

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:	- 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