

Severance Review

File No: B-63-19 & B-64-19
Name: Brent and Teresa Dillon
Location: Lot 13, Concession 1
999 Douro First Line
Douro Ward, Roll No.: 010-002-03200

Purpose of the applications – Creation of Two New Residential Lots

Official Plan Designation:

Retained	Rural Area
Lot 1:	Rural Area
Lot 2:	Rural Area

OP Conformity: Residential uses are permitted uses in the Rural Designation provided fragmentation of farm lands and conflict with adjacent farm operations are not created.

Zoning:

Rezoning Required:

Retained:	Rural (RU) and Environmental Constraint	No
Lot A:	Rural (RU)	No
Lot B:	Rural (RU)	No

Zoning Conformity:

Severed Lots A & B will both 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 two severance proposals appear to be in conformity with the PPS.

Entrance Report: Please see attached – safe entrances are possible and culverts will be required. It is also recommended that a 3 metre strip be deeded to the Township from both severed lots.

CBO Report: There are no obvious restrictions to development. The proposed well location on Lot 2, shown on the application sketch, may be too close to the septic. It is recommended that the septic systems be mirrored.

Comments: A copy of the County's Preliminary Review is not attached as it was prepared on a different lot configuration in 2017. The County has preliminarily relooked at the proposal and timing on submitting this application was necessary due to the Province designating the property as Prime Agricultural. The County OP has not been updated to include this designation, so the policies that will apply once the OP is updated are not in effect.

All department managers have been circulated for comment on these applications and the following comment was provided by the previous C.A.O., Dave Clifford:

1. The land on which these severances are proposed are in an actively cultivated field.
2. The area where these severances are proposed are in Class 1 and 2 farmland as identified in the Canada Land Inventory- Class 1 and 2 are the best farmland.
3. Section 4.3.2 of the County Official Plan sets out some goals and objectives for the Rural and Cultural Landscape. 2 of the objectives read as follows:
 - To ensure that the agricultural industry remains viable
 - To preserve prime agricultural soils and protect farms, where possible, from activities and land uses which would limit productivity or efficiency.
 These proposed lots do not appear to be consistent with these policies within the plan.
4. Section 4.3.3.2 of the official plan states in the first sentence that "Agriculture shall be encouraged and protected as an identifiable industry and cultural resource in Peterborough County.
5. Further on in the same section it states that: in considering development in prime agricultural areas and other agricultural areas, local municipalities **must** consider (1) maintaining the identified agricultural areas and encouraging these areas for future agricultural expansion; (2) maintaining the viability of farm units; (3) the existing character of the agricultural community. Approval of these lots will definitely hinder the possibility of expansion of the adjacent farming operations.
6. Section 6.2.2.3 (a) of the official plan states that "it shall be a policy of this plan to discourage the development of non-rural related uses within the Rural designation and to prevent uncontrolled and scattered development. This leads to an unnecessary fragmentation of the land base.
7. Section 7.12.8 of the official plan states that "consideration shall be given to the compatibility of the proposed residential lot with the adjacent land uses and traffic patterns. Where the proposed development is not considered compatible with adjacent land uses, or if surrounding traffic patterns conflict with the proposed use, a consent should not be granted." Adjacent agriculture uses create noise, odour, dust, etc. that are not always compatible to residential uses- we beginning to see some complaints about this.

These are my comments and would not support these applications.

A Scoped Environmental Impact Study was completed on the property and it was peer reviewed by the Otonabee Region Conservation Authority (ORCA). They have some recommendations which can be enforced by this agency through their permitting process.

Recommendation:

That it be recommended to Council that Severance Applications B-64-19 and B-64-19 for Brent and Teresa Dillon 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 for each
- That a 3 metre strip of frontage from each severed parcel be deeded to the Township for road widening purposes
- That the depth of both severed lots be increased slightly to ensure that the lot is a minimum of 0.4 ha (1 acre) in size (not including the 3 metre strip of frontage deeded to the municipality)
- That safe entrances be approved by the Manager of Public Works