

From: [Holly Newitt](#)
To: [Wendy Van Keulen](#)
Cc: [David Nanton](#); dave@annabledesigns.ca
Subject: RE: 161-163 Shanly Follow Up Questions
Date: March 14, 2024 4:16:39 PM
Attachments: [Revised Draft Zoning By-law, March 14.pdf](#)

Hello Wendy,

Please find our responses to your questions below. I have also attached a revised version of the draft zoning by-law.

Happy to connect for a more detailed discussion as needed.

Comments on Retained Parcel

The building location survey doesn't reflect the site conditions after the buildings are removed, but I've noted that this is shown on the site plan. The lot size is also not shown here.

- The building location survey was to reflect existing conditions at the time. Please refer to the site plan information pertaining to the application. Formal permits for the demolition will be pursued separately.

The proposed use for each building is not provided in the planning rationale. Reduced parking was requested in the application, but I'm unable to calculate how many spaces are required without understanding the proposed use of the buildings.

- The existing commercial building to the north, and residential dwelling to the south will be wholly within the retained lot. The parking requirement for the retained lot was calculated as follows:
 - Commercial use not defined: 1 parking space per 20m² of floor area (17 spaces required)
 - All other dwellings: 1 parking space per dwelling unit (1 space required)
- Per this calculation, a total of 18 spaces are required on the retained lot. An amendment is required to reduce the required number to 10 parking spaces.

I was expecting the application to include a request to permit the single dwelling. Is this use planned to continue, or does the owner intend to use this as an accessory dwelling?

- Upon further review and consideration, a request to permit a single dwelling will be included in the application, given the definition of an accessory dwelling. A revised draft by-law is attached, thank you for flagging this!

Estimates on the increased traffic for an additional entrance were not provided in the traffic brief. Please confirm whether customer traffic is expected from Marjorie St for an automobile service station or automobile repair shop. If customer traffic is expected, the traffic brief needs to be updated.

- There is no additional traffic anticipated on Majorie Street as the entrance will be restricted to service vehicles and employees, therefore operating levels of the existing entrance are not anticipated to change. Customer traffic will be concentrated to the Shanly Road entrance.

How was the lot size determined? How were lot coverage and parking requirements calculated for the retained parcel?

- Lot size was calculated using the survey, and will be confirmed by the final survey prepared as a condition of consent. Lot coverage was calculated with the building footprints identified on the survey and the determined lot size. Parking requirement calculations are provided in the comments above.

Comments on Severed Parcel

Is this information available at this time? (size of the units and whether affordable housing is considered.

Are building elevations available at this time?

- Floor plans and building elevations will be provided at the Site Plan Control stage. The owner is still confirming the final layout and pricing of the proposed apartment building.

Thanks,
Holly

Holly Newitt, M.PL. (she/her)

Planner

T 613.542.5454 ext. 233

From: Wendy Van Keulen <wvankeulen@twpec.ca>

Sent: Tuesday, March 12, 2024 4:29 PM

To: David Nanton <nanton@fotenn.com>; David Annable <dave@annabledesigns.ca>

Subject: 161-163 Shanly Follow Up Questions

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Good Afternoon Dave Nanton and Dave Annable;

Could you help with a few questions and missing information in this application package? It's mostly related to the retained parcel. I left notes in blue within the preconsult notes attached.

Please let me know if a discussion would help. I'm in a new office and there is no phone connected yet, but I'm available tomorrow for a teams or zoom call to connect.

Thank you,

Wendy Van Keulen

Community Development Coordinator



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Proposed Zoning By-law Amendment

Zoning By-law Amendment to R3-X and CG-X for the lands legally described as Plan of Survey of Lot 374 & Part of Lots 363, 364, 372, 373, 375, 375, 376, 377 & Part of Marjorie Street Registered Plan 25 Formerly the Village of Cardinal, Township of Edwardsburgh/Cardinal, municipally known as 161-163 Shanly Road: [By-law-2022-XX]

WHEREAS By-law No. 2022-37 as amended regulates the use of land and the use and erection of buildings and structures within the Township of Edwardsburgh Cardinal;

AND WHEREAS the Council of the Corporation of the Township of Edwardsburgh Cardinal deems it advisable to amend By-law No. 2022-37 as hereinafter set forth;

NOW THEREFORE the Council of the Corporation of the Township of Edwardsburgh Cardinal enacts as follows:

- 1) The lands affected by this By-law are shown as shaded and outlined by heavy black lines on Schedule "A" which is attached hereto and forms part of this By-law.
- 2) Zoning By-law No. 2022-37, as amended, is hereby further amended by adding the following new subsections at the end of Section 6.3.4 and Section 8.1.4 (Special Exception Zones):

(6.3.4.X) R3-X, 161-163 Shanly Road

Despite provisions to the contrary, on lands zoned R3-X Zone, the following exceptions to this By-law shall apply:

Notwithstanding the provisions of Section 3.14 and 6.3 to the contrary, on lands zoned R3-X, the following provisions shall prevail:

- i. The minimum lot frontage shall be 22 metres.
- ii. The maximum density shall permit 1 dwelling unit per 152 square metres of lot area.
- iii. The minimum setback of a parking area to any property line abutting a residential zone shall be 0 metres.

(8.1.4.X) CG-X, 161-163 Shanly Road

Despite provisions to the contrary, on lands zoned CG-X Zone, the following exceptions to this By-law shall apply:

Notwithstanding the provisions of Section 3.14 and 8.1 to the contrary, on lands zoned CG-X, the following provisions shall prevail:

- i. A single dwelling shall be an additional permitted use.
- ii. The maximum lot coverage shall be 44%.
- iii. The minimum parking requirement shall be 10 vehicular parking spaces.
- iv. The minimum setback of a parking area to any property line abutting a residential zone shall be 0 metres.

THIS BY-LAW shall come into force in accordance with Section 34 of the Planning Act, 1990, as amended, either upon the date of passage or as otherwise provided by said section 34.

Schedule 'A':

The conditionally approved severance results in the creation of two distinct lots. It is the intention of this zoning by-law amendment application to rezone the retained lands to a site-specific General Commercial (CG-X) zone and to rezone the severed lot to a site specific Residential Third Density (R3-X) zone to facilitate the proposed development.

