



AGENDA
AUGUSTA TOWNSHIP
AGRICULTURE & PLANNING COMMITTEE MEETING
March 19, 2015 at 6:30 p.m.

1. Call to Order
2. Approval of Agenda
3. Disclosure of Interest
4. Approval of Minutes of February 19, 2015
5. Business Arising from the Minutes
6. Delegations
7. Public Meetings
 - 7.1 None
8. Severance Applications
 - 8.1 B-138 and B-139 – 14, Sarah and Richard Craig
 - 8.2 B-11 and B-12 – 15, 7853742 Canada Inc.
9. Open Burn By-law
10. Other Business
11. Adjournment

Date of Next Meeting - April 20, 2015 – 6:30pm

**Augusta Township
Agriculture and Planning Committee Meeting
MINUTES
February 19, 2015, at 6:30 pm**

In Attendance:

Committee: Councillor Adrian Wynans - Chair, Robert Jones, Jonas Cole, Dean Porter, Duaine McKinley, Ronald Covey, Gyl Cyr, Samantha Shapelhouman, Doug Malanka, ex-officio.

Regrets:

Staff: Pierre Mercier CAO / Manager of Planning, Rob Bowman, Fire Chief

1. Call to Order

Chairman Wynands called the meeting to order at 6:35 pm.

2. Approval of Agenda

Moved by Jonas Cole and Seconded by Duaine McKinley,
BE IT RESOLVED THAT this committee approves the agenda.
CARRIED

3. Approval of the minutes

Moved by Samantha Shapelhouman and Seconded by Gil Cyr
BE IT RESOLVED that this Committee approves the minutes of the meeting of January 19, 2014.
CARRIED

4. Business arising from the minutes - None

5. Disclosure of Interest – None

6. Delegations - None

7. Public Meetings

7.1 Public Meeting to Consider an Open Burn By-law

The Fire Chief presented an overview of the proposed open burn by-law and the floor was opened to the Committee and to the public for questions.

Moved by Rob Jones and Seconded by Jonas Cole BE IT RESOLVED that this Committee directs staff to take into consideration the comments, concerns and questions received during the February 19, 2015 public meeting and prepare a final draft of the by-law for the Committee's consideration at its next scheduled meeting of March 19, 2015 at 6:30 pm.

8. Other Business – None

9. Adjournment

Moved by Samantha Shapelhouman and Seconded by Gil Cyr,

BE IT RESOLVED THAT this committee does now adjourn at 8:30 pm.
CARRIED

10. Date of Next Meeting

The date of the next meeting is March 19, 2015.

Committee	Planning Advisory Committee
Report No.	AP 15-001
Date	March 19, 2015
Title	Consent Application B-138 and B-139 – 14, Sarah and Richard Craig
Recommendation	<p>That Council recommend to the Land Division Committee of Leeds and Grenville that consent applications B-138 and B-139 – 14 be approved subject to the following conditions:</p> <ol style="list-style-type: none"> 1. The balance of any outstanding taxes, including penalties and interest, (and any local improvement charges, if applicable) shall be paid to the Township. 2. An acceptable reference plan or legal description of the severed lands and the deed or instrument conveying the severed lands shall be submitted to the Township. 3. That the road allowance for Skakum Road be widened as required to 10 metres from the centerline of the road, and that a Transfer/Deed of Land conveying the said land to Augusta Township be prepared and executed in consideration of the payment of \$ 1.00. 4. That the applicant submits the required cash-in-lieu of parkland levy of \$500 per lot to Augusta Township.

1.0 INTRODUCTION

Severance applications B-138 and B-139–14 have been received from the United Counties of Leeds and Grenville to create two new residential lots that will have frontage on Skakum Road.

1.1 BACKGROUND

The property subject to this application is described legally as Part of Lot 7, Concession 5 in the Township of Augusta. The applicant wishes to sever 2 new lots for residential purposes while retaining lands with an existing dwelling, small barns and accessory buildings.

