

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
County O.P. Description	Settlement Areas	Settlement Areas
Municipal O.P. Designation	Hamlet	Hamlet
Municipal O.P. Effective Date	Local Component: April 2014	Local Component: April 2014
Municipal Zoning	(RU)	(RU)
Municipal Zoning By-Law Number in effect	2000-21	2000-21
Area/Lot Dimensions	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
Existing Use/Buildings	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.

Other Agencies:

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.

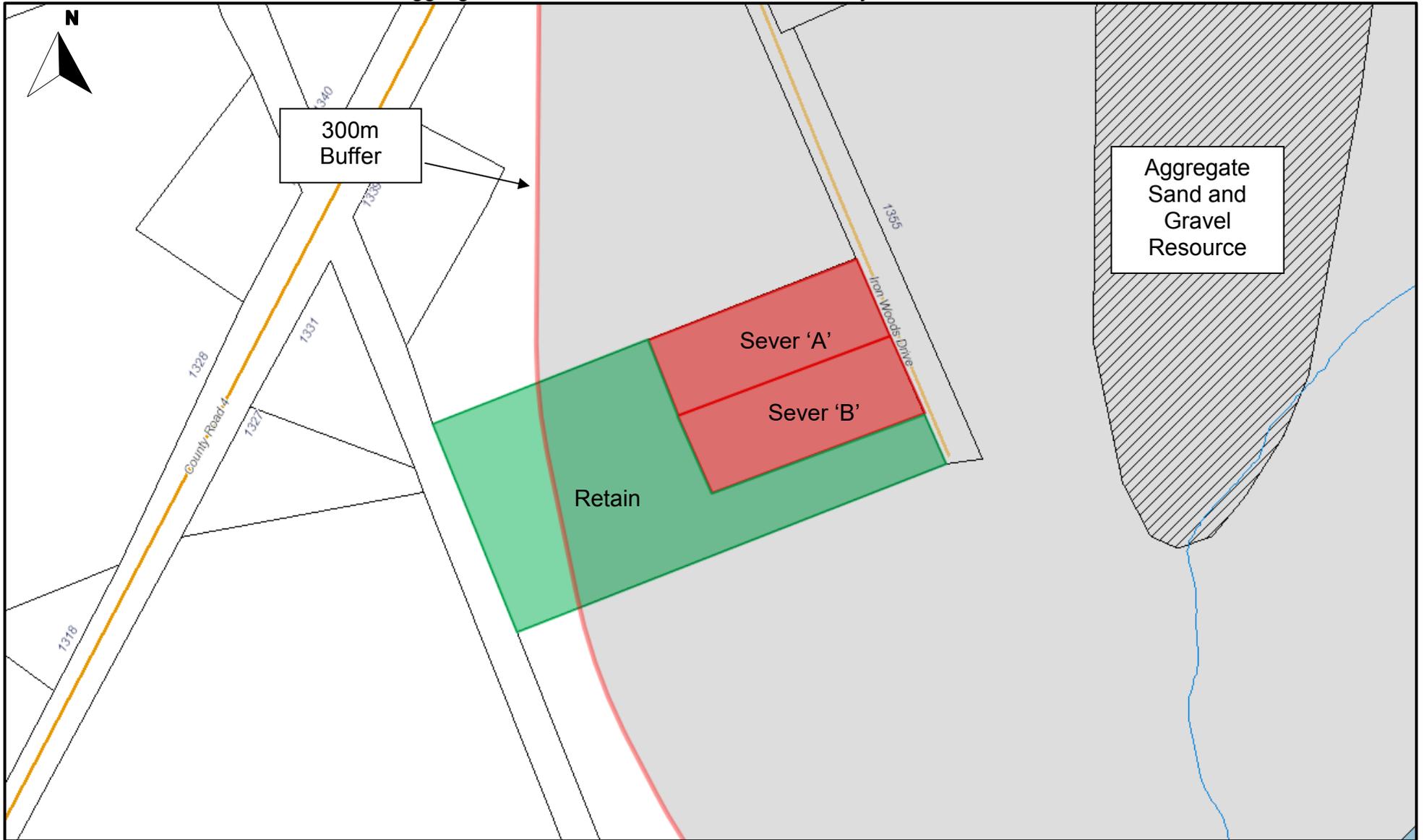
Roll # 1522-020-003-07300
Pt Lot 2, Plan 2 Park, Dummer Ward
(Mundell)
Severance Sketch



