

TO: Mayor and Members of Council

FROM: Storey Samways Planning Ltd.

DATE: August 14, 2008

SUBJECT: Planning Services Report

**GENERAL FILE INFORMATION AND
KEY MAP**

Application: Combined Consent (File B-66/08) and Zoning By-law Amendment (File D-28 RI/58/08/G)

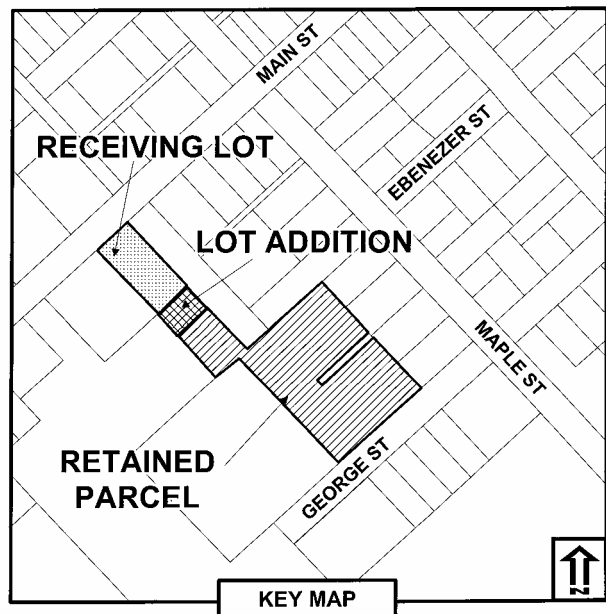
Hansen #: 4908

Applicant: Bernard J. Goodal

Location: Henry Street
 Part of Lot 8, Conc. 10
 Plan 245, Lots 16 to 21
 RP 24R 5548, Parts 2 to 5

Roll Number: 3650 240 002 09100

Community: Ridgetown (East Kent)



RECOMMENDATIONS:

It is recommended that:

1. Council approve consent application B-66/08 to sever and convey a 64.0' x 93.2' parcel of land, shown as part of Part 2, Plan 24R 5548 on the applicant's sketch, as a lot addition to the abutting property at 106 Main Street West, in the Community of Ridgetown, subject to the following conditions:
 - a) that the lot addition to be severed, shown as part of Part 2, Plan 24R 5548 on the applicant's sketch, be rezoned to "R2, Residential Zone 2;"

- b) that the parcel to be severed (shown as part of Part 2, Plan 24R 5548) be conveyed to and placed in the same name of the owner of the neighbouring property at 106 Main Street West, (Roll # 3650 240 002 03800), and Section 50 (3 or 5) of the Planning Act applies to any subsequent conveyance of or transaction involving the parcel of land that is the subject of this consent;
 - c) that the necessary deed(s), transfer or charges be submitted in triplicate; signed and fully executed (no photo copies) prior to certification.
2. Council approve the zoning amendment application D-28 RI/58/08/G and adopt the by-law to implement the consent.

DESCRIPTION OF PROPOSAL:

The applicant owns a 2.33 acre irregular, vacant residential lot on the west side of Henry Street and the south side of Ebenezer Street West, just south of Main Street West. An abutting residential landowner at 106 Main Street West has approached the applicant about purchasing a 64.0' x 93.2' lot addition for his single-detached dwelling lot. Therefore, the applicant is proposing to sever and convey a 0.137 acre parcel as a lot addition to 106 Main Street West. A zoning by-law amendment is required in order to match the zoning of the lot addition to that of the receiving lot.

BACKGROUND:

Lot Addition	Lot Area – 0.137 acres Existing Use – vacant Services – to be serviced from receiving lot Access – to be accessed from receiving lot
Receiving Lot	Dimensions – 93.20'F x 200.00'D Lot Area – 0.43 acres Existing Use/Buildings – residential parcel with existing single-detached dwelling Access – existing access
Retained Parcel	Frontage – 224' Lot Area – 2.193 acres± Existing Use – farmland Access – existing farm access
Existing Zoning	“DD, Deferred Development”
Official Plan	Residential

CONSULTATION:

At the time of writing, no unfavourable comments have been received from any of the agencies canvassed and the Technical Advisory Committee (TAC) supports the application.

ANALYSIS:

Community Strategic Plan

The recommendations in this report do not support, negatively or positively, a specific objective of the Community Strategic Plan. It is a neutral issue.

Provincial Policy Statement

There are no issues of Provincial interest raised by this application.

Official Plan

Section 9.3.13 b) of the Ridgetown Official Plan permits the conveyance of lot additions to adjacent lots provided:

- the parcel of land which is being added to the existing lot is to be registered in the same name as the owner of the existing lot and become an integral part of it, i.e., 'merged' for purposes of the Planning Act.
- the effects do not lead to the creation of an undersized, irregularly shaped lot for the purpose for which it is being used.

Comment: The application conforms with Ridgetown's consent policies with respect to lot additions. The proposed lot addition will be registered in the same name as the owner of the receiving lot and will not lead to the creation of an irregularly shaped parcel. The retained parcel is already irregularly shaped and undersized by approximately 7.5 acres.

Zoning By-law

An amendment is required to rezone the lot addition to "R2, Residential Zone 2" in order to match the zoning of the receiving lot.

Conclusion

I support the application.

FINANICAL IMPLICATIONS:

There is a nominal change in property taxes anticipated as a result of this application.

Prepared by:

Reviewed by:

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Storey Samways Planning Ltd.

Ralph Pugliese, MCIP, RPP, DPA
Director, Planning Services

Reviewed by:

Reviewed by:

Evelyn Bish, B.A.
Acting General Manager
Community & Development Services

C. D. Weldon
Chief Administrative Officer



Looking southeast at the receiving lot



Looking southeast at the proposed lot addition



Looking northwest across the retained parcel at the proposed lot addition and receiving lot



Looking southeast at the retained farmland