Application B138 – 14 proposes a new lot with 431 feet of frontage on Skakum Road and a total area of 3.9 acres. Application B139-14 proposes a 4.1 acre lot with 400 feet of frontage on Skakum Road. The retained lands would have 395 feet of frontage on Skakum plus a 34 foot wide access lane for farm machinery located between the 2 proposed lots. The area of the retained lot is proposed to be approximately 96 acres. The subject lands are currently the site of a single dwelling unit, a garage and 3 small barns housing 4 horses, 7 beef cattle and 7 chickens.



The key map above shows the proposed lots and provides the local land use context.

1.2 REGULATORY CONTROL REVIEW

1.2.1 Provincial Policy Statement

As part of the province’s long term commitment to economic prosperity and social wellbeing all planning applications must be consistent with the Provincial Policy Statement 2014 (PPS). As such, a review of applicable policies must be undertaken and reviewed under the “consistent with” test.

The proposed severed lands are located in a rural designation. The PPS provides that limited development is appropriate in rural areas provided that they can be appropriately serviced, that the development will not result in the provision of unplanned municipal services and that there be no unmitigated impacts on resources or on natural heritage features. Both of the lots to be severed are currently vacant and should the consents be granted there is the potential for 2 additional dwelling units which would need to be serviced by private well and septic systems. The proposed severed lots will not result in land use conflicts with any natural heritage features in the area as none have been identified in the Official plan. There are a number of small barns in the vicinity of the proposed new lots. As such there is a need to ensure that the location of the new lots as

they relate to the existing livestock buildings will be in conformity with Minimum Separation Distance formulae as required in the Provincial Policy Statement as well as the Township's planning documents. No additional municipal services will be required as a result of this proposed development.

The proposed consent is consistent with the PPS.

1.2.2 Official Plan

The proposed severed lands are designated Rural pursuant to the Official Plan. The Plan allows for the creation of new residential lots provided they can be adequately serviced with private water and waste water services and provided they do not result in conflicts with any natural heritage or resource features and that there is no issue with hazard lands. In this case there are no identified natural features such as Provincially Significant Wetlands or Significant Woodlands where the proposed lots are located. As stated above there are livestock buildings located on adjacent lots. Specifically to the east there are 2 buildings housing 25 chickens and 10 goats. To the west there is a barn housing 50 goats and immediately south there is a stable with 5 horses. All of the adjacent lots operate as hobby farms. Minimum separation distances were calculated using Ministry of Agriculture software and the required distances range from 324 feet to 341 feet. The proposed lots are of sufficient area to allow residential development outside of the minimum separation setbacks. The proposed consents are considered to be in conformity with the purpose and intent of the Official Plan.

1.2.4 Current Zoning

The subject parcel is currently zoned RU - Rural pursuant to By-law 2965. Based on the sketch provided with the application it can be reasonably assumed that the severed and retained parcels will conform to all of the performance standards of By-law 2965 as expressed in Section 7.17.2. Zoning compliance will, however, be finally determined when building permit applications are submitted.

1.3 CONCLUSION

The proposed severances appear to comply with Zoning By-Law 2965. The proposed severances are in conformity with the policies and objectives of the Official Plan and are consistent with provincial interests as expressed in the PPS. It should be noted to the applicant that any conditions of consent will require fulfillment prior to the lapsing date – one year from the date of approval of the application at the Land Division Committee.

Prepared by:



Pierre Mercier, MCIP, RPP
CAO / Manager of Planning



APPLICATION FOR CONSENT
Under Section 53 of the Planning Act
UNITED COUNTIES OF LEEDS AND GRENVILLE

(Effective Jan. 1, 2014)

#1

* Roll Number: 0706 000 020 03600

File No. B- 138-14

*(Mandatory) (15 digits)

Date Accepted: Dec 16/14

E-MAIL ADDRESS: _____ (Optional)
sarafina.craig@gmail.com

1. **NAME OR OWNER(S):** Richard and Sara Craig
ADDRESS, CITY/TOWN: 5678 Skakum Road RR4 Prescott ON K0E1T0
POSTAL CODE: K0E1T0 **TELEPHONE: (Home)** 613 803 2497 **(Work)** _____
(Sara cell)

