



## **Township of Douro-Dummer Agenda for a Planning Committee Meeting**

**Friday, August 7, 2020, 9:00 a.m.**

**Douro-Dummer YouTube Channel**

**[https://www.youtube.com/channel/UCPpzm-uRBZRDjB89o2X6R\\_A](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](mailto:crystal@dourodummer.on.ca) or 705-652-8392 x205

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	<b>Pages</b>
<b>1. Call to Order by Chair:</b>	
<b>2. Disclosure of Pecuniary Interest:</b>	
<b>3. Approval of Minutes:</b>	
<b>3.1 Minutes - June 22, 2020</b>	<b>1</b>
<b>4. Severance Applications:</b>	
<b>4.1 B-39-20, Clerk/Planning-2020-37</b>	<b>8</b>
Concession 1, Part Lot 11	
Ironwoods Drive, Dummer Ward	
Roll No.: 1522-020-003-07300	
<b>Purpose of the application</b> – Creation of a new residential lot	

**5. Severance Proposals:**

**5.1 Preliminary Severance Review - Lobb, Clerk/Planning-2020-36**

33

Lot 4, Concession 5

275 Sixth Line Road South Dummer, Dummer Ward

Roll No. 1522-020-001-08200

**Purpose of the proposal** – Creation of a New Lot

**6. Next Meeting Date: Please bring calendars**

**7. Adjournment**

## **Minutes of the Township of Douro-Dummer Planning Committee Meeting**

**June 22, 2020, 10:00 AM**

**Douro-Dummer YouTube Channel**

**[https://www.youtube.com/channel/UCPpzm-uRBZRDjB89o2X6R\\_A](https://www.youtube.com/channel/UCPpzm-uRBZRDjB89o2X6R_A)**

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

**Staff Present:**       **Clerk/Planning Coordinator - Crystal McMillan**  
                                  **Anu Mundahar, Administrative Assistant**

1.    Call to Order by Chair:

The Chair called the meeting to order at 10:04 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   Minutes - March 2, 2020

**Resolution**

Moved By Ken Jackman

Seconded By Jim Patterson

That the Minutes from the Planning Committee Meeting, held on March 2, 2020, be received and approved, as circulated.

Carried

4. Severance Proposals:

4.1 Preliminary Review - Moloney, Clerk/Planning-2020-30

**Randy Moloney**

**Lot 11, Concession 7,**

**Centre Line Road, Douro 7th Line**

**Douro Ward, Roll No: 1522-010-003-12601**

In attendance:

Randy Moloney, applicant

**Recommendation**

Moved By Ken Jackman

Seconded By Jim Patterson

That the Committee recommend that Council support in principle the severance proposals (proposed Lot B and D) for Randy Moloney and when formal applications are 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.

Carried

4.2 Preliminary Review - Coughlin, Clerk/Planning-2020-31

**John Joseph Gerald Coughlin (Estate)**

**Agent: John Coughlin**

**Lot 8, Concession 8**

**635 Douro Eighth Line, Douro Ward, Roll No: 1522-010-004-03100**

In attendance:

John Coughlin, applicant/agent

**Recommendation**

Moved By Jim Patterson

Seconded By Wendy Dunford

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.

Carried

5. Severance Applications:

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

**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**

In attendance:

Kenneth Moore, applicant

Beverly Saunders, agent

After the motion was moved and seconded, Karl Moher turned the chair over to Jim Patterson to speak to the motion. Jim Patterson took the Chair.

**Recommendation**

Moved By Ed Reid

Seconded By Jim Patterson

That it be recommended to Council that Severance Application B-72-19 for Kenneth & Loraine Moore 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 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
- That a mitigation measures agreement be entered into with the Township to implement the recommendations (Section 7.0) of the Environmental Impact Study, prepared by Niblett Environmental Associates Inc., dated October 2019.
- That no development be permitted within 30 metres of the Provincially Significant wetland or a rezoning be obtained on the severed lot to the satisfaction of the Township to ensure no development is permitted in this area.

Carried

At this time, Karl Moher took back the Chair.

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

**Fred Clifford**

**Agent: Bob Clark, Clark Consulting Services**

**Lot 11, Concession 1**

**County Road 38, Dummer Ward, Roll No: 1522-020-003-03000**

In attendance:

Fred Clifford, applicant

Jacqueline Mann, agent

**Recommendation**

Moved By Jim Patterson

Seconded By Ken Jackman

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

Carried

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

**James and Joan Jordan**

**Agent: Adam Baker**

**Lot 29, Concession 3**

**1550 Birchview Road, Dummer Ward, Roll No. 1522-020-004-12220**

In attendance:

James Jordan, applicant

**Recommendation**

Moved By Ken Jackman

Seconded By Jim Patterson

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
- That the applicants provide proof that the lots along the waterfront of the severed lot have legal Right-of-ways to provide access to these lots.

Carried



6. Next Meeting Date: July 14, 2020 at 10:00 a.m. (if required)

eScribe Training: Discussion took place regarding training for Committee Members on the eScribe agenda management platform.

Severance Application Locations: Discussion took place regarding various methods that could be used to assist Members in finding the locations of the proposed severances (i.e. Notices on properties, maps, delineate boundaries, etc.).

7. Adjournment

**Resolution**

Moved By Wendy Dunford

Seconded By Ken Jackman

That this meeting adjourn at 11:32 a.m.

Carried

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Chair, Karl Moher

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Secretary, Crystal McMillan

## Severance Review

File No: B-39-20  
Name: Doug & Marcelle Mundell  
Location: Concession 1, Part Lot 11  
Ironwoods Drive, Dummer Ward, Roll No.: 1522-020-003-07300

**Purpose of the applications** – Creation of a new residential lot

### Official Plan Designation:

<b>Severed:</b>	Hamlet
<b>Retained:</b>	Hamlet

OP Conformity: Residential uses are permitted in the Hamlet Designation. An Environmental Impact Study has been completed and peer reviewed by ORCA due to an unevaluated wetland being on the retained lot, its close proximity to a watercourse and to ensure compliance with the PPS.

Previous Severances: None within the last 25 years

### Zoning:

### Rezoning Required:

<b>Severed:</b>	Rural	See note below
<b>Retained:</b>	Rural	See note below

### Zoning Conformity:

The severed and retained lots will meet the area and frontage requirements of the Rural (RU) Zone (Section 9.2.4).

The Official Plan designates this area as Hamlet, therefore the County recommends that the properties be rezoned to reflect the OP Designation. However, the Rural Zone permits a residential use and other properties in this area are currently zoned Rural. If another agency (i.e. ORCA, etc.) is requesting a rezoning than it would be appropriate to change the zoning, however Township staff do not feel this is a necessary requirement.

### PPS Conformity: This application appears to be in compliance with the PPS.

Prior to the submission of the formal application, the applicant completed an Environmental Impact Study and had it peer reviewed by ORCA. Further information was obtained through this process between the applicants and ORCA. The applicants also submitted engineered culvert calculations due an intermittent watercourse traversing the frontage of the property. This document will be reviewed by ORCA and a

permit will be required from the Conservation Authority prior to any development or site alteration.

**Entrance Report:** Safe entrances are possible, culverts will be required. Requesting a 3 metre strip of frontage be deeded to the Township. **Note:** Comment above regarding an ORCA Permit being required.

**CBO Report:** No obvious restrictions to development. Severed lot development will need to be to rear of proposed lot (note: an ORCA permit will be required based on the EIS constraints mapping)

**Comments:** Please see a copy of the County's Preliminary Review and ORCA EIS peer review documents which are attached.

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

### **Recommendation:**

That it be recommended to Council that Severance Application B-39-20 for Doug and Marcelle Mundell 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 retained and severed lots be obtained to the satisfaction of the municipality, only if another agency requires a rezoning on the application
- 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

# 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 YES Date: Oct 5 2017

If yes, were there any Studies required? Y/N YES  
(i.e. Traffic Study, Archaeological Study and Environmental Impact Analysis (EIA).

Have you attached 4 copies of each to this application?

Y/N YES

Office Use:

File No. **B-** 39-20

Date Received: **RECEIVED**

**JUL 27 2020**

**LAND DIVISION**

### 1. Owner Information

Name(s): Doug & Marcelle Mundell Address: 1331 County Rd. 4

P.O. Box: \_\_\_\_\_ City/Province: Douro-Dummer Ontario

Phone: (H) 705-652-7980 (B) \_\_\_\_\_ Postal Code: K0L3A0

E-mail: None

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

### 2. Authorized Agent/Solicitor Information

Name(s): None 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: Dummer Township: Dour-Dummer Lot: Part of 11 Concession: 1

Municipal (911) Address: None Tax Roll #: 152202000307300

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:  
Unknown 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): 46 Depth (metres): 120 Area (m<sup>2</sup> or hectares): .552 Hectares  
 Frontage (feet): 150.9 Depth (feet): 393.7 Area (ft<sup>2</sup> or acres): 1.36 Acres

**Existing Use:** (i.e. residential, commercial, recreational)Recreational**Proposed Use:** (i.e. residential, commercial, recreational)ResidentialName Existing Buildings & Structures, including well & septic  
(and show on sketch with setbacks )NoneName 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 NONE**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 NoneIf a septic system exists on the severed 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

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 &amp; imperial measurements and include all dimensions on sketch)

Frontage (metres): \_\_\_\_\_ Depth (metres): \_\_\_\_\_ Area (m<sup>2</sup> or hectares): \_\_\_\_\_Frontage (feet): \_\_\_\_\_ Depth (feet): \_\_\_\_\_ Area (ft<sup>2</sup> 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): 76 for(120)depth then 122      Depth (metres): 240      Area (m<sup>2</sup> or hectares): 2.37  
 Frontage (feet): 249.35for(393.7)depth then 400.26      Depth (feet): 787.40      Area (ft<sup>2</sup> or acres): 5.87

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

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

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

Name Proposed Buildings & Structures, including wells & 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 None

**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 None

If a septic system exists on the retained 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

**9. Local Planning Documents**

What is the current Township **Official Plan** designation on this property? Hamlet  
 What is the current **County** Official Plan designation on this property? Settlement Areas  
 (this information is available from the Preliminary Severance Review and/or from the Township)

Explain how the application Conforms with the current Official Plans: Health-Road Frontage-Access requirements can be met.

What is the current zoning on this property, as found in the Township **Zoning By-Law**? RU-Hamlet  
 (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: \_\_\_\_\_

Study by Cambium Inc. shows that there is no negative impacts on the feature or their ecological function.

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)? \_\_\_\_\_

Conforms to (County- Township-Conservation Authority-Health Unit) Plan Policies

**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- \_\_\_\_\_, 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 ☐ 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

☒ N/A

**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	Mark Remmer	residential	House & Barn
South	Jay Riel	OSR-2 recreational	Vacant
East	Archie Kidd	residential	House
West	Jim Kirby	residential	House

**16. Driving Directions**

Please describe in detail driving directions to the subject property: Leaving Peterborough, proceed East on County Road #4 to the village of Warsaw, turn right on to Iron Woods Drive, continue for 200 yards

Leaving Peterborough go east on County Rd 4 to Warsaw turn right on Iron Woods Rd

Leaving Peterborough, proceed East on County Road #4 to the village of Warsaw, turn right on to Iron Woods Drive, continue for 200 yards to property on the right hand side.

Leaving Peterborough, proceed East on County Road #4 to the village of Warsaw, turn right on to Iron Woods Drive, continue for 200 yards to property on the right hand side.

Leaving Peterborough, proceed East on County Road #4 to the village of Warsaw, turn right on to Iron Woods Drive, continue for 200 yards to property on the right hand side.

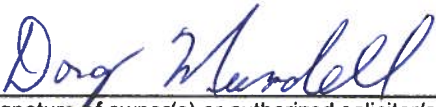
## Signatures Page

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 \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_.



