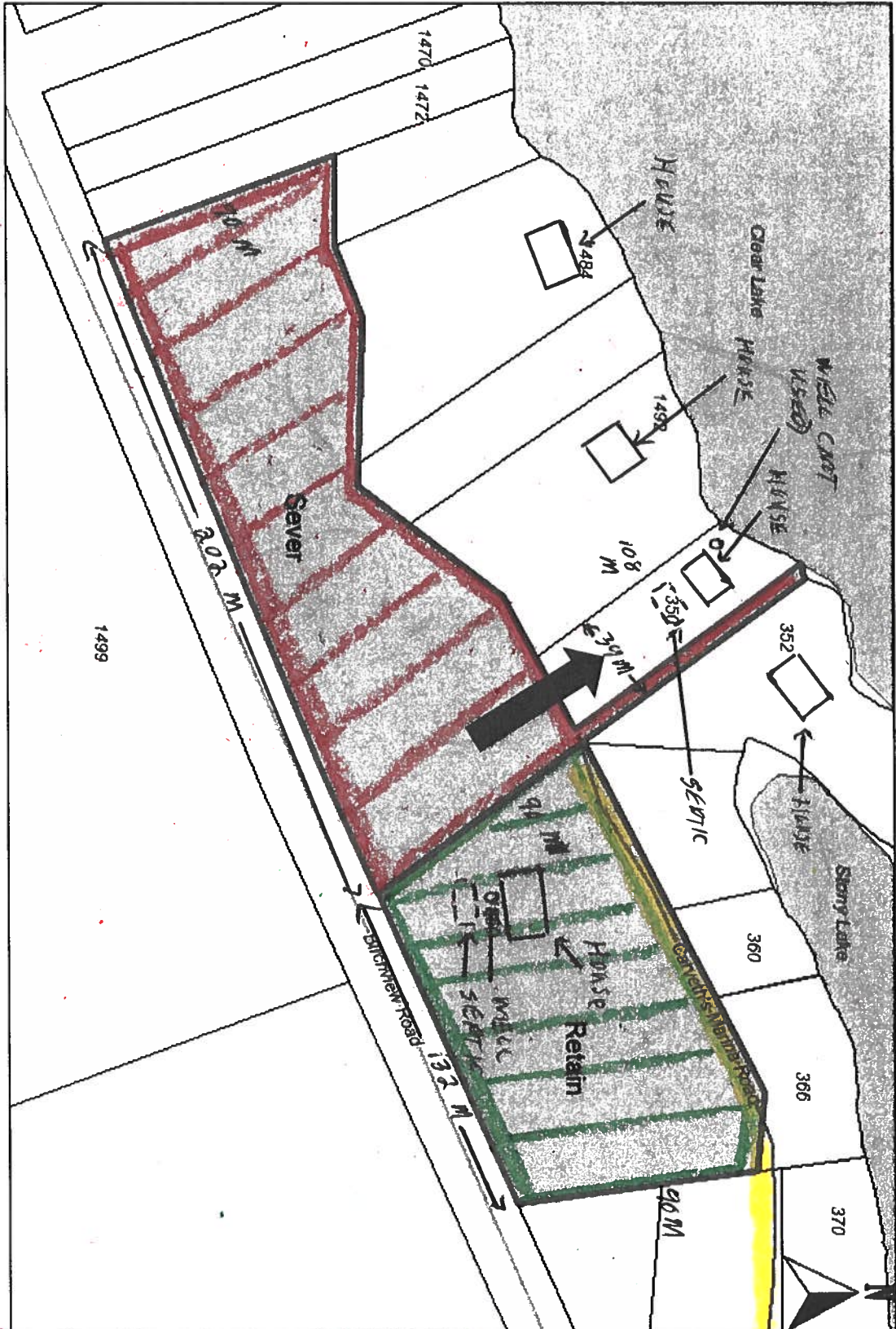
Jane Ann Hall, a Commissioner, etc.,
Province of Ontario, for
E. James Jordan, Barrister & Solicitor.
Expires December 2, 2020.

Personal information contained on this form is legally authorized under Sec.53 of the Planning Act and O.Reg.197/96 for the purpose of processing your planning application and will become part of a public record.

