



Township of Douro-Dummer Agenda for a Planning Committee Meeting

**Monday, March 2, 2020, 9:30 a.m.
Council Chambers in the Municipal Building**

	Pages
1. Call to Order by Chair:	
2. Disclosure of Pecuniary Interest:	
3. Approval of Minutes:	
3.1 January 24, 2020	1
4. Other Business:	
4.1 Appoint Acting Secretary, Clerk/Planning-2020-12	5
4.2 Discussion - eScribe (new agenda software) Training Date	
5. Severance Applications:	
5.1 Severance File B-63-19-B-64-19, Clerk/Planning-2020-10	8
6. Severance Proposals:	
6.1 Preliminary Severance Review - Clifford, Clerk/Planning-2020-11	39
7. Next Meeting Date: March 27, 2020 (if required)	
8. Adjournment	

Minutes of a Meeting of the Planning Committee for the Township of Douro-Dummer held on January 24, 2020 in the Council Chambers of the Municipal Building

Present: Chair, Deputy Mayor – Karl Moher
Member – Wendy Dunford
Member – Ken Jackman
Member – Jim Patterson
Member – Ed Reid
Secretary – Crystal McMillan
Administration Assistant – Vanessa Sweeting
Temporary C.A.O. – Martina Chait-Hartwig

1. Crystal McMillan, Secretary, called the meeting to order at 10:09 a.m. and called for nominations for the position of chair.

Resolution – Committee Chair

Moved by: Mr. Jackman Seconded by: Ms. Dunford
That Mr. Moher be nominated as chair for 2020.

Nominations were called for a second and third/final time. No other nominations were made.

Mr. Moher stated that he would accept the chair. Carried

2. Mr. Moher called the meeting to order.
3. Mr. Moher reminded members of their obligation to declare any potential conflict of interest. None were declared.

4. Resolution – Appointing a Secretary

Moved by: Ms. Dunford Seconded by: Mr. Patterson
That Crystal McMillan be appointed Secretary of the Planning Committee, that Anu Mundahar be appointed Assistant Secretary, which would authorize her to be Acting Secretary at any point in time when Crystal McMillan, Secretary, is unavailable and further that the appointment of any other Secretary or Assistant Secretary that conflict with this Resolution shall be repealed. Carried

- ## 5. Resolution – Minutes

Moved by: Ms. Dunford Seconded by: Mr. Patterson
That the Planning Committee Minutes from the meeting held on November 22
2019, be received and adopted. Carried

6. Severance Applications:

Severance Applications B-76-19 and B-77-19

Name: Mary Bell-Plouffe and Daniel Plouffe

Agent: Kevin Duguay

Part lot 1, Concession 4

86 Douro Third Line, Douro Ward, Roll No.: 010-002-13400

Purpose of the applications: Creation of Two New Residential Lots

In attendance:

Mary Bell-Plouffe and Daniel Plouffe, Owners – In support

Kevin Duguay, Agent – In support

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

Kevin Duguay, Agent, spoke in support of the application

Resolution:

Moved by: Ms. Dunford

Seconded by: Mr. Jackman

That it be recommended to Council that Severance Applications B-76-19 and B-77-19 for Mary Bell-Plouffe and Daniel Plouffe 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 lot
- That a 10' strip of frontage from the severed parcel be deeded to the Township for road widening purposes for each lot
- That the depth of the severed lots be increased to ensure that the lot is a minimum of 0.4 ha (1 acre) in size (which does not include the 10' strip of frontage deeded to the municipality)
- That safe entrances be approved by the Manager of Public Works

Carried

Severance Application B-73-19

Name: Willie and Janet Towns

Part Lot 11, Concession 5

829 Centre line, Douro Ward, Roll No.: 010-003-05100

Purpose of the application: Creation of One New Residential Lot

In attendance:

Willie Towns, Owner – In support
William and Ciara Towns – In support

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

Resolution:

Moved by: Mr. Patterson

Seconded by: Mr. Jackman

That it be recommended to Council that Severance Application B-73-19 for Willie and Janet Towns 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 10' strip of frontage from the severed parcel be deeded to the Township for road widening purposes
 - That the depth of the severed lot be increased to ensure that the lot is a minimum of 0.4 ha (1 acre) in size (which does not include the 10' strip of frontage deeded to the municipality)
 - That a safe entrance be approved by the Manager of Public Works
 - That an entrance/driveway be installed on the severed lot to the satisfaction of the Township
- Carried

7. Severance Proposal:

Severance Proposal – Anne Sheehan-Parker

Part Lot 5, Concession 3

Douro Second Line, Douro Ward, Roll No.: 010-002-10500

Purpose of the proposal – Creation of One New Residential Lot

In attendance:

Anne Sheehan-Parker, Owner – In support

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

Resolution:

Moved by: Ms. Dunford

Seconded by: Mr. Patterson

That the Committee recommend that Council support in principle the severance proposal for Anne Sheehan-Parker and when a formal application is submitted to the Peterborough Land Division Committee that the following conditions be imposed:

Resolution (continued) - Severance Proposal – Anne Sheehan-Parker

- \$1250.00 cash-in-lieu of parkland be paid to the municipality
- That a 10' strip of frontage from the severed parcel be deeded to the Township for road widening purposes
- That the depth or width of the severed lot may be increased slightly by the applicant to make up for the 10' strip of frontage being deeded to the Township.
- That a safe entrance be approved by the Manager of Public Works

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

8. Date of next Meeting: March 2, 2020 at 9:30 a.m.

9. **Resolution – Adjournment**

Moved by: Ms. Dunford

Seconded by: Mr. Patterson

That the meeting adjourn. (10:33 a.m.)

