

# Preliminary Severance Review

Prepared by the Peterborough County  
Planning Department



**Name:** James & Joan  
Jordan

**Agent:** N/A

**Date:** October 23, 2019

**Lot:** 29

**Concession:** 3

**Municipality:** Dummer Ward  
Township of Douro-Dummer

**Description:** 1550 Birchview Road

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4221

**Communication Sent To:** **Owner:** ☒

**Agent:** ☐

	Severed	Retained
<b>County O.P. Description</b>	Shoreland Area	Shoreland Area
<b>Municipal O.P. Designation</b> (effective Oct 2008)	Lakeshore Residential	Lakeshore Residential
<b>Municipal Zoning</b> (By-Law No. 10-1996)	(RU)	(RU)
<b>Area/Lot Dimensions</b>	1.37 Hectares with 202 meters of frontage on Birchview Road	0.92 Hectares with 132 meters of frontage on Birchview Road
<b>Existing Use/Buildings</b>	Vacant	Single-Detached

**Intent:** To sever a parcel for lot addition purposes. Roll No.(s) 1522-020-004-12220.

**County Official Plan Policy Review:** The subject property is described as Shoreland Area in the County of Peterborough Official Plan. Section 2.6.3.1 of the Plan states that "applications for technical severances including easements, severances for lot additions/adjustments...and rights-of-way are not necessarily subject to the following policies and shall be evaluated based on site specific considerations established in local official plans."

The retained property may be considered a backlot as it will no longer be along the Lake. Section 4.4.3 of the Plan states, "Backlot development is only permitted by plan of subdivision or, unless a local plan permits otherwise". Since the effect of the severance will only remove a very small access to the lake, there will no functional change to the area and no new buildings or structures are proposed, it is the opinion of the Planning department that the proposal is not worsening or drastically altering an existing situation. The proposal appears to meet the intent of the Official plan.

**Municipal Official Plan Policy Review:** The subject property is designated Lakeshore Residential in the Township Official Plan. Section 7.12.21 of the Plan states that "applications for technical severances including easements, severances for lot additions/adjustments...and rights-of-way are not necessarily subject to the policies contained herein and shall be evaluated based on site specific considerations."

As applicable, consents must meet road frontage & access, Zoning By-law and Health Unit requirements (section 7.12.2, 7.12.4 & 7.12.12).

**Municipal Zoning By-Law Review:** The severed parcel is zoned Rural Zone (RU) in the Municipal Zoning By-law. A single-detached dwelling is permitted in the (RU) zone (section 9.1.5), provided the parcel has a minimum lot area of 0.4 hectares and a minimum lot frontage of 45 meters (sections 9.2.4 (a) & (b)). The severed parcel appears to meet these requirements, the severed parcel will be added to a lot within the (LSR) zone and the Township may request a rezoning to reflect the lot it is being added to.

The retained parcel is zoned Rural Zone (RU) in the Municipal Zoning By-law. A single-detached dwelling is permitted in the (RU) zone (section 9.1.5), provided the parcel has a minimum lot area of 0.4 hectares and a minimum lot frontage of 45 meters (sections 9.2.4 (a) & (b)). The retained parcel appears to meet these requirements.

**Provincial Policy Review:** The Provincial Policy Statement, 2014 (PPS) and Growth Plan for the Greater Golden Horseshoe, 2019 (GPGGH) apply to this proposal.

The following key natural heritage features and/or key hydrologic features have been identified on or adjacent to the subject property: wetlands and in-land Lake.

Section 4.2.4.1 of the Growth Plan (2019) states that development and site alteration, including lot creation, within 120 metres of a key hydrologic feature will require a natural heritage evaluation/hydrologic evaluation that identifies a vegetation protection zone (VPZ) that is no less than 30 metres. Although the severed parcel is located within 120 metres of the above key hydrologic features, a natural heritage evaluation and/or hydrologic evaluation is not required. The intent of the application is for a lot addition to an existing developed lot at 350 Carveth Marina Road. There will likely be no impact on the existing heritage features in the surrounding area.

Minimum Distance Separation Formula I (MDS I) as per policy 1.1.5.9 of the 2014 Provincial Policy Statement has not been calculated. There is no new development or lot creation proposed (2017 MDS I, guideline #8).

**Additional Notes:**

\* The lands appear to be regulated by Regulation 167/06, the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation of the Otonabee Conservation Authority. Therefore, the proposal should be discussed with Matt Wilkinson/Alex Bradburn at (705) 745-5791 ext.213/ext.227 to determine what, if any permits may be necessary.

\* The applicant and any prospective owners are advised that endangered and/or threatened species exist in the area and may exist on the site. It is the responsibility of the landowner to identify endangered and threatened species and their habitat within the property prior to undertaking work, and to ensure that the work/activity will not result

in negative impacts. Landowners are encouraged to consult with the Ministry of Environment, Conservation and Parks (MECP) if they have questions about the *Endangered Species Act, 2007 (ESA)*. Any sightings of a threatened or endangered species during development and construction on the property must be reported in accordance with the ESA.