Pursuant to Sec.1.0.1 of the Planning Act, and in accordance with Sec.32(e) of the Municipal Freedom of Information and Protection of Privacy Act the County of Peterborough may make all planning applications and supporting material available to the public in hard copy or electronically. If you have any questions about the collection, use or disclosure of this information by the County of Peterborough, please contact the CAO or Clerk, County of Peterborough, 470 Water Street, Peterborough, Ontario K9H 3M3

An "original" signed copy of the application and sketch must be submitted, together with 6 copies of both the application and sketch, each copy stapled individually with a sketch. All copies of the sketch or survey must be coloured – red for severed lots, green for retained. Copies may be double-sided. Please submit application with a cheque for \$1150.00 payable to the "County of Peterborough".

Lot 29, Concession 3, Dummer Ward



Scale (metric)
1 : 2,000

Preliminary Severance Review

Prepared by the Peterborough County
Planning Department



Name: James & Joan
Jordan

Agent: N/A

Date: October 23, 2019

Lot: 29

Concession: 3

Municipality: Dummer Ward
Township of Douro-Dummer

Description: 1550 Birchview Road

Phone: 705-652-1701

Email:
jimjordan@bellnet.ca

Office Phone: 705-743-
4221

Communication Sent To: **Owner:** ☒

Agent: ☐

	Severed	Retained
County O.P. Description	Shoreland Area	Shoreland Area
Municipal O.P. Designation (effective Oct 2008)	Lakeshore Residential	Lakeshore Residential
Municipal Zoning (By-Law No. 10-1996)	(RU)	(RU)
Area/Lot Dimensions	1.37 Hectares with 202 meters of frontage on Birchview Road	0.92 Hectares with 132 meters of frontage on Birchview Road
Existing Use/Buildings	Vacant	Single-Detached

Intent: To sever a parcel for lot addition purposes. Roll No.(s) 1522-020-004-12220.

County Official Plan Policy Review: The subject property is described as Shoreland Area in the County of Peterborough Official Plan. Section 2.6.3.1 of the Plan states that "applications for technical severances including easements, severances for lot additions/adjustments...and rights-of-way are not necessarily subject to the following policies and shall be evaluated based on site specific considerations established in local official plans."

The retained property may be considered a backlot as it will no longer be along the Lake. Section 4.4.3 of the Plan states, "Backlot development is only permitted by plan of subdivision or, unless a local plan permits otherwise". Since the effect of the severance will only remove a very small access to the lake, there will no functional change to the area and no new buildings or structures are proposed, it is the opinion of the Planning department that the proposal is not worsening or drastically altering an existing situation. The proposal appears to meet the intent of the Official plan.

Municipal Official Plan Policy Review: The subject property is designated Lakeshore Residential in the Township Official Plan. Section 7.12.21 of the Plan states that "applications for technical severances including easements, severances for lot additions/adjustments...and rights-of-way are not necessarily subject to the policies contained herein and shall be evaluated based on site specific considerations."

As applicable, consents must meet road frontage & access, Zoning By-law and Health Unit requirements (section 7.12.2, 7.12.4 & 7.12.12).

Municipal Zoning By-Law Review: The severed parcel is zoned Rural Zone (RU) in the Municipal Zoning By-law. A single-detached dwelling is permitted in the (RU) zone (section 9.1.5), provided the parcel has a minimum lot area of 0.4 hectares and a minimum lot frontage of 45 meters (sections 9.2.4 (a) & (b)). The severed parcel appears to meet these requirements, the severed parcel will be added to a lot within the (LSR) zone and the Township may request a rezoning to reflect the lot it is being added to.

The retained parcel is zoned Rural Zone (RU) in the Municipal Zoning By-law. A single-detached dwelling is permitted in the (RU) zone (section 9.1.5), provided the parcel has a minimum lot area of 0.4 hectares and a minimum lot frontage of 45 meters (sections 9.2.4 (a) & (b)). The retained parcel appears to meet these requirements.

Provincial Policy Review: The Provincial Policy Statement, 2014 (PPS) and Growth Plan for the Greater Golden Horseshoe, 2019 (GPGGH) apply to this proposal.

The following key natural heritage features and/or key hydrologic features have been identified on or adjacent to the subject property: wetlands and in-land Lake.

