



## 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

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**Consent Application:** B-25-25

**Subject Property:** 279 Groveton Road

**Concession and Lot:** Con 9, Pt Lot 19

**Roll Number:** 070170105004300

### **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-25-25 for the purpose of severing a 0.4 hectare parcel of undeveloped land with approximately 53 metres of road frontage Groveton Road for future residential development, subject to the list of conditions as per Schedule 'A' attached to this report.

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### **Consent Application Review Process:**

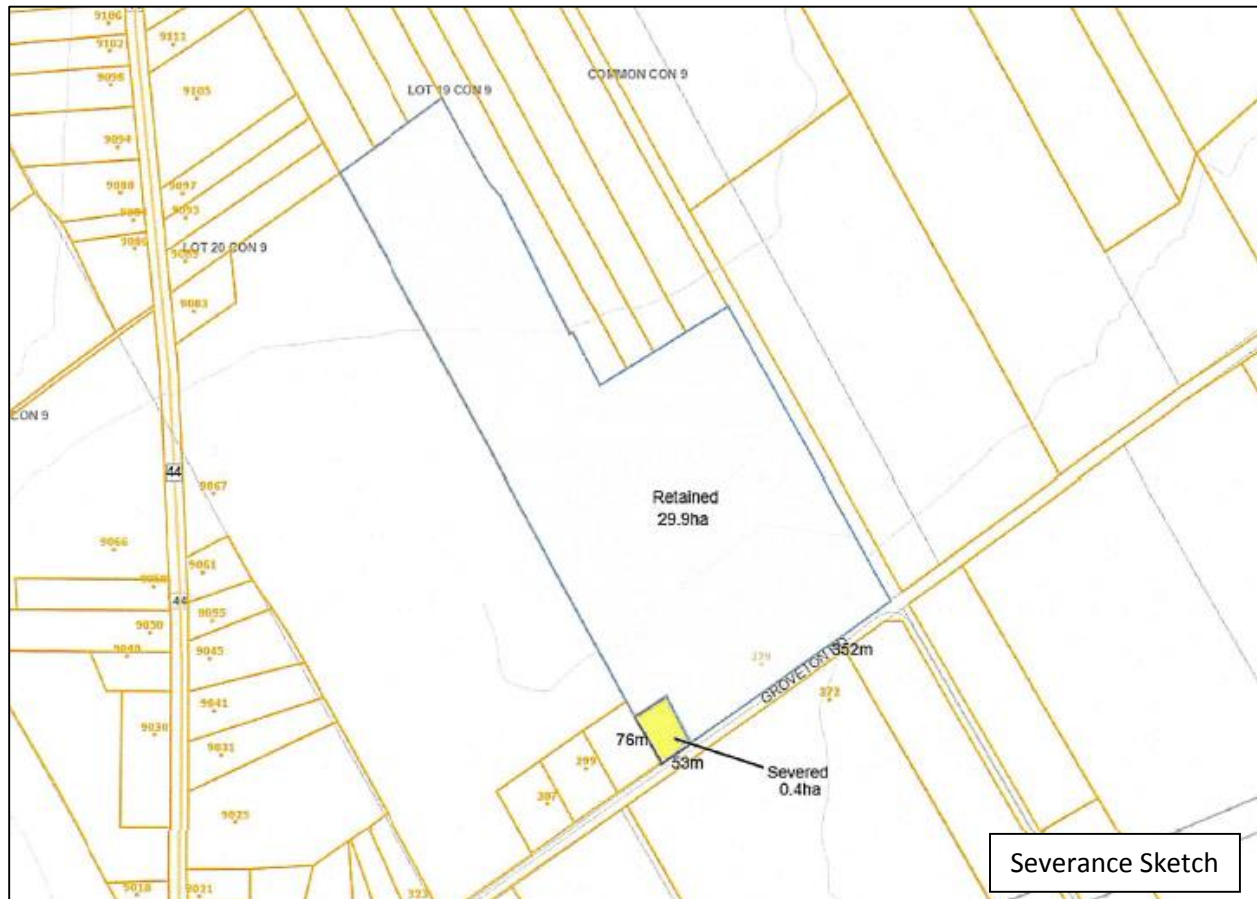
The Township's role in the review of this consent application is part of the United Counties of Leeds and Grenville, Consent Granting Authority decision making process. The Townships review will look at the proposal and ensure that, in the opinion of the Township, that it complies with the Townships 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-25-25 is to sever a 0.4 hectare parcel of undeveloped land with approximately 53 metres of road frontage Groveton Road for future residential development.