Signature of owner(s) or authorized solicitor/agent



Signature of owner(s) or authorized solicitor/agent

## Declaration

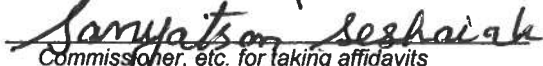
**This section must be signed before a Commissioner for Taking Affidavits or a designated Official of the Municipality**  
(i.e. Reeve, Clerk, Secretary-Treasurer of the Land Division Committee, lawyer, etc.)

(we) Doug & Marcelle Mundell 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 \_\_\_\_\_  
of Douro Dummer City, Township  
Name of City, etc.

in the \_\_\_\_\_  
of Peterborough County, Region, etc.

this 22 day of July, 2020



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".



## MDS DATA SHEET

This is to be completed and attached to the application when applying for a severance within 750-1,500 metres (2,460-4,921 feet) of an existing livestock facility. Complete one sheet for **each barn** if it is **capable** of housing livestock **regardless of current use**.

Owner of Livestock Facility: Mark Remmer Phone: 705-652-5005

Address: 1345 County Rd. 4 Douro-Dummer K0L3A0

Distance from livestock facility to new use: 640 FT (metres or feet)

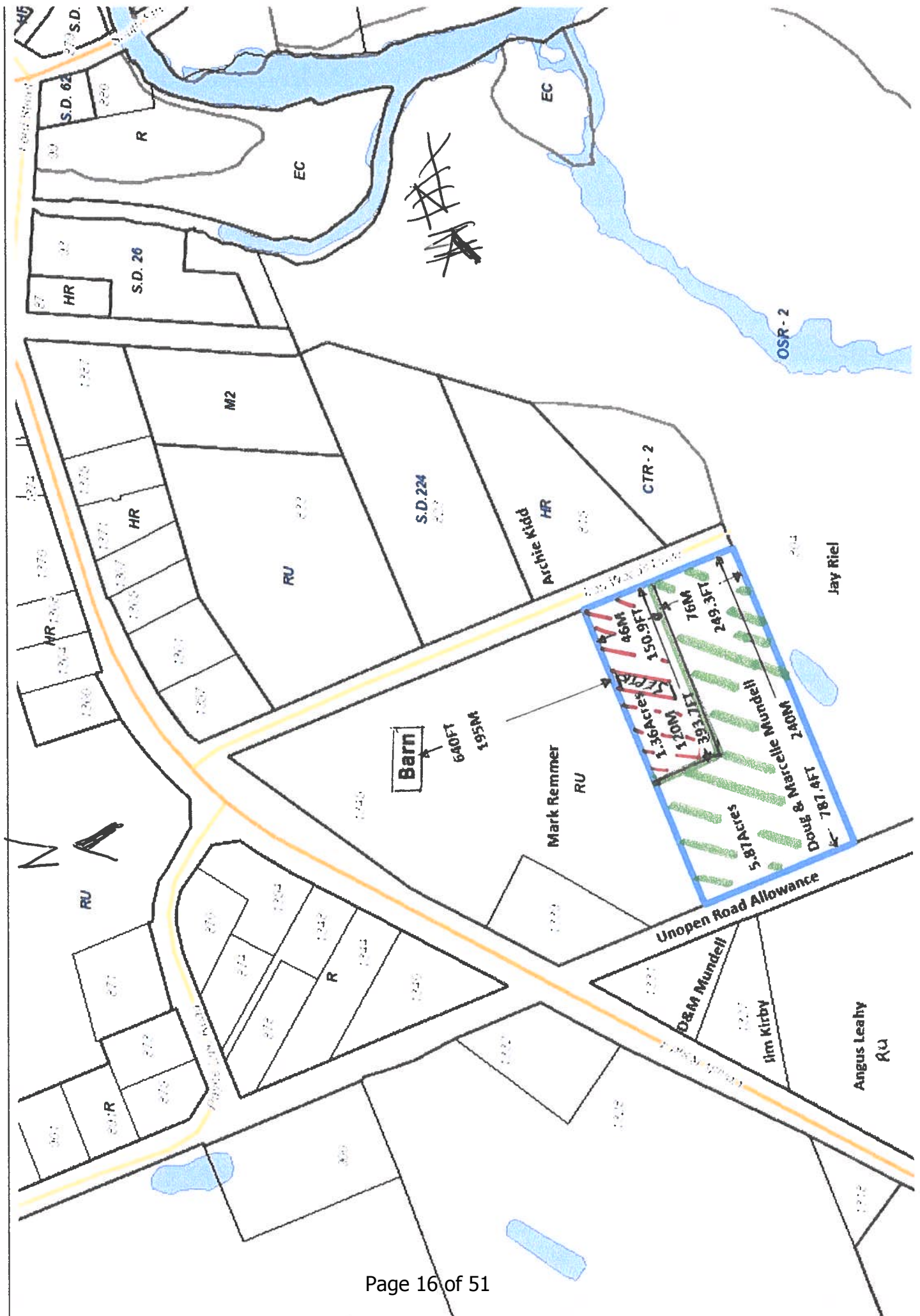
Distance from manure storage to new use: 640 (metres or feet)

Is there an anaerobic digester? Yes ☐ No ☒ Other: \_\_\_\_\_

Area of land where livestock facility is located: 10.75 Acres (hectares or acres)

Type of Livestock (check those that apply)	Maximum Housing Capacity (#)	Type of Manure Storage (enter appropriate code from following page)
<b>DAIRY</b> <input type="checkbox"/> Milking Cows: <input type="checkbox"/> Holstein <input type="checkbox"/> Guernsey <input type="checkbox"/> Jersey <input type="checkbox"/> Heifers <input type="checkbox"/> Holstein <input type="checkbox"/> Guernsey <input type="checkbox"/> Jersey		
<b>BEEF</b> <input type="checkbox"/> Cows: <input type="checkbox"/> Barn Confinement <input type="checkbox"/> Barn with Yard <input type="checkbox"/> Feeders: <input type="checkbox"/> Barn Confinement <input type="checkbox"/> Barn with Yard		
<b>SWINE</b> <input type="checkbox"/> Sows <input type="checkbox"/> Feeder Hogs <input type="checkbox"/> Breeder Gilts <input type="checkbox"/> Weaners		
<b>POULTRY</b> <input type="checkbox"/> Chicken Broilers ( ____ week cycle) <input type="checkbox"/> Broiler Layers <input type="checkbox"/> Pullets: <input type="checkbox"/> Chicken <input type="checkbox"/> Turkey <input type="checkbox"/> Meat Turkeys: <input type="checkbox"/> < 6.2kg <input type="checkbox"/> 6.2-10.8kg <input type="checkbox"/> > 10.8kg <input type="checkbox"/> Turkey Breeder Layers		
<b>HORSES</b>	3	v1
<b>SHEEP</b> <input type="checkbox"/> Adult Sheep <input type="checkbox"/> Feeder Lambs		
<b>GOATS</b> <input type="checkbox"/> Adult Goats <input type="checkbox"/> Kid Goats		
<b>OTHER</b> (please specify)		

# County of Peterborough





June 29, 2020

**RE: Property Inquiry Review for a proposed severance of a single lot at Part of Lot 11, Concession 1 on the west side of Iron woods Drive, Warsaw, Douro Dummer Township; Roll# 1522 020 003 07300, ORCA file: POTD-7**

Dear Mr. and Mrs. Mundell:

The Otonabee Region Conservation Authority (Otonabee Conservation) has received a Property Inquiry Request (File POTD-7) regarding a proposed severance at the above mentioned property. An environmental impact study (EIS) was submitted for review (CABMIUM Ref. 7741-001; dated 10/08/19) with an original Figure 5 (2 severed 1 retained lot) and revised Figure 5 (1 severed 1 retained lot) dated December 2019.

The EIS was submitted in support of the proposed single lot severance and the development of the retained lands. The study was reviewed in an effort to address Natural Hazard and Natural Heritage provincial, municipal and Otonabee Conservation policy prior to a forthcoming formal severance application. Authority staff have reviewed the available information in accordance with our mandate and policies and now offers the following comments.

The subject property appears be outside any known floodplain and appears to be consistent with Section 3.1 of the provincial policy statement (PPS). Contrary to the available mapping, both ORCA staff site visits and the EIS note that an intermittent watercourse traverses the property frontage. In the interest of ensuring safe access/ egress in times of regulatory flooding, the culverts installed at the entrances should be calculated by a qualified professional and should be sized appropriately for the local drainage area. This sizing calculation should be submitted as part of the subsequent ORCA permit application. The culvert should be installed in the 'dry season' with a minimal amount of fill. Internal crossings should be done as a low flow crossing and use a limited amount of fill with a smaller culvert; allowing water to easily flow over the crossing during flow events.

The revised Figure 5 of the EIS (constraint map) was reviewed by Authority technical staff (formal comments are attached). Given the application will indicate the development as being outside the noted setbacks to the wetland and watercourse are present, the application appears consistent with Sections 2.1 and 2.2 of the PPS and conforms to Sections 4.2.3 and 4.2.4 of the Growth Plan for the Greater Golden Horseshoe (GPGGH).

The Otonabee Region Conservation Authority  
250 Milroy Drive, Peterborough, ON K9H 7M9  
Phone: 705-745-5791 Fax: 705-745-7488  
Email: [otonabeeeca@otonabeeconservation.com](mailto:otonabeeeca@otonabeeconservation.com)

[www.otonabeeconservation.com](http://www.otonabeeconservation.com)



The property is subject to Ontario Regulation 167/06, Otonabee Conservation 'Development, interference with wetlands and alterations to shorelines and watercourses' regulation. Therefore, a permit from this office is required prior to any fill placement, grade alterations or construction including the installation of the entrances.

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.

Best Regards,

A handwritten signature in cursive script that reads "Matthew Wilkinson".

Matthew Wilkinson  
Planner

CC: Karl Moher, Otonabee Conservation Board Member

## Plan Review and Permitting Services Memo

**To:** Matthew Wilkinson  
**From:** Paul Finigan  
**Date:** June 26, 2020  
**Subject:** Ecology Review of Environmental Impact Study  
**Roll #:** 152202000307300  
**File:** POTD-7-1

The Otonabee Region Conservation Authority (Otonabee Conservation/Authority) Plan Review and Permitting Services technical staff have received the following documents regarding proposed severance(s) at Iron Woods Drive:

- E-mail Correspondence with Douro-Dummer Planning Coordinator RE:Iron Woods Drive Severance (attachment: photo of ATV Entrances), dated June 5, 2020.
- Natural Heritage Constraints Proposed Severance Lines-revised, Figure 5 dated December 2019;
- Ecology Review of Preliminary Severance Review, Internal E-mail dated Nov 19, 2019;
- Environmental Impact Study-Vacant Lot Iron Woods Dr, Cambium dated Oct 8, 19;
- EIS requirement from ORCA (E-mail Correspondence with Peterborough County Staff), dated September 14, 2019

In consideration of the listed documents above, in particular the revised Figure 5, technical staff have the following comments:

1. It is understood that Parcel B will no longer be considered in the severance proposal and the removal of Parcel B from Constraint mapping (Figure 5) noted.
  - Agree with the constraint mapping presented in the revised Figure 5;
2. Severed parcel A appears to be viable given safe access can be identified in both the severed A parcel **and** the retained lands. Staff suggest access points/routes are included in future constraint mapping.
  - Staff suggest the access to retained land avoids hydrological features where possible recognizing road side watercourses are unavoidable. Specifically Wetland setbacks and intermittent watercourse HDF02.
3. Additional commentary may be warranted by technical staff if conditions change or new information becomes available.

If you have any questions, please contact the office.