Section 4.2.4.1 of the Growth Plan (2019) states that development and site alteration, including lot creation, within 120 metres of a key hydrologic feature will require a natural heritage evaluation/hydrologic evaluation that identifies a vegetation protection zone (VPZ) that is no less than 30 metres. Although the severed parcel is located within 120 metres of the above key hydrologic features, a natural heritage evaluation and/or hydrologic evaluation is not required. The intent of the application is for a lot addition to an existing developed lot at 350 Carveth Marina Road. There will likely be no impact on the existing heritage features in the surrounding area.

Minimum Distance Separation Formula I (MDS I) as per policy 1.1.5.9 of the 2014 Provincial Policy Statement has not been calculated. There is no new development or lot creation proposed (2017 MDS I, guideline #8).

Additional Notes:

* The lands appear to be regulated by Regulation 167/06, the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation of the Otonabee Conservation Authority. Therefore, the proposal should be discussed with Matt Wilkinson/Alex Bradburn at (705) 745-5791 ext.213/ext.227 to determine what, if any permits may be necessary.

* The applicant and any prospective owners are advised that endangered and/or threatened species exist in the area and may exist on the site. It is the responsibility of the landowner to identify endangered and threatened species and their habitat within the property prior to undertaking work, and to ensure that the work/activity will not result

in negative impacts. Landowners are encouraged to consult with the Ministry of Environment, Conservation and Parks (MECP) if they have questions about the *Endangered Species Act, 2007 (ESA)*. Any sightings of a threatened or endangered species during development and construction on the property must be reported in accordance with the ESA.

This Preliminary Severance Review has been circulated by the Planning Department to the following agencies (marked with an X):

- ☒ Local Municipality of Douro-Dummer
- ☐ County Infrastructure Services (i.e. Roads) ;
- ☒ Conservation Authority ;
- ☐ First Nations ;
- ☒ Other: Trent-Severn Waterway

Agencies to be Contacted by Owner/Agent (marked with an X):

- | | |
|--|---|
| <input checked="" type="checkbox"/> Township | <input checked="" type="checkbox"/> Health Unit |
| <input checked="" type="checkbox"/> Conservation Authority | <input checked="" type="checkbox"/> Trent-Severn Waterway |
| <input type="checkbox"/> Source Water Risk Management Officer | <input type="checkbox"/> First Nations |
| <input type="checkbox"/> Ministry of Environment, Conservation and Parks | <input type="checkbox"/> Other |

Proposal appears to conform to the Growth Plan for the Greater Golden Horseshoe and/or Provincial Policy Statement policies.

The severance proposal appears to conform to the Provincial Plan(s).

Proposal appears to conform to County Official Plan policies.

The severance proposal appears to conform to the County Official Plan.

Proposal appears to conform to Township Official Plan policies.

The severance proposal appears to conform to the Township Official Plan, provided road frontage and access, and health unit requirements can be met.

