

Severance Review

File No: B-27-20
Name: Fred Clifford
Agent: Bob Clark, Clark Consulting Services
Location: Lot 11, Concession 1
County Road 38
Douro-Dummer, Roll No: 1522-020-003-03000

Purpose of the applications – Creation of a new residential lot

On March 2, 2020, the Planning Committee reviewed a severance proposal for Fred Clifford for a new residential lot. At the meeting, two neighbours were present and expressed concerns. The Township is in receipt of the formal application B-27-20 Fred Clifford for a new residential lot. A Planning Report was submitted to the County with the application (attached). There are various sections contained in the Planning Report that speak to compliance with various policies, including concerns raised by the neighbours on March 2, 2020.

The two neighbours have been notified that this application is going before the Committee and that should they want to make formal comments, they should be sent to the County Land Division Committee.

Official Plan Designation:

Severed :	Hamlet
Retained:	Hamlet

OP Conformity: Residential uses are permitted in the Hamlet Designation and five severances are permitted within the last 25 years.

The County's Preliminary Severance review speaks to some Official Plan policies that the severed lot may not meet, however these policies could be to meet them due to the natural divide with the treeline. An email from the County Planning Department is attached that speaks to this matter.

A Planning Report was submitted with the application that speaks to the various Official Plan policies that are applicable to the severed lot.

Previous Severances: three within the last 25 years (5 are permitted in the Hamlet Designation)

Zoning:**Rezoning Required:**

Severed:	S.D 230	Yes
Retained:	S.D. 230	Yes

Zoning Conformity:

The severed lot 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.

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 will be 73 metres of frontage.

Entrance Report: n/a – County Road Access

CBO Report: There are no obvious restrictions of the development of the lot.

Comments: Please see a copy of the County's Preliminary Review which is attached, along with an additional email from the County Planner.

All department managers have been circulated for comment on this application.

CAO - I have reviewed this application and while the shape is odd the Planning Justification report provides evidence as to the necessity of the lot shape, will the application need an OPA as the lot size and shape does not conform to the OP? From the reports, the issue of a suitable well has been addressed along with a suitable septic location pending comments from the Chief Building Official. As the proposal will front a County Road, the County will determine if a safe entrance is possible. So long as the lot size and shape can be addressed and a safe entrance is possible, I do not see an issue. Thank you.

The previous severances on this property included conditions to have the well constructed and tested; the same condition is being recommended for this application. As well, when the previous wells were tested, it showed slightly elevated sodium levels. If the test on the new well shows the same, it would be prudent to have a condition that an Agreement be entered into and registered on title to inform potential purchasers of the elevated sodium levels.

Recommendation:

That it be recommended to Council that Severance Application B-27-2020 for Fred Clifford 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
- That a rezoning of the severed lot be obtained to the satisfaction of the municipality
- That a rezoning of the retained 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

Report Approval Details

Document Title:	Severance File B-27-20 - Clifford .docx
Attachments:	<ul style="list-style-type: none">- Clifford (Clark Consulting) - PSR - Option A.pdf- 27-20 Application.pdf- 27-20 Planning Justification Report.pdf- Clifford - Comments on Options from County.pdf- 27-20 - CBO Report.pdf
Final Approval Date:	Jun 17, 2020

This report and all of its attachments were approved and signed as outlined below:

Martina Chait-Hartwig