The retained 29.9 hectare parcel of land will have 352 metres of road frontage on Groveton Road and will maintain the single detached dwelling on private services, its agricultural use and outbuildings.



## Site Characteristics:

The subject property is a 30.3-hectare parcel with approximately 405 metres of road frontage on Groveton Road. The property is located in the rural area of the Township and is adjacent to the following uses:

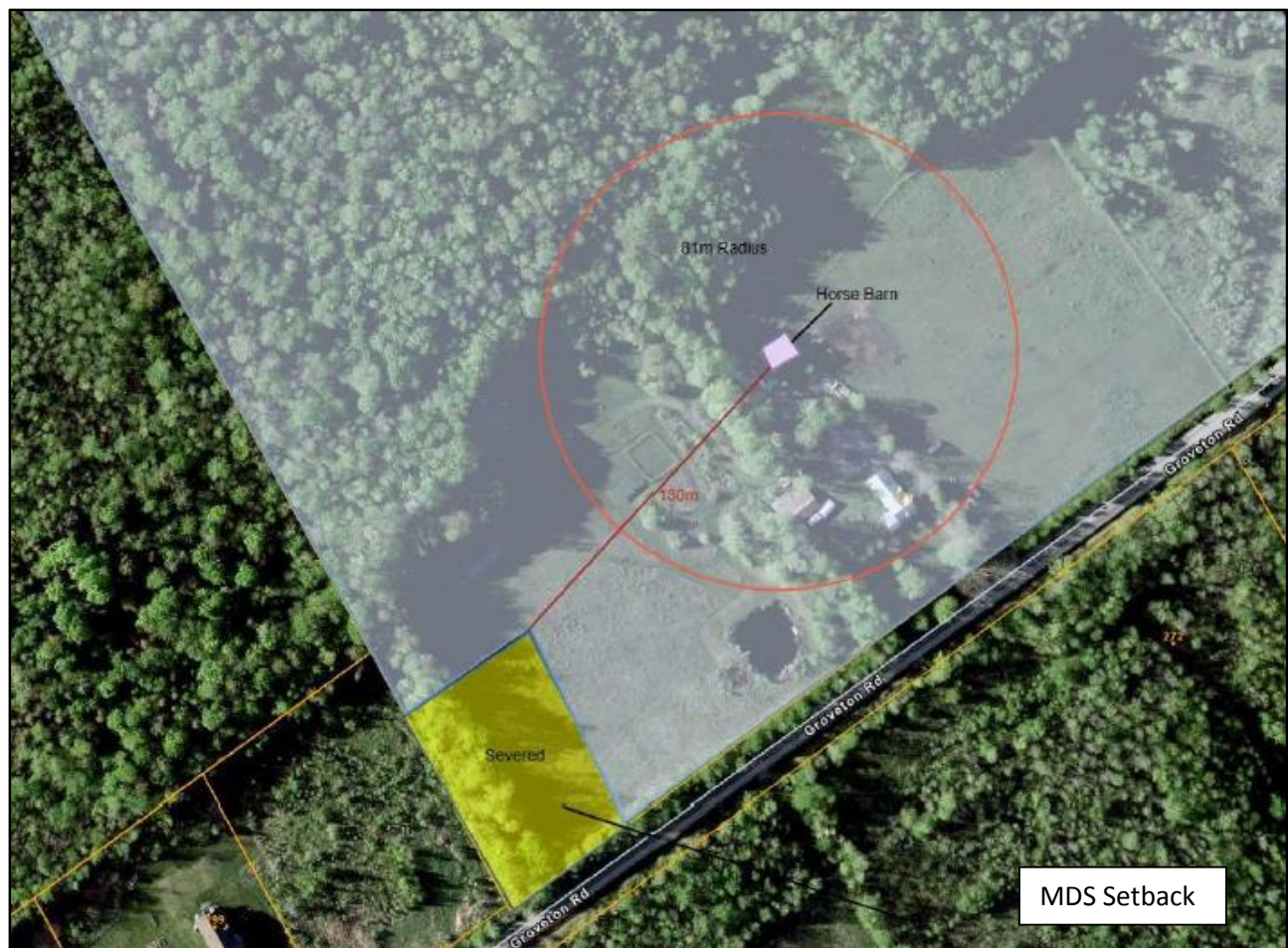
- North – Seven (7) residential lots with frontage on Hyndman Road;
- East – an unopened road allowance and agricultural uses
- South – residential development and hydro corridor.
- West – Three (3) residential lots with frontage on Groveton Road and A large rural lot with its development and access from County Road 44 (9067 County Road 44).