2. **AGENT/APPLICANT:** Name of the person who is to be contacted about the application, if different than owner. (This may be a person or firm acting on behalf of the owner – An owner's authorization is required if the applicant is not the owner)
Richard Craig
ADDRESS, CITY/TOWN: 5741 Lombardy Drive Osgoode ON
POSTAL CODE: K0A 2W0 **TELEPHONE: (Home)** 613 826-0569 **(Work)** 613 898 6385

3. **LOCATION OF THE SUBJECT LAND:** **MUNICIPALITY** Augusta
Former Municipality: _____ Concession No. 5 Lot No. 7
Registered Plan No.: 52965 Lot(s) _____ Block(s) _____ Reference Plan No. PR52965
Are there any easements or restrictive covenants affecting the subject land? Yes No

4. **PURPOSE OF THIS APPLICATION:** (Check appropriate box)
 Creation of New Lot Addition to a Lot An easement/right-of-way
 Other - Correction of Title
Name of person(s), if known, to who this land or interest in land is to be transferred, leased or charged
Sara Craig and Kirk Brown
If a lot addition, identify on the required sketch the lands to which the parcel will be added

5. **DESCRIPTION OF LAND INTENDED TO BE SEVERED:**
Frontage 431' Depth 275' / 450' Area (acres/hectares) 3.9 acres
Existing Use hayfield Proposed Use residential
Number and use of buildings and structures:
Existing nil Proposed one house

6. **DESCRIPTION OF LAND INTENDED TO BE RETAINED:**
Frontage 434' / 395' Depth 3186' / 3432' Area (acres/hectares) 96.1 acres
Existing Use hobby farm Proposed Use Same
Number and use of buildings and structures: farmhouse, garage, barn, hen house, machhe shed, shop

7. **WHAT TYPE OF WATER SUPPLY IS PROPOSED?** (Check appropriate space)

	Severed Lot	Retained Lot
Municipally owned and operated water supply	<input type="checkbox"/>	<input type="checkbox"/>
Well (circle – dug or drilled)	<input checked="" type="checkbox"/> drilled	<input checked="" type="checkbox"/> dug
Communal Well	<input type="checkbox"/>	<input type="checkbox"/>
Lake or other water body	<input type="checkbox"/>	<input type="checkbox"/>
Not required	<input type="checkbox"/>	<input type="checkbox"/>
Other (Specify) _____	<input type="checkbox"/>	<input type="checkbox"/>

8. **WHAT TYPE OF SEWAGE DISPOSAL IS PROPOSED?** (Check appropriate space)

	Severed Lot	Retained Lot
Municipally owned and operated sanitary sewers	<input type="checkbox"/>	<input type="checkbox"/>
Septic Tank	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Communal septic system	<input type="checkbox"/>	<input type="checkbox"/>
Privy	<input type="checkbox"/>	<input type="checkbox"/>
Other (Specify) _____	<input type="checkbox"/>	<input type="checkbox"/>

9. **TYPE OF ACCESS:** (Check appropriate space)

	Severed Lot	Retained Lot
Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
County Road	<input checked="" type="checkbox"/> ^{IN}	<input checked="" type="checkbox"/> ^{IN}
Municipal road, maintained all year	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Municipal road, seasonally maintained	<input type="checkbox"/>	<input type="checkbox"/>
Right-of-way owned by _____	<input type="checkbox"/>	<input type="checkbox"/>
Water Access (Specify docking and parking facilities and distance of these facilities from the subject land and the nearest public road.)	<input type="checkbox"/>	<input type="checkbox"/>
Other (Specify) _____	<input type="checkbox"/>	<input type="checkbox"/>
Name of Road <u>Skakum Road</u>	<input type="checkbox"/>	<input type="checkbox"/>

10. **OTHER SERVICES:** (Check if the service is Available)

	Severed Lot	Retained Lot
Electricity	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
School Bussing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Garbage Collection	<input type="checkbox"/>	<input type="checkbox"/>

11. **LAND USE:**
What is the existing Official Plan designation of the subject land? Rural
What is the Zoning of the subject land? Rural
If the subject land is covered by a Minister's Order, What is the regulation number? _____

