

## TOWNSHIP OF EDWARDSBURGH CARDINAL ACTION ITEM

**Committee:** Committee of the Whole – Public Works, Environmental Services, Facilities

**Date:** January 17, 2022

**Department:** Community Development

**Topic:** Application for Severance, Brouseville Rd (Zanderplan Inc. o/b Lawless)

**Purpose:** To review application for severance B-169-21 to create a new lot for residential use in the Rural Policy Area.

**Background:** An application for severance has been received for a property located on the south side of Brouseville Road, in Concession 3, part lot 24. The subject land is approximately 24 acres. It is designated Rural Policy Area in the Township's Official Plan and zoned Rural as per the current Zoning Bylaw 2012-35. There was one building on the property used for storage. This building was recently removed after the severance application was made to the Counties. The surrounding land uses appear to be mainly residential with some agricultural uses and hobby farms also nearby.

The application proposes a new lot for residential use with approximately 8.88 acres and 70m of frontage. The retained lot would have approximately 15.45 acres and 27.8m of frontage, where 70m is the minimum frontage required for a lot in the Rural zone. An application for Minor Variance (A-07-21) to permit the reduced road frontage was granted by the Committee of Adjustments on December 15, 2021.

The application is supported with the attached Planning Rationale, prepared by Zanderplan Inc., dated September 19th, 2021.

The Official Plan indicates some significant woodlands at the south end of the property. The application acknowledges evaluated wetlands on the west side of the retained parcel. The wetlands are not part of the Natural Heritage Resource Policy Area (Provincially Significant Wetlands) shown in the Official Plan. There is a drainage swale that appears to drain northwards from the wetlands on the property to the roadside ditch at Brouseville Road. Future development of the lots should address local drainage and mitigate potential drainage impacts to neighbouring properties. Staff have notified the applicant and owner that a grading and drainage plan will be required at the building permit stage.

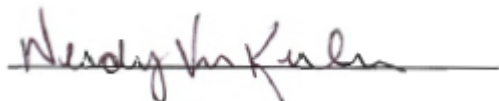
**Policy Implications:** The subject land is zoned Rural as per the Township's Zoning Bylaw and designated Rural Policy Area in the Official Plan. The Planning Rationale provided by the applicant demonstrates that the application conforms to the Provincial Policy Statement, Counties Official Plan, Township Official Plan and Zoning Bylaw.

The application for Minor Variance was reviewed by the Township's Operations Department with regard for a future entranceway where reduced road frontage is proposed on the retained lot. Through consultation with the Conservation Authority, it was noted that an access road is unlikely to exacerbate flooding and the best place for the access road would be along the property line (to the west). There are no outstanding concerns related to a future entranceway.

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

**Recommendation:** That Committee recommend that Council recommend in favour of severance application B-169-21, and request that the following notes are included in the severance decision:

1. A grading and drainage plan will be required at the building permit stage to mitigate potential drainage impacts to neighbouring properties.
2. An entranceway on the retained land should be located along the western property line. The access road should not be raised above the elevation of the neighbour's property to ensure that it doesn't direct water in that direction. This is to be reviewed at the time an application for entranceway permit is submitted.



Community Development Coordinator