



TOWNSHIP OF EDWARDSBURGH CARDINAL ACTION ITEM

Committee: Council

Date: July 22, 2024

Department: Community Development

Topic: Application for Severance, 1212 Crowder Road (Dobbie)

Purpose: To review application B-81-24 to sever a lot with a dwelling deemed surplus to an agricultural operation at 1212 Crowder Road, in the Agricultural Resource Policy Area.

Background: Brent Dobbie is the owner of a property at 1212 Crowder Rd. The parcel is approximately 79 hectares and is currently farmed. It is home to a dwelling and accessory buildings on private services, accessed by a long (350m) driveway from Crowder Road. Surrounding properties are a mix of agricultural and residential uses. The parcel is approximately 210m from land designated and zoned for mineral aggregate reserves and Schedule B of the Official Plan maps aggregate resources on the property.

The owner of the subject land owns and farms adjacent and nearby properties throughout the Township. The existing dwelling and accessory buildings are deemed surplus to the needs of the agricultural operation and the owner proposes a severance to create a new 0.85 ha lot for these structures, with the intent to continue farming the agricultural land. The application includes a 6.5m easement over the driveway to access the retained farm parcel.

Policy Implications: The subject land is designated Agricultural Resource Policy Area in the Township's Official Plan and zoned Agriculture in the zoning bylaw.

Official Plan

The Township's Official Plan prohibits the creation of new residential building lots in the Agricultural Resource Policy Area, but permits lot creation for existing dwellings that are surplus to a farming operation as a result of farm consolidation, subject to the following conditions (section 3.5.3.2.):

- *The retained farm parcel will be zoned so as to prohibit the construction of any additional dwellings;*

It is recommended that a zoning amendment be required as a condition of severance approval to prohibit future non-agricultural uses, including residential uses on the retained parcel.

- *The new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services;*

The new lot is proposed to be approximately 0.85 acres and incorporates the dwelling, private servicing, and accessory buildings. A change of use permit has been issued for the accessory buildings so that they are no longer considered agricultural buildings.

- *The surplus dwelling will be zoned to recognize the non-farm residential use, as required.*

The existing single detached dwelling and accessory structures on the proposed severed parcel are permitted in the Agricultural zone.

No further investigation was completed concerning mapped and designated aggregate reserves because no new sensitive land uses are being introduced (6.16.1.1).

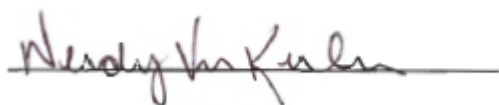
Zoning Bylaw

Despite the minimum lot size in the Agriculture zone, section 13.1.3.2 provides that where an existing dwelling is deemed surplus and severed for residential use, the lot may be used for a single dwelling in accordance with the provisions of section 6.1.2. The 0.85 ha lot size is permitted in the zoning bylaw and consistent with the direction provided in the OP.

The minimum lot frontage in the Agriculture zone is 70m. In order to keep more agricultural land with the farm parcel, the frontage for the severed lot is limited to the width of the driveway, which is approximately 11m at the front lot line. Relief from the zoning bylaw would be required to permit the reduced frontage. It is suggested that this be addressed through the same zoning amendment application to prohibit future residential use on the retained land.

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

Recommendation: That Council recommend in favour of severance B-81-24, including the proposed easement, with the condition that a zoning bylaw amendment is obtained to address the deficient lot frontage on the severed lot and prohibit future non-agricultural use, including residential uses, on the retained parcel.



Community Development Coordinator