12. Please answer yes or no to the following:

USE OR FEATURE <i>goat farms</i>	Yes	No
Is there an agricultural operation including livestock facility or stockyard located on or within 500 metres of the severed or retained land? <i>Elliott & Hamilton - 20 goats each hobby farms</i>	✓	
** Are there any tile drains on the land to be severed; if present, show them on the application sketch.		✓
Is there a landfill within 500 metres of severed or retained land?		✓
Is there a sewage treatment plant or waste stabilization plant within 500 metres of the severed or retained land?		✓
Is there a Provincially Significant Wetland (Class 1, 2 or 3 Wetland) on the severed or retained lands or within 120 metres?	✓	
Is any portion of the land to be severed or retained located within a Flood Plain?	✓	
Is any portion of the land to be severed or retained within 500 metres of a rehabilitated mine/pit/quarry site?		✓
Is there a non-operating mine/pit/quarry site within 1 kilometre of the severed or retained land?		✓
Is there an active mine/pi/quarry site within 1 kilometre of the severed or retained land?		✓
Is there an industrial or commercial use located within 500 metres of the severed or retained land? (If yes, specify the use)		✓
Is there an active railway line within 500 metres of the severed or retained land?		✓
Is there a municipal or federal airport within 500 metres of the severed or retained land?		✓
Is there any Utility corridor(s) (i.e. power lines, etc.) located on the severed or retained lands or within 500 metres?		✓

13. History of the Subject Land:

Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act? No Yes Unknown If yes and if known, provide the application file number and the decision made on the application, the dates of transfers, the names of the transferees and the land use _____

Has any land been severed from the parcel originally acquired by the owner of the subject land? No Yes If yes, provide for each parcel severed, the date of transfer, the name of the transferee and the land use.

14. Current Applications:

Is the subject land currently the subject of a proposed Official Plan Amendment?

No Yes Unknown If Yes, and if known, specify the appropriate file number and status of application.

Is the subject land the subject of an application for a zoning by-law amendment, Minister's zoning order amendment, minor variance, consent or approval of a plan of subdivision?

No Yes Unknown If Yes, and if known, specify the appropriate file number and status of application.

15. SKETCH: The application shall be accompanied by a sketch no larger than 11" by 14" showing the following:

Please refer to the sample sketch on page 4 of this form.

- The boundaries and dimensions of the subject land, the part that is to be severed and the part that is to be retained.
- The boundaries and dimensions of any land owned by the owner of the subject land and that abuts the subject land, the distance between the subject land and the nearest Township lot line or landmark, such as a railway crossing or bridge.
- The location of all land previously severed from the parcel originally acquired by the current owner of the subject land.
- The approximate location of all natural and artificial features on the subject land and adjacent lands that in the opinion of the applicant may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- The existing use(s) on adjacent lands.
- The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or right-of-way.
- If access to the subject land is by water only, the location of the parking or boat docking facilities to be used.
- The location and nature of any easement affecting the subject land.

16. OTHER INFORMATION: Is there any other information that you think may be useful to the Land Division Committee or other agencies in reviewing this application? If so, explain below or attach a separate page.

NOTE: If joint ownership, each individual signature is required.

17. AFFIDAVIT:

I/We, Richard Craig of the City of Ottawa in the Province of Ontario solemnly declare that all the statements contained in this application are true and that the information contained in the documents that accompany this application is true.

Declared before me at the City of Brockville in the County of Leeds this 16 day of September, 2014

Richard Craig Signature of Owner or Agent

Judy Richards A Commissioner of Oaths

Signature of Owner or Agent

18. AUTHORIZATION: Judith Anne Marie Richards, a Commissioner, etc. United Counties of Leeds and Grenville.

If the applicant is a Corporation of the land that is the subject of this application, the owner must complete the following similar authorization attached to the consent application.

Expires July 19, 2016 Authorization of Owner for Agent to make the application and to provide Personal Information

I/We, Sara Craig, being the registered owner(s) of the lands subject of this application for consent hereby authorize Richard Craig to prepare and submit this application on my/our behalf and, for the purposes of the Freedom of Information and Protection of Privacy Act, to provide any of my/our personal information that will be included in this application or collected during the process of the application.

