



TOWNSHIP OF EDWARDSBURGH CARDINAL ACTION ITEM

Committee: Committee of the Whole – Community Development

Date: August 2, 2022

Department: Community Development

Topic: Application for Severance, 506 Lower St (Simzer)

Purpose: To review and make a recommendation on severance application B-109-22, which proposes the creation of a new residential lot at 506 Lower Street.

Background: Vicki and Anthony Simzer are the owners of a 0.206acre (834m²) lot at the southwest corner of Dundas and Lower Street, in the Village of Cardinal. The property is home to a single dwelling, known as 506 Lower St.; a semi-detached dwelling, known as 2162 Dundas Street and 508 Lower Street; and an accessory garage. Each dwelling unit has its own entrance and parking. Municipal water and sewer are also separate for each unit.

The surrounding properties are developed with single dwellings. Lower St. ends at the Galop Canal, approximately 50m from the subject land.

The application proposes to create a new lot for 506 Lower St with the existing dwelling. The severed lot is proposed to be 0.068 acres (275m²) with 10m of frontage on Lower St. The retained land will contain the semi-detached dwelling and accessory garage on 0.138 acres (559m²) with 27m of frontage on Dundas St. and an additional 20m on Lower St.

Policy Implications: The subject land is within the Settlement Policy Area of the Township's Official Plan and zoned Residential Second Density (R2) as per Zoning Bylaw 2022-37.

Official Plan: 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. A

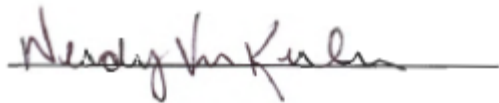
wide-range of housing types are permitted in the Settlement Policy Area, including the single and semi-detached dwellings.

Zoning Bylaw: The Township's Zoning Bylaw 2022-37 provides permitted uses and provisions for the Residential Second Density zone. The existing semi-detached and single dwelling are permitted in the R2 zone, although currently the maximum number of dwellings per lot is 1 and the single dwelling does not meet the criteria for an additional residential unit.

Although the existing dwellings are considered legal non-conforming, the proposed severance would bring the use into compliance with the current zoning bylaw. The proposal would create some new deficiencies in regards to the lot frontage and size for the severed lot and the rear yard setback for the retained lot. It is proposed that these deficiencies will be addressed by a Minor Variance.

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-109-22, with the condition that the applicant obtain relief from the provisions of the Zoning By-law, to the satisfaction of the Township, as necessary to provide zoning conformity for the newly severed and retained lot and existing dwellings.

A handwritten signature in dark ink, appearing to read "Wendy Van Kesteren", is written over a horizontal line.

Community Development Coordinator