Carried

Meeting Chair, Karl Moher

Secretary – Crystal McMillan

Overview:

To facilitate the processing of consent reviews and applications as well to meet the provisions of Council's Procedural By-law, the Planning Committee must appoint a Secretary of the Committee.

Conclusion:

At the last Planning Committee meeting held on January 24, 2020, the Committee passed the following Resolution:

Resolution – Appointing a Secretary

Moved by: Ms. Dunford

Seconded by: Mr. Patterson

That Crystal McMillan be appointed Secretary of the Planning Committee, that Anu Mundahar be appointed Assistant Secretary, which would authorize her to be Acting Secretary at any point in time when Crystal McMillan, Secretary, is unavailable and further that the appointment of any other Secretary or Assistant Secretary that conflict with this Resolution shall be repealed. Carried

With some constraints on staff and to allow for some extra cross training it would be helpful if the Committee pass another Resolution to appoint Vanessa Sweeting as the as the Assistant Secretary so that she can also get experience in this role.

Vanessa attended the last meeting and has been training with me in the processing of various applications.

Recommendation:

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.

Financial Impact: N/A

Strategic Plan Applicability:

To ensure and enable an efficient and effective municipal administration.

Sustainability Plan Applicability: N/A

Report Approval Details

Document Title:	Appoint Acting Secretary.docx
Attachments:	
Final Approval Date:	Feb 21, 2020

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

Martina Chait-Hartwig

Severance Review

File No: B-63-19 & 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

Official Plan Designation:

Retained	Rural Area
Lot 1:	Rural Area
Lot 2:	Rural Area

OP Conformity: Residential uses are permitted uses in the Rural Designation provided fragmentation of farm lands and conflict with adjacent farm operations are not created.

Zoning:

Rezoning Required:

Retained:	Rural (RU) and Environmental Constraint	No
Lot A:	Rural (RU)	No
Lot B:	Rural (RU)	No

Zoning Conformity:

Severed Lots A & B will both meet the area and frontage requirements for a residential use in the Rural Zone (Section 9.2.4).

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 two severance proposals appear to be in conformity with the PPS.

Entrance Report: Please see attached – safe entrances are possible and culverts will be required. It is also recommended that a 3 metre strip be deeded to the Township from both severed lots.

CBO Report: There are no obvious restrictions to development. The proposed well location on Lot 2, shown on the application sketch, may be too close to the septic. It is recommended that the septic systems be mirrored.

Comments: A copy of the County's Preliminary Review is not attached as it was prepared on a different lot configuration in 2017. The County has preliminarily relooked at the proposal and timing on submitting this application was necessary due to the Province designating the property as Prime Agricultural. The County OP has not been updated to include this designation, so the policies that will apply once the OP is updated are not in effect.

All department managers have been circulated for comment on these applications and the following comment was provided by the previous C.A.O., Dave Clifford:

1. The land on which these severances are proposed are in an actively cultivated field.
2. The area where these severances are proposed are in Class 1 and 2 farmland as identified in the Canada Land Inventory- Class 1 and 2 are the best farmland.
3. Section 4.3.2 of the County Official Plan sets out some goals and objectives for the Rural and Cultural Landscape. 2 of the objectives read as follows:
 - To ensure that the agricultural industry remains viable
 - To preserve prime agricultural soils and protect farms, where possible, from activities and land uses which would limit productivity or efficiency.
 These proposed lots do not appear to be consistent with these policies within the plan.
4. Section 4.3.3.2 of the official plan states in the first sentence that "Agriculture shall be encouraged and protected as an identifiable industry and cultural resource in Peterborough County.
5. Further on in the same section it states that: in considering development in prime agricultural areas and other agricultural areas, local municipalities **must** consider (1) maintaining the identified agricultural areas and encouraging these areas for future agricultural expansion; (2) maintaining the viability of farm units; (3) the existing character of the agricultural community. Approval of these lots will definitely hinder the possibility of expansion of the adjacent farming operations.
6. Section 6.2.2.3 (a) of the official plan states that "it shall be a policy of this plan to discourage the development of non-rural related uses within the Rural designation and to prevent uncontrolled and scattered development. This leads to an unnecessary fragmentation of the land base.
7. Section 7.12.8 of the official plan states that "consideration shall be given to the compatibility of the proposed residential lot with the adjacent land uses and traffic patterns. Where the proposed development is not considered compatible with adjacent land uses, or if surrounding traffic patterns conflict with the proposed use, a consent should not be granted." Adjacent agriculture uses create noise, odour, dust, etc. that are not always compatible to residential uses- we beginning to see some complaints about this.

These are my comments and would not support these applications.

A Scoped Environmental Impact Study was completed on the property and it was peer reviewed by the Otonabee Region Conservation Authority (ORCA). They have some recommendations which can be enforced by this agency through their permitting process.

Recommendation:

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

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- 63-19**

Date Received:

RECEIVED

OCT 21 2019

LAND DIVISION

1. Owner Information

Name(s): Brent + Teresa Dillon

Address: 722 Centre Rd

P.O. Box: _____

City/Province: Oshawa - Durham

Phone: (H) 705-957-6455 (B) _____

Postal Code: R0L 2H0

E-mail: brenda.dillon41@hotmail.com

Do you wish to receive all communications? ☒ Yes ☐ No

2. Authorized Agent/Solicitor Information

Name(s): _____

Address: _____

P.O. Box: _____

City/Province: _____

Phone: (H) _____ (B) _____

Postal Code: _____

E-mail: _____

Do you wish to receive all communications? ☐ Yes ☐ No

3. Property Description

Ward: Douro Township: Oshawa - Durham

Lot: 13 Concession: 1

Municipal (911) Address: 999 Douro First Line

Tax Roll #: 1522 010 002 03200

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) _____ E-mail: _____

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

Frontage (metres): 58 Depth (metres): 71 Area (m² or hectares): 0.4 ha
 Frontage (feet): 190 Depth (feet): 230 Area (ft² or acres): 1 ac.