Date Sept 16/14

Signature of Owner

Signature of Owner

19. CONSENT OF OWNER: The owner must also complete the following or a similar authorization attached to the application.

Consent of Owner(s) to the Use and Disclosure of Personal Information and to Allow Site Visits to be conducted.

I/We, being the registered owner(s) of the lands subject of this application for consent, and for the purpose of the Freedom of Information and Protection of Privacy Act, hereby authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application. I/We also authorize and consent to representatives of the Land Division Committee and the persons and public bodies conferred with under Section 53(10) of the Planning Act entering upon the lands subject of this application for the purpose of conducting any site inspections as may be necessary to assist in the evaluation of the application.

Date September 16/14

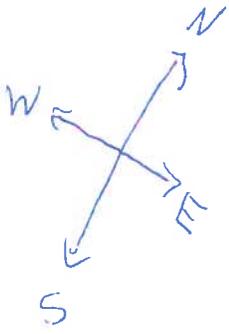
Signature of Owner

Signature of Owner

The Land Division Committee will assign a File Number for complete applications and this should be used in all communications.

Applicant's Checklist: Have you remembered to attach: YES N/A 1. 1 Copy of the completed application form 2. 1 Copy of the sketch with required details 3. \$600.00 payable to United Counties of Leeds & Grenville 4. List obtained from the local Municipality of every landowner within 60 metres of the subject lands 5. Cheque payable to Leeds, Grenville & Lanark Health Unit 6. Cheque payable to appropriate Conservation Authority 7. Cheque payable to appropriate Municipality

Township of Augusta



South Nation River

1483'

