



TOWNSHIP OF EDWARDSBURGH CARDINAL ACTION ITEM

Committee: Committee of the Whole – Community Development

Date: June 5, 2023

Department: Community Development

Topic: Application for Severance, 27 David Street (Broniszeski)

Purpose: To review severance application B-38-23, which proposes the creation of a new lot on Charles Street, in the Village of Spencerville.

Background: Through the Consent Granting Authority, Township has received a severance application for a property at 27 David Street, a through lot in the Village of Spencerville with frontage on Charles and David Street. The property is approximately 0.48 acres, currently developed on the north side with a single dwelling that is accessed from David Street. The property is serviced by municipal sewer and private well. Surrounding properties are developed with residential uses, including single, semi-detached and townhomes.

The application proposes a new 0.24acre lot with 32.52m of frontage on Charles Street for a future dwelling. The retained lot would contain the existing single dwelling on 0.24 acres with 32.52m of frontage on David Street.

Policy Implications: The subject land is within the Settlement Policy Area of the Township Official Plan and zoned Residential Second Density (R2) as per our Zoning Bylaw 2022-37.

Official Plan

The Official Plan provides that the Settlement Policy Area designations are intended to be the areas of the Township where growth will be focused in order to optimize the use of public services and infrastructure, setting a target that 60% of development will occur within Settlement Policy Areas (section 3.1.2).

The Official Plan encourages infill and intensification within the Settlement Policy Area, subject to appropriate servicing as per the water and wastewater section of the plan (section 3.1.3.6.7).

In regards to water and wastewater, the Official Plan allows development to proceed on partial servicing in the Village of Spencerville only to allow for infilling and minor

rounding out of existing development, provided that site conditions are suitable for the long-term provision of such services with no negative impacts (section 5.4.5).

A Hydrogeological Assessment prepared by Kollaard and Associates has been submitted with the application. The report concludes that there is sufficient water quality and quantity to support the proposed development and provides recommendations for future well construction and maintenance on the severed lot. The Township can implement the recommendations and future owners can be made aware of the report findings through a development agreement registered to the property title.

The Official Plan provides that the size, frontage and shape of any lot created shall be appropriate for the proposed use and conform to the provisions of the Zoning Bylaw; however, a smaller lot size may be permitted in exceptional situations, such as in the case of lands within the Settlement Policy Area designation (section 7.1.1.1).

The proposed severance is consistent with the policies of the Township's Official Plan.

Zoning Bylaw

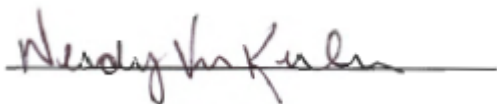
The minimum lot size for a single dwelling in the Residential Second Density zone is 0.4ha, where partial servicing is proposed. Both the severed and retained parcels are proposed to be 0.24 acres (0.097ha). The bylaw allows the lot size to be reduced where a servicing report including a hydrogeological assessment and/or terrain analysis is provided, although the bylaw does not permit a reduction to less than 0.2ha.

The proposal otherwise conforms to the provisions of the Zoning Bylaw.

Financial Considerations: The applicant has submitted the required fee for severance to the Township.

Recommendation: That Committee recommend that Council recommend in favour of severance B-38-23, with the following conditions:

1. That the applicant obtain relief from the zoning bylaw, as necessary to address the deficient lot size for the severed and retained parcels.
2. That a development agreement is registered on title of the severed parcel to implement the recommendations of the hydrogeological study, to the satisfaction of the Township.



Community Development Coordinator