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

Agricultural

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

none

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

Residential

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

house

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? _____

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? _____

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 (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: _____

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: Hydro One Tower 200 m east of new lots

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)? ☒ N/A ☐ 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			
South			
East			
West	Mike + Darlene Sullivan	Pasture for cattle	House + Barn + shed

16. Driving Directions

Please describe in detail driving directions to the subject property:

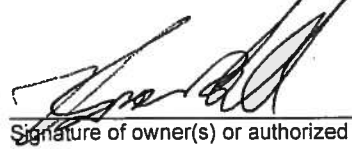
County Rd 4 east of
Intersection of 28 Hwy + Parkhill rd 4.5 miles turn left
on Douro 1st line north 1.5 miles Farm is on right 999
is the fire number

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 21 day of October, 2019.


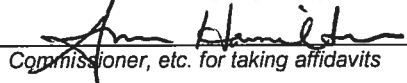
Signature of owner(s) or authorized solicitor/agent

Signature of owner(s) or authorized solicitor/agent

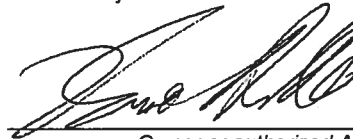
Declaration

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, Brent Diller of the Township, City, etc. of Donna Summer
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, Townshipof Peterborough
Name of City, etc.in the County
County, Region, etc.of Peterboroughthis 21 day of October, 2019.


Commissioner, etc. for taking affidavits



Owner or authorized Agent

Owner or authorized Agent

Ann Frances Hamilton, a Commissioner,
etc., Province of Ontario, for the
Corporation of the County of Peterborough.
Expires September 11, 2020.

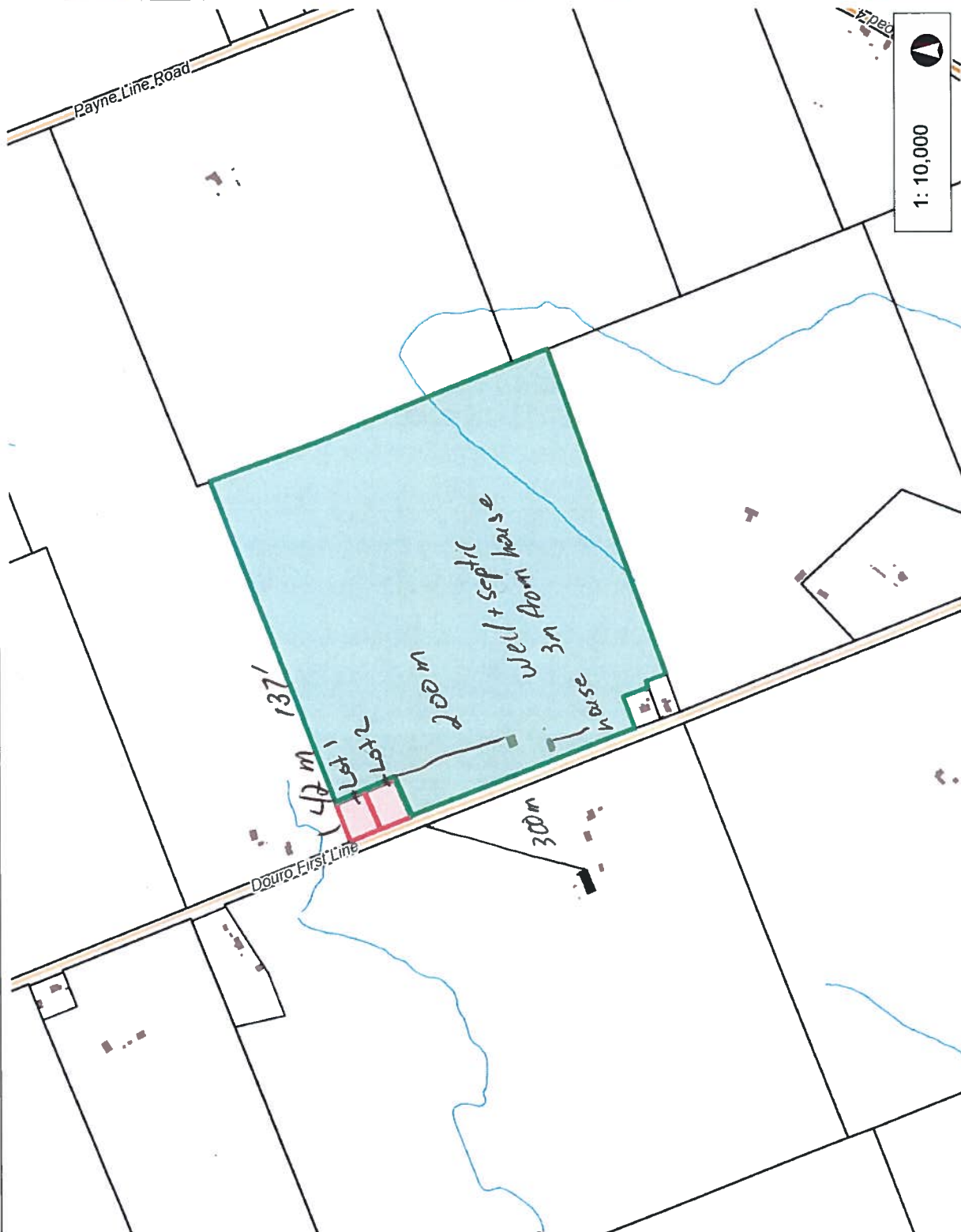
Personal information contained on this form is legally authorized under Sec.53 of the Planning Act and O.Reg.197/96 for the purpose of processing your planning application and will become part of a public record.