1276' Wooded area

Conc 5 Lot 8

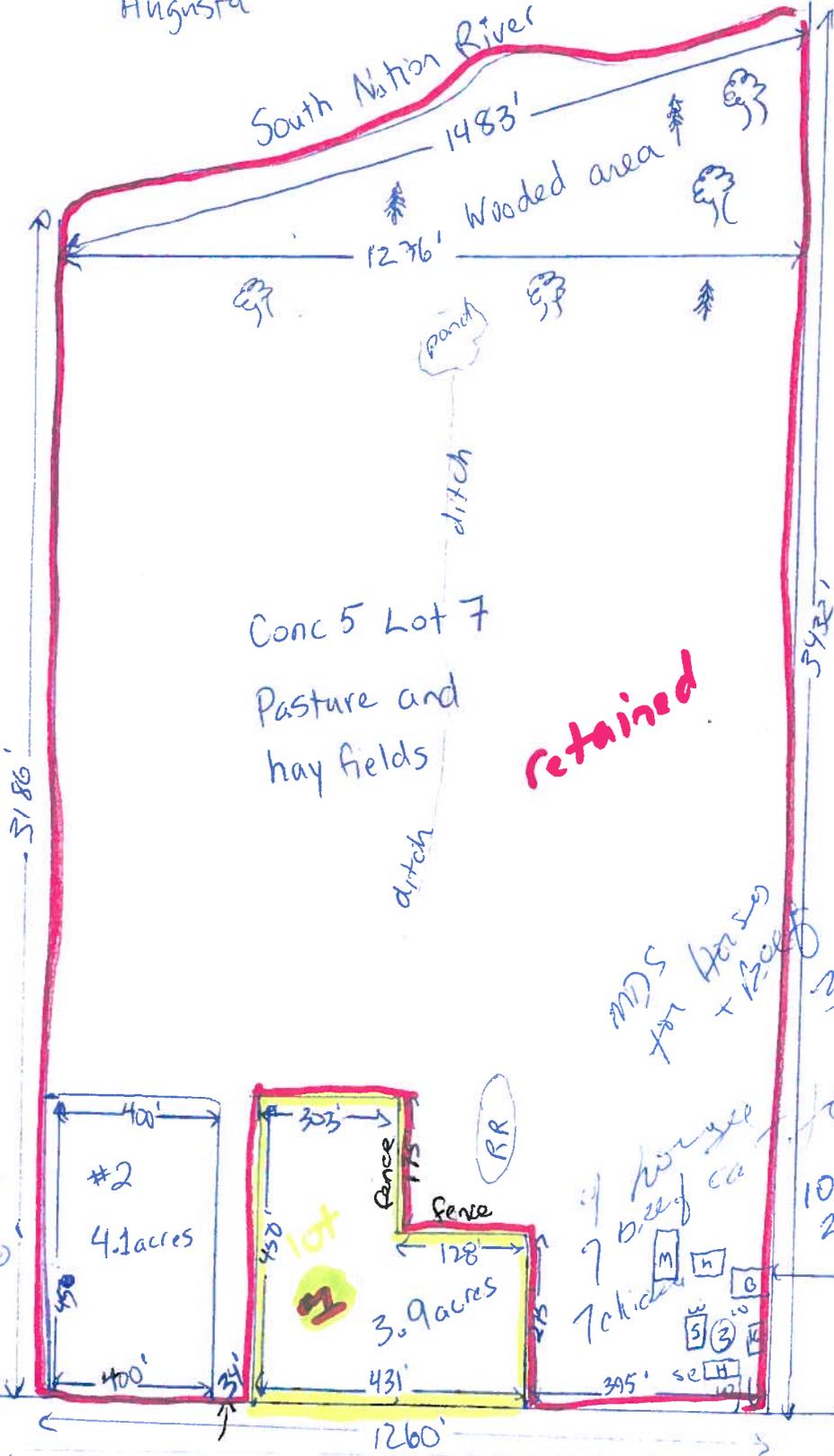
Conc 5 Lot 7
Pasture and hay fields

Retained

Conc 5 Lot 6

- B- barn
- G- garage
- H- house
- h- hen house
- M- machine shed
- S- shop
- Se- septic bed
- W- well

RR- riding ring (sand)

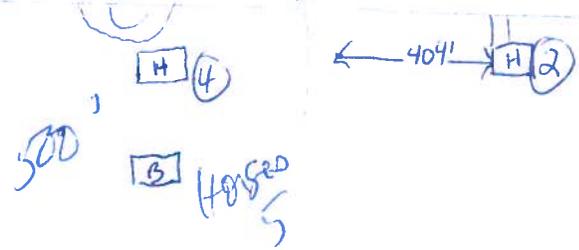


MDS horses + 1200

10 goats
25 chickens

Conc 4
MDS
300 goats
324'

34' so tractor can access hay field



Strakum Road

1260'

404'

APPLICATION FOR CONSENT Under Section 53 of the Planning Act UNITED COUNTIES OF LEEDS AND GRENVILLE

(Effective Jan. 1, 2014)

712

* Roll Number: 0706 000 030 03600

File No. B- 139-14

*(Mandatory) (15 digits)

Date Accepted: Dec 16/14

E-MAIL ADDRESS: _____ (Optional)

Sarafina.craig@gmail.com

1. **NAME OR OWNER(S):** Richard and Sara Craig
ADDRESS, CITY/TOWN: 5678 Skakum Road RR4 Prescott ON
POSTAL CODE: K0E 1T0 **TELEPHONE: (Home)** 613 803 2997 **(Work)** _____

2. **AGENT/APPLICANT:** Name of the person who is to be contacted about the application, if different than owner. (This may be a person or firm acting on behalf of the owner - An owner's authorization is required if the applicant is not the owner)

Richard Craig
ADDRESS, CITY/TOWN: 5741 Lombardy Drive Osgoode ON
POSTAL CODE: K0A 2W0 **TELEPHONE: (Home)** 613 826 0569 **(Work)** 613 898 6385

3. **LOCATION OF THE SUBJECT LAND:** **MUNICIPALITY** Augusta
 Former Municipality: _____ Concession No. 5 Lot No. 7
 Registered Plan No.: 52965 Lot(s) _____ Block(s) _____ Reference Plan No. PR52965
 Are there any easements or restrictive covenants affecting the subject land? Yes No

