



TOWNSHIP OF EDWARDSBURGH CARDINAL ACTION ITEM

Committee: Committee of the Whole – Community Development

Date: October 7, 2024

Department: Community Development

Topic: Development Agreement, 27 David Street. (Broniszeski)

Purpose: To review a draft development agreement prepared for the severed portion of severance B-38-23 at 27 David Street, to satisfy a condition of the severance decision.

Background: Application for severance B-38-23 received conditional approval from the consent granting authority on August 16, 2023. The application will create a new 0.094 ha lot with frontage on Charles Street. A hydrogeological study was submitted with the application to review water quality and quantity at the site in support of a reduced lot size in the R2 zone. An application for Minor Variance has also been submitted.

As a condition of severance approval, the applicant must enter into a development agreement with the Township to implement the recommendations of the hydrogeological study.

The hydrogeological study was prepared by Kollaard Associates in October 2022. The study determines that a well constructed on the new lot will provide sufficient water quantity for domestic use for a residential dwelling. In regards to water quality, the study finds that the water is hard by water treatment standards, the total dissolved solids may be present above the aesthetic objective in the future well; and iron and sulphides also measured high. The report provides recommendations for treatment of each concern.

The study also recommends that future well construction should conform with the recommended construction in the Thomson report from 2005 that was supported through the MOE report from 2020;

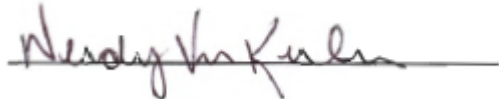
- well should be cased to a depth of at least 25 to 32 metres; AND
- the annulus of the well shall be sealed using suitable grouting and sealant for its entire length to the ground surface.

A draft development agreement is attached for Committee review.

Policy Implications: Sections 51(25) and section 53(12) of the Planning Act allow the approval authority to impose certain conditions of approval for severance decisions, including a condition that the owner enter into an agreement with the municipality. The agreement will be registered on title of the severed lot so that it is available to future owners.

Financial Considerations: The applicant has submitted the required fee to the Township for the development agreement, in accordance with the Planning Fees Bylaw 2022-40.

Recommendation: That Committee recommend that Council enter into a development agreement with the property owner, as attached, for the severed parcel of application B-38-23.

A handwritten signature in cursive script, appearing to read "Nerdy Van Kester", is written over a horizontal line.

Community Development Coordinator