Sincerely,



Paul Finigan  
Watershed Biologist

The Otonabee Region Conservation Authority  
250 Milroy Drive, Peterborough, ON K9H 7M9  
Phone: 705-745-5791 Fax: 705-745-7488  
Email: [otonabeeeca@otonabeeconservation.com](mailto:otonabeeeca@otonabeeconservation.com)

[www.otonabeeconservation.com](http://www.otonabeeconservation.com)



## 9.0 Closing

In conclusion, potential negative impacts associated with the proposed severances and future development and site alteration can be appropriately minimized, provided that the recommendations outlined in Section 8.0 are adhered to. The information presented herein demonstrates that the proposed development can be carried out in a way that will not adversely impact natural heritage features and function identified on or adjacent to the subject Site.

Respectfully submitted,

Cambium Inc.

Andrea Hicks, M.Sc.  
Senior Ecologist / Project Manager

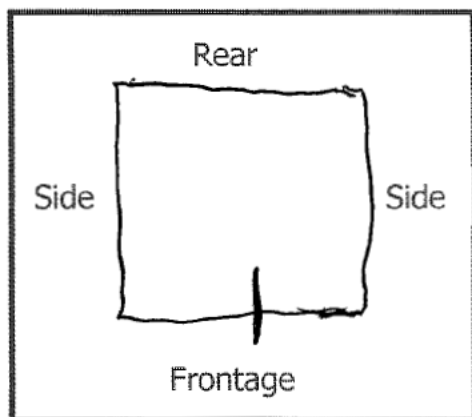
Ernie Silhanek, F&W Dipl.,  
Senior Ecologist / Senior Project Coordinator

Tyler Jamieson, M.Sc.  
Ecological Technician

File Number:	Roll Number:
Location of Property: <i>Iron Woods Drive</i>	
Owner (s) Name: <i>Douglas Mundell</i>	
Phone Number: <span style="background-color: black; color: black;">[REDACTED]</span>	

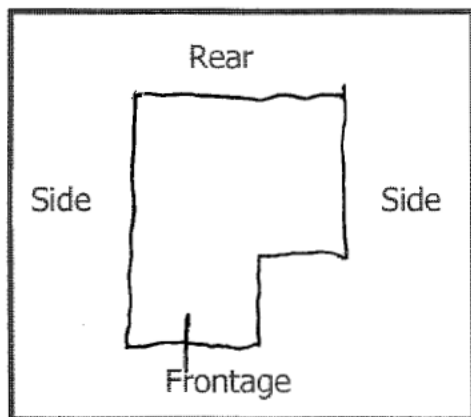
### Severed

*LOT A*



Street/Road Name:	<i>Iron Woods Drive</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.): <i>existing culvert will need to be replaced, does not meet minimum length requirement of 9 meters</i>		
<i>Note - Culvert would need to be of equal or greater in diameter to handle water flow</i>		

### Retained (if vacant)



Street/Road Name:	<i>Iron woods Drive</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.):		

**Additional Comments:** *IF entrance to retained portion is to be off Iron Woods Dr a culvert of equal size to one at LOT A would be required. ATV Trail mentioned is accessed from LOT A entrance from what was observed.*

Date Site Visited: *May 21, 2020*

Owner Present: Yes ☐ No ☒

Jake Condon

Owner's Acknowledgement







## Township of Douro-Dummer

### Chief Building Official's Report - Regarding Consent Applications

File No. B-39-20 Location of Property Ironwoods Drive

Roll No. 020-003-07300 Owner's Name Mundell

#### **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:

Significant cross slope but room at back of proposed severed lot and at rear of retained lot

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:

Yes severed lot development will need to be to rear of proposed lot

Additional Comments: Safe access will be required to access retained lot for existing driveway through wetland / over seasonal watercourse

Date Site Visited Oct 24/ 2019 Owner Present Yes ☐ No ☒

  
\_\_\_\_\_  
Brian Fawcett,  
Chief Building Official

\_\_\_\_\_  
Owner's Acknowledgement  
Page 23 of 51

# Preliminary Severance Review

Prepared by the Peterborough County  
Planning Department



**Name:** Douglas Mundell

**Agent:**

**Date:** Revised November 3,  
2017

**Lot:** 2, Plan 2 Park

**Concession:**

**Municipality:** Dummer Ward

Township of Douro-Dummer

**Description:**

**Phone:** 705-652-7980

**Email:**

**Cell Phone:**

**Communication Sent To:**

**Owner:** ☒

**Agent:** ☐

	Severed	Retained
<b>County O.P. Description</b>	Settlement Areas	Settlement Areas
<b>Municipal O.P. Designation</b>	Hamlet	Hamlet
<b>Municipal O.P. Effective Date</b>	Local Component: April 2014	Local Component: April 2014
<b>Municipal Zoning</b>	(RU)	(RU)
<b>Municipal Zoning By-Law Number in effect</b>	2000-21	2000-21
<b>Area/Lot Dimensions</b>	Both Lots: ±0.55 hectares with ±46 m of frontage on Iron Woods Drive	±1.86 hectares with ±29 m of frontage on Iron Woods Drive
<b>Existing Use/Buildings</b>	Vacant	Vacant

**Intent:** To sever more than one residential lot. Roll No.(s) 1522-020-003-07300.

**Farm Related Severance?:** No

**County Official Plan Policy Review:** The subject property is described as Settlement Areas 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 property is designated Hamlet in the Local Component of the County of Peterborough Official Plan (i.e. Township Official Plan).

The predominant use of land within the Hamlet designation shall be for single detached residential dwellings, however, commercial and industrial uses that serve the surrounding rural-agricultural community are also permitted (S. 6.2.3.2).

Within Hamlets in the Township of Douro-Dummer identified on Schedule A4-1, A4-2 & A4-4, the total number of consents from a land holding shall be a maximum of five (S. 7.12.14) where a land holding in the Township of Douro-Dummer is defined as being a parcel that 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.

A search of County Land Division records appears to indicate that the subject property has not been granted any prior consents for new lots within the past 25 years and is therefore eligible for severance.

All residential consents shall conform to the appropriate regulations for residential uses established in the implementing Zoning By-law (S. 7.12.4). It is recommended that the severed and retained parcels be rezoned to the Hamlet Residential (HR) Zone or the Residential (R) Zone to reflect the Official Plan designation.

As applicable, consents must meet road frontage & access, Zoning By-law, Health Unit and Minimum Distance Separation (MDS) requirements (S. 2.2.2.1(g), (j), (l) & (p)).

**Municipal Zoning By-Law Review:** The severed parcels are within the Rural (RU) Zone in the Municipal Zoning By-law. A permanent single detached dwelling is permitted within the (RU) Zone (S. 9.1.5) provided the parcel has a minimum lot area of 0.4 hectares and minimum lot frontage of 45 metres (S. 9.2.4(a)&b)). The severed parcels appear to meet these requirements. However, it is recommended that the severed parcels be rezoned to the Hamlet Residential (HR) Zone or Residential (R) Zone to reflect the Official Plan designation.

The retained parcel is within the Rural (RU) Zone in the Municipal Zoning By-law. A permanent single detached dwelling is permitted within the (RU) Zone (S. 9.1.5) provided the parcel has a minimum lot area of 0.4 hectares and minimum lot frontage of 45 metres (S. 9.2.4(a)&b)). With a proposed lot frontage of 29 metres, the retained parcel does not appear to meet the minimum lot frontage requirements of the (RU) Zone. Therefore, a rezoning or minor variance from the Township may be required. It is recommended that the retained parcel be rezoned to the Hamlet Residential (HR) Zone or Residential (R) Zone to reflect the Official Plan designation.

**Additional Notes:** Ministry of Natural Resources and Forestry (MNR) Special Features Mapping indicates the subject parcel has environmental sensitivity of provincial significance.

\*A portion of the subject lands is traversed by area identified as an Aggregate Resource Area. Policy 2.5.2.5 of the 2014 Provincial Policy Statement (PPS) states that “in known deposits of mineral aggregate resources and on adjacent lands, development and

activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:

- a) resource use would not be feasible; or
- b) the proposed land use or development serves a greater long-term public interest; and
- c) issues of public health, public safety and environmental impact are addressed.”

Section 6.2.13.2(vi) in the Local Component of the County Official Plan states that “All proposed non-aggregate uses within 300 m of Aggregate Resource Areas and established Extraction operations shall be evaluated by the Township for potential land use conflicts and prohibited where such conflicts would preclude or hinder the establishment of a new operation”. The Planning Department notes that in a Preliminary Severance Review (PSR) completed for 1355 County Road 4 on June 20, 2016 and July 11, 2013 it was remarked that the licence for the previously existing pit has been surrendered and that the aggregate resource on this site has been depleted. Therefore, the potential for land use conflicts no longer exists.

\*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).

\*The County of Peterborough GIS mapping identifies a non-evaluated wetland on the proposed retained parcel (see sketch attached). The mapping may not be entirely accurate; therefore, it is recommended that the applicant discuss the proposal with the Otonabee Region Conservation Authority (ORCA).

\*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 Beverly Hurford at (705) 745-5791 x213 to determine what, if any permits may be necessary.

\*The applicant and any prospective owners are advised that endangered 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 their local Ministry of Natural Resources district office if they have questions about the *Endangered Species Act*. Any sightings of a threatened or endangered species during development and construction on the property must be reported to the local MNRF Species at Risk Biologist.

<b>Other Agencies:</b>
------------------------

### Canadian National Railway

- Is the proposal within 300 m of a railway corridor? ☐
- Is the proposal within 1000 m of a rail yard? ☐
- If yes to either, then require 2 copies of noise and vibration studies. ☐
- **No new residential development permitted within 300 metres of a rail yard.**

☐

### Ontario Ministry of Transportation

- Is the proposal adjacent to or within 400m of a provincial highway? ☐
- Is the proposal a major traffic generator or will it cause people to congregate in large numbers and within 800m of a provincial highway? ☐
- Is the proposal within a study area of a specific highway planning study as carried out occasionally through EA Planning process? ☐

### Ontario Ministry of Culture as per policy 2.6 of the Provincial Policy Statement:

- Will the proposal lead to impacts greater than that of 2 severed parcels? ☐
- Will the consent impact undisturbed land (i.e. woodlots, pastures, agricultural fields, green space, etc.)? ☐ and
- Is there a known archaeological site on the subject lands or within 300 metres of the subject lands? ☐ or
- Is the application within 300 metres of a major water source (e.g. accessible lakeshore, river, large creek or confluence of two or more watercourses)? ☐ or
- Does the proposal contain or is it immediately adjacent to a federal, provincial, or municipal historic landmark, monument, site or designated property? ☐

*Note: Applications which are consolidations of land holdings, creating a residential lot around an existing building, changing the size or ownership of agricultural holdings or modifying to allow conformity are exempt from the above noted criteria.*

### 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 Natural Resources ;

☐ Other

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

Health Unit ☒, Conservation Authority ☒, Township ☒,  
Source Water Risk Management Officer ☐, Trent-Severn Waterway ☐,

Other ☐

**Application appears to conform to County Official Plan policies.**

Provided zoning amendment requirements can be met and ORCA has no additional concerns.

**Application appears to conform to Township Official Plan policies.**

Provided zoning amendment requirements can be met and ORCA has no additional concerns.