**This Preliminary Severance Review has been circulated by the Planning Department to the following agencies (marked with an X):**

- ☒ Local Municipality of Douro-Dummer
- ☐ County Infrastructure Services (i.e. Roads) ;
- ☒ Conservation Authority ;
- ☐ First Nations ;
- ☒ Other: Trent-Severn Waterway

**Agencies to be Contacted by Owner/Agent (marked with an X):**

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Township                             | <input checked="" type="checkbox"/> Health Unit           |
| <input checked="" type="checkbox"/> Conservation Authority               | <input checked="" type="checkbox"/> Trent-Severn Waterway |
| <input type="checkbox"/> Source Water Risk Management Officer            | <input type="checkbox"/> First Nations                    |
| <input type="checkbox"/> Ministry of Environment, Conservation and Parks | <input type="checkbox"/> Other                            |

**Proposal appears to conform to the Growth Plan for the Greater Golden Horseshoe and/or Provincial Policy Statement policies.**

The severance proposal appears to conform to the Provincial Plan(s).

**Proposal appears to conform to County Official Plan policies.**

The severance proposal appears to conform to the County Official Plan.

**Proposal appears to conform to Township Official Plan policies.**

The severance proposal appears to conform to the Township Official Plan, provided road frontage and access, and health unit requirements can be met.

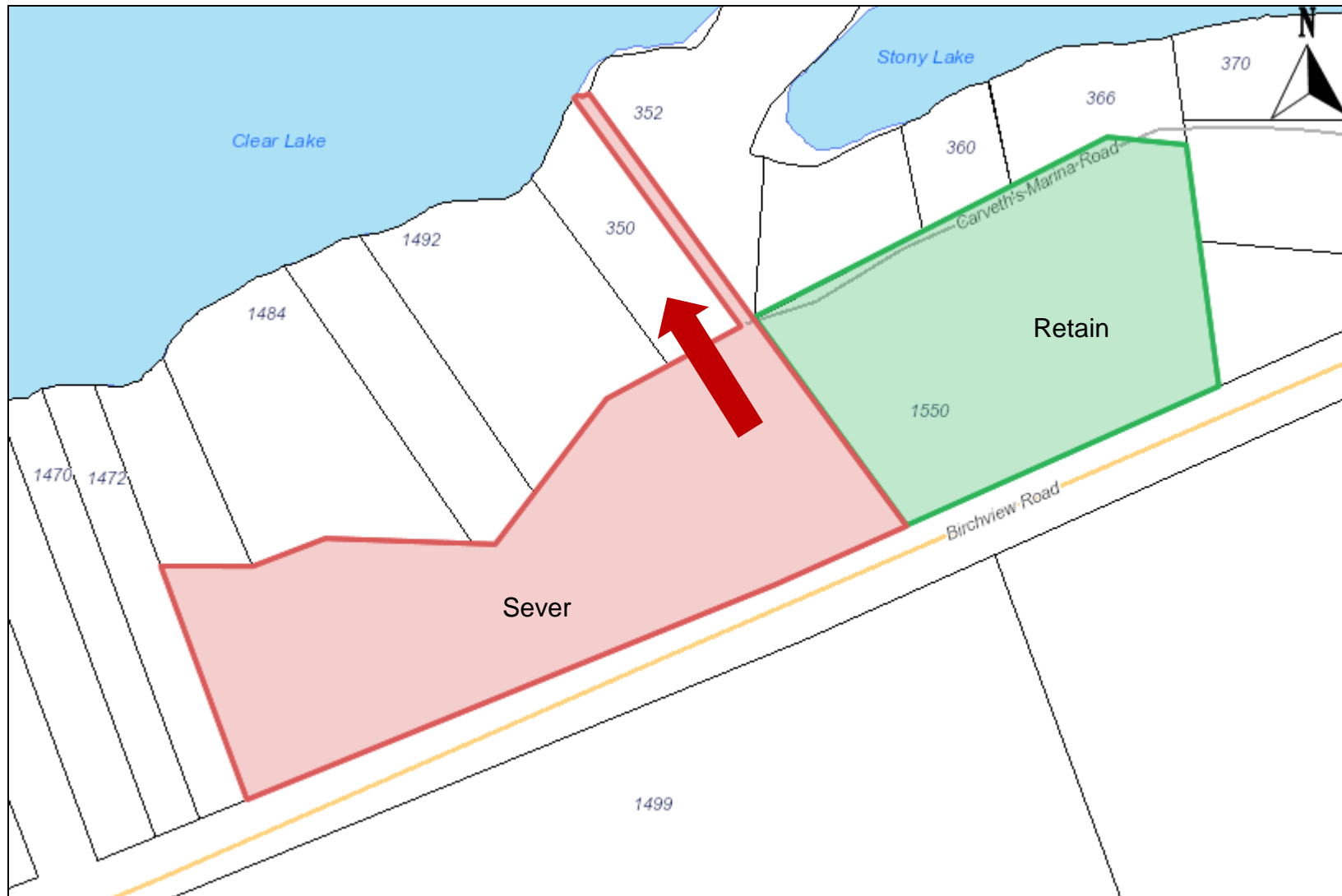
- ☒ Application requires confirmation from the Township or identified agency regarding policy conformity. **\*\*Please note that the landowner should be aware that members of the local council may not support a rezoning or minor variance to create a lot that is not in compliance with the provisions of the zoning by-law.\*\***

