

Severance Review

File No: B-39-20
Name: Doug & Marcelle Mundell
Location: Concession 1, Part Lot 11
Ironwoods Drive, Dummer Ward, Roll No.: 1522-020-003-07300

Purpose of the applications – Creation of a new residential lot

Official Plan Designation:

Severed:	Hamlet
Retained:	Hamlet

OP Conformity: Residential uses are permitted in the Hamlet Designation. An Environmental Impact Study has been completed and peer reviewed by ORCA due to an unevaluated wetland being on the retained lot, its close proximity to a watercourse and to ensure compliance with the PPS.

Previous Severances: None within the last 25 years

Zoning:

Rezoning Required:

Severed:	Rural	See note below
Retained:	Rural	See note below

Zoning Conformity:

The severed and retained lots will meet the area and frontage requirements of the Rural (RU) Zone (Section 9.2.4).

The Official Plan designates this area as Hamlet, therefore the County recommends that the properties be rezoned to reflect the OP Designation. However, the Rural Zone permits a residential use and other properties in this area are currently zoned Rural. If another agency (i.e. ORCA, etc.) is requesting a rezoning than it would be appropriate to change the zoning, however Township staff do not feel this is a necessary requirement.

PPS Conformity: This application appears to be in compliance with the PPS.

Prior to the submission of the formal application, the applicant completed an Environmental Impact Study and had it peer reviewed by ORCA. Further information was obtained through this process between the applicants and ORCA. The applicants also submitted engineered culvert calculations due an intermittent watercourse traversing the frontage of the property. This document will be reviewed by ORCA and a

permit will be required from the Conservation Authority prior to any development or site alteration.

Entrance Report: Safe entrances are possible, culverts will be required. Requesting a 3 metre strip of frontage be deeded to the Township. **Note:** Comment above regarding an ORCA Permit being required.

CBO Report: No obvious restrictions to development. Severed lot development will need to be to rear of proposed lot (note: an ORCA permit will be required based on the EIS constraints mapping)

Comments: Please see a copy of the County's Preliminary Review and ORCA EIS peer review documents which are attached.

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

Recommendation:

That it be recommended to Council that Severance Application B-39-20 for Doug and Marcelle Mundell 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 retained and severed lots be obtained to the satisfaction of the municipality, only if another agency requires a rezoning on the application
- 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