



## TOWNSHIP OF EDWARDSBURGH CARDINAL ACTION ITEM

**Committee:** Committee of the Whole – Administration and Operations

**Date:** December 4, 2023

**Department:** Community Development

**Topic:** Application for Severance, 3302 Glen Smail Rd (Ryan)

**Purpose:** To review severance application B-134-23, which proposes the creation of a new 3.976ha lot at 3302 Glen Smail Road, in the Township's Rural Policy Area.

**Summary:** Staff have reviewed the proposed application with consideration for the rural policy area, minimum distance separation, aggregate resources and natural heritage features. Staff find that the proposal is generally consistent with the Township's Official Plan and Zoning Bylaw.

**Background:** Through the Consent Granting Authority, the Township has received a severance application for a property at 3302 Glen Smail Road. The property is approximately 61 hectares (150 acres), developed on the south side with a single dwelling, workshop and storage building. The property is serviced by private well and septic. Schedule B of the Township's Official Plan shows sand and gravel resources, as well as an abandoned mine on the property. Significant woodlands and a watercourse are also mapped on the property.

The surrounding area includes vacant lands and rural properties developed with single dwellings. There is a livestock facility on the adjacent property and a licensed pit over 700m west of the subject land.

The application proposes a new 3.976ha (9.82 acre) lot with 71m of frontage on Glen Smail Road for a future house and garage. The retained lot would contain the existing single dwelling, accessory buildings, well and septic on lot that is approximately 57ha (141 acres), with 217.89m of frontage.

**Policy Implications:** The subject land is within the Rural Policy Area of the Township Official Plan and zoned Rural (RU) as per our Zoning Bylaw 2022-37.

### Official Plan

In the Rural Policy Area, the Official Plan provides policies to provide for the long-term orderly development of the rural lands in a manner which is consistent with ensuring the protection of natural and environmental resources, while providing opportunities for a

modest amount of compatible development and a diversified rural economy (3.4.1) The OP permits limited, low-density residential development in the Rural Policy Area (3.4.2).

Issues of land use compatibility between agricultural and non-agricultural uses are addressed using OMAFRA's Minimum Distance Separation formulae (6.16.2.1). Setbacks were calculated for a livestock facility that was identified at 3218 Glen Smail Rd and it was determined that the proposed lot will meet the required setback from the livestock facility.

The Township's Official Plan addresses development adjacent to mineral aggregate resource designations and reserves (6.16.1). The proposed lot is outside of the influence area of the licensed pit and there is a large building envelope outside of the sand and gravel resource influence area. There are abandoned mines on the retained and an adjacent parcel (4.5.3.3). The Province's Abandoned Mine Inventory System indicates that both are a class D site with no expected concerns regarding public health or environment.

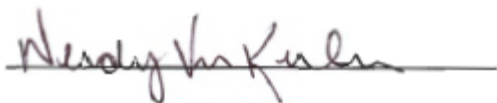
Natural Heritage features on the property include a watercourse (6.17.7) transecting the middle of the property and significant woodlands (6.17.5) over the centre and northern boundary. The proposed new lot is more than 120m from the watercourse and there is adequate room for development away from the woodlands. A review of the proposal found that the proposed development is not likely to cause any negative impacts to these natural heritage features.

#### Zoning Bylaw

The proposed severed and retained lots meet the minimum size and frontage requirements for the Rural zone (12.1.2). The property is outside of the MDS setbacks calculated at the time the application was submitted (3.15). The proposed residential use for the new lot is also permitted in the Rural zone (12.1.1).

**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 application B-134-23.



Community Development Coordinator