



## TOWNSHIP OF EDWARDSBURGH CARDINAL DISCUSSION ITEM

**Committee:** Committee of the Whole – Community Development

**Date:** November 6, 2023

**Department:** Community Development

**Topic:** Request for Easement Over Township Land in Favour of 608 County Road 2

**Background:** On behalf of the property owner, Annable Designs met with Township Staff in July for a pre-consultation regarding a potential zoning bylaw amendment application for 608 County Road 2. The property is currently developed with an 18-unit apartment dwelling and parking area. A second apartment dwelling with an additional 18 units was considered, including an expansion to the parking area.

The ~0.9acre property is zoned Residential Third Density and within the Settlement Policy Area of the Township's Official Plan. The property has an entrance off of County Road 2 and there is an unopened road allowance at the back of the property. Nearby properties include a mix of single dwellings and commercial buildings. A railway spur line owned by Ingredion is ~36m away. The Galop Canal is south of the property, on the opposite side of County Rd 2.

The Zoning Bylaw provides a maximum density for an apartment dwelling of 230m<sup>2</sup> of lot area per dwelling unit. The 36 (total) units proposed for the site would exceed this maximum density provision, presenting a number of related areas that don't comply with the zoning bylaw, including setbacks, parking requirements, and amenity areas.

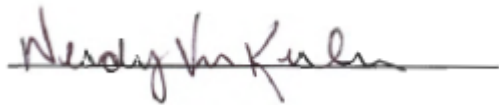
The owner/applicant requests the Township's permission to use the road allowance at the north end of the property to address some of these issues. This could be accomplished through an easement over the Township's land in favour of 608 County Road 2. This means that the Township would maintain ownership of the land, but an agreement would be registered to both parcels that includes specifics related to the property use.

At this time, an application for a zoning bylaw amendment has not been submitted to the Township. If an application for a zoning bylaw amendment is received, it will be subject to the public consultation process, as required by the Planning Act. The development of a site with more than 10 residential units is subject to site plan control, in accordance with the Township's Site Plan Control Bylaw 2023-47.

Prior to undertaking the application submission requirements, the applicant is seeking the Committee's support to use the road allowance if a future application to amend the zoning bylaw were successful.

Committee could consider:

- If the applicant were successful in obtaining a zoning bylaw amendment to address areas of non-compliance for the proposal, **would Committee support the use of the road allowance?**
- It is noted that the site plan proposes the use of both sides of the road allowance. **What portion of the road allowance would the Committee be supportive of?**
- The request indicates that the land will be used for parking, amenity area and an area for garbage. **Are specific uses supported or not supported?**



Community Development Coordinator