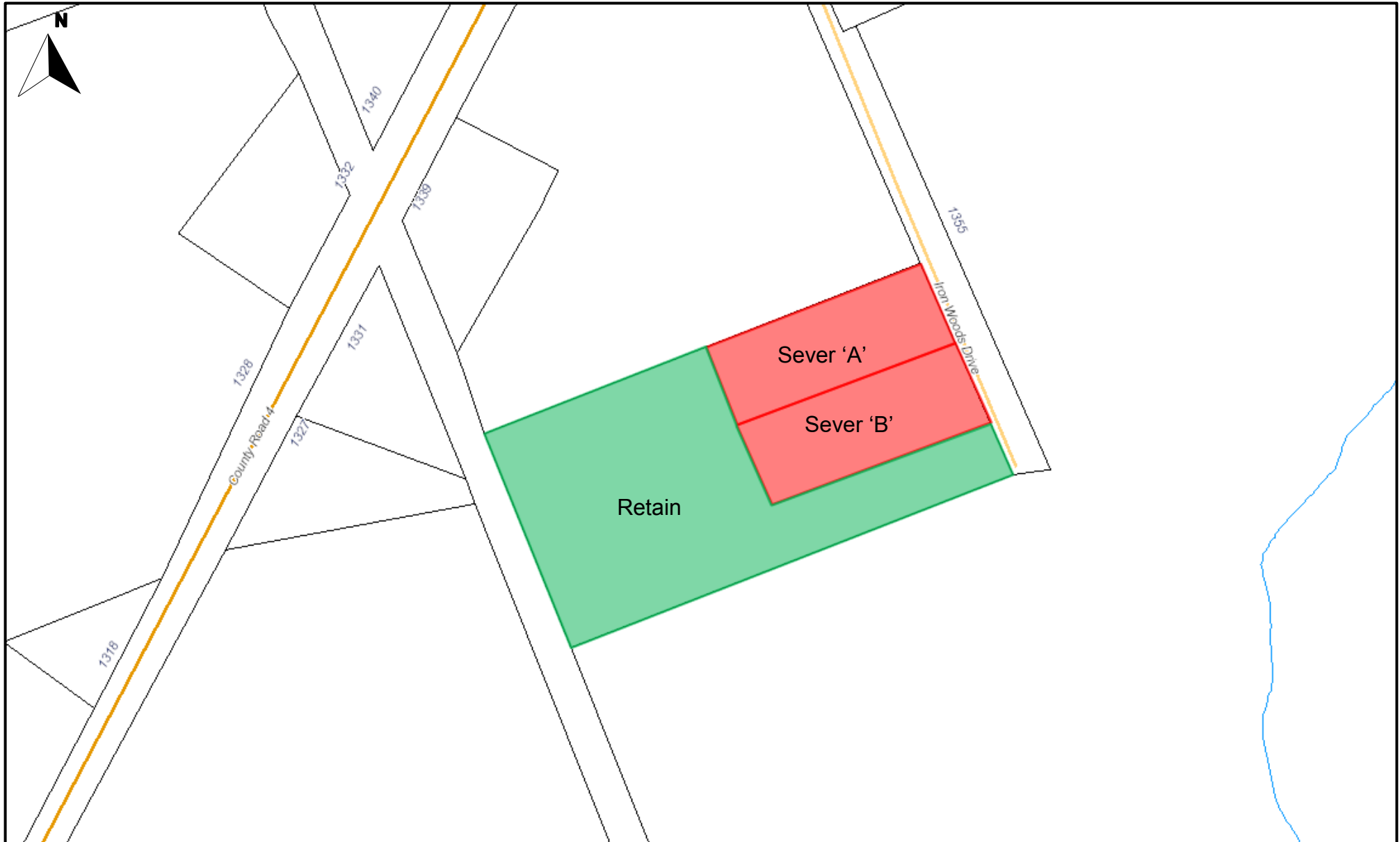
- ☒ **Application requires confirmation from the Township or identified agency regarding policy conformity. \*\*Please note that the landowner should be aware that members of the local council may not support a rezoning or minor variance to create a lot that is not in compliance with the provisions of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

**Reviewed By: Caitlin Robinson**

**Important**

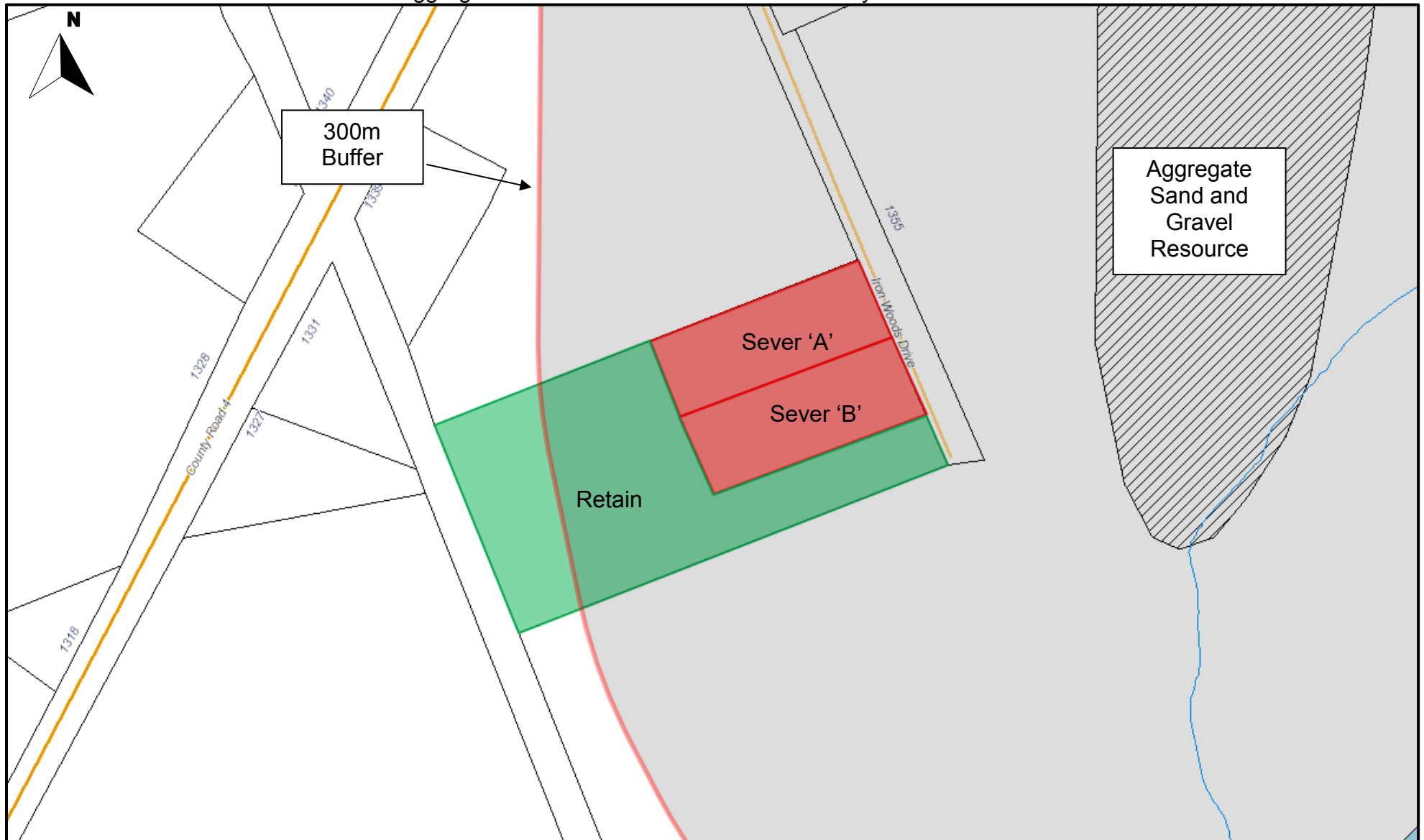
***Our position on the overall conformity of the proposal is based on information available at the time of review. Subsequent information from commenting agencies can change our comments relating to any formal application for severance which is subsequently filed. Therefore the above-noted comments should 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 # 1522-020-003-07300**  
Pt Lot 2, Plan 2 Park, Dummer Ward  
(Mundell)  
Severance Sketch



**Roll # 1522-020-003-07300**  
Pt Lot 2, Plan 2 Park, Dummer Ward  
(Mundell)

Aggregate Sand and Gravel Resource Overlay & 300m Buffer



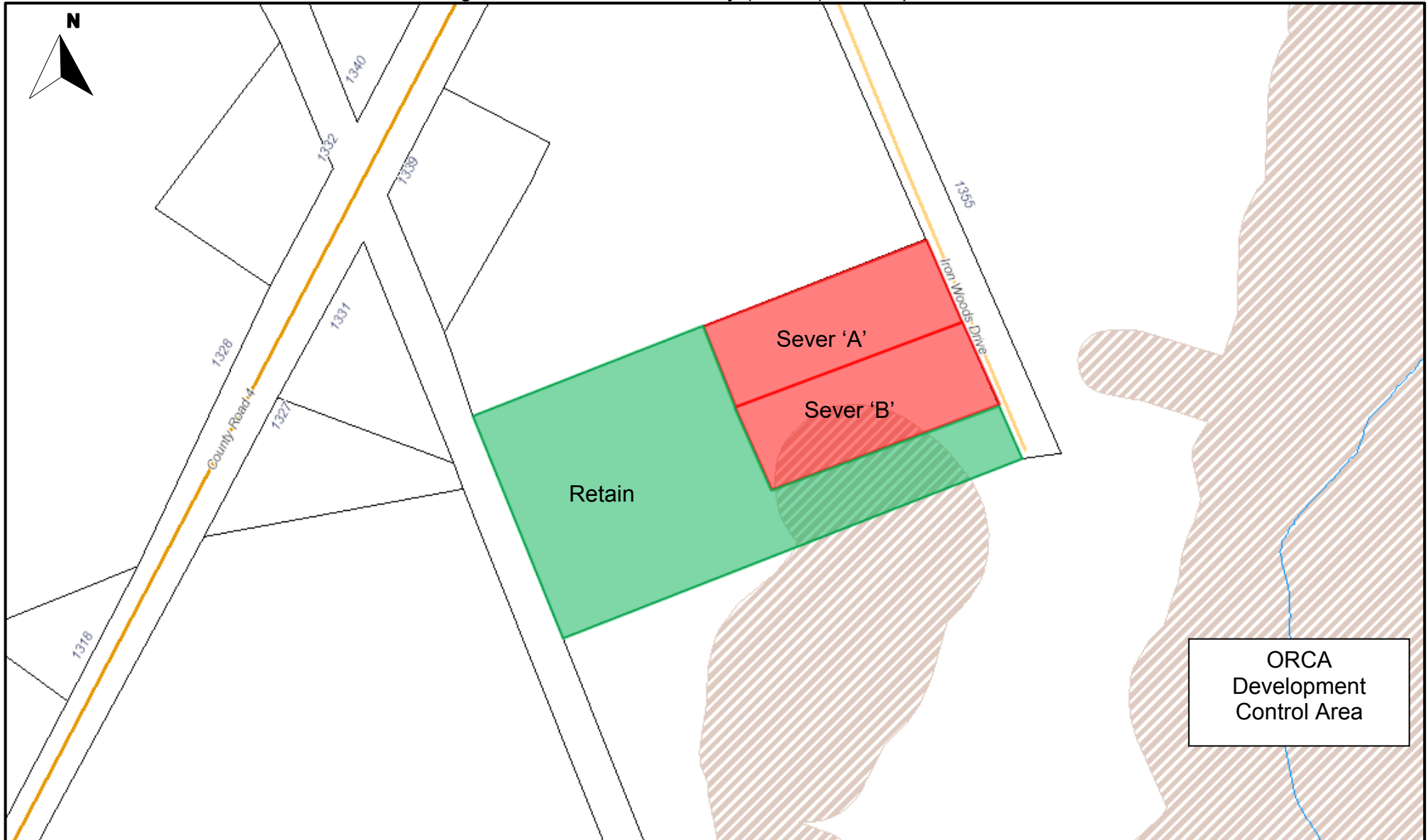


**Roll # 1522-020-003-07300**  
Pt Lot 2, Plan 2 Park, Dummer Ward  
(Mundell)  
Unevaluated wetlands



**Roll # 1522-020-003-07300**  
Pt Lot 2, Plan 2 Park, Dummer Ward  
(Mundell)

Otonabee Region Conservation Authority (ORCA) Development Control Area



## Preliminary Severance Review

File No: Preliminary Review  
Name: Roy Lobb  
Agent: David Lobb  
Location: Lot 4, Concession 5  
275 Sixth Line Road South Dummer, Dummer Ward  
Roll No. 1522-020-001-08200

**Purpose of the application** – Creation of a New Lot – Please review the attached updated comments/sketch from the County attached.

