



TOWNSHIP OF EDWARDSBURGH CARDINAL ACTION ITEM

Committee: Committee of the Whole – Community Development

Date: October 4, 2021

Department: Community Development

Topic: Application for Severance, 3057-3065 Walker Street (North on behalf of McNeilly)

Purpose: To review severance application B-113-21 for the creation of a new lot on Walker Street, in the Village of Cardinal.

Background: The Township has received an application for severance for a property on Walker Street, which contains dwelling units with the civic addresses; 3057, 3059, 3063 and 3065 Walker Street. The property is approximately 0.54 acres and located on the east side of Walker Street, between Gill Street and First Street. The rear of the property abuts the Ingredion Centre. The property is home to two semi-detached dwellings, for a total of four units. Each unit has its own entranceway and parking off of Walker Street. Municipal water and sewer services are provided separately for each building.

The application proposes the creation of a new 0.23 acre (931m) parcel for one of the semi-detached dwellings (3063 and 3065 Walker Street), which would leave the other semi-detached dwelling (3057 and 3059 Walker Street) on the 0.31 acre (1255m) retained parcel.

Policy Implications: The subject land is within the Settlement Policy Area of the Township Official Plan and zoned Residential Second Density (R2) as per Zoning Bylaw 2012-35.

The Township's Official Plan provides that the Settlement Policy Area designations are intended to be the areas of the Township where growth will be focused in order to optimize the use of public services and infrastructure, and to minimize the outward sprawl of development into areas of natural resources and natural heritage.

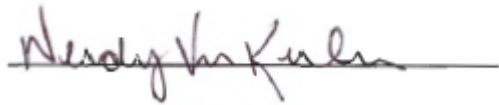
The Township's Zoning Bylaw 2012-35 provides permitted uses and provisions for the Residential Second Density zone. A semi-detached dwelling is permitted in this zone, although currently the maximum number of dwellings per lot is 1. Although the existing semi-detached dwellings are considered legal non-conforming, the proposed severance

would bring the buildings into compliance with the current zoning bylaw. Both the severed and retained parcels meet the minimum lot size and frontage for the R2 zone.

The proposed severance conforms to the policies of the Official Plan and Zoning Bylaw.

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

Recommendation: That Committee recommend that Council recommend in favour of severance B-113-21.

A handwritten signature in dark ink, appearing to read "Neelaj Kumar", is written over a horizontal line.

Community Development Coordinator