

MEMORANDUM

DATE: FEBRUARY 1, 2022

TO: TOWNSHIP OF EDWARDSBURGH CARDINAL – COMMUNITY DEVELOPMENT COMMITTEE OF THE WHOLE

FROM: NOVATECH

RE: COUNTY ROAD 2 - LEEDER ZONING BY-LAW AMENDMENT

Background & Applicant's Proposal

A Zoning By-law amendment application has been received for an unaddressed property on County Road 2, located in Part Lot 8, Concession 1. The application has been filed to remove the holding symbol from the subject lands and to amend the zoning on the property to establish development setbacks to accommodate future residential development.

The subject property is located on the south side of County Road 2 adjacent to the Old Galop Canal on the St. Lawrence River. There is also a watercourse which transects the centre of the subject property. The property is located approximately 40m west of the Village of Cardinal Settlement Area. The property is relatively narrow in shape as the property has a lot area of approximately 0.67 ha with an approximate road frontage of 265m and a lot depth ranging from approximately 10m to 37m. Surrounding uses are primarily rural residential uses on varying lot sizes and agricultural uses north of County Road 2.

The subject lands are designated Rural on Schedule A of the Township's Official Plan. There are also flood plain hazard constraints identified on the property as noted on Schedule B of the Township's Official Plan. The lands are zoned Residential Second Density – Holding (R2-h) on Schedule D of the Township's Comprehensive Zoning By-law No. 2012-35.

The applicant has filed a Zoning By-law amendment application to rezone the lands from "Residential Second Density – Holding (R2-h)" to "Residential Second Density – Special Exception (R2-x)". The amendment would reduce the required street and waterbody setbacks from County Road No. 2 and the St. Lawrence River, respectively, and also remove the holding provision that currently applies to the property. The purpose of the amendment is to accommodate the construction of a single dwelling on private services (well and septic) on an eastern portion of the subject lands.

In support of the application, the applicant submitted the following reports and drawings:

- Site Plan, prepared by Richard Van Veldhuisen
- Geotechnical Subsurface Investigation, prepared by St. Lawrence Testing & Inspection Co. Ltd.
- Environment Impact Study, prepared by Greer Galloway Consulting Engineers
- Stage 1 & 2 Archaeological Assessment, prepared by Parslow Heritage Consultancy Ltd.
- Lot Servicing Study, prepared by Eastern Engineering Group Inc.
- Partial Topographic Survey

The Township has requested the South Nation Conservation Authority review and provide comments on the Geotechnical Subsurface Investigation and Environmental Impact Study submitted with the application. A satisfactory review of these reports is important to the review of this Zoning By-law amendment application as the application proposes to reduce setbacks to the water and there are slope stability concerns on the property.

Next Steps & Recommendation

A Public Meeting has been scheduled for February 22, 2022 at 6:00 pm in the Council Chambers to receive any comments on the proposed zoning by-law amendment application. It is recommended that this report be received for information purposes. A final report providing a planning analysis of the application, summary of comments received, and a recommendation will be provided for Committee and Council's consideration following the public meeting.

Sincerely,

NOVATECH



Jordan Jackson, RPP, MCIP
Project Planner