

# MEMORANDUM

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**DATE:** JANUARY 23, 2023

**TO:** TOWNSHIP OF EDWARDSBURGH CARDINAL – COMMITTEE  
OF THE WHOLE - COMMUNITY DEVELOPMENT

**FROM:** NOVATECH

**RE:** 3106 COUNTY ROAD 21 – ZONING BY-LAW AMENDMENT

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## Background & Applicant's Proposal

A Zoning By-law amendment application has been received for a property located in Part of Lot 31, Concession 6, Township of Edwardsburgh Cardinal, known locally as 3106 County Road 21. The application has been filed to fulfil conditions of consent related to a severance application that was filed with the United Counties of Leeds and Grenville, and received provisional approval on May 11, 2022.

The subject property is located approximately 1.4 km west of the village of Spencerville. The property has a total lot area of approximately 13.8 ha with frontage on County Road 21, Cleary Road and Goodin Road. The lands are currently developed with a single dwelling and are primarily used for agricultural purposes. The surrounding area is comprised primarily of agricultural uses, including rural residential uses on smaller lots. The subject lands are designated Agricultural Resource Policy Area on Schedule A of the Township of Edwardsburgh Cardinal Official Plan and zoned Agriculture (A) by the Township's Zoning By-law 2022-37.

On May 11, 2022, the Consent Granting Authority approved a consent application which proposed to sever a parcel containing the existing dwelling from the surrounding agricultural lands at the corner of County Road 21 and Cleary Road (File No. B-10-22). The consent application proposed to divide the subject lands as follows:

- 2) Severed Lands (Surplus Farm Dwelling)
  - Lot Area – 1.0 ha (2.47 acres)
  - Lot Frontage – 80 m (Cleary Road) / 120 m (County Road 21)
- 3) Retained Lands (Agricultural Use)
  - Lot Area – 12.8 ha (31.62 acres)
  - Lot Frontage – approx. 90 m (County Road 21)

Condition No. 4 of the decision on File B-10-22 requires that the applicant apply for a zoning by-law amendment to address a deficient lot size and prohibit future non-agricultural uses (including residential use) on the retained lands and address any reduced setbacks on the severed parcel. The zoning by-law amendment application has been filed to clear this required consent condition.

In keeping with the Provincial Policy Statement and the Counties' Plan, the Edwardsburgh Cardinal Official Plan has policies to limit lot creation within agricultural areas, with the intention of preserving agricultural land and ensuring the viability of farming into the future. Section 3.5.3.2.3 requires that restrictive conditions be placed on the parcel rendered vacant (retained lands) as a result of severing an existing dwelling that is deemed surplus to a farming operation. The proposed zoning amendment would fulfill this requirement and the consent condition.

### **Recommendations**

It is recommended that the Township proceed with scheduling a Public Meeting date for the application filed for lands at 3106 County Road 21. It is important that a public meeting date be scheduled to ensure the applicant can clear conditions of consent related to the zoning amendment requirement prior to the lapsing date.

Sincerely,

**NOVATECH**

**Prepared By:**



Jordan Jackson, RPP, MCIP  
Project Planner