4. **PURPOSE OF THIS APPLICATION:** (Check appropriate box)
 Creation of New Lot Addition to a Lot An easement/right-of-way
 Other - Correction of Title
 Name of person(s), if known, to who this land or interest in land is to be transferred, leased or charged
Richard Craig
 If a lot addition, identify on the required sketch the lands to which the parcel will be added

5. **DESCRIPTION OF LAND INTENDED TO BE SEVERED:**
 Frontage 400' Depth 450' Area (acres/hectares) 4.1 acres
 Existing Use hayfield Proposed Use residential
 Number and use of buildings and structures:
 Existing nil Proposed one house

6. **DESCRIPTION OF LAND INTENDED TO BE RETAINED:**
 Frontage 341' 3AS' Depth 2106' / 3432' Area (acres/hectares) 92 acres
 Existing Use hobby farm Proposed Use hobby farm
 Number and use of buildings and structures: farmhouse, garage, barn, hen house, machine shed, shop

7. **WHAT TYPE OF WATER SUPPLY IS PROPOSED?** (Check appropriate space)

Municipally owned and operated water supply	Severed Lot	Retained Lot
Well (circle - dug or drilled)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Communal Well	<input type="checkbox"/>	<input type="checkbox"/>
Lake or other water body	<input type="checkbox"/>	<input type="checkbox"/>
Not required	<input type="checkbox"/>	<input type="checkbox"/>
Other (Specify) _____	<input type="checkbox"/>	<input type="checkbox"/>

8. **WHAT TYPE OF SEWAGE DISPOSAL IS PROPOSED?** (Check appropriate space)

Municipally owned and operated sanitary sewers	Severed Lot	Retained Lot
Septic Tank	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Communal septic system	<input type="checkbox"/>	<input type="checkbox"/>
Privy	<input type="checkbox"/>	<input type="checkbox"/>
Other (Specify) _____	<input type="checkbox"/>	<input type="checkbox"/>

9. **TYPE OF ACCESS:** (Check appropriate space)

Provincial Highway	Severed Lot	Retained Lot
County Road	<input type="checkbox"/>	<input type="checkbox"/>
Municipal road, maintained all year	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Municipal road, seasonally maintained	<input type="checkbox"/>	<input type="checkbox"/>
Right-of-way owned by _____	<input type="checkbox"/>	<input type="checkbox"/>
Water Access (Specify docking and parking facilities and distance of these facilities from the subject land and the nearest public road.)	<input type="checkbox"/>	<input type="checkbox"/>
Other (Specify) <u>\$</u>	<input type="checkbox"/>	<input type="checkbox"/>
Name of Road <u>Skakum Road</u>	<input type="checkbox"/>	<input type="checkbox"/>

10. **OTHER SERVICES:** (Check if the service is Available)

Electricity	Severed Lot	Retained Lot
School Bussing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Garbage Collection	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

11. **LAND USE:**
 What is the existing Official Plan designation of the subject land? Rural
 What is the Zoning of the subject land? Rural
 If the subject land is covered by a Minister's Order, What is the regulation number? _____

12. Please answer yes or no to the following:

USE OR FEATURE	Yes	No
Is there an agricultural operation including <u>goat</u> livestock facility or stockyard located on or within 500 metres of the severed or retained land? <i>Hamilton & Elliott - 20 goats each</i>	✓	
** Are there any tile drains on the land to be severed; if present, show them on the application sketch.		✓
Is there a landfill within 500 metres of severed or retained land?		✓
Is there a sewage treatment plant or waste stabilization plant within 500 metres of the severed or retained land?		✓
Is there a Provincially Significant Wetland (Class 1, 2 or 3 Wetland) on the severed or retained lands or within 120 metres?	✓	
Is any portion of the land to be severed or retained located within a Flood Plain?	✓	
Is any portion of the land to be severed or retained within 500 metres of a rehabilitated mine/pit/quarry site?		✓
Is there a non-operating mine/pit/quarry site within 1 kilometre of the severed or retained land?		✓
Is there an active mine/pi/quarry site within 1 kilometre of the severed or retained land?		✓
Is there an industrial or commercial use located within 500 metres of the severed or retained land? (If yes, specify the use)		✓
Is there an active railway line within 500 metres of the severed or retained land?		✓
Is there a municipal or federal airport within 500 metres of the severed or retained land?		✓
Is there any Utility corridor(s) (i.e. power lines, etc.) located on the severed or retained lands or within 500 metres?		✓

