

Severance Report

File No: B-23-22 - Webster
Name: Sherry Webster
Location: 1797 County Road 6
Lot 25, Concession 3, Dummer Ward
Roll No. 1522-020-004-09100

Purpose of the application – One Residential Lot

Official Plan Designation:

Severed Lot:	Rural
Retained Lot:	Rural

OP Conformity:

Residential uses are permitted uses in the Rural Designation, provided that fragmentation of farm lands and conflict with adjacent farm operations are not created.

A maximum of two consents to create new lots may be permitted from a property within the Rural designation, as it existed 25 years prior to the date of application.

Previous Severances:

One severance has been completed in the last 25 years therefore the property is eligible to have one more severance.

Zoning:

Rezoning Required:

Severed:	Rural	Yes
Retained:	Rural	No

Zoning Conformity:

The severed lot will meet the area and frontage requirements for residential use in the Rural Zone (Section 9.2.4) but the severed lot will need to be rezoned to recognize the natural heritage features identified in the Environmental Impact Study completed by Cambium dated January 24, 2022 and reviewed by Otonabee Region Conservation Authority (ORCA) via their letter dated April 25, 2022.

The retained lot will meet the area and frontage requirements for residential or Hobby farm use in the Rural Zone (Sections 9.2.4 and 9.2.6.1).

PPS and Growth Plan Conformity:

The severance application appears to be in conformity with the PPS. The proposed lot is located within 120 metres of mapped key hydrological features. An Environmental

Impact Study was provided and reviewed by ORCA - see their comments attached dated April 25, 2022.

In order to comply with provincial policy (PPS and Growth Plan), and address any impacts on key hydrologic features and natural heritage features, the Vegetative Protective Zone (VPZ) on the severed parcel will need to be rezoned to prevent any development within this area. Further, to ensure that there will be no negative impacts on these natural heritage features, all of the recommendations contained in Section 7 of the Environmental Impact Study completed by Cambium are required to be followed and a mitigation measures agreement will be entered into to provide direction to future owners.

Entrance Report: The property is located on a County Road.

CBO Report: A report was not available at the time of writing.

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.

Recommendation:

That it be recommended to Council that Severance Application B-23-22 for Sherry Webster 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 test hole for the septic system be inspected, there is a fee to inspect test holes to ensure a septic system would be viable – current fees are \$150 per lot severed and applicant is responsible for the digging of the test holes
- A Mitigation Measures Agreement is to be entered into between the Owner and the Municipality and registered on title at the owner's expense, which would recognize the recommendations included in Section 7.0 of the Environmental Impact Study prepared by Cambium Inc. dated January 24, 2022.
- That the Vegetative Protective Zone identified by Cambium on Figure 4 of the EIS, on the severed lot be zoned Environmental Constraint (EC) in the Township Zoning By-law.

Report Approval Details

Document Title:	B-23-22 Webster.docx
Attachments:	- 23-22 Application.pdf - B-23-22, 1797 County Road 6; ORCA PPLD-2224.pdf - Webster - PSR.pdf
Final Approval Date:	May 20, 2022

This report and all of its attachments were approved and signed as outlined below:

Elana Arthurs