## Background:

The applicant pre-consulted with planning staff and a severance inquiry report dated March 5, 2025 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.

It was determined that a Hydrogeological Report and Terrain Analysis would be required as either a condition of consent or submitted with the consent application as the proposed severed lot will be less than 1 hectare in lot area.

The subject lot is developed with a small livestock area within a barn. A Minimum Distance Separation calculation was done based on a Type A land use. Based on OMAFRA MDS Guidelines, a livestock area with an area less than 13 square metres is not subject to MDS. The barn on the subject property has a 0.9 square metre area of the barn used to shelter the up to 3 horses to get out of the elements when need be. The remaining portion of the shed is storage and is not subject to MDS. The existing barn and livestock area will not have any negative impacts on the proposed lot or its intended residential development.





### 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, Township Roads

Section 5.4 Water and Wastewater Services

Section 6.8 Development Criteria

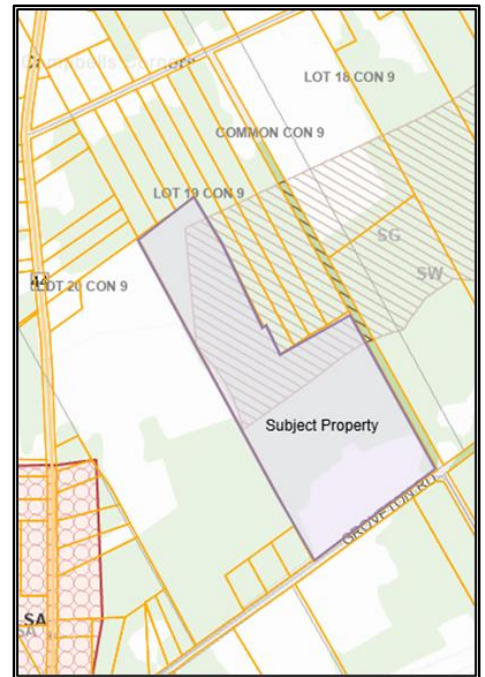
Section 6.16 Land Use Compatibility

Section 6.17 Natural Heritage Features

Section 7.1 Land Division

Section 7.1.3.2 Consent Policies

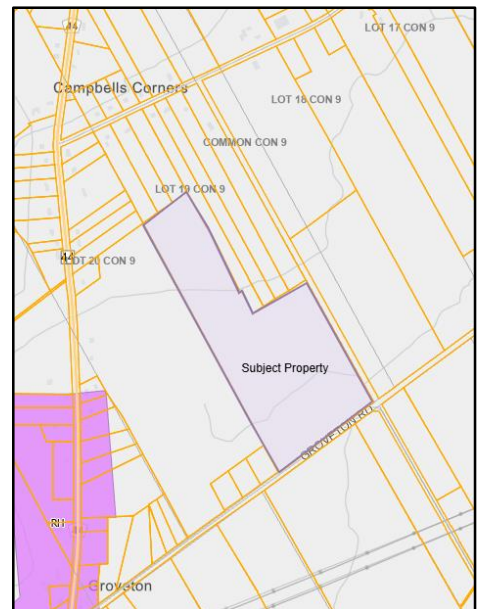
The severance complies with the policies of the Official Plan and is in-keeping with the character and uses in the rural area of the township.



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

The subject property is zoned Rural (RU) in zoning by-law 2022-37. The RU zone permits single detached dwellings on lots greater than 0.4 hectares with a minimum of 45 metres of road frontage. Agricultural uses are permitted on lots greater than 5 hectares.

The severed and retained lot will comply with the minimum lot area and frontage requirements for their intended uses. Any new development on the severed or retained lots will be subject to the requirements of the Zoning By-Law. Development 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 and any recommendations from any associated studies such as the Hydrogeological and Terrain Analysis.



**Discussion:**

The subject property is located within a Rural Policy Area and have not received any prior consents to create a new residential lot from the original lot 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 requires a minimum lot area of 1 hectare for any new residential lot created. An applicant may request to create a lot with 0.4 hectares of lot area subject to a Hydrogeological and Terrain Analysis completed in support of the reduced lot area. The applicant proposes to complete the analysis as a condition of consent. Failure to obtain a supporting recommendation will result in not satisfying the condition of consent however, if the recommendation suggests an amended lot size or alteration to the approved consent sketch, then the applicant may have to undertake the consent application process for the amended lot.