### Official Plan Designation:

<b>Severed:</b>	Rural
<b>Retained:</b>	Rural & Provincially Significant Wetland

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

Previous Severances: None within the last 25 years.

### Zoning:

### Rezoning Required:

<b>Severed:</b>	Rural	No
<b>Retained:</b>	Rural and Environmental Conservation (Provincially Significant Wetland)	No

Zoning Conformity: The proposed severed lot will 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 original proposal submitted to the County for a review did not meet the intent of the PPS and other Provincial Plans. However, the applicant revised the location of the proposed lot and it now appears that the severance proposal will be in conformity with the PPS.

**Entrance Report:** A safe entrance is possible, culverts will be required. Requesting a 3-metre strip of frontage be deeded to the Township.

**CBO Report:** No obvious restrictions to development.

**Comments:** Please see a copy of the County's updated comments on the proposal which is attached. The first PSR completed by the County (for a different location) showed some constraints, however the applicant submitted a proposal in a different location to avoid MDS and wetland areas.

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

**Recommendation:**

That the Committee recommend that Council support in principle the severance proposal for Roy Lobb 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
- 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
- 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.

**From:** Holden, Keziah <KHolden@ptbocounty.ca>  
**Sent:** July 6, 2020 10:51 AM  
**To:** Dave Lobb <david.lobb91@gmail.com>  
**Cc:** Crystal McMillan <crystal@dourodummer.on.ca>; mwilkinson@otonabeeconservation.com  
**Subject:** Re: New lot lobb

Good Morning David,

Attached you will find sketches of your revised lot location. As you can see from the sketch, there are no outstanding issues at this location and I offer the following updated comments that have changed since your Preliminary Severance Review dated May 20th.

Minimum Distance Separation (MDS) requirements now appear to be met since the severed parcel is no longer located within the MDS arc from any livestock facilities in the immediate area. The proposal appears to conform with Section 2.6.3.5(G) of the County Official Plan, Section 6.2.2.5(e) and 7.2.3 of the Local Component and policy 1.1.5.8 of the Provincial Policy Statement in this regard.

Based on our GIS mapping, the new location of the severed parcel also appears to be located outside of key natural heritage and key hydrologic features and their associated vegetation protection zones. As you know, Sections 4.2.3 and 4.2.4.1(c) of the Growth Plan (2019) state that development and site alteration, including lot creation, is not permitted in key hydrologic features or the minimum 30 metre vegetation protection zone (VPZ) surrounding the feature. In addition, Section 4.2.4.1 of the Growth Plan (2019) states that development within 120 metres of a key hydrologic feature will require a natural heritage evaluation/hydrologic evaluation. Since the severed parcel is now located outside of the key hydrologic features on the property, and their associated 120 metre buffer, a natural heritage evaluation and/or hydrologic evaluation is not required.

By copy of this email I am making the Township and Conservation Authority aware of the new location and our revised comments. Prior to submitting a formal application you may wish to discuss the revised location with them to ensure there are no additional concerns.

Should you wish to continue the application process, you may complete the "[Application for Consent](#)" according to the instructions and attach a coloured sketch of the proposal. Once completed, the application and six copies can be submitted to Ann Hamilton, Land Division Secretary ([ahamilton@ptbocounty.ca](mailto:ahamilton@ptbocounty.ca)), along with the application fee. Additional information and resources can be found on our website: <https://www.ptbocounty.ca/en/growing/severance.aspx>. Please note that the County offices remain closed to the public at this time, and we ask that you contact staff directly to arrange to submit applications.

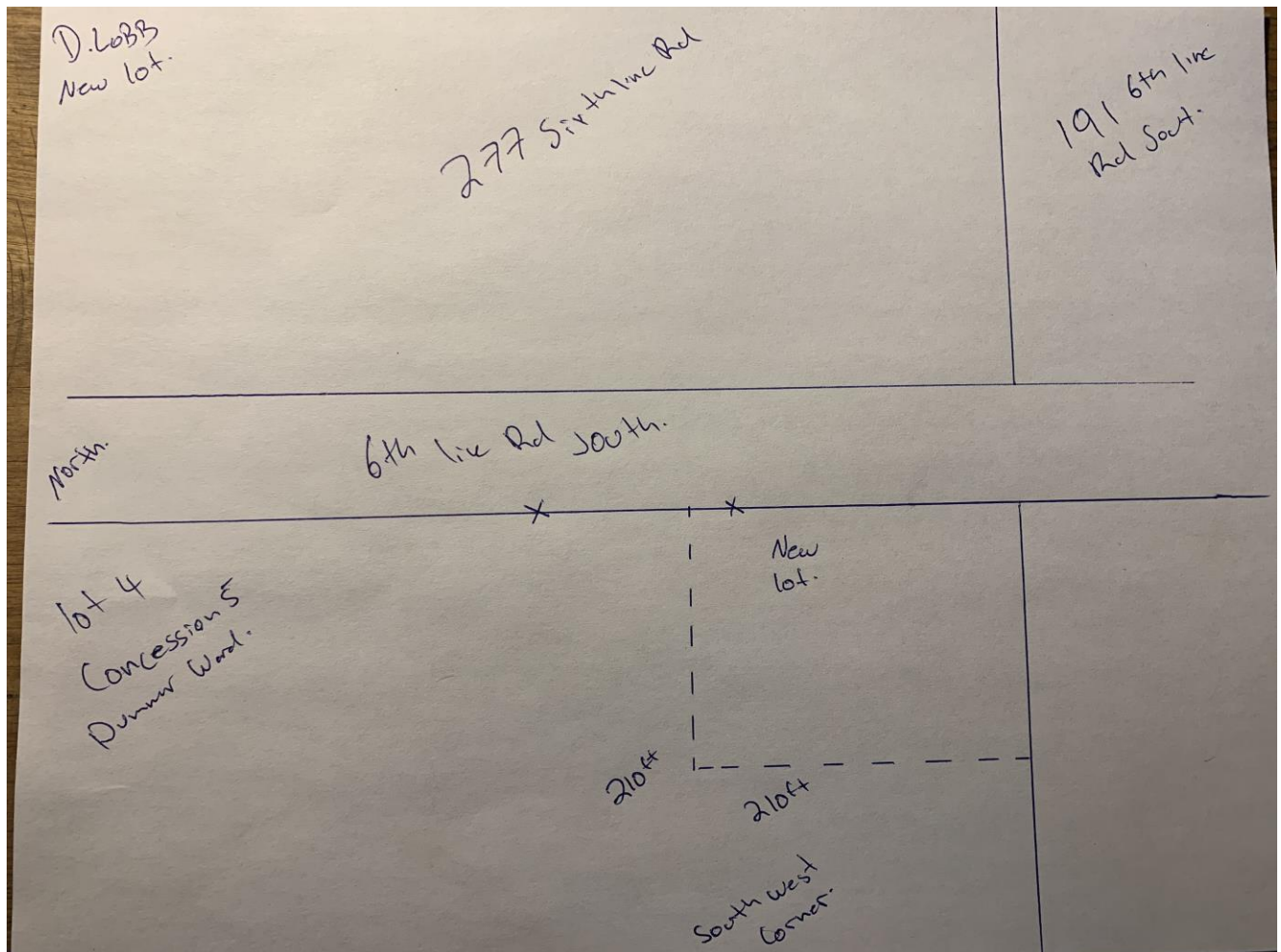
If you have any questions or would like to discuss further, please feel free to contact me.

Sincerely,

Keziah Holden, B.A.  
Senior Planner, Peterborough County

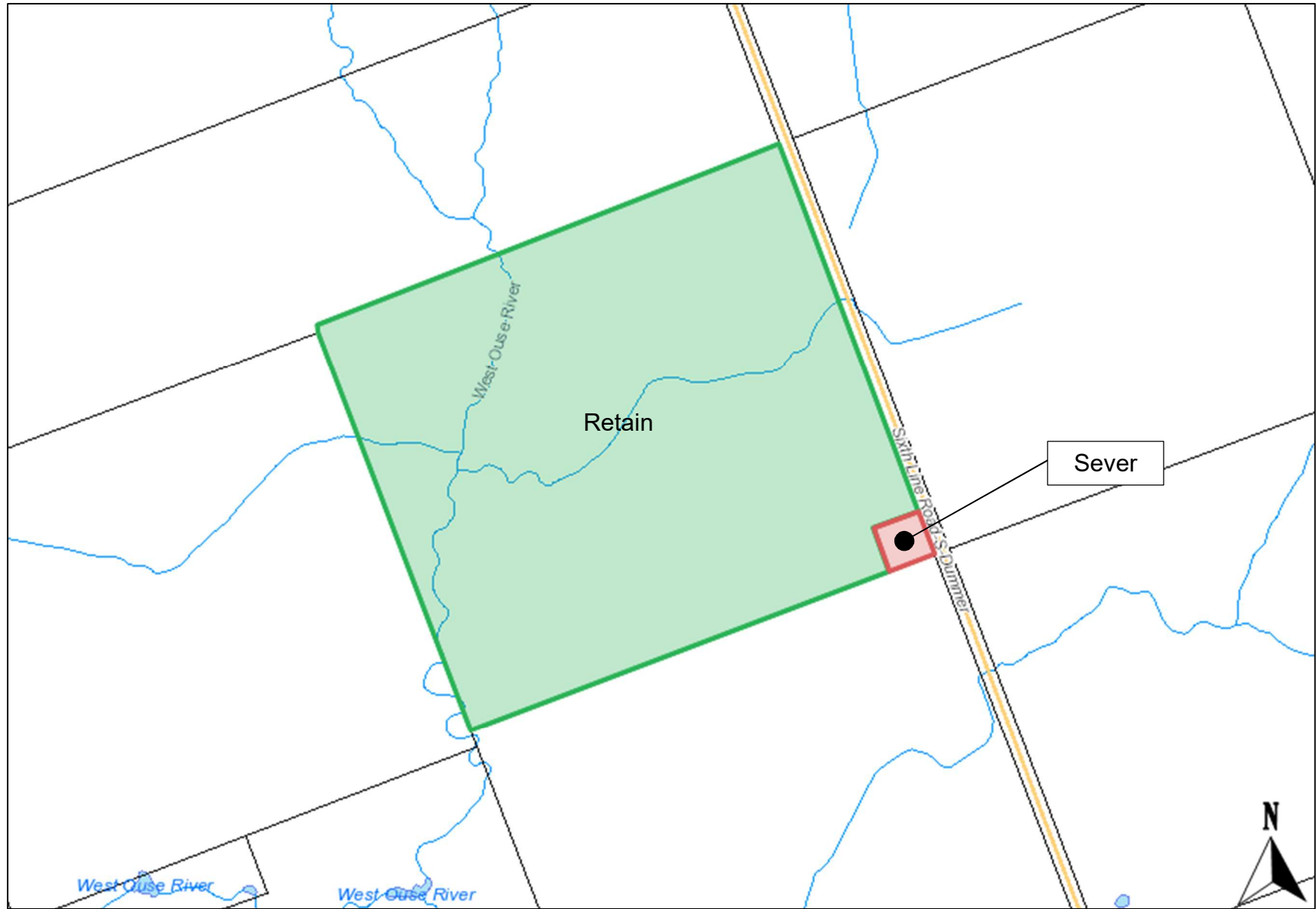
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**From:** Dave Lobb  
**Sent:** June 25, 2020 8:34 PM  
**To:** Holden, Keziah  
**Subject:** New lot lobb



