

DENIALS OF REQUESTS TO EXTEND ROAD NETWORK DUE TO INSUFFICIENT DENSITY (OTHERWISE, WOULD PROCEED BY WAY OF ENVIRONMENTAL ASSESSMENT AND CONSTRUCTION AGREEMENT; NO PLANING PROCESS)

Name	Decision	Decision Analysis
<p><i>Average Density: 0.0140000 (based on 7 properties for 500m of 2 lane km = 71.4285714 km/ property or 1/ 71.4285714 = 0.014)¹</i></p>		
<p>112 Wrights Road, Carden See map E-1</p>	<p>No road construction due to no existing lot, low density of road network created, poor condition of existing assumed road.</p>	<p>Owner wants a severance (retirement lot). Rural General and Environmental Protection (EP) zoning. To the East is EP zoning. Kirkfield Rd to the West is assumed and fully maintained. Child's Rd is assumed and fully maintained. Wrights Rd is assumed and fully maintained between Kirkfield Rd and Child's Rd, being 1 lane with 4.5m platform width and no shoulders. Wrights Rd is unassumed West of Child's Rd, and the 1 lane narrows to 3m platform width and no shoulders.</p> <p>207 metres of assumption required. 45 metres frontage required for properties such as this, being within the RR1 zone. Existing road (Wright's Rd) is 1 lane with 3 m platform width. Will need to improve this section of road East of Child's Road to a 4.5 m platform width to match existing road to the West, with an offset rural turnaround at the end and associated property taking of 7 metres.</p> <p>Environmental Assessment required because zoning by-law amendment not required. Will be assumed once built.</p> <p>1 property benefitted / 207 metres of road constructed = 0.00483092 (does not meet City average of 0.014, and thus has a negative impact on overall road network density)</p>

¹ Obtained the figure of 7 homes per lane km (from the Roads 101 presentation) using 38,444 houses City wide in 2016 (on unassumed, assumed and private roads) / 5,400 lane kms with winter maintenance (figure consists largely of assumed roads only, but some roads maintained by limited service agreement are included).

