

Severance Report

File No: B-27-22 – Minshall-McGriskin
Name: David Minshall and Valerie McGriskin
Location: 921 Douro First Line Road
Lot 12, Concession 1, Douro Ward
Roll No. 010-002-03001

Purpose of the applications – Creation of 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.

Previous Severances:

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.

Zoning:

Rezoning Required:

Severed:	Rural	No
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).

The retained lot will meet the area and frontage requirements for residential or agricultural use in the Rural Zone (Section 9.2.1 and 9.2.4).

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. A Natural Heritage Evaluation provided and reviewed by ORCA on April 7, 2022.

To ensure compliance with the PPS and Growth Plan, staff are recommending that a mitigation measures agreement be entered into based on the recommendations found in Section 5 and 7 of the Natural Heritage Evaluation, completed by Cambium dated

December 20, 2021. As the proposed lot is located outside of the 30 metre Vegetative Protective Zone a re-zoning application is not required.

Entrance Report:

A safe entrance is possible but a new culvert and a 3-metre road widening strip is required.

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-27-22 for David Minshall and Valerie McGriskin 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 3-metre strip of frontage from the severed parcel be deeded to the Township for road widening purposes
- That a new entrance with new culvert be installed to the satisfaction of the Manager of Public Works
- 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 5 and 7 of Natural Heritage Evaluation, completed by Cambium dated December 20, 2021.

Report Approval Details

Document Title:	B-27-22 - Minshall-McGriskin.docx
Attachments:	- 27-22 Application.pdf - 27-22 ORCA.pdf - McGriskin Minshall - PSR.pdf
Final Approval Date:	May 20, 2022

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

Elana Arthurs