



Date: October 16, 2018

To: Mayor Mary Smith and Council Members

From: Jeannette Thompson, Planner

Subject: Extension of the Fifteenth Line

Status: For Direction

Recommendation

That the report from the Planner regarding the Extension of the Fifteenth Line be received for information; and

That Township staff be directed to prepare an Agreement between the Corporation of the Township of Selwyn and Breanne and William Lanouette, which would address the following:

- The property owner would construct a road to municipal standards on the present Township unopened road allowance, which would enable the Owners to access the lands in question and obtain the necessary frontage on a municipal road as required to obtain a severance;
- That the detailed design of the road be completed by a qualified engineer to the satisfaction of the Municipality and that the cost of the design work be borne by the Owners;
- That the road be constructed to a full municipal standard to the satisfaction of the Municipality and that the costs be borne by the Owners
- That road shall include a cul-de-sac (turn-around) at its terminus; and
- That the property owner(s) obtain all approvals from other agencies necessary (i.e. ORCA) prior to the commencement of any site works/road construction.

Information

Breanne and William Lanouette requested the County of Peterborough Planning Department to complete a Preliminary Severance Proposal (PSR) (attached) for property situated at 2302 Fifteenth Line in the Smith Ward.

The PSR noted the following eligibility requirements within the Rural designation:

In the Rural designation, one consent to create a new lot may be granted on a lot as it existed as of January 1, 1978 for the following purposes:

- A residential lot with the retained parcel being a minimum of 20 hectares, the subject parcel having been owned by the applicant for period of at least*

10 years; and the severed parcel complying with the requirements of the implementing Zoning By-law.

ii. For infilling as defined.

It was noted in the PSR that County of Peterborough Land Division records indicate that the subject property has not received any previous severances since January 1, 1978. The land owner appears to have owned the subject lands for a minimum of 10 years and the retained lands meet the 20 hectare minimum lot area. As a result the property does appear to be eligible for a single consent.

However the PRS did not provide a positive outcome for the following reasons:

- The Official Plan policies indicate that a consent application for a land severance will not be granted if road frontage and access requirements cannot be met. The proposed severed lot does not have frontage on a publicly maintained municipal road – contrary to policies of the County and Township Official Plan.
- The subject lands are located within the new Provincial Natural Heritage System; and key natural features have been identified on the subject lands; including a provincially significant wetland, unevaluated wetlands and potentially significant woodlands. Section 4.2.4.1 of the Growth Plan indicates that development, including lot creation and site alteration within 120 metres of a key natural feature or within the NHS will require a natural heritage evaluation.

The property owners have been in consultation with ORCA related to the NHS and the key natural features and have satisfied themselves that there is an area of the property that that can be severed.

They are requesting permission to extend the Fifteenth Line so that they are able to gain the required frontage onto a municipal road. If this request is granted the policy requirement of the Official Plan would be satisfied and they would be in a position to move forward with the formal submission of a severance application to the County of Peterborough.

In order to ensure that the road is constructed to a municipal standard, staff recommend that the Township enter into an agreement with Breanne & William Lanouette that would ensure the following:

- The property owner would construct a road to municipal standards on the present Township unopened road allowance, which would enable the Owners to access the lands in question and obtain the necessary frontage on a municipal road as required to obtain a severance;

- That the detailed design of the road be completed by a qualified engineer to the satisfaction of the Municipality and that the cost of the design work be borne by the Owners;
- That the road be constructed to a full municipal standard to the satisfaction of the Municipality and that the costs be borne by the Owners;
- That road shall include a cul-de-sac (turn-around) at its terminus; and
- That the property owner(s) obtain all approvals from other agencies necessary (i.e. ORCA) prior to the commencement of any site works/road construction.

Financial Impact

The recommendation in this report has no financial impact.

Strategic Plan Reference

Goal 3: Support a sustainable, balanced, and investment-ready community.

Official Plan and Zoning By-law updates that support environmental and agricultural stewardship, housing diversity and economic investment.

Attachment

- Preliminary Severance Proposal completed June 19, 2018
- Letter from Breanne & William Lanouette requesting an extension to the Fifteenth Line

Jeannette Thompson

Prepared By: Jeannette Thompson, Planner

Robert Lamarre

Reviewed By: Robert Lamarre, Manager of Building & Planning

Janice Lavalley

Reviewed By: Janice Lavalley, CAO