

TOWNSHIP OF EDWARDSBURGH CARDINAL ACTION ITEM

Committee: Committee of the Whole – Community Development

Date: July 5, 2021

Department: Community Development

Topic: Application for Severance, South St (Jansen/1504107 Ontario Inc.)

Purpose: To review severance application B-80-21 for the creation of a new lot on South Street, in the Village of Spencerville, for a proposed semi-detached dwelling.

Background: Please see the background information provided in the attached documents:

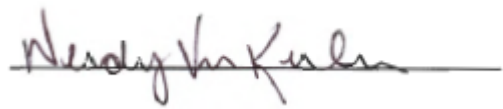
- Report prepared by Novatech
 - Attachment A: Detailed Site Plan
 - Attachment B: Written Submissions to Consent Granting Authority
- Comments from the South Nation Conservation Authority
- Letter from MECP regarding Butternut Trees
- Planning Rationale prepared by Zanderplan
- Hydrogeological Study prepared by Morey Associates Ltd.
 - Tables and Appendices have been excluded due to file size, but are available upon request at the Township Office

Policy Implications: The attached report prepared by Novatech provides a review of the application against the Provincial Policy Statement, the United Counties of Leeds and Grenville Official Plan, the Township's Official Plan and Zoning Bylaw.

Financial Considerations: The fee for a severance has been submitted to the Township.

Recommendation: That Committee recommend that Council recommend in favour of severance B-80-21, with the condition that a Minor Variance be obtained to address the deficient rear yard setback and the applicant enter into a Development Agreement, to the satisfaction of the Township, to implement the recommendations of the Hydrogeological Study prepared by Morey Associates.

And that Committee recommend that Council request that the Consent Granting Authority include a note on the severance decision to advise the developer of their responsibility to comply with the Endangered Species Act.

A handwritten signature in dark ink, appearing to read "Nereyda K. Kula", is written over a horizontal line.

Community Development Coordinator