



TOWNSHIP OF EDWARDSBURGH CARDINAL ACTION ITEM

Committee: Committee of the Whole, Community Development

Date: May 5, 2025

Department: Community Development/ Planning

Topic: Consent Review and Recommendation to Consent Granting Authority

Consent Application: B-30-25

Subject Property: 2100 County Road 21

Concession and Lot: Con 7, Pt Lot 21

Roll Number: 070170103517313

Recommendation:

That the Committee consider the following recommendation to the Consent Granting Authority, subject to any additional conditions placed by the Consent Granting Authority:

That the Committee recommends approval of severance application B-30-25 for the purpose of severing a 1.1 hectare parcel of undeveloped land with approximately 59 metres of road frontage County Road 21 for future residential development, subject to the list of conditions as per Schedule 'A' attached to this report.

Consent Application Review Process:

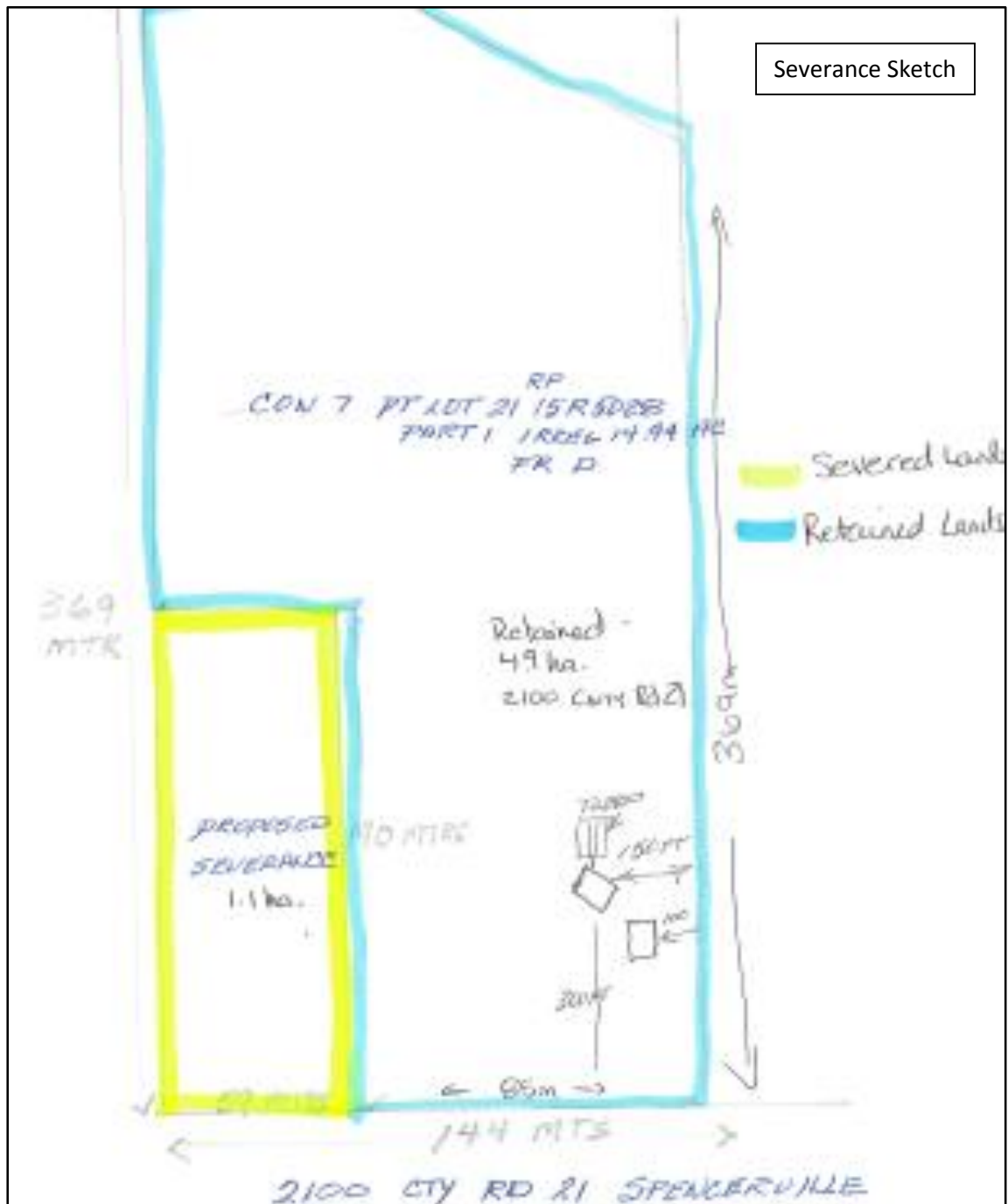
The Township's role in the review of this consent application is part of the United Counties of Leeds and Grenville, Consent Granting Authority decision making process. The Townships review will look at the proposal and ensure that, in the opinion of the Township, that it complies with the Townships Official Plan and its Zoning By-Law, as amended. The recommendation will assist the Consent Granting Authority to render a decision and ensure conditions for provisional approval are applied.

