

SUBMISSION 2 DATED AUG 17 2022 FROM AMBROSE MORAN RE NEW COUNTY OF PETERBOROUGH OFFICIAL PLAN----Apsley Boundary

Background

The below submission was made to both North Kawartha Township and Peterborough County when I became aware ..even before affected property owners... that changes we being proposed to the Hamlet Boundaries of Apsley by North Kawartha Council and their Planning Consultants .

Below is my submission dated Jan 30 2022

Submission # 2 dated January 30 2022 by Ambrose Moran re County of Peterborough New Official Plan

SUBJECT : Proposed Settlement Boundary adjustments to Apsley

Background

It has come to my attention based on the North Kawartha (NK) Council Mtg Jan 18th and agenda for their upcoming Feb 1 st mtg, that proposals are being developed through Township staff and a Planning Consultant remove certain properties from the current Apsley Hamlet boundaries and include others. New maps showing lands proposed to be removed and lands proposed to be added are being presented to the NK Council meeting Feb 1 2022. Following input from the NK Township Council, their planning consultant will advance the proposals to County Planning staff for inclusion in the new County Plan which if approved by the Province will be our "OFFICAL PLAN" in effect for the next 10 years. As far as I know, this is the first input provided by NK Council to the Official Plan since the Plan review started in 2017..and no public input opportunities have been made available on the proposed Hamlet boundary adjustments ..to either interested ratepayers of even property owner some who are having their lands added to the settlement area or even more sensitive ..having their lands deleted from the previous Hamlet limits which can directly affect potential development rights.

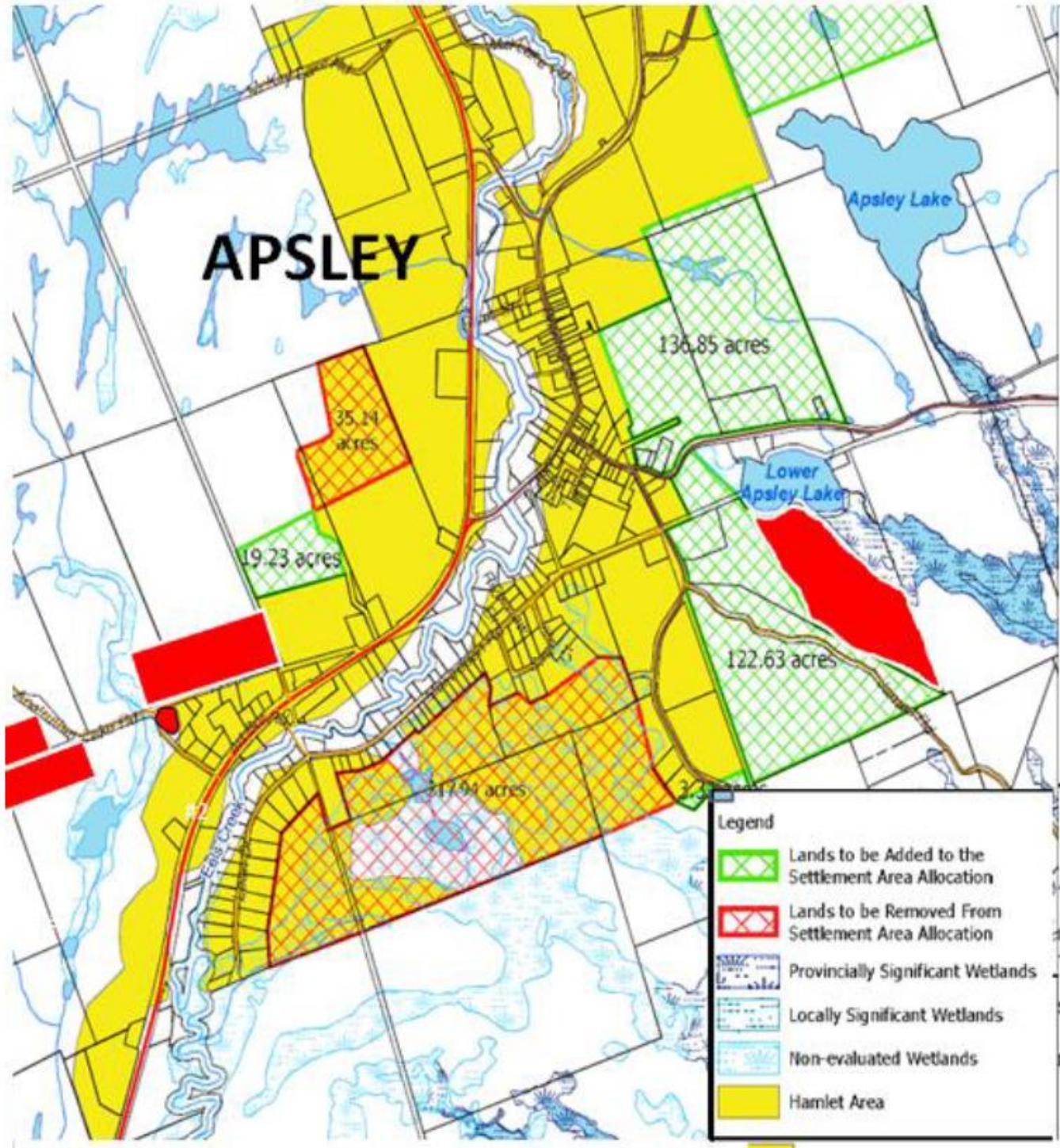
This submission focusses on the proposed new Apsley boundaries. I have been advised by NK Mayor to send any comments on the County Plan directly to the Countyand intend to so... but since this important issue is up for discussion at the next NK Council meeting in a few days... I will send to both the County and Township.

