

Severance Review

File No: B-44-22 - Lobb
Name: Roy Lobb
Agent: David Lobb
Location: 276 Sixth Line Road Dummer
Lot 4, Concession 5, Dummer Ward
1522-020-001-08200

Purpose of the applications – Creation of one residential lot

Official Plan Designation:

Severed:	Rural
Retained:	Rural, Provincially Significant Wetland

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:

None within the last 25 years.

Zoning:

Rezoning Required:

Severed:	RU (Rural)	Yes
Retained:	RU (Rural), EC(P) Environmental Conservation Zone (Protected)	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 results of the Natural Heritage Evaluation show that the buffer of the wetland will need to be rezoned to Environmental Conservation (EC) Zone as per Figure 4 of the Study.

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

PPS 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 Natural Heritage Evaluation was provided and reviewed by ORCA - see their comments attached dated May 19, 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 7 of the Natural Heritage Evaluation dated August 5, 2021.

Entrance Report:

Please see a copy of the Township's Entrance Report which is attached. A safe entrance is possible off of Dummer Sixth Line, a culvert and a 3m strip of land to the Township are all required, and the need for a culvert will be assessed when the lot is developed.

CBO Report:

No report was available at the time of writing this report.

Comments:

Please see a copy of the County's Preliminary Review dated May 20, 2020 which is attached. Please note that the PSR was based on a slightly different lot size and location but provides valuable background information.

Please also note that the application has a few errors in it. This application is for the creation of a 0.4 ha residential lot, the retained lot is an active farm with a land size of approximately 40ha once the new lot is created.

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

Recommendation:

That it be recommended to Council that Severance Application B-44-22 for Roy Lobb 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 safe entrance be approved by the Manager of Public Works
- That the VPZ shown on Figure 4 of the Natural Heritage Evaluation prepared by Cambium dated August 5, 2021.
- A Mitigation Measures Agreement is to be entered into between the Owner and the Municipality and registered on title at the owners expense, which would recognize the recommendations included in Section 7.0 of the Natural Heritage Evaluation prepared by Cambium dated August 5, 2021.

Report Approval Details

Document Title:	B-44-22 Lobb .docx
Attachments:	<ul style="list-style-type: none">- B-44-22 Public Works Report.pdf- B-44-22, 267 6th Line South Dummer; ORCA PPLD-2229.pdf- B-44-22 NHE.pdf- 44-22 Application.pdf- Lobb - PSR.pdf
Final Approval Date:	Jun 17, 2022

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

No Signature - Task assigned to Elana Arthurs was completed by workflow administrator Martina Chait-Hartwig

Elana Arthurs