



TOWNSHIP OF EDWARDSBURGH CARDINAL ACTION ITEM

Committee: Committee of the Whole – Community Development

Date: February 6, 2023

Department: Community Development

Topic: Application for Zoning Bylaw Amendment, 3106 County Rd 21 (Cleary)

Purpose: To review an application and direct staff to schedule a public meeting for a zoning amendment requested in relation to a severance condition for file B-10-22 at 3106 County Road 21.

Background: With a recommendation from our Council, the Consent Granting Authority granted conditional approval to severance B-10-22. This application for an amendment to the zoning bylaw has been filed to fulfill condition #4 of this decision:

#4 That a zoning bylaw amendment is obtained to address the deficient lot size and prohibit future non-agricultural use, including residential uses, on the retained parcel and address any reduced setbacks on the severed parcel.

The severed parcel meets the required setbacks of Zoning Bylaw 2022-37 and our new Zoning Bylaw no longer requires relief from the minimum lot area provision in the event that the effect of a severance [for a dwelling surplus to an agricultural use] has been to render it non-complying. (Zoning Bylaw 13.1.3.2). The amendment has been requested in relation to the retained parcel, to prohibit future non-agricultural uses.

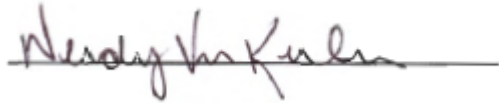
Please see the attached:

- Memorandum/Preliminary Report prepared by Novatech, January 23, 2022
- Severance Decision for file B-10-22, May 11, 2022
- Property Sketch of Proposed Severance prepared by applicant/owner, January 5, 2022
- Excerpt of Current Zoning Map, Zoning Bylaw 2022-37
- Building Location Survey (severed parcel) prepared by Meldrum-Jason Surveyors, October 26, 2022

Policy Implications: Section 34(12) of the Planning Act requires that at least one Public Meeting is held for the purpose of giving the public an opportunity to make representations in respect of the proposed by-law.

Financial Considerations: The applicant has remitted the appropriate fee for a zoning amendment to the Township.

Recommendation: That Committee direct staff to proceed with scheduling a Public Meeting date for the zoning amendment application filed for lands at 3106 County Road 21.

A handwritten signature in dark ink, appearing to read "Nereida Van Kesteren", is written over a horizontal line.

Community Development Coordinator