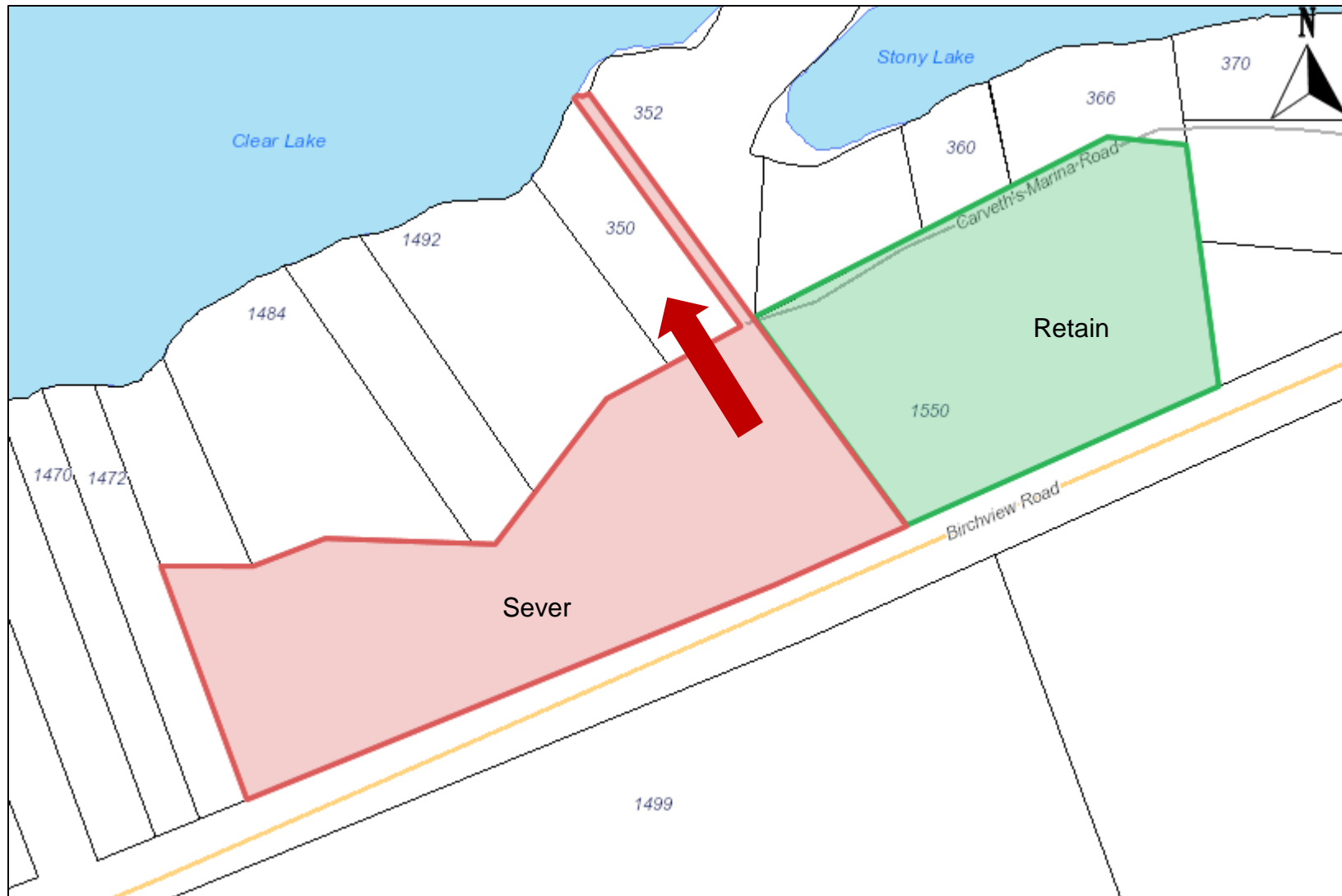
- ☒ Application requires confirmation from the Township or identified agency regarding policy conformity. ****Please note that the landowner should be aware that members of the local council may not support a rezoning or minor variance to create a lot that is not in compliance with the provisions of the zoning by-law.****