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".



GIS Viewer



Legend

- Roads < 50,000
 - PRIV ; Private; PRIV
 - City Arterial
 - City Collector and Local
 - City Owned Unclassified
 - Provincial
 - County
 - Township
 - Water Access Only
- Outside Roads < 50,000
 - Major Roads
 - Local Roads
- Building Footprints
- First Nations
- Civic Address
- Parcel Fabric
- Parcel First Nations - Canada 1
- Rivers
 - Intermittent
 - Permanent
- KRCA Regulated Areas
- Lake Sensitivity
- Wintering Areas
 - Deer Yard (Stratum 1)
 - Deer Wintering Area (Stratum 2)
 - Moose Early Wintering Area
- Locally Significant Wetlands

Notes

1: 10,000

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

508.0 0 254.00 508.0 Meters

North_American_1983_CSRS_UTM_Zone_17N
© Latitude Geographics Group Ltd.

Douro First Line

42 m

137'

H
Septic

H
Septic

Lot 1

Lot 2

200 m

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



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 _____ (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- 64-19</p> <p>Date Received: RECEIVED OCT 21 2019 LAND DIVISION</p>
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1. Owner Information	
Name(s): <u>Brent + Teresa Dillon</u>	Address: <u>722 Centre Rd</u>
P.O. Box: _____	City/Province: <u>Douro - Dummer</u>
Phone: (H) <u>705-957-6455</u> (B) _____	Postal Code: <u>K0L 2H0</u>
E-mail: <u>brentdillon41@hotmail.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): _____	Address: _____
P.O. Box: _____	City/Province: _____
Phone: (H) _____ (B) _____	Postal Code: _____
E-mail: _____	
Do you wish to receive all communications? <input type="checkbox"/> Yes <input type="checkbox"/> No	

3. Property Description	
Ward: <u>Douro</u> Township: <u>Douro - Dummer</u>	Lot: <u>13</u> Concession: <u>1</u>
Municipal (911) Address: <u>999 Douro First Line</u>	Tax Roll #: <u>1522 010 002 03200</u>
Registered Plan #: _____	Block/Lot: _____

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: _____ 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): 58 Depth (metres): 71 Area (m² or hectares): 0.4 ha
 Frontage (feet): 190 Depth (feet): 230 Area (ft² or acres): 1 ac.

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

Agriculture

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

none

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

Residential

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

House

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? _____

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? _____

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 (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): 420 m Depth (metres): --- Area (m² or hectares): ---Frontage (feet): 1,387 ft Depth (feet): --- Area (ft² or acres): 96 ac

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)

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? ---How far is it located from the lot line(s) & well? --- (ft. or meters) 200+ mHave you shown the well & septic locations and setbacks on the sketch? ---**9. Local Planning Documents**What is the current Township Official Plan designation on this property? RuralWhat is the current County Official Plan designation on this property? Rural

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

Explain how the application Conforms with the current Official Plans: See PSR - now meets 5 year ownership req. +What is the current zoning on this property, as found in the Township Zoning By-Law? RV and EC

(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: Prime ag. mapping not applicable.

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)? See PSR**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 One Tower 200m east of new lots

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			
South			
East			
West	Mike + Barbara Sullivan	Pasture for cattle	House + Barn + shed

16. Driving Directions

Please describe in detail driving directions to the subject property

County Rd 4 east of
Intersection of 28 Hwy + Parkhill rd 4.5 miles turn left
on Douro 1st line north 1.5 miles Farm is on right 999
is the fire number

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 21 day of October, 2019.



Signature of owner(s) or authorized solicitor/agent

Signature of owner(s) or authorized solicitor/agent

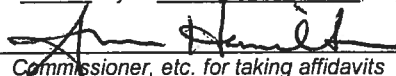
Declaration

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, Brent Dillon of the Township, City, etc. of Douro Dummer
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.

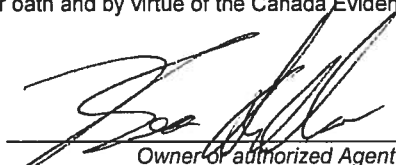
Declared before me at the City
City, Township
of Peterborough
Name of City, etc.
in the County
County, Region, etc.
of Peterborough

this 21 day of October, 2019.



Commissioner, etc. for taking affidavits

Ann Frances Hamilton, a Commissioner,
etc., Province of Ontario, for the
Corporation of the County of Peterborough.
Expires September 11, 2020.