**Reviewed By: Zachary Tonello**

**Important**

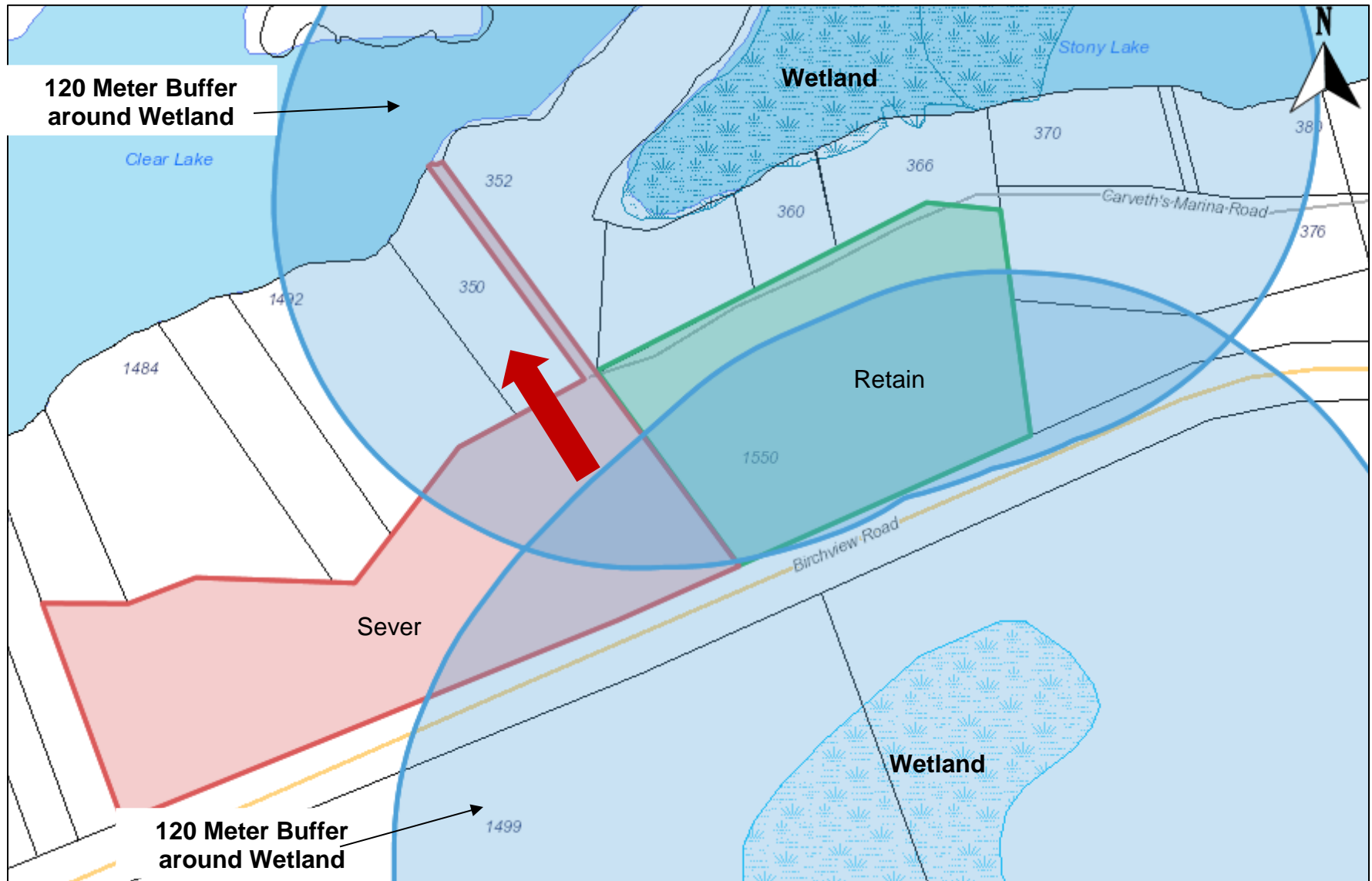
***Our position on the overall conformity of the proposal is based on information available at the time of review. Subsequent information from commenting agencies can change our comments relating to any formal application for severance which is subsequently filed. Therefore, the above-noted comments should not be construed as preliminary approval or denial of a proposal but recognized as a position of the County Planning Department based on the availability of current information.***

**Roll # 1522-020-004-12220**  
Lot 29, Concession 3, Dummer Ward



**Scale (metric)**  
1 : 2,000

**Roll # 1522-020-004-12220**  
**Special Features Mapping - Wetlands**



NOTE: New development, including lot creation, is not permitted within the wetland boundaries; any development proposed within the 120 metre buffer surrounding the wetland will require an Environmental Impact Study (EIS).

**Scale (metric)**  
1 : 2,000