



TOWNSHIP OF EDWARDSBURGH CARDINAL ACTION ITEM

Committee: Committee of the Whole – Community Development

Date: August 2, 2022

Department: Community Development

Topic: Application for Severance, 2124 County Rd 21 (Lee/Davidson)

Purpose: To review and make a recommendation on severance application B-100-22, which proposes to create a new lot for residential use from the existing lot at 2124 County Rd 21

Background: Kerri Lee and Gloria Davidson are the owners of a 7.42acre lot at 2124 County Road 21 with frontage on Millar Road and County Road 21, just east of the Village of Spencerville. The property is home to a single dwelling, pool and shed.

The surrounding rural properties are developed with single dwellings and there is farmed land immediately to the south on County Road 21. The South Nation River borders the property on the North side, approximately 100m from the proposed new lot and there is a separate watercourse east of the land, opposite Millar Rd.

The application proposes to create a new 2.47acre lot for residential use with access off an existing entranceway on Millar Rd. The new lot is proposed with 183m of frontage on Millar Rd and additional road frontage on County Rd 21. The retained 5.05 acres will have 57m of frontage on County Rd 21 and additional frontage on Millar Rd. The existing dwelling and accessory structures will remain with the retained lot.

Policy Implications: The subject land is designated Rural Policy Area in the Township's Official Plan, with an area near the South Nation River inside the flood plain. The land is zoned Rural, with an overlay zone indicating the flood plain, which is consistent with our Official Plan. The proposed new lot is entirely outside of the flood plain.

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.

Section 6.17.7 of the Official Plan includes policies related to development adjacent to fish habitat. The section provides that applications must be screened for the presence of fish habitat; and where it is identified, development is not permitted unless the lands have been evaluated and it has been determined that there will be no negative impacts to the fish habitat or on their ecological functions, in accordance with the Environmental Impact Assessments section of the Plan. The Environmental Impacts Section (6.10) of the Official Plan provides that the Township, in consultation with the Conservation Authority, may waive the requirement for an EIS.

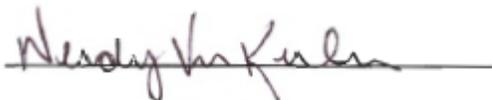
Early consultation from the Conservation Authority indicates that the watercourse to the east is not likely to contain fish habitat; and that any new development will be far enough away from the South Nation River that negative impacts to the natural heritage feature are unlikely. Staff feel that it would be reasonable to waive the requirement for an EIS for this proposal. It is noted that any interference with a watercourse will require a permit from the Conservation Authority.

In the preconsultation stage, the applicant worked with Township staff to screen for archaeological potential and investigate Minimum Distance Separation requirements. It was determined that further investigation is not required.

Zoning Bylaw: The proposed new severed and retained lots meet the minimum size and frontage requirements for the Rural zone. The proposed use for the new lot is also permitted 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-100-22.



Community Development Coordinator