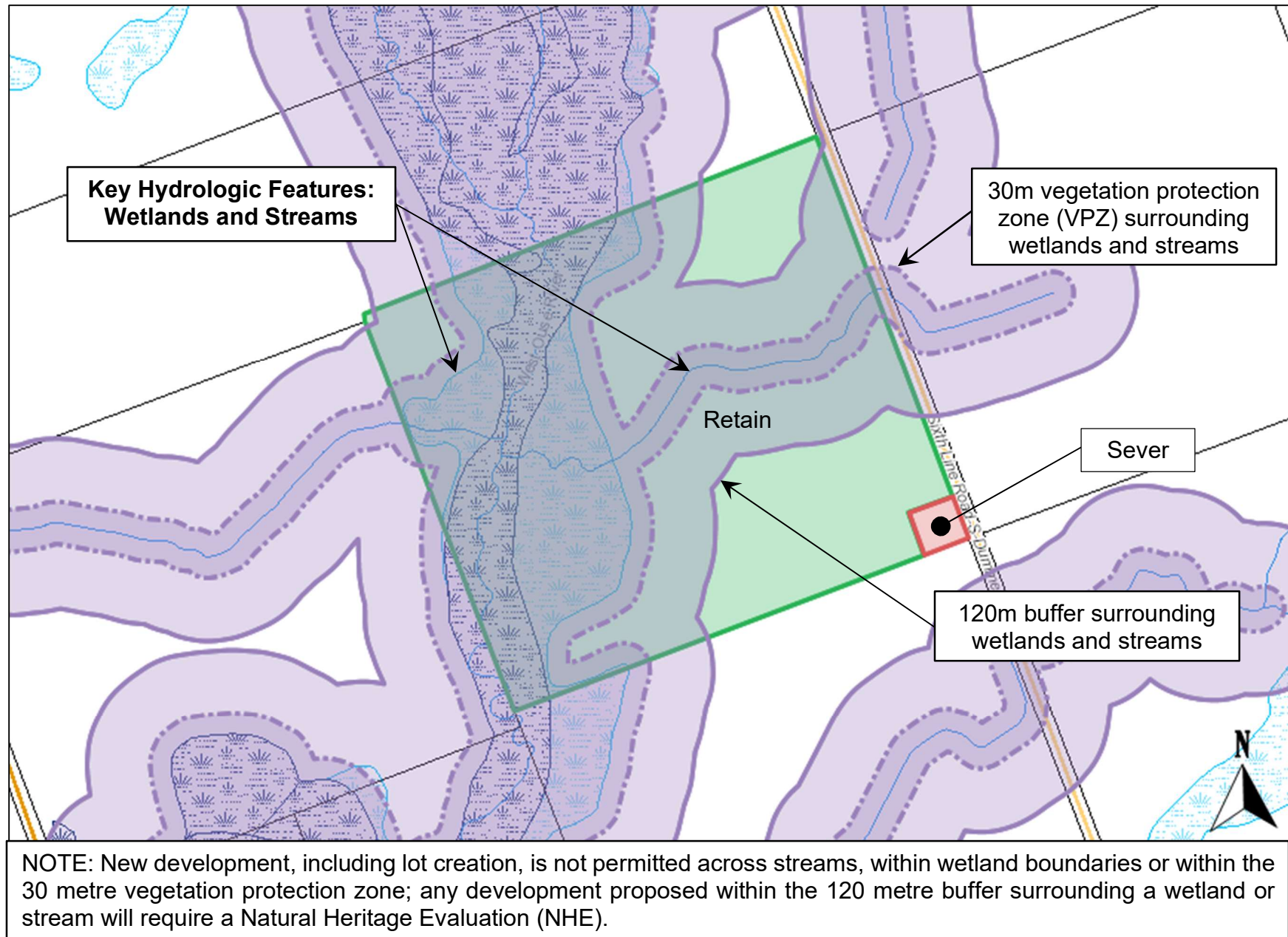
Sent from my iPhone

**Roll # 1522-020-001-08200**  
Revised Location  
Lot 4, Concession 5, Dummer Ward



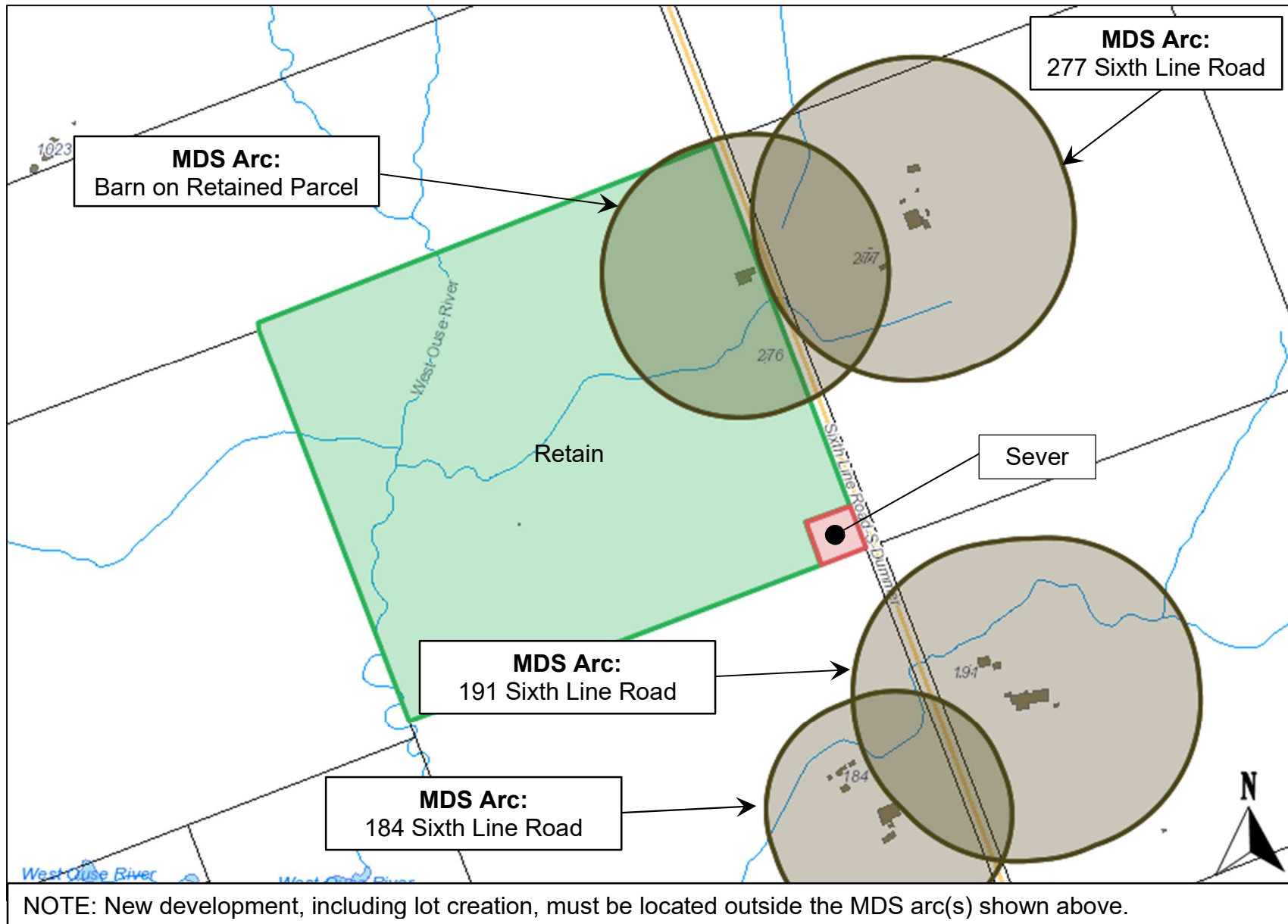


**Roll # 1522-020-001-08200**  
**Special Features Mapping: Key Hydrologic Features**

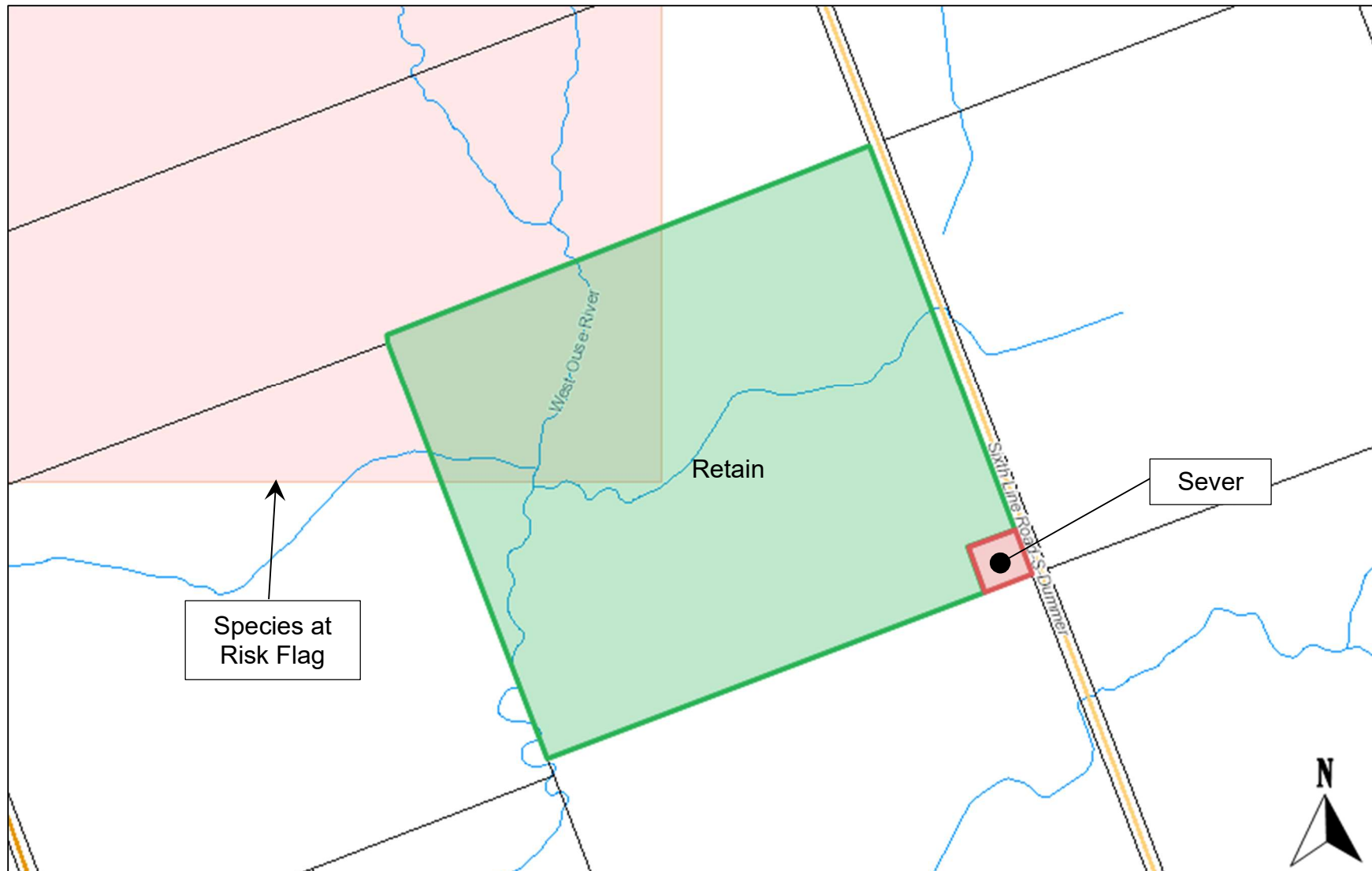




**Roll # 1522-020-001-08200**  
**Minimum Distance Separation (MDS) Requirements**



**Roll # 1522-020-001-08200**  
**Special Features Mapping – Species at Risk**



NOTE: New development, including lot creation, is not permitted within habitat of threatened and endangered species, except in accordance with provincial and federal requirements. Species at Risk Data available to the County has identified an observation or potential habitat that may require a Species at Risk (SAR) Assessment to support the severance application.

