

Severance Review

File No: Preliminary Severance Review

Name: Randy Moloney

Location: Lot 11, Concession 7,
Centre Line Road, Douro 7th Line
Douro Ward, Roll No: 1522-010-003-12601

Purpose of the Proposals – To server two residential lots

Note: The applicant is proposing two lots as shown on the Proposed Lots Sketch (attached) - Lot B and new proposed Lot D – it is separate from the County's PSR report.

Official Plan Designation:

Severed B & D:	Rural (RU)
Retained:	Rural (RU)

OP Conformity: Residential and agricultural uses are permitted uses in the Rural Designation

Previous Severances: None within the last 25 years

Zoning:

Rezoning Required:

Severed B & D:	Rural (RU)	
Retained:	Rural (RU)	

Zoning Conformity:

It appears that both proposed Severed Lots B & D will meet the area and frontage requirements for a residential use in the Rural Zone (Section 9.2.4). Staff will review the formal application when it is submitted to ensure the minimum requirements are met.

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 applicant has submitted a constraints map to ORCA and is aware that prior to the submission of formal applications, that certain studies are required to meet the PPS. The applicant has been working with a consultant and in contact with

ORCA regarding these studies. If the peer review of the studies concludes there will be no negative impact, then the two severances would appear to be in compliance with the PPS.

Entrance Report: Safe entrances are possible for both proposed lots. Brushing and ditching will be required. Requesting a 3 metre strip of frontage be deeded to the Township.

CBO Report: Lot B is heavily wooded. Suggesting lots be adjacent to each other. No obvious restrictions to development.

Comments: Please see a copy of the County's Preliminary Review (PSR) which is attached. Please note that further investigation after the PSR was completed by staff from the County, Township and ORCA on these proposals.

All department managers have been circulated for comment on these proposals.

Recommendation:

That the Committee recommend that Council support in principle the severance proposals for Randy Moloney and when formal applications is submitted to the Peterborough Land Division Committee that the following conditions be imposed:

- \$1250.00 cash-in-lieu of parkland be paid to the municipality for each lot
- That a 3 metre strip of frontage from each severed parcel be deeded to the Township for road widening purposes
- That safe entrances be approved by the Manager of Public Works
- When the applicant files a formal consent application, there will be a fee(s) to inspect the test holes to ensure a septic system would be viable – current fees are \$150 per lot severed and \$150 for retained if vacant and applicant is responsible for the digging of the test holes.

This support is based on the information provided at this time and the applications will be further reviewed upon receipt of the formal applications.

Report Approval Details

Document Title:	Preliminary Review - Moloney.docx
Attachments:	<ul style="list-style-type: none">- Moloney - Proposed Lots - Sketch.pdf- Moloney Randy - PSR.pdf- Moloney - Proposed Lots - Pub works Comments.pdf- CBO Official 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