

**From:** Robinson, Caitlin <[CRobinson@ptbocounty.ca](mailto:CRobinson@ptbocounty.ca)>  
**Sent:** Thursday, January 9, 2020 10:26 AM  
**To:** Jacqueline Mann <[jacqueline@clarkcs.com](mailto:jacqueline@clarkcs.com)>  
**Cc:** 'Bob Clark' <[bob@clarkcs.com](mailto:bob@clarkcs.com)>; Crystal McMillan <[crystal@dourodummer.on.ca](mailto:crystal@dourodummer.on.ca)>  
**Subject:** RE: Preliminary Severance Review (Clifford)- revised option for consideration

Hi Jacqueline,

Thank you for providing further context regarding the topographical constraints present on the property. I was not aware and can appreciate how it may present a challenge to the overall development of the property.

Out of the options presented, we are more supportive of the larger lot which will complete the development for the south end of the subject property. I recognize that my preliminary review of November 15, 2019 was not favourable, however this was before I was aware of the challenges.

With the more recent sketch you have provided, we would effectively be land locking the portion remaining in the sound end (south of the tree line) based on how you have described the lay of the land. In theory, the property is eligible for one more lot (by way of consent) and there would be no road frontage to this remaining piece. Our OP requires new lots to front onto a public road (S. 2.6.3.2 C) & 7.12.1). The use of an easement would not satisfy the OP policies.

In summary, out of the options presented and based on the additional information provided, the configuration in the preliminary review is one we are more favourable of. I have talked with the Township and they are going to take the review to their Planning Committee for a recommendation for Council.

If you have any questions, please do not hesitate to contact me.

Regards,  
Caitlin

**From:** Jacqueline Mann <[jacqueline@clarkcs.com](mailto:jacqueline@clarkcs.com)>  
**Sent:** December 17, 2019 11:29 AM  
**To:** Robinson, Caitlin <[CRobinson@ptbocounty.ca](mailto:CRobinson@ptbocounty.ca)>  
**Cc:** 'Bob Clark' <[bob@clarkcs.com](mailto:bob@clarkcs.com)>; 'Martina Chait' <[MartinaC@dourodummer.on.ca](mailto:MartinaC@dourodummer.on.ca)>; [abradburn@otonabeeconservation.com](mailto:abradburn@otonabeeconservation.com)  
**Subject:** RE: Preliminary Severance Review (Clifford)- revised option for consideration

Greetings Caitlin.

Many thanks for your in depth review of the proposed consents. In response to your comments we have the attached option to put forth.

As I said in my voice message this land is challenging as there is a significant slope in the treed area in the middle of the retained site. Due to this slope we have always considered the retained parcel as 2 separate entities that cannot be linked.

The revised sketch attached proposes 1 irregular shaped lot in the southern area leaving the retained area (s) for future development. A private driveway is proposed at this time as the cost of road construction does not cover 1 lot. A condition of consent would provide an access easement over the driveway (which could be a part of the r-plan) in favour of the retained parcel for access in the future when a draft plan of subdivision is contemplated

This proposed lot does not inhibit future development and, though irregular, works with the existing wetland in the southeast corner of the parcel.

If possible can you please review and let us know if this proposal better meets the existing features of the subject lands and relevant policy.

Sincerely,

Jacqueline

Jacqueline Mann, MCIP, RPP  
Senior Planner, Clark Consulting Services  
[jacqueline@clarkcs.com](mailto:jacqueline@clarkcs.com)  
905.885.8023

**From:** "Robinson, Caitlin" <[CRobinson@ptbocounty.ca](mailto:CRobinson@ptbocounty.ca)>  
**Subject:** Preliminary Severance Review (Clifford)  
**Date:** November 15, 2019 at 9:32:52 AM EST  
**To:** 'Bob Clark' <[bob@clarkcs.com](mailto:bob@clarkcs.com)>  
**Cc:** Martina Chait-Hartwig <[MartinaC@dourodummer.on.ca](mailto:MartinaC@dourodummer.on.ca)>, Alex Bradburn <[abraddburn@otonabeeconservation.com](mailto:abraddburn@otonabeeconservation.com)>

Good morning Bob,

The County of Peterborough Planning Department has completed a Preliminary Severance Review for Mr. Fred Clifford's lands located in part of Lot 11, Concession 1 in Warsaw. The review, attached, has found the proposal does not appear to conform to municipal policies

I know there have been various configurations presented on how to address further severing the subject lands, however it is staff's opinion that the latest lot configuration will jeopardize a comprehensive form of development on the balance of the lands. Furthermore, the proposed lot will create a large irregular shaped lot and does not present a desirable land use pattern for the hamlet area.

Please read through the attached review carefully and feel free to contact me if you have any questions. I have copied the Township and Conservation Authority to this email, so they are aware of my comments.

Sincerely,

Caitlin Robinson, B.E.S., MCIP, RPP  
Planner  
Peterborough County  
T: 705-743-0380 ext. 2403