



The Corporation of the Municipality of Tweed Committee Report

Date: May 7, 2024 Council Meeting
Report to: Council
Report from: Committee of Adjustment / Planning
Department: Administration
Title: Severance Applications

PURPOSE:

To notify Hastings County Planning Department of the municipal conditions on Severance Applications B147/23, B 148 & 149/23, B150/23, B151/23, B 153/23 as recommended by the Committee of Adjustment/Planning.

BACKGROUND:

B147/23: The applicant proposes the creation of a new lot having an area of approximately 0.43 ha (1 ac) with approximately 56 metres (184 ft) frontage on the east side of Old Hungerford Road. The proposed severed lot is a corner lot and also contains 76 metres (250 ft) frontage on the south side of Old Hungerford Road.

The retained lands will have approximately 39.9 hectares (98.5 ac) of lot area with 219 metres (720 ft) of frontage on the south side of Old Hungerford Road and 32 metres (105 ft) frontage on the east side of Old Hungerford Road.

The proposed severed lands are currently vacant but are intended to be developed with a single detached dwelling. The retained lands appear to contain rural accessory buildings in the southern wooded areas, to be confirmed by the applicant.

B148 & 149/23: The applicant proposes to create 2 new residential lots, both to have approximately 46 metres (151 ft) frontage on Old Hungerford Road with 0.4 ha (1 ac) in lot area. The proposed retained lands will have approximately 34 ha (84 ac) of lot area with 785 metres (2,575 ft) frontage on Old Hungerford Road and 442 metres (1,450 ft) frontage on Windmill Road.

The proposed severed lands are vacant and intended to be developed with a single detached dwelling on each lot. The retained lands, known municipally as 1520 Old Hungerford Road, contains a single detached dwelling, a garage, a drive shed and a barn.

B 150/23: The applicant proposes the creation of a new lot having an area of approximately 3.9 ha (9.8 ac) with approximately 208 m (681ft) frontage on the west side of Rapids Road. The proposed retained lands will have a lot area of approximately 2.6 ha (6.4 ac) with 145 m (475 ft) frontage on the west side of Rapids Road. The proposed severed lands are vacant and there are no current plans for development. The retained lands are developed with existing 138 square metres (1,485 sq ft) single detached dwelling.

B151/23: The applicant proposes a lot addition, having an area of 1,302 square metres (0.32 ac) with 46 metres (151 ft) width and 28.3 metres (93 ft) depth and contains no direct frontage on Old Troy Road. These lands are to be added to the benefitting lands immediately to the west, known municipally as 20 Old Troy Road. The resultant lot (benefitting and severed) will have an area of approx. 0.53 ha (1.32 ac) with approximately 45.7 metres (150 ft) frontage on Old Troy Road. The proposed retained lands will have an approximate lot area of 8.98 ha (22 ac) and 46 metres (151 ft) frontage on Old Troy Road and is vacant land.

The proposed severed parcel is vacant land, and the benefitting land is developed with a single detached dwelling. The area to be severed is a manicured lawn which will provide additional amenity space for the benefitting lands and provides little land use value to the retained lands.

B153/23: The applicant proposes the creation of a new lot having an area of approximately 2.1 ha (5.4 ac) with approximately 155 m (510 ft) frontage on the north side of Elzevir Road. The proposed retained lands will have a lot area of approximately 15.7 ha (39 ac) with 804 m (2,640 ft) frontage on the north side of Elzevir Road.

The proposed severed lands contain a 143 sq m (1,536 sq ft) drive shed and is intended to be developed with a single detached dwelling. The retained lands contain a dwelling, a detached garage, two out-buildings and a barn.

OPTIONS:

None

FINANCIAL IMPLICATIONS:

None

IMPACT:

None

RECOMMENDATIONS:

BE IT RESOLVED THAT that Council grant consent for Severance Application B147/23 as recommended by the Committee of Adjustment/Planning with the following conditions:

1. All realty taxes are paid in full.

2. Parkland fee is paid in the amount of \$750.00 for the new lot.
3. Road widening as required along the severed lot to conform to 33 feet from the center line of the travelled roadway – Old Hungerford Rd.
4. Public Works Manager is satisfied with safe site entrance on the severed lot and with road side ditching and drainage.
5. Rezoning from Rural (RU) to Special Rural Residential to recognize the reduced Mineral Extractive Reserve zone setback for the new lot.

BE IT RESOLVED THAT Council grant consent for Severance Applications B148/23 & B149/23 as recommended by the Committee of Adjustment/Planning with the following conditions:

1. All realty taxes are paid in full.
2. Parkland fee is paid in the amount of \$750.00 for each new lot.
3. Road widening as required along the severed lot to conform to 33 feet from the center line of the travelled roadway – Old Hungerford Rd.
4. Public Works Manager is satisfied with safe site entrance on the severed lot and with road side ditching and drainage.
5. Rezoning of both severed lots from Rural (RU) to Special Rural Residential to recognize the reduced Mineral Extractive Reserve zone setback for the new lot.

BE IT RESOLVED THAT Council grant consent for Severance Application B150/23 as recommended by the Committee of Adjustment/Planning with the following conditions:

1. All realty taxes are paid in full.
2. Parkland fee is paid in the amount of \$750.00 for the new lot.
3. Road widening as required along the severed lot to conform to 33 feet from the center line of the travelled roadway – Rapids Rd.
4. Public Works Manager is satisfied with safe site entrance on the severed lot and with road side ditching and drainage.
5. Rezoning of both the severed and retained lots from Special Rural Residential 8 to Rural Residential (RR).

BE IT RESOLVED THAT Council grant consent for Severance Application B151/23 as recommended by the Committee of Adjustment/Planning with the following conditions:

1. All realty taxes are paid in full.
2. Road widening as required along the retained lot to conform to 33 feet from the center line of the travelled roadway – Old Troy Rd.
3. Rezoning of the severed lands from Rural to Rural Residential.

BE IT RESOLVED THAT that Council grant consent for Severance Application B153/23 as recommended by the Committee of Adjustment/Planning with the following conditions:

1. All realty taxes are paid in full.
2. Parkland fee is paid in the amount of \$750.00 for the new lot.
3. Road widening as required along the severed lot to conform to 33 feet from the center line of the travelled roadway – Elzevir Rd.
4. Public Works Manager is satisfied with safe site entrance on the severed lot and with road side ditching and drainage.
5. Rezoning of the severed lot from Rural to Special Rural Residential to allow for the accessory machine shed prior to a principle use being established and relief from the Mineral Extractive Reserve setback.