



TOWNSHIP OF EDWARDSBURGH CARDINAL ACTION ITEM

Committee: Council

Date: November 25, 2024

Department: Community Development/Planning

Topic: Development Agreement, Hurley Road (Lockwood ob/ Hutton)

Purpose: To review a draft development agreement prepared for the severed portion of severance B-89-24 on Hurley Road, to satisfy a condition of the severance decision.

Background: Application for severance B-89-24 received conditional approval from the consent granting authority on September 25, 2024. The application was submitted consecutively with B-87-24 and B-88-24 for a lot line adjustment and 2 new lots on Hurley Road. B-89-24 will create a new 0.74 ha lot with 50m of frontage on Hurley Road.

Conditions of approval include a hydrogeological study and terrain analysis to confirm site conditions are suitable for the long-term provision of private services, and that the owner enter into a development agreement with the Township to implement the recommendations of the study.

A scoped hydrogeological study and terrain analysis was prepared by Morey Associates in September, 2024. The study determines that sufficient water quantity exists to support the development and water samples meet all the Ontario Drinking Water Standards chemical, physical and bacteriological parameters tested for except for hardness and organic nitrogen. Treatment recommendations for hardness are provided within the report. The report finds that the need for continuous/permanent treatment using chlorine is unlikely.

The terrain analysis finds that impacts of a proposed septic system, if any, to downgradient off property groundwater quality is not expected to exceed the allowance within the MECP's D-5-4 guideline.

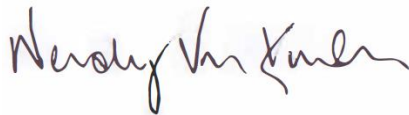
The development agreement is included further in this agenda package.

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.

Strategic Plan Implications: This development agreement aligns with the Township's Growth and Economic Development priority by supporting residential development in a manner that ensures sustainable and responsible growth. The hydrogeological and terrain analyses address the environmental pillar of the plan, ensuring that development protects natural resources and complies with provincial guidelines.

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 Council enter into a development agreement with the property owner, for the severed parcel of severance application B-89-24.



Community Development Coordinator