

Severance Review

File No: B-54-22 and B-55-22 - Hurtubise
Name: Ronald & Julie Hurtubise
Location: 379 Eighth Line S Dummer
Lot 6, Concession 8, Dummer Ward
1522-020-002-05400

Purpose of the applications – Creation of two residential lots

Official Plan Designation:

Severed A & B:	Rural
Retained:	Rural

OP Conformity:

Residential uses are permitted uses in the Rural Designation provided 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)	No
Retained:	RU (Rural)	No

Zoning Conformity:

The severed lots will meet the area and frontage requirements for a residential use in the Rural Zone (Section 9.2.4).

The retained lot will meet the area and frontage requirements of a hobby farm or residential use in the Rural Zone (Section 9.2.4 or Section 9.2.6.1).

PPS Conformity:

The applications are in conformity with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe. The proposed lots are located within 120 metres of key hydrologic features. A Natural Heritage Evaluation completed by

Cambium, dated March 17, 2022 was submitted with the application and reviewed by the Otonabee Region Conservation Authority – see ORCA’s letters dated June 6, 2022 attached.

As the VZP from the wetland does not directly touch the lots to be severed, a rezoning will not be required. A mitigation measures agreement will be required to be registered on title to ensure that future owners are aware of the requirements outlined in Section 7.

Entrance Report:

Please see a copy of the Township’s Entrance Report for each lot, which is attached. A safe entrance is possible for each lot, but a culvert and a 3m strip of land to the Township are all required.

CBO Report:

The CBO report had not been received at the time of writing this report.

Comments:

A copy of the County’s Preliminary Review dated August 31, 2021 is attached.

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

Recommendation:

That it be recommended to Council that Severance Application B-54-22 and B-55-22 for Ron Julie Hurtubise 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 for each lot
- That a 3 metre strip of frontage from the severed parcel be deeded to the Township for road widening purposes
- That safe entrances be approved by the Manager of Public Works
- That 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 of the Natural Heritage Evaluation prepared by Cambium dated by March 17, 2022

Report Approval Details

Document Title:	B-54-22 and B-55-22 - Hurtubise.docx
Attachments:	<ul style="list-style-type: none"> - B-54-22 Public Works Report.pdf - B-55-22 Public Works Report.pdf - B-54-22, 379 Eighth Line Road South Dummer. Lot 1; ORCA PPLD-2230.pdf - B-55-22, 379 Eighth Line Road South Dummer. Lot 2; ORCA PPLD-2231.pdf - B-54-22 and B-55-22 NHE 379 Eighth Line Road.pdf - 54-22 Application.pdf - 55-22 Application.pdf - Hurtubise - PSR compiled.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