Reviewed By: Zachary Tonello

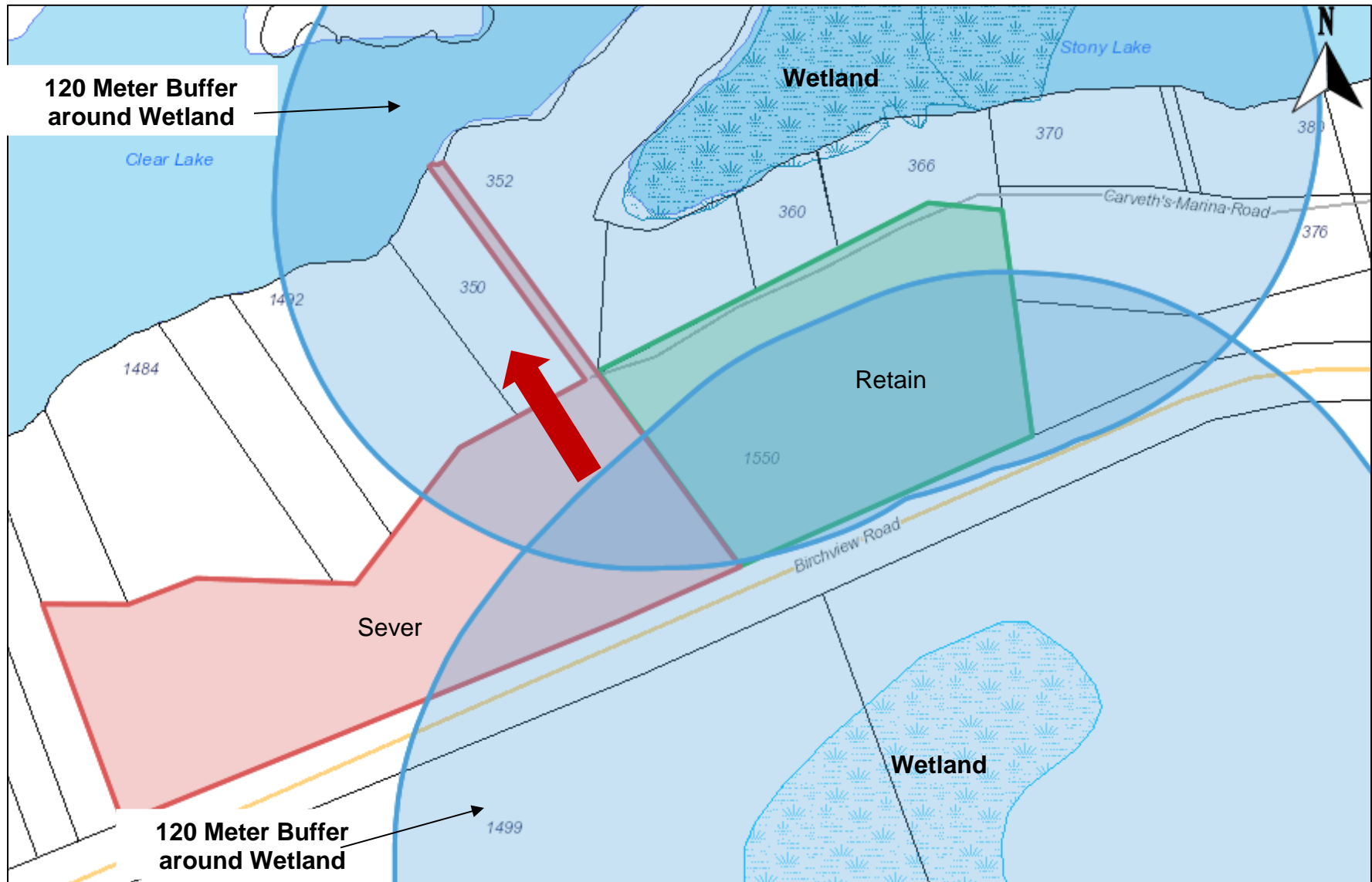
Important

Our position on the overall conformity of the proposal is based on information available at the time of review. Subsequent information from commenting agencies can change our comments relating to any formal application for severance which is subsequently filed. Therefore, the above-noted comments should not be construed as preliminary approval or denial of a proposal but recognized as a position of the County Planning Department based on the availability of current information.

Roll # 1522-020-004-12220
Lot 29, Concession 3, Dummer Ward



Roll # 1522-020-004-12220
Special Features Mapping - Wetlands



NOTE: New development, including lot creation, is not permitted within the wetland boundaries; any development proposed within the 120 metre buffer surrounding the wetland will require an Environmental Impact Study (EIS).

Township of Douro-Dummer

Chief Building Official's Report - Regarding Consent Applications

File No. B-31-20-Jordan Location of Property 1580 Birchview

Roll No. 020-004-12220 Owner's Name Jordan

Comments:

Land Attributes/Characteristics: Lot is:

Filled: ☐ Yes / ☐ No

Swampy: ☐ Yes / ☐ No

Low Lying: ☐ Yes / ☐ No

High & Dry: ☐ Yes / ☐ No

Adjacent to Swampy/low lying area: ☐ Yes / ☐ No

Are there any obvious restrictions to achieve development of the lot:

N/A Lot Addition

Are there any obvious restrictions to achieve a suitable building envelope:

Yes, but N/A.

Are there any obvious restrictions on the development of the lot due to elevation:

Yes, but N/A.

Additional Comments: _____

Date Site Visited June 16/2020 Owner Present Yes ☐ No ☒

B. Fawcett.
Brian Fawcett,
Chief Building Official

Owner's Acknowledgement
Page 235 of 235