Owner or authorized Agent

Owner or authorized Agent

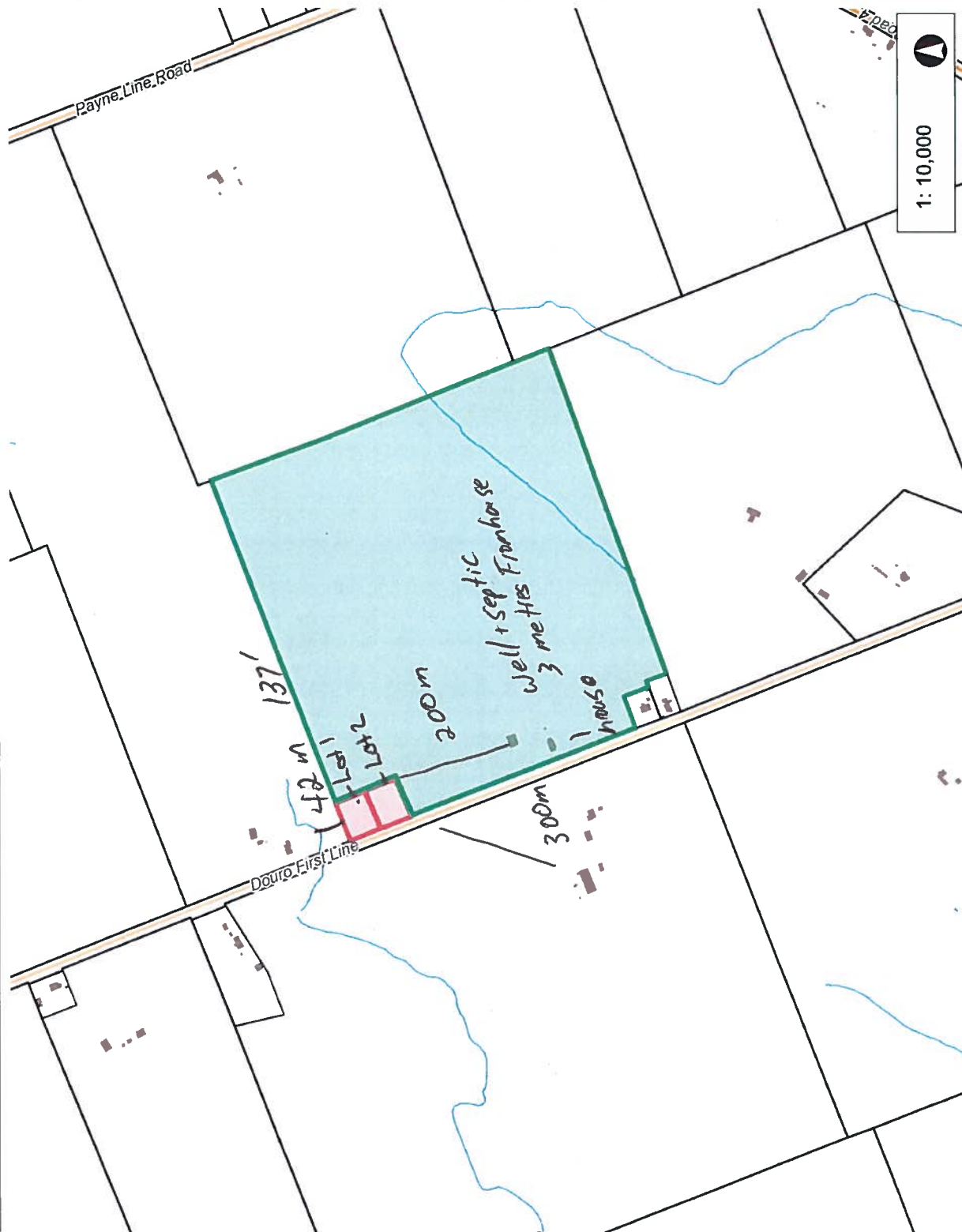
Personal information contained on this form is legally authorized under Sec.53 of the Planning Act and O.Reg.197/96 for the purpose of processing your planning application and will become part of a public record.

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".



GIS Viewer



508.0 0 254.00 508.0 Meters

North_American_1983_CSRS_UTM_Zone_17N
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Legend

- Roads < 50,000
 - PRIV : Private; PRIV
 - City Arterial
 - City Collector and Local
 - City Owned Unclassified
 - Provincial
 - County
 - Township
 - Water Access Only
- Outside Roads < 50,000
 - Major Roads
 - Local Roads
- Building Footprints
- First Nations
- Civic Address
- Parcel Fabric
- Parcel First Nations - Canada
- Rivers
 - Intermittent
 - Permanent
- KRCA Regulated Areas
- Lake Sensitivity
- Wintering Areas
 - Deer Yard (Stratum 1)
 - Deer Wintering Area (Stratum 2)
 - Moose Early Wintering Area
- Locally Significant Wetlands

Notes

1: 10,000

Douro First Line

42 m

137'

H
Septic

H
Septic

Lot 1

Lot 2

200 m



January 23, 2020

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

**Re: File: B-63-19, Brent and Teresa Dillon, 999 Douro First Line, Douro Ward;
Roll# 1522 010 002 03200 (ORCA File: PPLD-2110)**

Dear Ann Hamilton,

The Otonabee Region Conservation Authority (Otonabee Conservation) have received an application for consent (severance) to permit a new residential use. 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 58 metres and an area of approximately 0.4 hectares. The requested consent will create a new residential lot.

