



TOWNSHIP OF EDWARDSBURGH CARDINAL ACTION ITEM

Committee: Committee of the Whole – Community Development

Date: July 4, 2022

Department: Community Development

Topic: Application for Severance, 1902 Crowder Road (Hunter)

Purpose: To review and make a recommendation on severance application B-84-22, which proposes to create a new lot for residential use from the existing lot at 1902 Crowder Road.

Background: John Hunter is the owner of a 115.4ha lot at 1902 Crowder Rd with frontage on Crowder Road, Rock Street and County Road 21, just east of the Village of Spencerville. The property is home to a maple syrup farm with accessory structures, including a sugar shanty. There is a licensed and active quarry on the property. The application proposes to create a new 1.1ha lot as the future home for a dwelling and accessory garage. The retained 114.3ha will remain with the maple syrup farm and active quarry operations.

The parcel immediately to the west is zoned for agricultural machinery sales and service. Other adjacent properties are zoned Rural, with residential and agricultural uses.

The proposed new lot is outside of the area of influence of the licensed quarry area. There are significant woodlands over the entire area to be severed and the Township's Official Plan indicates a watercourse on the retained parcel, approximately 120m from the proposed new lot.

The application indicates the total frontage on County Road 21 is 170m, which would include a previous road allowance between lots 18 and 19, concession 6. It is noted that the road allowance was stopped up and closed by bylaw 1988-30. The Counties may request proof of ownership (deed) for this land if it is to be included as part of the severed lot.

Policy Implications: The subject land is designated Rural Policy Area and Mineral Aggregate Resource Policy Area in the Township's Official Plan and zoned Rural and

Mineral Extraction as per the Township's Zoning Bylaw 2012-35. The proposed new lot is entirely within the Rural area of this parcel.

Official Plan: In the Rural Policy Area, the Official Plan provides policies to provide for the long-term orderly development of the rural lands in a manner which is consistent with ensuring the protection of natural and environmental resources, while providing opportunities for a modest amount of compatible development and a diversified rural economy. The OP permits limited, low-density development such as the proposed single detached dwelling.

The proposed new lot contains significant woodlands, identified on schedule B of the Township's Official Plan. The OP provides that development on lands within or adjacent to significant woodlands shall not be permitted unless it has been demonstrated that there will be no negative impacts to the woodlands or their ecological functions (Section 6.17.5).

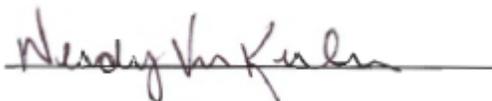
Section 6.10.4 of the Township's Official Plan provides that the Township, in consultation with the Conservation Authority, may either waive the requirement for an environmental impact assessment, require a scoped assessment or require the completion of a screening checklist to be submitted to the approval authority.

Comments from the Conservation Authority are attached to this report, which recommend that as a condition of final approval, the applicant submit a scoped environmental impact assessment for the proposed severed lot, demonstrating there will be no negative impacts on the present natural heritage features. Additionally, the recommendation provides that the assessment can be completed by the landowner and should include a screening for species at risk and species at risk habitat, identify any unmapped natural features and identify a building envelope and mitigations.

Zoning Bylaw: The proposed severed and retained lots meet the minimum size and frontage requirements for the Rural zone. The proposed new dwelling and accessory garage are permitted uses in the Rural 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-84-22, with the condition that an environmental impact assessment be submitted to the approval authority, to the satisfaction of the Conservation Authority.



Community Development Coordinator