Any recommendations or warning clauses as a result of the Hydrogeological and Terrain Analysis will be subject to a Development Agreement which will be registered on title of the lands which will inform future landowners of their responsibilities pertaining to development or alteration to the property.

The size and shape of each lot is appropriate for the long-term residential use of severed and retained parcels. The severed lot complies with the minimum lot area requirement of 0.4 hectares and minimum frontage requirement of 45 metre in the Rural (RU) zone in Zoning By-Law Number 2003-37, as amended.

The subject property is within an area of Significant Woodland. The proposed severed parcel will be outside of the significant woodland and would appear to have no negative impacts. An Environmental Impact Assessment is not required.

The subject lot is located within a Sand and Gravel Resource Area. The proposed lot will be approximately 300 metres from the resource area designation to the north and therefore would not appear to require an Aggregate Study.

Each lot will maintain road frontage on Groveton Road. Any new or altered entrances will require an entrance permit from the Township 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 land owners.

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 Groveton Road.

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 Township road (Groveton Road) and ensure that the width complies with the required minimum 10 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 Township, which are to be merged and used as a public highway, at the owner's expense.

The subject lot is developed with a small livestock area within a barn. A Minimum Distance Separation calculation was done based on a Type A land use. Based on OMAFRA MDS Guidelines, a livestock area with an area less than 13 square metres is not subject to MDS. The barn on the subject property has a 0.9 square metre area of the barn used to shelter the up to 3 horses to get out of the elements when need be. The remaining portion of the shed is storage and is not subject to MDS. The existing barn and livestock area will not have any negative impacts on the proposed lot or its intended residential development.

### **Conclusion:**

Planning staff is satisfied that consent application B-25-25 complies with the intent of the Official Plan and its consent polices, 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-25-25

Schedule 'B' Notice of Consent Application from Consent Granting Authority;

Schedule 'C' Consent Sketch (New Lot), B-25-25;

Consent Granting Authority Application Process (Chart).

**Report Prepared By:**

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Tim Fisher  
Municipal Land Use Planner