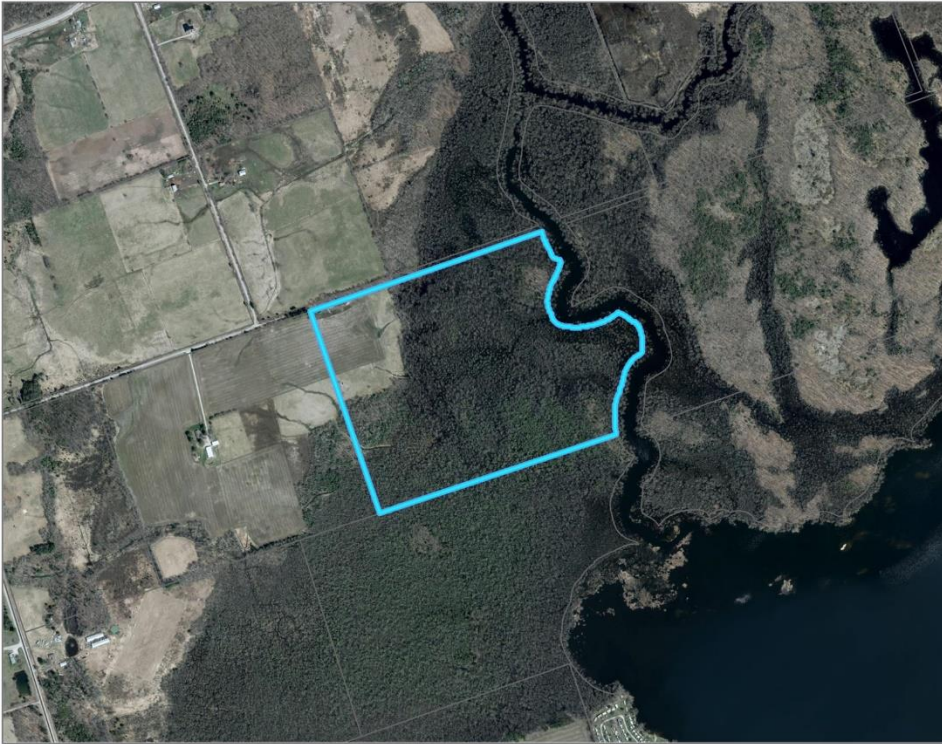
<p>South of 399 Black River Road;</p> <p>165103900225100</p> <p>See Map E-3</p>	<p>In the absence of a planning application, no approval to build a road due to no connectivity or improvement to existing road network. Opening the right of way for agriculture use or single family home not cost-effective.</p>	<p>Parcel of land south of the river. Request is for road construction to the property zoned Rural General in Dalton Zoning By-law 10-77. A road construction request to access this property would require an Environmental Assessment and agreement for improvement, with reduced frontage (15 metres). Assumption would not be required if solely for agricultural use, but if residential use, would require assumption (note: once Rural Zoning By-law in force, assumption required for agricultural use).</p> <p>Construction standard: Should be to greenfield engineering standard (see website) with turnaround at the end, as potential for residential use.</p> <p>The property is 176 acres in area (sufficient area to develop) and an intervening benefiting property is 88 acres (the minimum lot size is 89 acres, so this intervening property may require a minor variance in order to develop unless it develops for agricultural use, per sections 8.2(i) and 14.4).</p> <p>The nearest road is Chisholm Trail, which is assumed and fully maintained.</p> <p>The required frontage is 225 metres. However, the Dalton Zoning By-law does not require the road to be improved and assumed in order to get a building permit, for existing lots.</p> <p>Nevertheless, approval for road construction is still required from a practical standpoint (the owner will still need to go through the Environmental Assessment process, pay for tree removal in order to physically get access). Perhaps the end use, if agricultural, does not require assumption but improvement is required.</p> <p>From the centreline at Chisholm Trail, it is 821.31 metres to the West boundary</p>
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		<p>line of the property in question. Adding a further 15 metres to this is 836.31 metres.</p> <p>The ranking for this is $1/836.31$ (it can be improved to $2/836.31$ if the intervening parcel expresses interest in developing and paying into the improvement) = 0.00119573</p> <p>0.00119573 -0.00239146* (net negative impact on road network)</p>
165131001007900	Deny for lack of connectivity, lack of improvement to existing road network, low density.	<p>Proponent wishes to build single family home in rural location. Permission granted by Land Management Team in 2019 and proponent did not proceed.</p> <p>Properties (2 separately conveyable) zoned Agricultural in Somerville Zoning By-Law. Requires 15 m frontage on an improved road only (not assumed).</p> <p>Necessary to improve 2,753.42 metres of roadway for 2 properties benefited. $2/2,753.42 = 0.00072637$ (net negative impact on road network density). Environmental Assessment required.</p>
PIN 63115-0088	No connectivity, improvement to existing road network and density of resultant road network too low.	<p>Proponent wishes to build single family home in rural location. Permission granted from Land Management Team in 2019 and proponent did not proceed.</p> <p>Can't access from the East because Environmental Protection lands to the East. Can't take Doyle Rd North from Mountain Rd, as that also crosses an environmentally protected area. Only option is to head West from Victoria Road (assumed) 2,787.50 metres plus 12 metres required frontage per the Bexley Zoning By-law (section 3.11.1). 3 additional properties would be opened for development. Environmental Assessment required. $1/2,799.5 = 0.00035721$</p>

		0.00035721 - 0.00142883* (net negative impact on density of road network)
<p>Mount Horeb;</p> <p>Roll number 165100804026900</p> <p>See Map E-5</p>	<p>Denied. Density too low.</p>	<p>Vacant Land - prospective buyer questions what they can build</p> <p>Mostly Environmental Protection and Rural General zoning. Unimproved Mount Horeb road allowance frontage.</p> <p>In Manvers</p> <p>10 Acres</p> <p>Chipmunk Rd to the East and property is East of Highway 35</p> <p>McGill Drive to the West turns into Mount Horeb</p> <p>Mount Horeb is only improved Westward 400 m from Highway 35 to Chipmunk, which is to the East of this property, maybe giving necessary frontage to the property to the East, and the property to the North of that.</p> <p>Mount Horeb Road is assumed by service, open, and fully maintained for 400 m West of Hwy 35. Gravel, 2 lanes.</p> <p>A further 312 metres to the property boundary needs to be improved. Environmental Assessment required.</p> <p>15 m frontage required per zoning by-law (74 metres of frontage is outside of the environmental feature).</p> <p>Owner would need to build and have assumed 367m in total. Construction standard would include turnaround (as would want to protect environmental feature to the West) and 2 lane gravel road to match existing standard to the East.</p> <p>4,376.7 square metres = 1.08 acres of the property is outside of the environmental feature. Development</p>