A Consent Granting Authority process chart is attached to this report which highlights the Townships' involvement in the consent approval process.

Application Summary:

Consent application B-30-25 is to sever a 1.1 hectare parcel of undeveloped land with approximately 59 metres of road frontage on County Road 21 for future residential development.

The retained 4.9 hectare parcel of land will have 85 metres of road frontage on County Road 21 and will maintain the single detached dwelling on private services, its detached garage.



Site Characteristics:

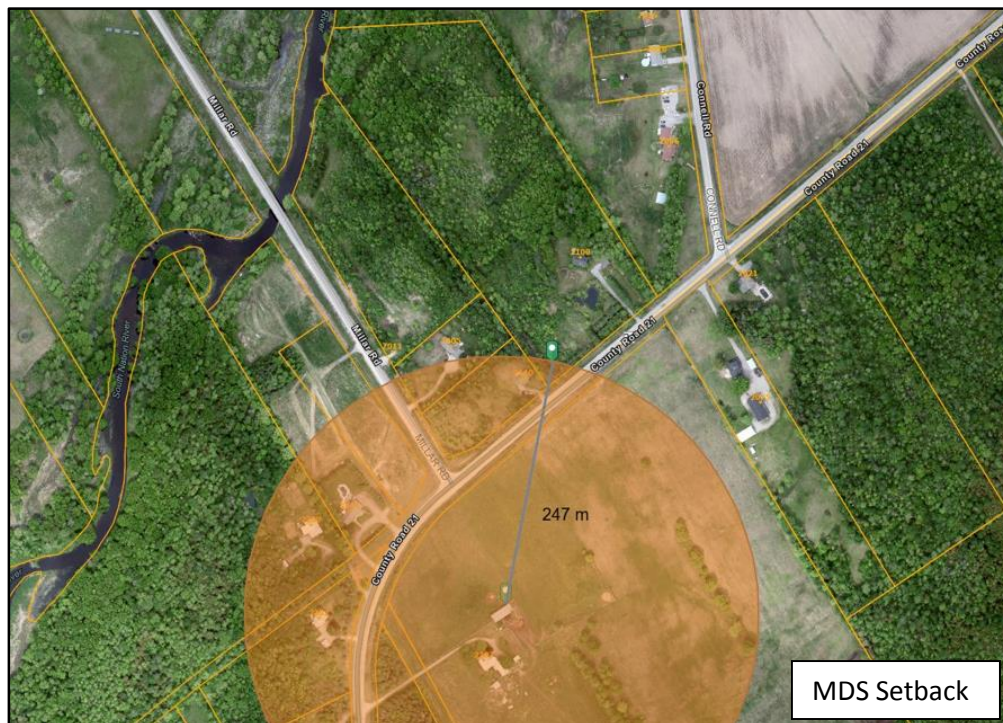
The subject property is a 6-hectare parcel of land with approximately 144 metres of road frontage on County Road 21. The property is located in the rural area of the Township and is adjacent to the following uses:

- North – South Nation River;
- East – residential development with frontage on Connell Road
- South – residential and agricultural development.
- West – three (3) residential lots with frontage on Millar Road

Background:

The applicant pre-consulted with planning staff and a severance inquiry report dated July 18, 2024, was provided which outlined the Townships policies and by-laws, provided a list of required studies to be submitted with the consent application and information on the consent process and where to obtain the application and fee on the County's website.

A barn is located to the south (2207 County Road 21) which requires a Minimum Distance Separation calculation. The MDS calculation was completed based on the entire barn being used as livestock (30 Beef, Backgrounders) on a Type A land use. A 247 metre setback from the closest part of the livestock facility and a residential dwelling on the severed lot will have to be complied with. The setback may be reduced if the area of the barn used for livestock can be verified. This will be addressed through the building permit application process. An information clause informing future owners of the MDS requirements will be placed in a Development Agreement, which will be registered on title of the severed lot.



Official Plan:

The subject property is designated Rural Policy Area (Section 3.4) in the Official Plan, as amended. The following policies were also considered:

