

Committee: Council

Date: July 22, 2024

Department: Community Development

Topic: Application for Severance, 2302 Ventnor Road (IN Engineering for Craddock)

Purpose: To review 2 applications for severance, B-74-24 and B-75-24, which propose the creation of 2 new lots on Ventnor Road, in the Rural Policy Area.

Summary: The application review looks at access to the property from Ventnor Road and the registered hydro easement; the MTO permit control area; Minimum Distance Separation setbacks, and the required lot frontage in the Rural zone. Staff do not have concerns with the applications, provided the applicant is granted relief from the zoning bylaw to permit a 20m lot frontage for the retained parcel.

Background: On behalf of the property owners, IN Engineering has submitted 2 severance applications for the property at 2302 Ventnor Road. The subject property is an 8.5 ha and contains a single dwelling. The property is a corner lot with access from Ventnor Road, adjacent to County Road 44 and just east of highway 416. Surrounding properties are mainly developed for residential use, with some livestock facilities nearby at 2202 and 2210 Ventnor Road.

- Application B-74-24 proposes one new 1.33ha lot on the east side of the property with 65m of frontage on Ventnor Road.
- Application B-75-24 proposes one new 2.38 ha lot with 67.2m of frontage on Ventnor Road, and includes the existing single dwelling.
- The retained parcel would be 4.77 ha with 20m of frontage on Ventnor Rd.

Both applications share that the Owner recognizes the housing crisis and wishes to create new lots for future residential homes within the rural area.

Through the preconsultation process, the applicant learned that entranceways for the new lots from County Road 44 would not be feasible. The lot configuration proposed allows access from Ventnor Road. An easement for a hydro pole line on the property along Ventnor Road is registered on the property. The application confirms through the parcel register documents that the agreement does not prevent an entranceway over the easement.

The property is within the MTO's permit controlled area. The Ministry have commented on the application and note that there are no concerns with the proposed new lots. Ministry approvals are required before construction of any buildings or structures.

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, as amended.

Official Plan

For 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 the livestock facilities at 2210 and 2202 Ventnor Road. Although the new lot is closer than the required 162m setback for 2210 Ventnor Road, MDS implementation guidelines allow the setback to be measured to a 0.5ha building envelope on the new lot, which can be accommodated outside the setback. It has been determined that the proposed lots will meet the required setbacks from the livestock facilities.

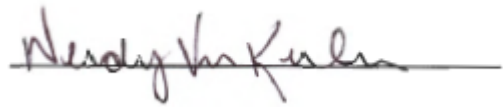
The proposed severances result in a retained lot with 20m of frontage for a stretch of 174m, creating a flag-shaped through lot that abuts County Road 44. The Official Plan does not permit land division that results in a situation where a lot would have unusually limited road frontage relative to its width or area, such that the existing or potential ability to use the lot in an appropriate fashion is significantly undermined by such limited road frontage (7.1.1.2). It is staff's opinion that the limited road frontage would not significantly undermine the potential ability to use the lot, although staff note that the 20m access area is limited in development opportunity and there may be additional costs associated with a longer driveway and accessing hydro services.

Zoning Bylaw

The retained parcel would not meet the minimum 45m of lot frontage required in the Rural zone. Relief from the zoning bylaw would be necessary to permit the 20m frontage that is proposed. The proposal complies with all other provisions for the Rural zone, section 12.1 and the applications meet the required MDS setbacks (3.15).

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

Recommendation: That Council recommend in favour of severance application B-74-24; and that Council recommend in favour of severance application B-75-24 conditional upon the Applicant/Owner obtaining relief from the zoning bylaw, as necessary, to permit the deficient lot frontage for the retained lot.



Community Development Coordinator