**Scale (metric)**

1:8,000  
Page 40 of 51

## Township of Douro-Dummer

### Chief Building Official's Report - Regarding Consent Applications

File No. \_\_\_\_\_ Location of Property 276 Sixth Line Rd S Dummer

Roll No. 1522-020-001-08200 Owner's Name Lobb

#### 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:

Property has cross slope, high on south side,  
careful location of well / septic req'd

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:

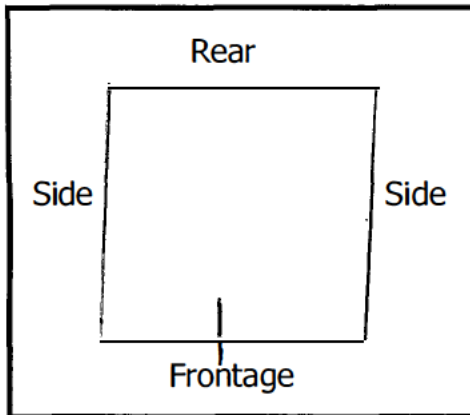
Date Site Visited July 29/2020 Owner Present Yes ☐ No ☒

  
Brian Fawcett,  
Chief Building Official

\_\_\_\_\_  
Owner's Acknowledgement

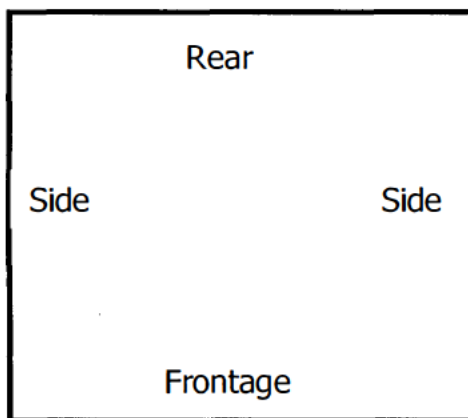
File Number:	Roll Number:
Location of Property: 276 Sixth Line South Dummer	
Owner (s) Name: Lobb	
Phone Number: [REDACTED]	

**Severed**



Street/Road Name:		
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:		
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:**

Date Site Visited: July 15, 2020

Owner Present: Yes ☐ No ☒

Jake London  
Temporary Manager of Public Work

Owner's Acknowledgement  
Page 42 of 51

# Preliminary Severance Review

Prepared by the Peterborough County  
Planning Department



**Name:** Roy Lobb

**Agent:** David Lobb

**Date:** May 20, 2020

**Lot:** 4

**Concession:** 5

**Municipality:** Dummer Ward  
Township of Douro-Dummer

**Description:** 276 Sixth Line Road South Dummer

**Phone:** 705-933-0112

**Email:**  
david.lobb91@gmail.com

**Office Phone:**

**Communication Sent To:**

**Owner:** ☐

**Agent:** ☒

	Severed	Retained
<b>County O.P. Description</b>	Rural Area	Rural Area
<b>Municipal O.P. Designation</b> (effective April 2014)	Rural	Rural & Provincially Significant Wetland
<b>Municipal Zoning</b> (By-Law No. 10-1996)	(RU)	(RU) & (EC(P))
<b>Area/Lot Dimensions</b>	± 0.8 hectares with ±90m of frontage	± 39.6 hectares with ±520m of frontage
<b>Existing Use/Buildings</b>	Vacant	House, Barn

**Intent:** To sever a residential lot. Roll No.(s) 1522-020-001-08200.

**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 and Provincially Significant Wetland in the Local Component of the County Official Plan; the severed parcel is within the Rural designation only.

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 in the last 25 years, therefore the lands remain 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)). Assessment information indicates that the landowner appears to meet the ownership requirements, and the severed parcel does not exceed 1 hectare.

All consents meet road frontage & access, Zoning By-law, Minimum Distance Separation and Health Unit requirements (Ss.7.12.2, 7.12.4, 7.2.3 & 7.12.12). Minimum Distance Separation (MDS) must be calculated for any livestock facility, regardless as to whether it is currently being used to house livestock. As can be seen on the attached sketch, the severed parcel is located entirely within the MDS arc from the barn on the retained parcel and therefore does not meet Minimum Distance Separation requirements.

Since the subject lands front on a Township Road, any proposed entrances must be approved by the local Municipal Public Works department.

**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 the parcel has a minimum lot area of 0.4 hectares and a minimum lot frontage of 45 metres (S.9.2.4(a)&(b)). The severed parcel appears to meet these minimum requirements.

The retained parcel is zoned Rural (RU) and Provincially Significant Wetland (EC(P)) in the Municipal Zoning By-law. An agricultural 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(a)&(b)). The retained parcel appears to meet these minimum requirements. The applicant should be aware that new buildings and structures are not permitted within the area zoned (EC(P)) (S.19.2).

**Provincial Policy Review:** The Provincial Policy Statement (PPS) and Growth Plan for the Greater Golden Horseshoe (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, streams and potential species at risk.

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. Since the severed parcel is located within 120 metres of the above key hydrologic features, 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. Although the Otonabee Region Conservation Authority can be contacted for specific study requirements, it is not recommended that further study be pursued until such time as other conformity issues with the proposal have been addressed.

A portion of the subject property is traversed by an area identified for habitat of endangered species and threatened species, as shown on the attached sketch. 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. A Species at Risk (SAR) assessment is required as part of the natural heritage evaluation, referenced above.

Minimum Distance Separation Formula I (MDS I) as per policy 1.1.5.8 of the 2020 Provincial Policy Statement has been calculated for the livestock facilities (i.e. barns) at 277 Sixth Line Road, 191 Sixth Line Road and on the retained parcel (see map attached). The proposal does not appear to meet MDS I setback requirements since the severed parcel is located entirely within the MDS arc from the barn on the retained parcel. In order to address this issue, it is recommended that the severed parcel be moved to a location elsewhere on the property outside of the MDS arc, the barn be removed from the property or rezoned to prohibit the keeping of livestock.

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.

**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/Don Allin at (705) 745-5791 ext.213/ext.225 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**



**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 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 severance proposal does not appear to conform to the Provincial Plan(s). Minimum Distance Separation requirements have not been met since the severed parcel is located entirely within the MDS arc from the barn on the retained parcel. It is recommended that the severed parcel be moved to a location elsewhere on the property outside of the MDS arc, or the barn be removed from the property or rezoned to prohibit the keeping of livestock.

The applicant should be aware that any development proposed within the 120 metre buffer surrounding key hydrologic features on the property will require a Natural Heritage Evaluation.

**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 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. Minimum Distance Separation requirements have not been met since the severed parcel is located entirely within the MDS arc from the barn on the retained parcel. It is recommended that the severed parcel be moved to a location elsewhere on the property outside of the MDS arc, or the barn be removed from the property or rezoned to prohibit the keeping of livestock.