Existing mapping indicates that the proposed new residential lot will not be located within a known floodplain or erosion hazard. 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).**

Existing provincial mapping indicates that a key hydrological feature (wetland) is located within 120 metres of the proposed severed lot. An Environmental Impact Study (EIS) was submitted in support of the proposed consent. Provided construction and site occupancy adhere to the recommendations outlined in the EIS (pages 4 and 5) and the following points are considered:

1. Apply a 'no tree removal' timing window from April 15th to August 15th of any given year in order to protect nesting birds and be consistent with the Migratory Birds Convention Act and regulations;
2. Extend the 'no tree removal/no construction' timing window to September 30th in order to protect active turtles;
3. Install silt fencing prior to May 1st, and maintain fencing post September 30th, of any given year to keep wildlife/reptiles out of the work site; and,
4. Install tree protection fencing as per 'OPSD 220.010 Barrier for Tree Protection' to protect root systems and drip lines of trees within the hedgerows. **Therefore, with the recommendations, Otonabee Conservation is of the opinion that the application is consistent with PPS policies 2.1**

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



(Natural Heritage) and 2.2 (Water) and conforms to Sections 4.2.3 and 4.2.4 of the Growth Plan for the Greater Golden Horseshoe.

Otonabee Conservation mapping shows the majority of the proposed lot is subject to this Authority's 'Development, Interference with Wetlands and Alterations to Shorelines and Watercourses' regulation, Ontario Regulation 167/06. Prior to any construction or grading works, **permits for development may be required from this agency.**

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,

A handwritten signature in dark ink, reading "Matthew Wilkinson". The signature is written in a cursive, slightly slanted style.

Matthew Wilkinson
Planner, Otonabee Conservation

Cc: Karl Moher, Otonabee Conservation Board Members
Jennifer Clinesmith, Manager, Plan Review and Permitting Services, Otonabee Conservation



January 23, 2020

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

**Re: File: B-64-19, Brent and Teresa Dillon, 999 Douro First Line, Douro Ward;
Roll# 1522 010 002 03200 (ORCA File: PPLD-2111)**

Dear Ann Hamilton,

The Otonabee Region Conservation Authority (Otonabee Conservation) have received an application for consent (severance) to permit a new residential use. 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 58 metres and an area of approximately 0.4 hectares. The requested consent will create a new residential lot.

Existing mapping indicates that the proposed new residential lot will not be located within a known floodplain or erosion hazard. 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).**

Existing provincial mapping indicates that a key hydrological feature (wetland) is located within 120 metres of the proposed severed lot. An Environmental Impact Study (EIS) was submitted in support of the proposed consent. Given the Recommendations and Conclusions presented in the EIS the proposal should not aggravate or create negative impacts to the surrounding natural features. **Therefore, with the following recommendations, Otonabee Conservation is of the opinion that the application is consistent with PPS sections 2.1 (natural heritage) and 2.2 (Water), and conforms to section 4.2.3, and 4.2.4 of the Growth Plan for the Greater Golden Horseshoe.**

Otonabee Conservation mapping shows the majority of the proposed lot is subject to this Authority's 'Development, Interference with Wetlands and Alterations to Shorelines and Watercourses' regulation, Ontario Regulation 167/06. Prior to any construction or grading works, **permits for development may be required from this agency.**

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



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,

A handwritten signature in dark ink that reads "Matthew Wilkinson". The signature is written in a cursive, slightly slanted style.

Matthew Wilkinson
Planner, Otonabee Conservation

Cc: Karl Moher, Otonabee Conservation Board Members
Jennifer Clinesmith, Manager, Plan Review and Permitting Services, Otonabee Conservation

Plan Review and Permitting Services Memo

To: Matt Wilkinson
From: Jasmine Gibson
CC: File
Date: January 20, 2020
Subject: Ecology Review of the EIS for 999 Douro First Line
Roll #: 1522 010 002 03200
File: PPLD-2110 (B-63-19) and PPLD-2111 (B-64-19)

The Otonabee Region Conservation Authority (Otonabee Conservation/Authority) Plan Review and Permitting Services technical staff have reviewed the October 4, 2019 'Scoped Environmental Impact Study' (EIS) prepared by Cambium (Ref. #9724-001) in support of two Consent Applications.

Technical staff reviewed the information provided by Cambium 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, municipal policies and this Authority's policies, mandates as well as our technical advisory role to Peterborough County on matters of natural heritage. The subject lands are located outside of a settlement area, and the retained parcel supports agricultural uses. The intent of the applications are to create two new residential lots.

According to provincial mapping, and Cambium, unevaluated wetlands and woodlands traverse the subject lands, and there is an intermittent watercourse and potential habitat for Bobolink and Eastern Meadowlark (threatened birds) and significant wildlife (Grasshopper Sparrow – a special concern bird) on adjacent lands. Staff concur with the EIS findings, which concluded that the severed parcels are located more than 120m from any wetland feature, are setback approximately 45m from the watercourse north of the subject lands, and the actively farmed fields do not support the bird species noted above.

Staff note, however, that there is a 1 sq. km occurrence square (17QK2723) on Ontario's Make-a-Map website, which lists Blanding's turtle (threatened, EO ID 112181), eastern wood-pewee (special concern bird, EO ID 180294) and wood thrush (special concern bird, EO ID 180359) approximately 1.5 km east of the proposed severances. While the EIS did not discuss the 17QK2723 square species list, staff concur with Cambium that there does not appear to be potential/suitable habitat (wetlands/waterbodies and woodlands) for these species at risk within proximity of the proposal.

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 note that development within 2 km of an occurrence of Blanding's turtle triggers the ESA. Therefore, staff recommends the landowner confirms the EO ID 112181 location for Blanding's

turtle with NHIC and consults with Environment, Consultation and Parks (MECP) for technical advice prior to commencement of work on both properties.