I am fully support the existing settlement boundaries but feel it is extremely appropriate and just basically RIGHT that the public ...and particularity those directly affected property owners are consulted.

Considering Apsley boundaries is challenging in the absence of a Town Plan. There are lots of growth constraints such as environmental sensitive features and topographical restrictions... which make it all the more important that a comprehensive approach with public engagement be taken to exploring expansion opportunities within the growing number of imposed provincial policy development restrictions which are counter productive to expanding rural settlements.

I have not had time to fully study the provincial imposed growth restrictions and for some time have felt that the settlement boundaries of Glen Alda were far too ambitions while Apsley needed to look to the future with efforts to open up more available development lands... and also re-evaluating lot creation constraints through outdated upper and lower tier policy refinements.

Details comments of Apsley Boundary adjustment proposals before next NK council Mtg





Recommendations

- A) That consideration be given to additional 5 red areas being included Apsley settlement boundaries
- B) Township ensure that public and particularly affected landowners be consulted regarding lands being deleted from or added to all settlement areas in North Kawartha

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Further recommendation to MMAH

I feel obligated to pass on my thoughts about properties 1 2 & 3 which I proposed to be considered for boundary adjustments

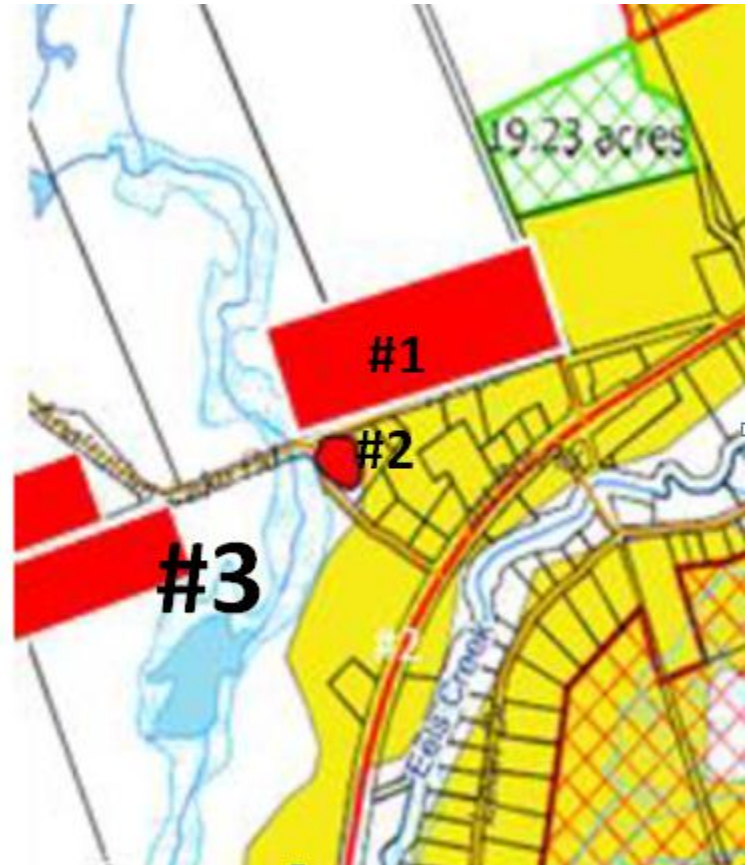
#2 was and is simply a drafting error that the parcel of land would not be in the hamlet but was not included in final version

