

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:

Severed:	Rural
Retained:	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:

Severed:	Rural	No
Retained:	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.