		<p>here would be residential (too small for agricultural) and would put a lot of pressure on the EP portion of the property.</p> <p>One other potentially impacted property to the North</p> <p>$1/367 = 0.0027248$</p> <p>$0.0027248 - 0.00544959^*$ (negative impact on road network density)</p> <p>*If second benefitted property taken into account</p> <p>Construction Standard Required: Would need to build a 2 lane gravel with turnaround.</p>
Southview Estates	City will not take ownership of the private driveway and assume for maintenance purposes.	<p>No new lots opened for development by the construction of an additional access road.</p> <p>Public Works and Engineering: Existing road network is sufficient.</p> <p>$0/x \text{ metres} = 0$ (negative impact on density of road network)</p>

* Lower number assumes only the applicant develops; Higher number assumes all vacant properties on the road develop.



- Legend
- Upper Municipalities
 - Populated Places
 - Populated Places
 - Populated Places

Notes

Denial for failure to meet requisite density target.

0.92 Kilometers
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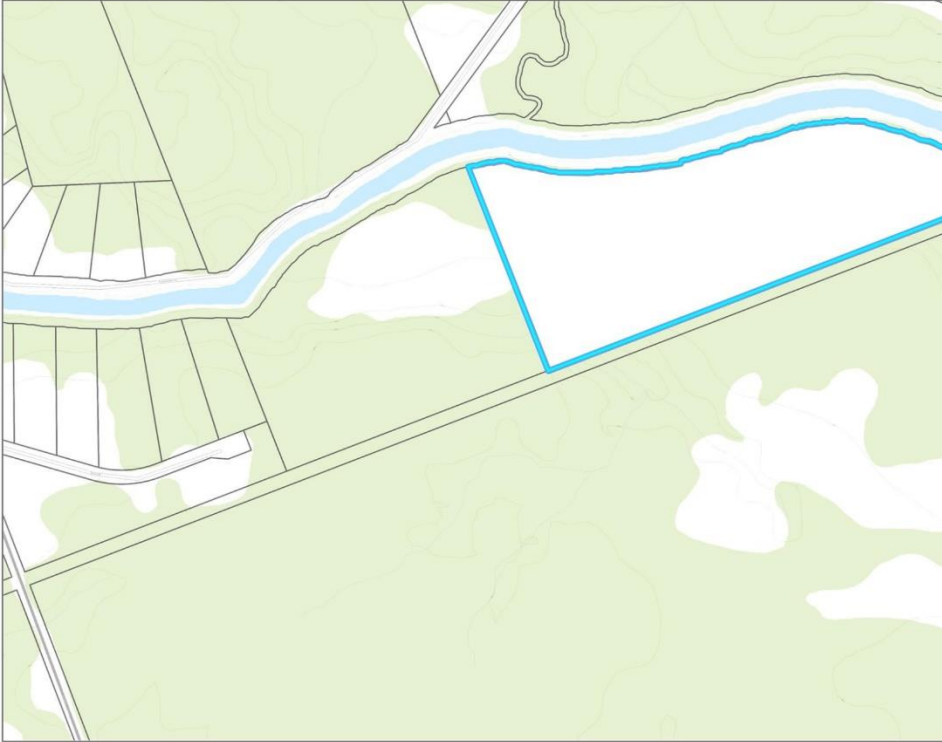


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Schedule B to SOP to MD2022007 - South of 399 Black River Rd - Roll Number 165103900225100



Legend

- Upper Municipalities

Notes

Denial for failure to meet requisite density target.

0.46 Kilometers
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