



## **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-31-25

**Subject Property:** 2904 Goodin Road

**Concession and Lot:** Con 7, Pt Lot 29

**Roll Number:** 070170104020100

### **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-31-25 for the purpose of severing a 4.2 hectare parcel of undeveloped land with approximately 110 metres of road frontage Goodin Road, 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.

Consent application B-31-25 is to sever a 4.2 hectare parcel of land with approximately 110 metres of road frontage Goodin Road containing an existing single detached dwelling and accessory buildings developed with a private onsite water and sewage disposal system.

Site Plan: New Lot

Severance Sketch

LOT 28 CON 7

LOT 29 CON 7

LOT 30 CON 7

Severed Land  
12.43 Acres

Retained Land

Public Road - Google Road

Severance Sketch

### Site Characteristics:

The subject property is a 42.8 hectare parcel of land with approximately 385 metres of road frontage on Goodin Road. The property is developed with a single-family dwelling on private on-site water and sewage disposal system. A pit is located in the northern portion of the property.

The property is located in the rural area of the Township and is adjacent to the following uses:

- North – an agricultural use with a single-family dwelling with its frontage on Dukelow Road (2917 Dukelow Road);
- East – three lots with residential dwellings;
- South – three undeveloped lots intended for residential development, two lots developed with single family dwellings, and Spencerville Union Cemetery;
- West – single family dwelling and agricultural operation (3100 Goodin Road).

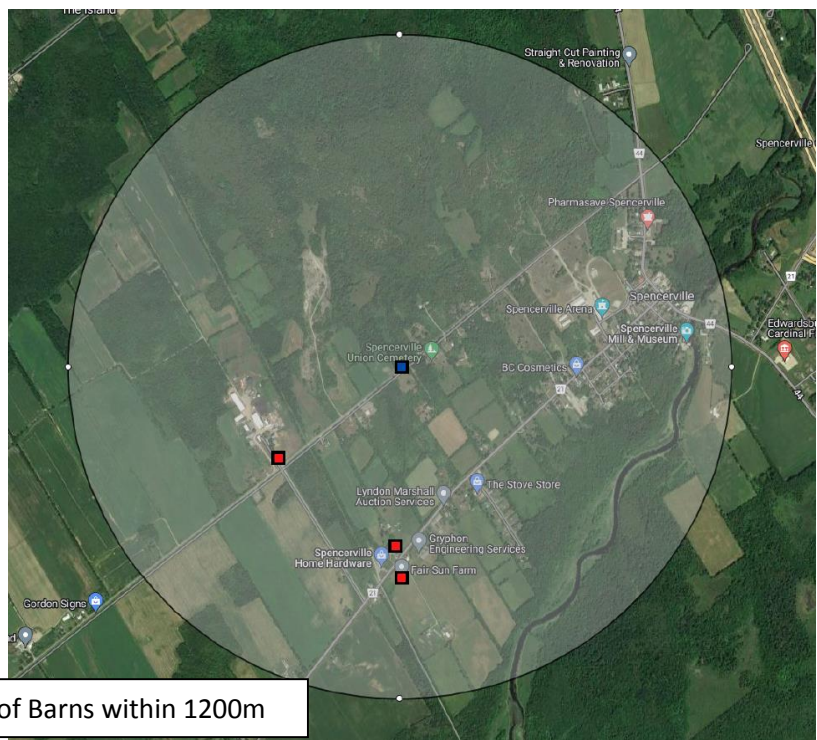
### Background:

The applicant pre-consulted with planning staff in 2022 and in 2024 and they were informed of 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 there are livestock facilities within 1,200 metres of the subject property and that a Minimum Distance Separation is required. Barns of interest were assessed at 3010 County Road 21, 3015 County Road 21 and 3100 Goodin Road.

Based on the MDS calculations and MDS guidelines, it was determined that the farm operation and its livestock facilities as 3100 Goodin Road are exempt as there are more than 4 existing residential lots between the farm operation and the subject lot. The other two barns and their calculated setbacks located at 3010 County Road 21 and 3015 County Road 21 will not impact the proposed severed or retained lots.

The applicant was informed that a Land Compatibility Assessment would be required due to the location of the the subject property.



Location of Barns within 1200m

### Official Plan:

The subject property is designated Rural Policy Area (Section 3.4) in the southern 1/3 of the lot fronting on Goodin Road.

The remaining northern 2/3 of the lot is designated Mineral Resources - Aggregate (Section 3.6) in the Official Plan, as amended.

The subject property has areas designated as Significant Woodland.

