



TOWNSHIP OF EDWARDSBURGH CARDINAL ACTION ITEM

Committee: Council

Date: August 26, 2024

Department: Community Development

Topic: Application for Severance, Hurley Road (ZanderPlan Inc. o/b Hutton)

Purpose: To review 3 applications for severance, B-87-24, B-88-24 and B-89-24, which would result in the creation of 2 new lots on Hurley Road, in the Township's Rural Policy Area.

Background: On behalf of the property owners, ZanderPlan Inc. has submitted 3 severance applications for a property on Hurley Road. The subject property is vacant and approximately 4.15 hectares. It surrounds a 0.55 hectare parcel with a dwelling and accessory buildings. The subject property is a corner lot with access from Hurley Road, adjacent to County Road 21. There is a drainage swale that crosses the south part of the property. Surrounding properties are a mix of residential, industrial and agricultural use, with some livestock facilities nearby at 3707 County Rd 21, 6028 Hurley Rd and 6057 Hurley Rd.

- Application B-87-24 proposes one new 1.15ha lot on the south side of the property with 94.6m of frontage on Hurley Rd.
- Application B-88-24 proposes a 0.33 ha lot addition to 6008 Hurley Rd.
- Application B-89-24 proposes one new 0.74ha lot with 50m of frontage on Hurley Rd.
- The retained parcel would be 1.95 ha with 127.3m of frontage on Hurley Rd.

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 nearby livestock facilities and the lot configuration proposed allows a suitable building envelope outside of the required setbacks on each new lot, consistent with MDS implementation guideline document.

Site suitability for sewage disposal systems and water supply are important considerations for lot creation on private services (5.4.7). The Township's policy (Resolution 2024-030) provides that a hydrogeological assessment and terrain analysis is a reasonable condition of severance where a lot to be created is undeveloped, requires private services, and is less than 1 ha in size. For the 0.74ha lot proposed by severance B-89-24, it is recommended that further investigation be completed by a qualified professional, in accordance with MECP guidelines, to determine whether site conditions are suitable for the long-term provision of private services.

Zoning Bylaw

The proposal complies with the provisions for the Rural zone (section 12.1), and the applications meet the required MDS setbacks (3.15).

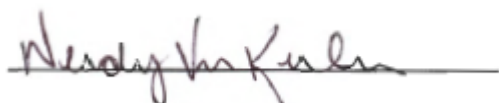
Strategic Plan Implications: The Township's approach to the severance application review is consistent with Growth and Economic Development Priorities in the Strategic Plan. With careful consideration for the suitability of private services, we help to ensure housing is available with appropriate water quality and quantity for the long-term. Consideration for minimum distance separation helps to support our agricultural industry.

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

Recommendation: That Council recommend in favour of severance applications B-87-24 and B-88-24;

And that Council recommend in favour of severance application B-89-24 with the following conditions:

1. That a hydrogeological assessment and terrain analysis be completed by a qualified professional to demonstrate that the site conditions are suitable for the long-term provision of private services with no negative impacts (or cumulative negative impacts) to the environment or public health resulting from the use of on-site private water and sewage services to the satisfaction of the Township; and
2. The owner enters into a development agreement with the Township, as required by the Township, to implement the recommendations of the hydrogeological assessment and terrain analysis.



Community Development Coordinator