In conclusion, the Consent Applications appear consistent with provincial policies (PPS policies 2.1 and 2.2 and GPGGH policies 4.2.3 and 4.2.4) provided construction and site occupancy adhere to the recommendations outlined in the EIS (pages 4 and 5) and the following points are considered:

1. Apply a 'no tree removal' timing window from April 15th to August 15th of any given year in order to protect nesting birds and be consistent with the Migratory Birds Convention Act and regulations;
2. Extend the 'no tree removal/no construction' timing window to September 30th in order to protect active turtles;
3. Install silt fencing prior to May 1st, and maintain fencing post September 30th, of any given year to keep wildlife/reptiles out of the work site; and
4. Install tree protection fencing as per 'OPSD 220.010 Barrier for Tree Protection' to protect root systems and drip lines of trees within the hedgerows.

If you have any questions, please contact the office.

Sincerely,

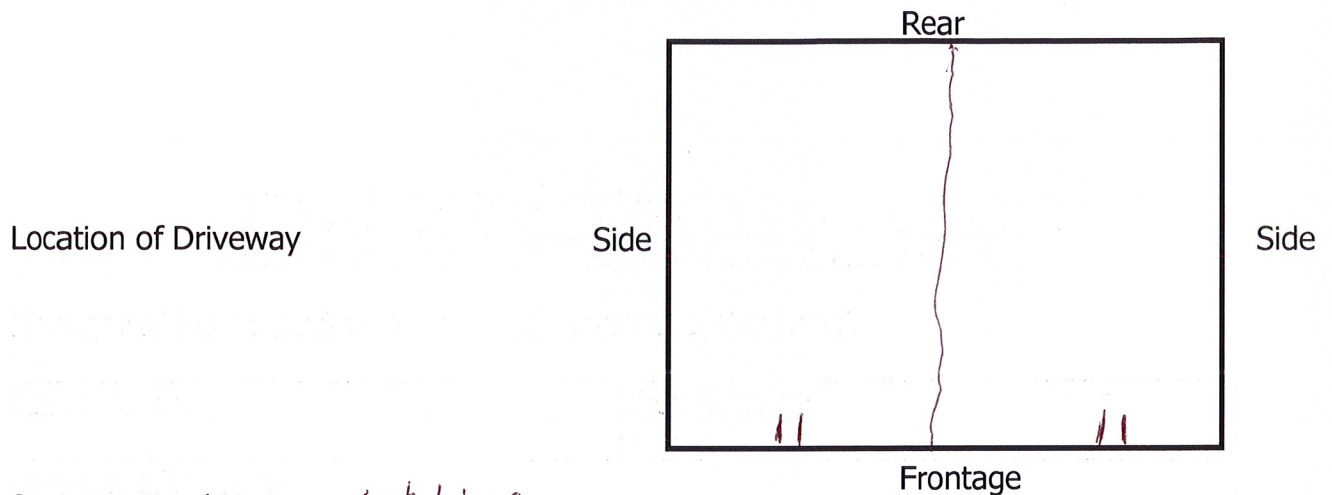
A handwritten signature in blue ink, appearing to read "Jasmine Gibson". The signature is fluid and cursive, with a large loop at the end.

Jasmine Gibson
Planning Ecologist

Township of Douro-Dummer

Manager of Public Works – Report [Consent Applications]

File Number: <u>B-63-19/B-64-19</u>	Roll Number:
Location of Property: <u>Douro East line</u>	
Owner (s) Name: <u>Dillon</u>	
Phone Number:	



Street or Road Name: 1st line

Safe Entrance Possible: Yes ☒ No ☐

Culvert Required when lot developed: Yes ☒ No ☐

3 metre strip of frontage from severed parcel required: Yes ☒ No ☐

Other Requirements (i.e. fill, brushing, etc.): _____

Comments:

Date Site Visited: Feb 12/2020

Owner Present: Yes ☐ No ☒

Harold Nelson
Harold Nelson
Manager of Public Work

Owner's Acknowledgement

Township of Douro-Dummer
Chief Building Official's Report - Regarding Consent Applications

File No. B 63164-19 Location of Property Douro First Line

Roll No. _____ Owner's Name Dillon

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:

No.

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

None.

Additional Comments: Well of lot "2" may be too
close to septic. should be mirrored.

Date Site Visited _____ Owner Present Yes ___ No ___

Brian Fawcett,
Chief Building Official

Owner's Acknowledgement

Severance Review

File No: Preliminary Review - Clifford
Name: 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 application – To create a residential lot

Official Plan Designation:

Severed – Option A:	Hamlet
Severed – Option B:	Hamlet
Retained:	Hamlet

OP Conformity: Residential uses are permitted in the Hamlet Designation. Please see additional comments in the County's Preliminary Severance Review and below in the comment section.

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

Zoning:

Rezoning Required:

Severed – Option A:	S.D. 230	Yes
Severed – Option B:	S.D. 230	Yes
Retained:	S.D. 230	Yes

Zoning Conformity:

Severed Option A and B 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 on either Option A or B.

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 is 73 metres of frontage. The retained parcel is deficient in area and frontage for an agricultural use or a hobby farm. The rezoning of the retained property should be based on the proposed use of it.

Entrance Report: n/a – County Road Access

CBO Report: There are no obvious restrictions of the development of the lot. Option A is preferred. Option B may not have room for septic given adjacent wells.

Comments: All department managers have been circulated for comment on these proposed options. The following comments were received:

CAO:

- Neither option A or B will meet Township policies
- Option A is the preferred option as it will provide a better building envelope
- As with previous severances off of this parent roll number, it should be demonstrated that a suitable water supply is available

Manager of Public Works:

- As you are aware the access is off County road #38, my only comment would be that option A would give total access to the severed property. I believe option A would be the best.