Section 5.3.5 Transportation, County Roads

Section 5.4 Water and Wastewater Services

Section 6.8 Development Criteria

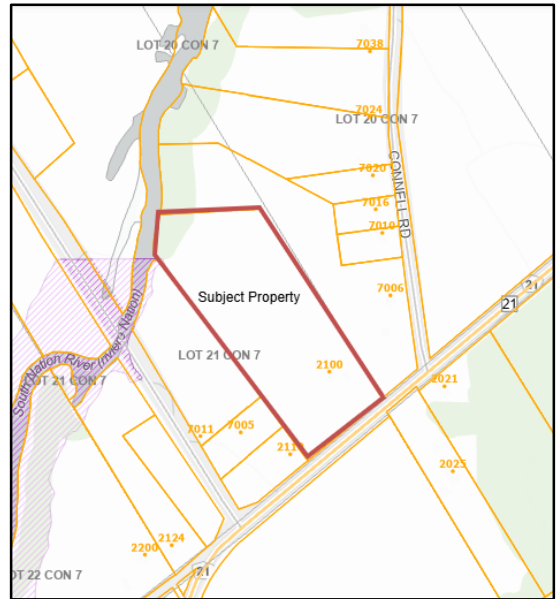
Section 6.16 Land Use Compatibility

Section 6.17 Natural Heritage Features

Section 7.1 Land Division

Section 7.1.3.2 Consent Policies

The severance complies with the policies of the Official Plan and is in-keeping with the character and uses in the rural area of the township.

**Zoning By-Law Number 2022-37:**

The subject property is zoned Rural (RU) in Zoning By-Law 2022-37, as amended. The RU zone permits single detached dwellings on lots greater than 0.4 hectares with a minimum of 45 metres of road frontage. Each lot complies with the minimum lot area and frontage requirements for residential uses.

Any new development on the severed or retained lots will be subject to the requirements of the Zoning By-Law. Development on the severed lot will also be subject to a Development Agreement which will be registered on title which provides warning clauses or the owners' responsibilities prior to development, specifically Minimum Distance Separation, its proximity to the South Nation River and entrance permits for County Roads.



Discussion:

The subject property is located within a Rural Policy Area and has not received any prior consents to create a new residential lot from the original land holding between December 6, 2003 to present. The parcel has not received any severances within the timeline and therefore may be eligible for the creation of two new residential lots, subject to the policies of the Official Plan and Zoning By-Law regulations.

The Rural Policy Area and consent policies in the Official Plan require a minimum lot area of 1 hectare for any new residential lot created. The severed and retained parcels will comply with the minimum lot area requirement for new residential lot creation in the rural policy area and will comply with the minimum frontage requirement in the RU zone.

The subject property is abutting the South Nation River and is subject to floodplain setbacks. The severed lot will be approximately 300 metres from the river's edge and is not anticipated to have any negative impacts on its natural habitat. It is recommended that a clause be added to the Development Agreement which will inform future landowners that the lot is in proximity to the South Nation River.

Each lot will maintain road frontage on County Road 21. Any new or altered entrances will require an entrance permit from the County prior to installation or site work. It is recommended that a clause be included in a Development Agreement which will be registered on title, to inform future landowners.

Any new development on the severed or retained parcel will be developed with private onsite services (well and sewage disposal system). This will be addressed through the Building Permit application process.

Cash-in-lieu of parkland is not requested as a condition of consent.

The proposal is not expected to have any negative impacts on the abutting lands, traffic or rural character along County Road 21.

There are no negative impacts on any natural or human-made hazards and natural heritage features.

All roads (opened or unopened) have a dedicated minimum road allowance width. The minimum width is established to provide existing or future roadways with the required traveled portion of road, drainage and servicing.

As a condition of consent, the applicant shall have their surveyor verify the existing width of the County Road (County Road 21) and ensure that the width complies with the required minimum 13.1 metres from the centerline of road along the severed and retained parcels. If a road widening is required to bring the road width into compliance with the minimum road width, then the surveyor shall show any road widening as part or parts on the draft reference plan and provide written confirmation to the Township that the road widening is required or if the roadway complies with the minimum requirement.

At the owner's expense, their lawyer shall draft the required transfer documents for the Townships review and signature, to transfer the part or part(s) on the reference plan to the County, which are to be merged and used as a public highway, at the owner's expense.

A barn is located to the south (2207 County Road 21) which requires a Minimum Distance Separation calculation. The MDS calculation was completed based on the entire barn being used as livestock (30 Beef, Backgrounders) on a Type A land use. A 247 metre setback from the closest part of the livestock facility and a residential dwelling on the severed lot will have to be complied with. The setback may be reduced if the area of the barn used for livestock can be verified. This will be addressed through the building permit application process. An information clause informing future owners of the MDS requirements will be placed in a Development Agreement, which will be registered on title of the severed lot.

Conclusion:

Planning staff is satisfied that consent application B-30-25 complies with the intent of the Official Plan and its consent policies and complies with the Zoning By-Law for their intended use, subject to the recommended conditions of provisional approval.

Financial Considerations:

The applicant submitted the required consent application fees to the Consent Granting Authority and that, the County has forwarded the Township's consent review fee for the applications.

Attachments:

The following schedules are attached to the report for reference.

Schedule 'A' Conditions, B-30-25

Schedule 'B' Notice of Consent Application from Consent Granting Authority;
Consent Granting Authority Application Process (Chart).

Report Prepared By:

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