

Severance Review

File No: B-31-20

Name: James and Joan Jordan

Agent: Adam Baker

Location: Lot 29, Concession 3
1550 Birchview Road
Dummer Ward, Roll No. 1522-020-004-12220

Purpose of the applications – Addition to a Lot (moving/adjusting lot line)

Official Plan Designation:

Severed:	Lakeshore Residential
Retained:	Lakeshore Residential
Newly Merged Lot:	Lakeshore Residential

OP Conformity: Residential uses are permitted in the Lakeshore Residential designation.

Zoning:

Rezoning Required:

Severed:	Rural (RU)	Yes
Retained:	Rural (RU)	No
Benefiting Lot:	LSR	Yes

Zoning Conformity:

The severed lot will meet the area and frontage requirements for a residential lot (Section 9.2.4).

The retained lot will meet the area and frontage requirement for a residential lot (Section 9.2.4).

The benefiting lot is zoned Limited Service Residential (LSR) Zone which is different than the lot being merged with it. A rezoning of the severed lot will be required so that the newly merged lot will have the same Zone. It will be determined at the time of submitting the rezoning application whether the lot should be zoned LSR or Rural.

This lot is already developed and it appears that the dwelling may not meet the water and side yard setbacks. It is recommended that an up-to-date site plan survey be completed on the severed lot (after the lot is merged with the adjacent property) to assist with the rezoning process.

PPS Conformity: This severance proposal appears to be in conformity with the PPS.

Entrance Report: Entrances for these lots are from a municipal road and are already in place.

CBO Report: Attached. N/A – lot addition.

Comments: Please see a copy of the County's Preliminary Review which is attached.

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

CAO - I have no concerns with this application provided that a safe entrance is possible and that the lot addition will not impede access to the neighbouring lots.

Note: I have reached out to the agent to inquire about the access to the neighbouring lots (i.e. is there a legal ROW to access the other lots over the severed land, etc.), however have not had a response as of writing this report.

Recommendation:

That it be recommended to Council that Severance Application B-31-20 for James and Jordan be approved, and if approved by the Peterborough County Land Division Committee that the following conditions be imposed:

- That a merger Agreement be entered into between the Transferor, Transferee and municipality, pursuant to Section 51(26) and Section 53(12) of the Planning Act R.S.O. 1990, and registered on title to merge the severed parcel with the abutting land identified by property Roll No. 1522-020-004-12800, such that these 2 parcels shall be considered as one lot and shall not be dealt with separately or the solicitor for the applicant is to provide an undertaking, whereby he informs the Land Division Committee, in writing, that the lands are being conveyed to an abutting property and a merger of title shall take place and that the \$100 fee be paid.
- A \$100 Merger Agreement Fee be paid to the Township
- An up-to-date site plan survey be completed on the and severed (after the lot is merged with the adjacent property) lot to assist with the rezoning process
- That a rezoning of the severed/newly merged lot be obtained to the satisfaction of the municipality