1:2400(1"=200')

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

Aggregate Sand and Gravel Resource Overlay & 300m Buffer



1:2400(1"=200')

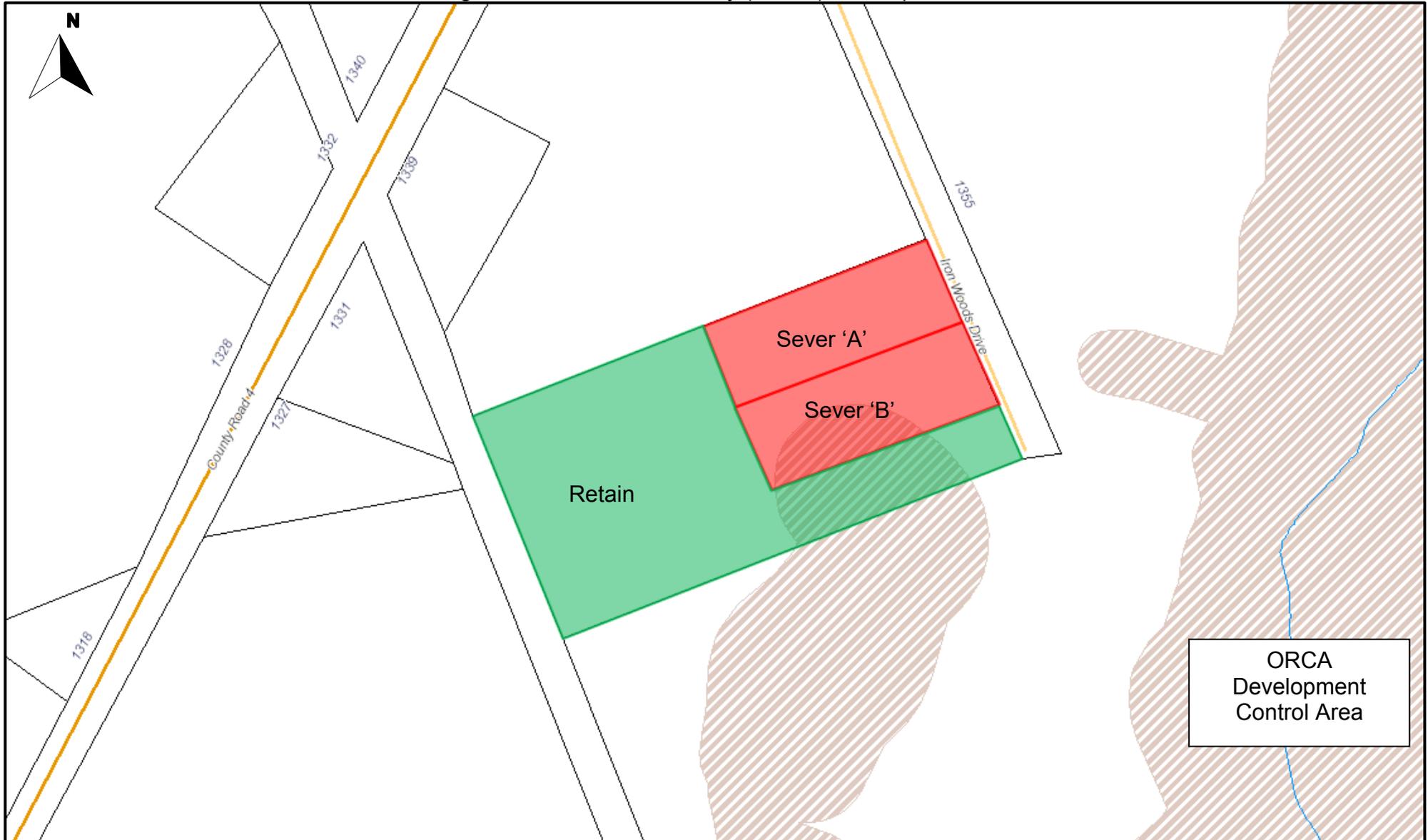
Roll # 1522-020-003-07300
Pt Lot 2, Plan 2 Park, Dummer Ward
(Mundell)
Unevaluated wetlands



1:2400(1"=200')

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

Otonabee Region Conservation Authority (ORCA) Development Control Area



1:2400(1"=200')