CBO: - see comment above in CBO Report

Option B will remove access to the back part of the retained lot; or require some sort of Right-of-Way/easement type access. It also is an irregular shape that could decreased the ability to develop it with a standard type of development.

Neither configuration completely meets the policies, however Option A could be argued to meet them due to the natural divide with the treeline. The Committee will need to decide if it can support either of the options presented by the Applicant.

Sample Resolution:

That the Committee recommend that Council support in principle the severance proposal Option A for Fred Clifford and when a formal application is submitted to the Peterborough Land Division Committee that the following conditions be imposed:

Sample Conditions

- \$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 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

- 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 Severance Review - Clifford.docx
Attachments:	<ul style="list-style-type: none">- Clifford - Option A - Consent Sketch December 2019.pdf- Clifford - Option B - Consent Sketch December 2019.pdf- Clifford (Clark Consulting) - PSR - Option A.pdf- Clifford - Comments on Options from County.pdf
Final Approval Date:	Feb 21, 2020

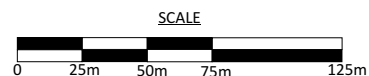
This report and all of its attachments were approved and signed as outlined below:

Martina Chait-Hartwig

Consent Sketch - December 2019
 Part Lot 11, Concession 1
 County Road 38, Warsaw
 Township of Douro-Dummer



- LEGEND**
- Subject Lands
 - Proposed Severed Lot (1.51 ac/0.61 ha)
 - Proposed Retained Lot (12.25 ac/4.96 ha)
 - Wetland
 - 30 metre Setback from Wetland
 - Building Envelope (2,371m²/0.6ac/0.24ha)



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



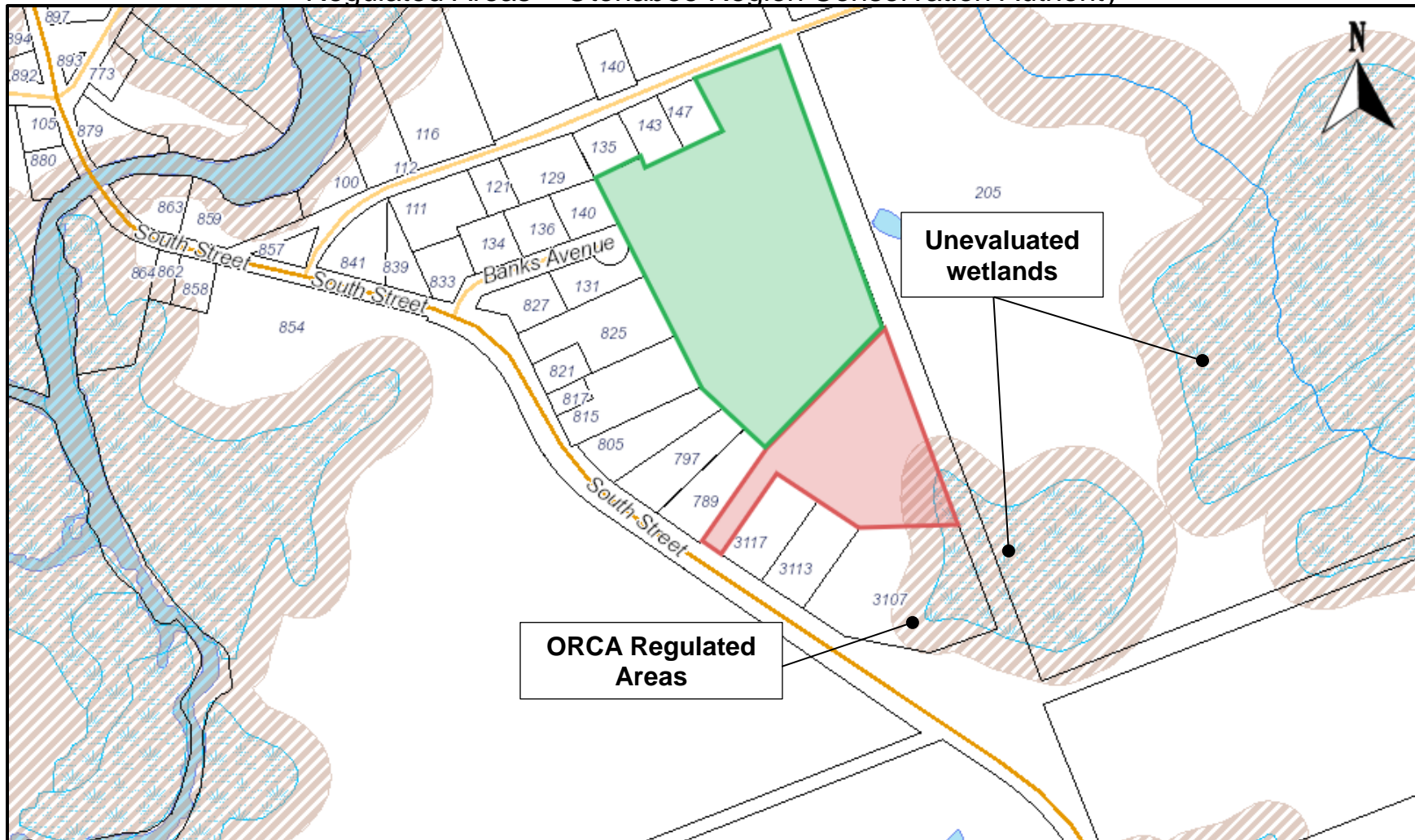
Scale (metric)

1:5000
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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
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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