

TOWNSHIP OF EDWARDSBURGH CARDINAL ACTION ITEM

Committee: Committee of the Whole – Administration and Finance

Date: April 12, 2021

Department: Community Development

Topic: Application for Severance, 1013 County Rd 21 (Dobbie Farms Inc.)

Purpose: To review an application to sever a lot with a dwelling deemed surplus to an agricultural operation at 1013 County Rd 21.

Background: Dobbie Farms Inc. owns 113.5 acres of land at 1013 County Rd 21. The land is part of an Agricultural operation and is also home to a dwelling and storage shed accessory to the residential use. The surrounding uses to this land are agricultural. The County has received an application proposing a severance of 3.5 acres including the dwelling and accessory shed, which is deemed surplus to the remaining 110 acre agricultural operation.

Policy Implications: The subject land is designated Agricultural Policy Area in the Township's official plan and zoned Agricultural in the zoning bylaw. Severances in the Agricultural Policy Area may be permitted when dwellings are made surplus to the needs of the agricultural operation.

The Township's official plan has the following statement:

3.5.3.2 The creation of new residential building lots in the Agricultural Resource Policy Area shall not be permitted. Lot creation is permitted for the following uses only, and subject to the following provisions:

3. New lots for existing dwellings that are surplus to a farming operation as a result of farm consolidation, subject to the following conditions:

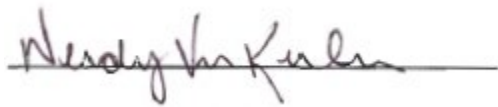
- The retained farm parcel will be zoned so as to prohibit the construction of any additional dwellings;*
- The new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and*
- The surplus dwelling will be zoned to recognize the non-farm residential use, as required.*

A zoning bylaw amendment will be required to prohibit the construction of any additional dwellings on the agricultural parcel. The minimum size for a residential lot in the Agricultural zone is 2.47 acres. Efforts were made to reduce the size of the severed

parcel and keep as much land as possible with the Agricultural lot. However; the application requests the residential land remain at 3.5 acres as the length and location of the driveway does not allow a smaller parcel. The single detached dwelling on the severed parcel is permitted in the agricultural zone.

Financial Considerations: The applicant has remitted the required fee for severance to the municipality.

Recommendation: That Committee recommend that Council recommend in favour of severance B-31-21 with the condition that the agricultural lot to be retained be rezoned to prohibit future residential uses.

A handwritten signature in dark ink, appearing to read "Nerdie Van Kesteren", is written over a horizontal line.

Community Development Coordinator