

Amendment No. 25
to the Official Plan of the
County of Peterborough

Addition of Rural Severance Policies
Township of Douro-Dummer

OFFICIAL PLAN AMENDMENT NO. 25

PART "A" - THE PREAMBLE does not constitute part of this Amendment.

PART "B" - THE AMENDMENT consisting of the following text constitutes Amendment No. 25 to the Official Plan for the County of Peterborough.

Also attached is **PART "C" - THE APPENDICES** which does not form part of this amendment. The appendices contain copies of correspondence that have been received relating to the amendment and also a copy of the Minutes of the public meeting associated with the amendment.

PART A - THE PREAMBLE

PURPOSE

The purpose of the Official Plan Amendment is to add criteria for severances in the Rural land use designation. These policies were previously found in the Township of Douro-Dummer Official Plan but were not carried forward into the Local Component of the County Official Plan. The proposed policies are applicable to all properties in the Township of Douro-Dummer which are located in the Rural designation.

BASIS

In April 2014 the County Official Plan underwent an Official Plan Amendment to add the Township of Douro-Dummer to the Local Component of the County Plan. However, specific policies relating to severances within the Rural designation were not carried forward into the Local Component. The Council of the Township of Douro-Dummer has requested that an Official Plan Amendment be undertaken to add these previously existing policies to the Local Component of the County Plan.

LOCAL COMPONENT OF COUNTY OFFICIAL PLAN

The proposed amendment would affect only those lands designated "Rural" on Schedules 'A4-1' through to 'A4-4' of the Local Component (Land Use Schedules for the Township of Douro-Dummer).

Section 7.9 of the Local Component of the County Official Plan outlines criteria to be considered when assessing Official Plan Amendment Applications. While most of these criteria are not applicable to this particular amendment, the following subsections have been considered:

7.9.1 The need for the proposed use.

The policies proposed to be added had previously existing in the former Township of Douro-Dummer Official Plan. Township Council has requested that these policies be brought forward to the Local Component of the County Official Plan.

7.9.7 The potential effect of the proposed use on the financial position of the Township.

No financial impact on the Township is anticipated.

7.9.11 Demonstration of how the proposal conforms to the Provincial Growth Plan.

Policy 2.2.9(2) of the Growth Plan states that development outside of *settlement areas*, may be permitted in rural areas in accordance with Policy 2.2.2.1(i). It is the intent of policy 2.2.2.1 to manage growth by directing significant portions of new growth to the *built-up areas* of the community through *intensification* (a), and directing major growth to *settlement areas* that offer *municipal water and wastewater systems* (j).

The effect of the amendment would restrict the size and type of development occurring in rural areas (new lots created by severance), thereby directing growth to existing settlement areas within the Township.

COUNTY OFFICIAL PLAN

The proposed Amendment would affect lands described as “Rural” in the County Official Plan, specifically in the Township of Douro-Dummer. Section 4.3.3.1 of the County Plan states that the County, recognizing the need for growth on a limited basis, will permit non-agricultural related uses in the rural community outside prime agricultural areas which reflect the cultural and rural character of the area, promote a variety of living and employment opportunities and do not negatively impact on the natural environment. Such development shall be appropriate to the infrastructure which is planned or available, and shall avoid the need for unjustified and/or uneconomical expansion of this infrastructure.

The proposed amendment does not conflict with this policy.

PROVINCIAL POLICY STATEMENT (PPS) & GROWTH PLAN

This amendment does not conflict with the policies contained in the 2014 Provincial Policy Statement or the policies of the Growth Plan for the Greater Golden Horseshoe.

CONCLUSION

Douro-Dummer Township intends to amend the Local Component of the County Official Plan with the addition of two subsections containing requirements for severance within the Rural designation. These policies are not new to the Township as they had previously applied to the Rural designation in the former Township of Douro-Dummer Official Plan.

The amendment is deemed to be in general conformity with the County Official Plan, the Provincial Policy Statement, and the Growth Plan.

PART B - THE AMENDMENT

All of this Part of the document entitled Part B - The Amendment, consisting of the following text, constitutes Amendment No. "25" to the County of Peterborough Official Plan.

DETAILS OF THE AMENDMENT

The Official Plan of the County of Peterborough is hereby amended as follows:

1. That Section 6.2.2.5, Residential Consents in the Rural designation, is hereby amended by deleting the words “, **Douro-Dummer**” from subsection 6.2.2.5(c).
2. That Section 6.2.2.5, Residential Consents in the Rural designation, is hereby amended by adding a new subsection 6.2.2.5(d), immediately following subsection 6.2.2.5(c), which shall read as follows:

“c) In Douro-Dummer, two consents to create new lots may be granted on a lot as it existed as per Section 6.1.1 provided that the following criteria are met and all other relevant policies of this plan are complied with:

- i) The applicant has owned the property for a minimum of 5 years; and**
 - ii) The size of a new lot created by severance specifically and exclusively for a residential use shall not exceed 1 hectare in area. The area may exceed 1 hectare if there are other rural uses in addition to, or separate from, the residential use (i.e. hobby farms, recreational uses). The maximum lot area in such instances will be stipulated in the Zoning by-law.”**
3. That Section 6.2.2.5, Residential Consents in the Rural designation, is hereby amended by renumbering existing subsections 6.2.2.5 (d) & (e) to **6.2.2.5 (e) & (f)**.

PART C - THE APPENDICES

The following appendices do not constitute part of Official Plan Amendment No. 25, but are included as information supporting the Amendment.

- **Appendix No. 1 Correspondence**
- **Appendix No. 2 Public Meeting Notices and Minutes**
- **Appendix No. 3 Public Comments**
- **Appendix No. 4 Agency Comments**

APPENDIX NO. 1 – CORRESPONDENCE

APPENDIX NO. 2 – PUBLIC MEETING NOTICES AND MINUTES

APPENDIX NO. 3 – PUBLIC COMMENTS

APPENDIX NO. 4 – AGENCY COMMENTS