

Severance Review

File No: B-72-19

Name: Kenneth & Loraine Moore

Agent: Beverly Saunders, EcoVue Consulting

Location: Lot 9, Concession 3
668 Fourth Line Road Dummer South,
Dummer Ward, Roll No: 1522-020-001-03900

Purpose of the applications – Creation of a New lot

This application was submitted in 2019, but has not been before the Planning Committee due to required studies submitted with the application being peer reviewed.

Official Plan Designation:

Severed:	Rural, Provincially Significant Wetland
Retained:	Rural, Provincially Significant Wetland

OP Conformity: Residential and agricultural uses are permitted within the Rural Designation. The proposed lot line between the retained and severed lots intersects through a Provincially Significant Wetland which is contrary to the Growth Plan (2019), Provincial Policy Statement and County Official Plan.

Zoning:

Rezoning Required:

Severed:	Rural, Environmental Conservation (Provincially Significant Wetland)	No
Retained:	Rural, Environmental Conservation (Provincially Significant Wetland)	No

Zoning Conformity:

The retained and severed lots would meet the minimum lot frontage and area for agricultural uses (Section 9.2.1).

Entrance Report: The retained lot has an existing entrance, a safe entrance from the severed lot would have to be available.

CBO Report: No obvious restrictions to development.

Comments:

A copy of the County's Preliminary Review is attached. When the County sent out the Severance Review, it was recommended that no further work be undertaken given the concerns with policy confirmation. There have been several pieces of correspondence since the Severance Review was completed in June 2019 between the applicant/agent, ORCA, County and the Township. The original comments on the application are attached, however not all correspondence is being included in this report.

The PPS and Growth Plan do not permit development in key hydrologic features (i.e. wetlands) and development includes the creation of a new lot. The severance application B-27-19 does not appear to meet the Growth Plan, PPS and County Official Plan.

Written comments are attached from the agent in advance of the Planning Committee meeting where this application will be considered.

Recommendation:

That it be recommended to Council that Severance Application B-72-19 for Kenneth & Loraine Moore be denied as it does not appear to conform to the Growth Plan for the Greater Golden Horseshoe, Provincial Policy Statement and County Official Plan. However, 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 3-metre strip of frontage from the severed parcel be deeded to the Township for road widening purposes
- That a safe entrance be approved by the Manager of Public Works

Report Approval Details

Document Title:	Severance File B-72-19 Moore.docx
Attachments:	<ul style="list-style-type: none"> - 72-19 Application.pdf - 72-19 Planning Justification Report.pdf - PSR - Moore.pdf - B-72-19 - PPLD-2116_Ecology_Review_27Jan2020_6684thLn.pdf - B-72-19 668 Fourth Line (ORCA Comments PPLD-2116).pdf - 2020 06 17 Douro-Dummar Planning Committee Written Submission_Moore Consent.pdf - B-72-19 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