The following policies were also considered:

Section 5.3.5 Transportation, Township Roads

Section 5.4 Water and Wastewater Services

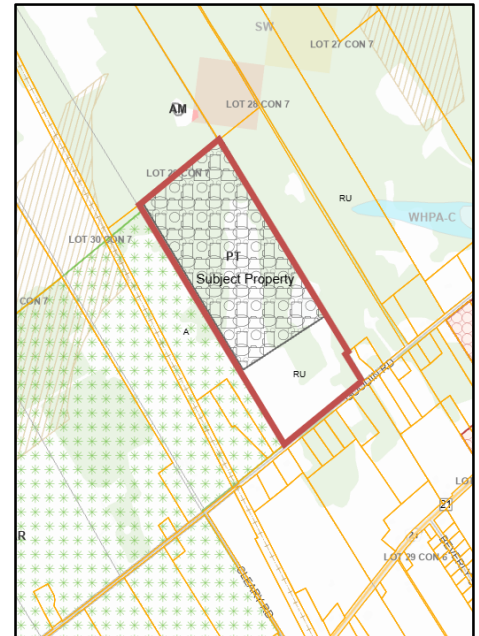
Section 6.8 Development Criteria

Section 6.16 Land Use Compatibility

Section 6.17 Natural Heritage Features

Section 7.1 Land Division

Section 7.1.3.2 Consent Policies

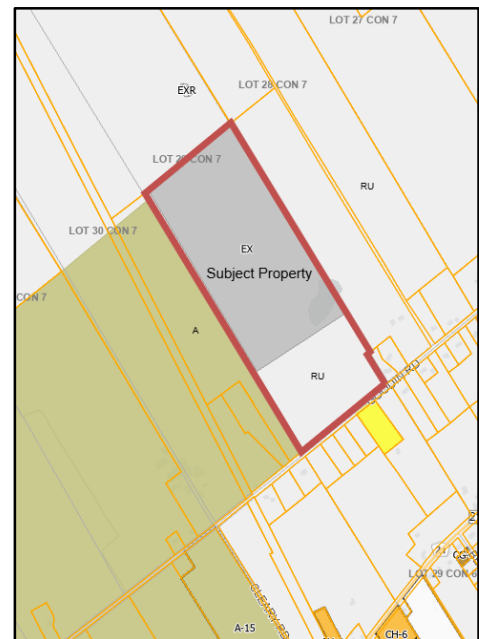


### Zoning By-Law Number 2022-37:

The subject property is zoned Rural (RU) in zoning by-law 2022-37, in the southern 1/3 of the lot fronting on Goodin Road. 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 remaining northern 2/3 of the lot is zoned Mineral Aggregate Extraction (EX) in zoning by-law 2022-37. The EX zone permits a pit and quarry, along with other associated uses.

The severed and retained parcels comply with the minimum lot area and frontage requirements for their intended uses.



**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 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 exceed the minimum lot area requirements for new rural lots and will also comply with the minimum frontage requirements of the RU zone in Zoning By-Law 2022-37, as amended.

Portions of the subject property is within an area designated as Significant Woodland in the Official Plan. The severed lot is developed with a single-family dwelling on private onsite services and no new development is proposed. The retained lot will maintain the pit (extraction) use. Township staff together with consultation with South Nation Conservation Authority, determined that an Environmental Impact Study (EIS) is not required since the lot has already been developed, and no new development is proposed. An Environmental Impact Assessment is not required.

The subject property is across the street from the Union Cemetery. The applicant reached out to the Union Cemetery Board and the Bereavement Authority of Ontario and determined that since there was no cemetery use on the subject property and that the new lot will not impact the cemetery, an archaeological assessment was not required. Planning staff concurs with this decision and adds that no new development is proposed.

The subject lot has an active aggregate extraction operation (pit) within the northern 2/3 of the lot. The applicant submitted a Land Compatibility Assessment prepared by Cambium Inc. dated December 12, 2024 to address the land use compatibility, development criteria and consent policies in the Official Plan to support the application.

The Land Compatibility Assessment addressed the site's hydrogeological context and compatibility with a nearby aggregate pit on the site. The assessment involved a review of relevant background materials and policies, an on-site inspection, and interviews with the pit owner and nearby property owners.

The assessment concludes that adverse effects originating from the pit will have a trivial impact on the residence located on the proposed severed property.

Each lot will maintain road frontage on Goodin Road. Any new or altered entrances will require an entrance permit from the Township prior to installation or site work.

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 Goodin Road.

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 (Goodin 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.

Based on the MDS calculations and MDS guidelines, it was determined that the farm operation and its livestock facilities as 3100 Goodin Road are exempt as there are more than 4 existing residential lots between the farm operation and the subject lot. The other two barns and their calculated setbacks located at 3010 County Road 21 and 3015 County Road 21 will not impact the proposed severed or retained lots.

A Development Agreement is not required as the Land Compatibility Assessment, MDS does not warrant development clauses to inform future owner.

### **Conclusion:**

Planning staff is satisfied that consent application B-31-25 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-31-25

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

**Report Prepared By:**

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