- ☒ 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.\*\***

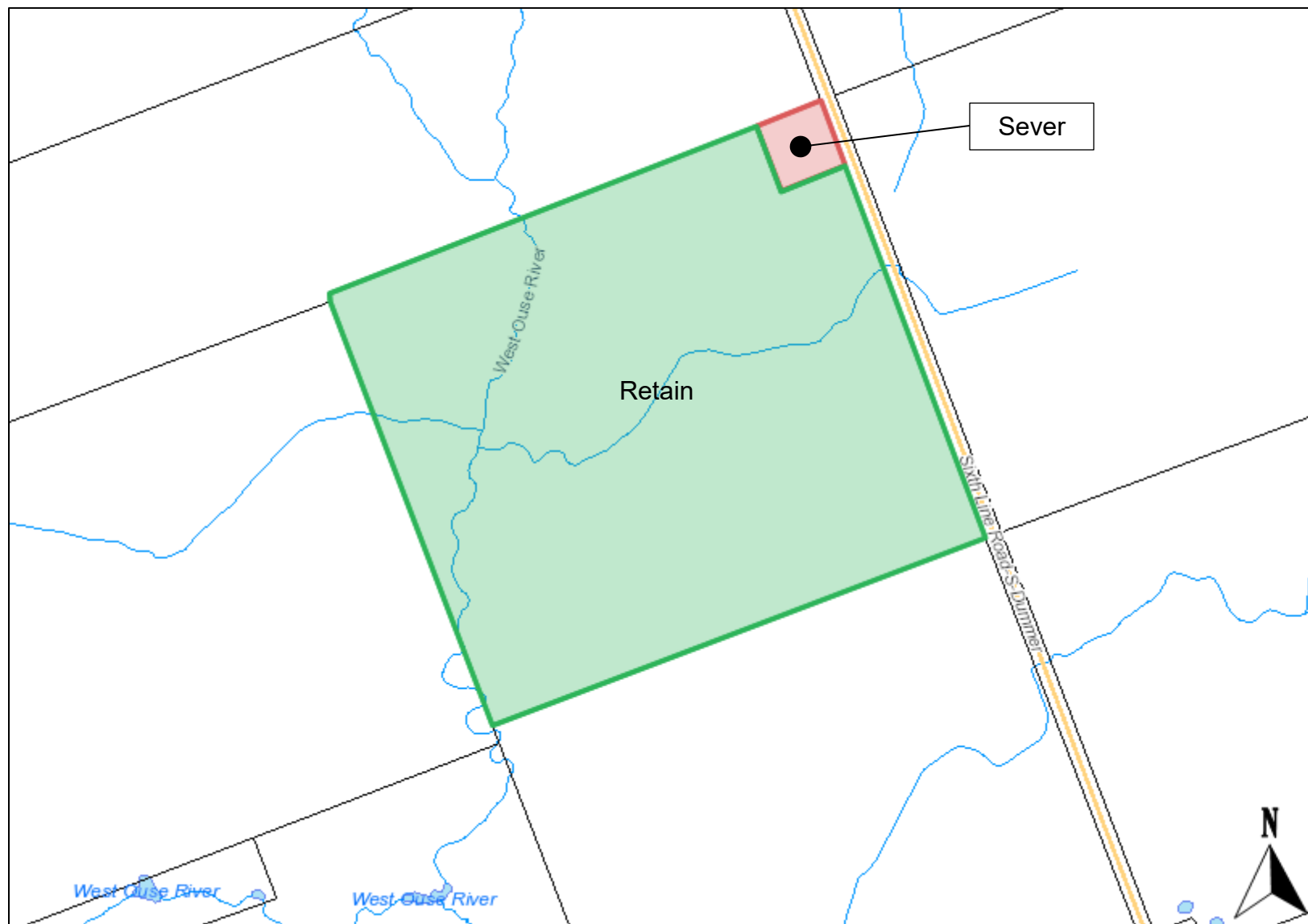
***Reviewed By: Keziah Holden***



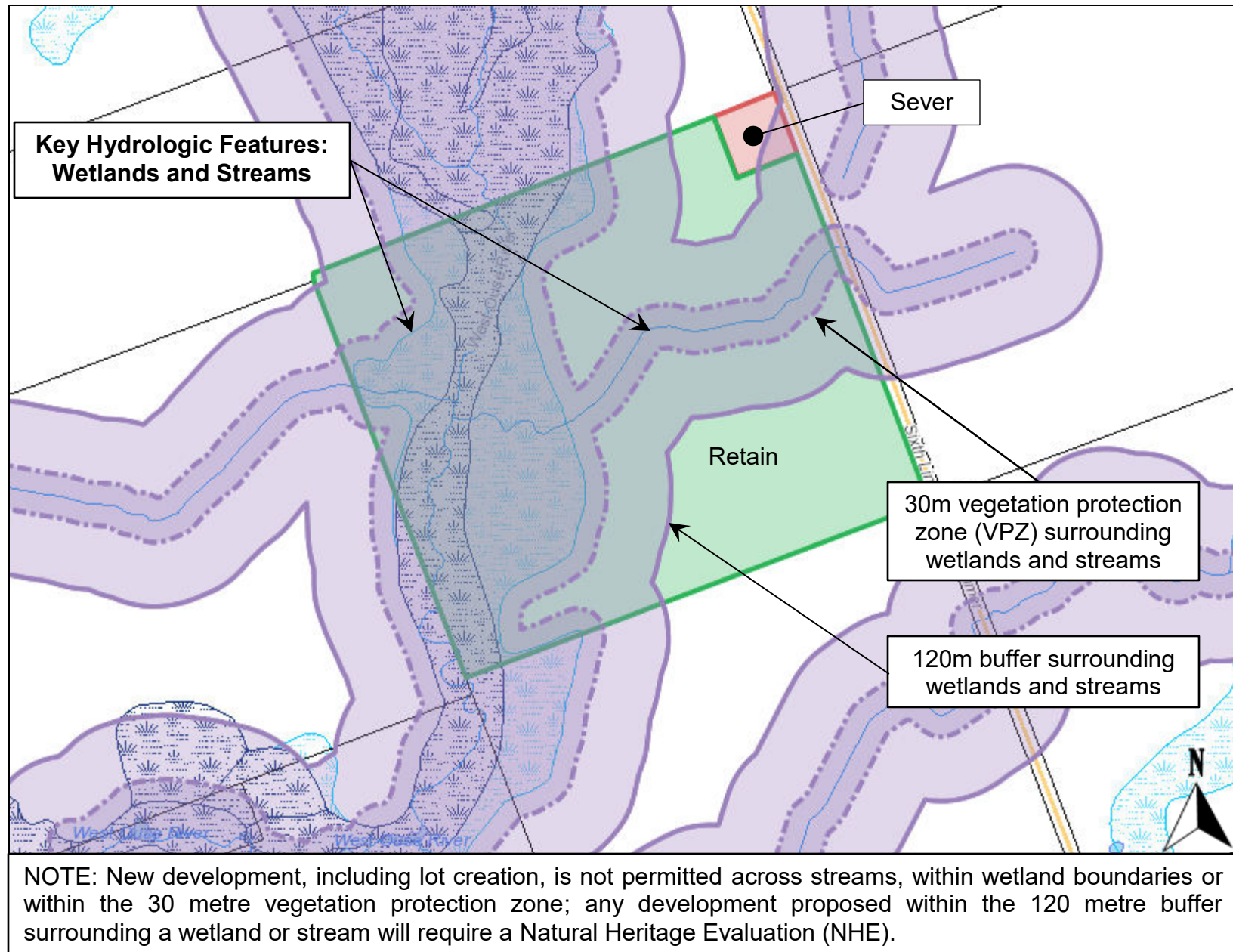
**Important**

***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 # 1522-020-001-08200**  
Lot 4, Concession 5, Dummer Ward



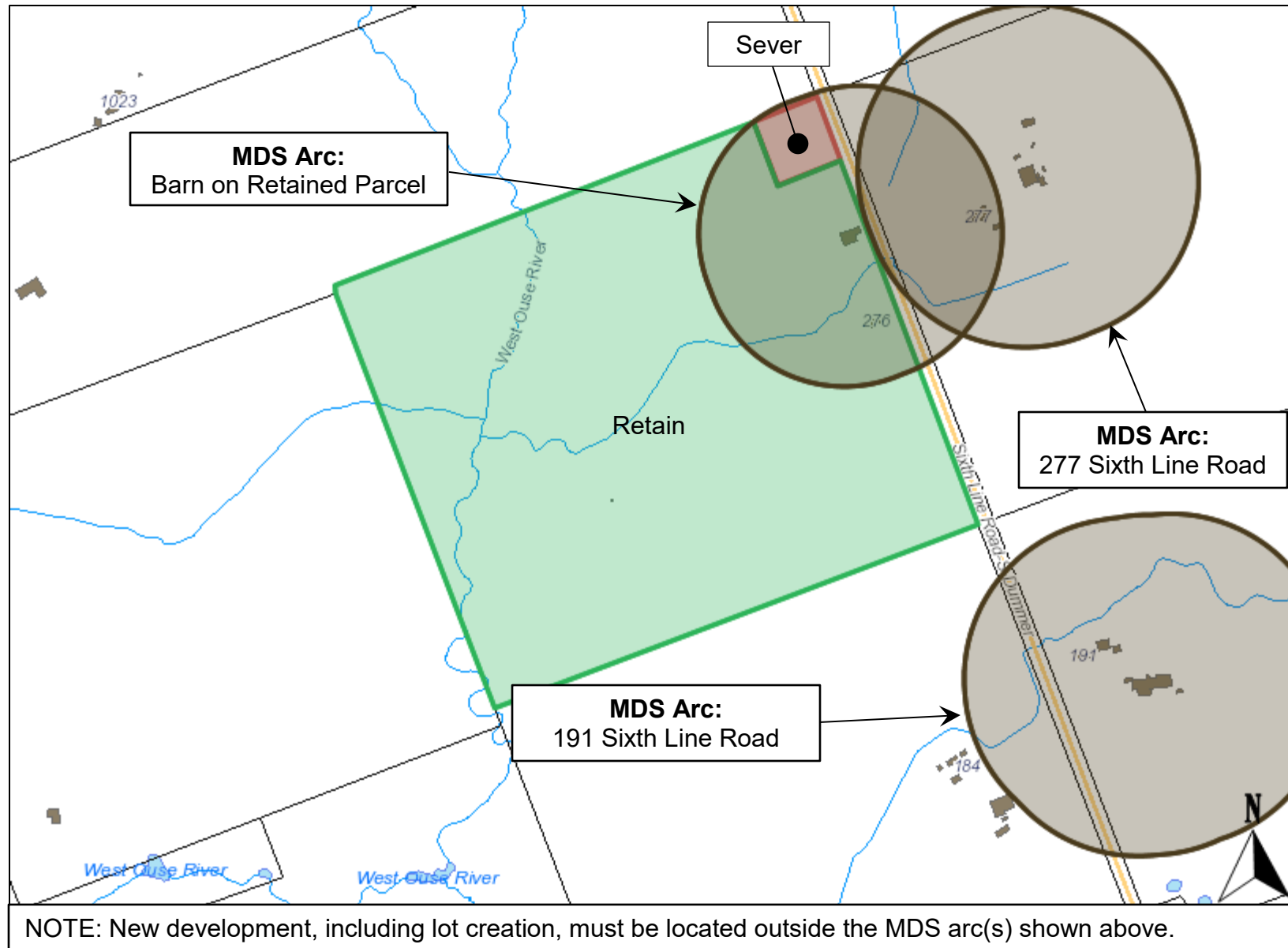
**Roll # 1522-020-001-08200**  
**Special Features Mapping: Key Hydrologic Features**



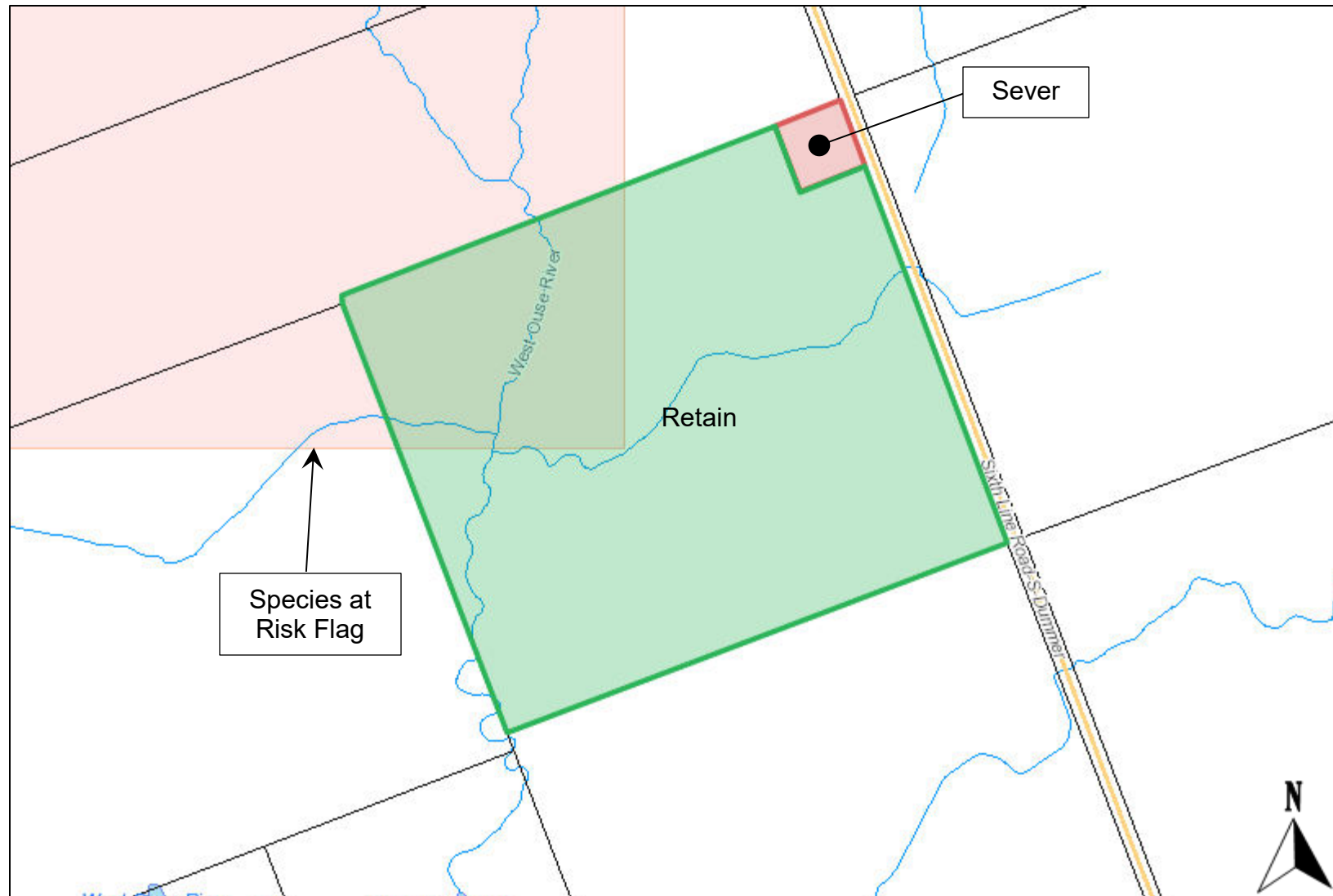
**Scale (metric)**

**1:8,000**  
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**Roll # 1522-020-001-08200**  
**Minimum Distance Separation (MDS) Requirements**



**Roll # 1522-020-001-08200**  
**Special Features Mapping – Species at Risk**



NOTE: New development, including lot creation, is not permitted within habitat of threatened and endangered species, except in accordance with provincial and federal requirements. Species at Risk Data available to the County has identified an observation or potential habitat that may require a Species at Risk (SAR) Assessment to support the severance application.