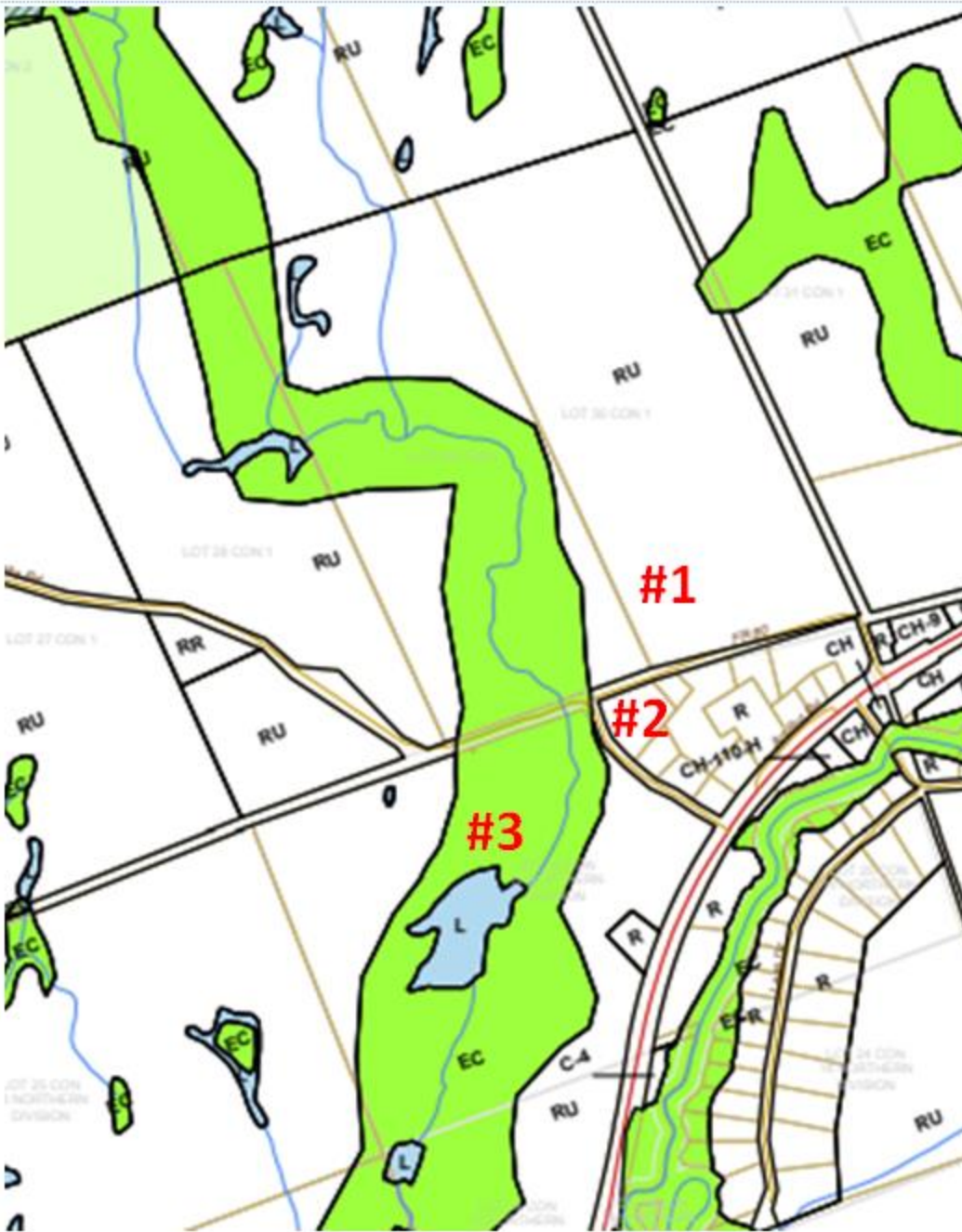
#1 always was a mystery to me as to why a boundary of a hamlet would be a road denying lot intensification on both sides of an existing maintained public road

#3 I had recognized a part of this property should be included providing opportunities to create lots along roads without impacting the existing sensitive wetlands

The final version proposed by the Township and accepted by the County disregarded my consideration of parcels 3 and @ but included the very large environmentally sensitive parcel #3

For comparison below is the posted zoning schedules for Parcels #1 #2 and #3





FromTwp Web Zoning Schedule A8 but never passed

So below is what I understand to be part of the map showing new boundaries for Hamlet of Apsley. As I understand the process the boundary adjustments for North Kawartha were proposed through the Township with input from their professional planner and then accepted by Council and provided to the County.No public meeting or invitations were provided to the public to input the proposed new boundaries according to my recollection and awareness.

#1 I proposed a portion of Lot 30 Concession 1 be included which still makes sense as new lots could be created via consent along an existing maintained municipal road taking advantage of in place infrastructure ..basically municipal road with electrical and telephone utilities.

#2 Is simply drafting error I brought to attention of Twp and County and find it offensive that this would not be corrected before advancing to County Council for adoption.

#3 Large parcel of land around Lot 25 Conc 1 has been added to Hamlet despite the criteria for boundary adjustment was to avoid environmentally sensitive areas. It is very significant that this property inclusion was proposed by one member of Council who advocated for the property owner and the Planning Consultant stated at a public meeting that she did not support this environmentally sensitive property to be added to the Hamlet.

It is my position that I do not really care if total property #3 is included in the hamlet...as property owner will enjoy some additional consent benefits along open and unopened municipal road allowances as provided for in my proposalbut despite being in hamlet it is not feasible to undertake subdivision development of the lands based on cost and environmental constraints relative to market demands.



Recommendation

That Apsley Hamlet boundary also include included parcel #1 & #2 as I previously proposed prior to approval by Minister Clark.

A handwritten signature in black ink, appearing to read 'Ambrose Moran', written in a cursive style.

Ambrose Moran

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Acting Independently