

Severance Review

File No: B-61-22 & B-62-22 Storey and Fleming
Name: Carol Storey & James Fleming
Location: 760 Cooney Island
Part of Lot 3, Concession 4, Douro Ward
1522-010-002-14200

Purpose of the applications – Creation of two residential lots, one fronting on Douro Fourth Line Road (B-61-22) and another on Cooney Island Road (B-62-22).

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 an agricultural use in the Rural Zone (Section 9.2.1).

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 Oakridge Environmental Ltd. (ORE) dated April 7, 2022 was submitted with the application and reviewed by the Otonabee Region Conservation Authority – see ORCA's letters dated June 8, 2022 attached.

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-61-22 and B-62-22 for Carol Storey and James Fleming 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 11 of the Natural Heritage Evaluation prepared by Oakridge Environmental dated by April 7, 2022

Report Approval Details

Document Title:	B-61-22 and B-62-22 - Storey and Fleming.docx
Attachments:	<ul style="list-style-type: none">- 61-22 Application.pdf- 62-22 Application.pdf- B-61-22_760 Conney Island Road_ORCA PPLD-2234.pdf- B-62-22_760 Conney Island Road_LOT_2_ORCA PPLD-2234.pdf- Storey Fleming - PSR.pdf- B-61-22 Public Works Report.pdf- B-62-22 Public Works Report.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