13. History of the Subject Land:

Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act? No Yes Unknown If yes and if known, provide the application file number and the decision made on the application, the dates of transfers, the names of the transferees and the land use _____

Has any land been severed from the parcel originally acquired by the owner of the subject land? No Yes If yes, provide for each parcel severed, the date of transfer, the name of the transferee and the land use. _____

14. Current Applications:

Is the subject land currently the subject of a proposed Official Plan Amendment?

No Yes Unknown If Yes, and if known, specify the appropriate file number and status of application. _____

Is the subject land the subject of an application for a zoning by-law amendment, Minister's zoning order amendment, minor variance, consent or approval of a plan of subdivision?

No Yes Unknown If Yes, and if known, specify the appropriate file number and status of application. _____

15. SKETCH: The application shall be accompanied by a sketch no larger than 11" by 14" showing the following: Please refer to the sample sketch on page 4 of this form.

1. The boundaries and dimensions of the subject land, the part that is to be severed and the part that is to be retained.
2. The boundaries and dimensions of any land owned by the owner of the subject land and that abuts the subject land, the distance between the subject land and the nearest Township lot line or landmark, such as a railway crossing or bridge.
3. The location of all land previously severed from the parcel originally acquired by the current owner of the subject land.
4. The approximate location of all natural and artificial features on the subject land and adjacent lands that in the opinion of the applicant may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
5. The existing use(s) on adjacent lands.
6. The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or right-of-way.
7. If access to the subject land is by water only, the location of the parking or boat docking facilities to be used.
8. The location and nature of any easement affecting the subject land.

16. **OTHER INFORMATION:** Is there any other information that you think may be useful to the Consent Granting Authority or other agencies in reviewing this application? If so, explain below or attach a separate page.

NOTE: If joint ownership, each individual signature is required.

17. **AFFIDAVIT:**

~~I/WE~~ Richard Craig of the City of Ottawa in the Province of Ontario solemnly declare that all the statements contained in this application are true and that the information contained in the documents that accompany this application is true.

Declared before me at the City of Brockville in the County of Leeds this 16 day of September, 2014

Richard Craig
Signature of Owner or Agent

Judy Richards
A Commissioner of Oaths

Signature of Owner or Agent

Judith Anne Marie Richards, a Commissioner, etc.

18. **AUTHORIZATION:** United Counties of Leeds and Grenville, for the Corporation of the United Counties of Leeds and Grenville

If the United Counties of Leeds and Grenville owner of the land that is the subject of this application, the owner must complete the following authorization attached to the consent application.
~~Expires July 19, 2016~~

Authorization of Owner for Agent to make the application and to provide Personal Information

~~I/WE~~ Sara Craig, being the registered owner(s) of the lands subject of this application for consent hereby authorize Richard Craig to prepare and submit this application on my/our behalf and, for the purposes of the Freedom of Information and Protection of Privacy Act, to provide any of my/our personal information that will be included in this application or collected during the process of the application.

Date Sept 16/14

[Signature]
Signature of Owner

Signature of Owner

19. **CONSENT OF OWNER:** The owner must also complete the following or a similar authorization attached to the application.

Consent of Owner(s) to the Use and Disclosure of Personal Information and to Allow Site Visits to be conducted.

I/We, _____, being the registered owner(s) of the lands subject of this application for consent, and for the purpose of the Freedom of Information and Protection of Privacy Act, hereby authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application. I/We also authorize and consent to representatives of the Consent Granting Authority and the persons and public bodies conferred with under Section 53(10) of the Planning Act entering upon the lands subject of this application for the purpose of conducting any site inspections as may be necessary to assist in the evaluation of the application.

Date Sept 16/14

[Signature]
Signature of Owner
Richard Craig
Signature of Owner



Township of Augusta

South Nation River

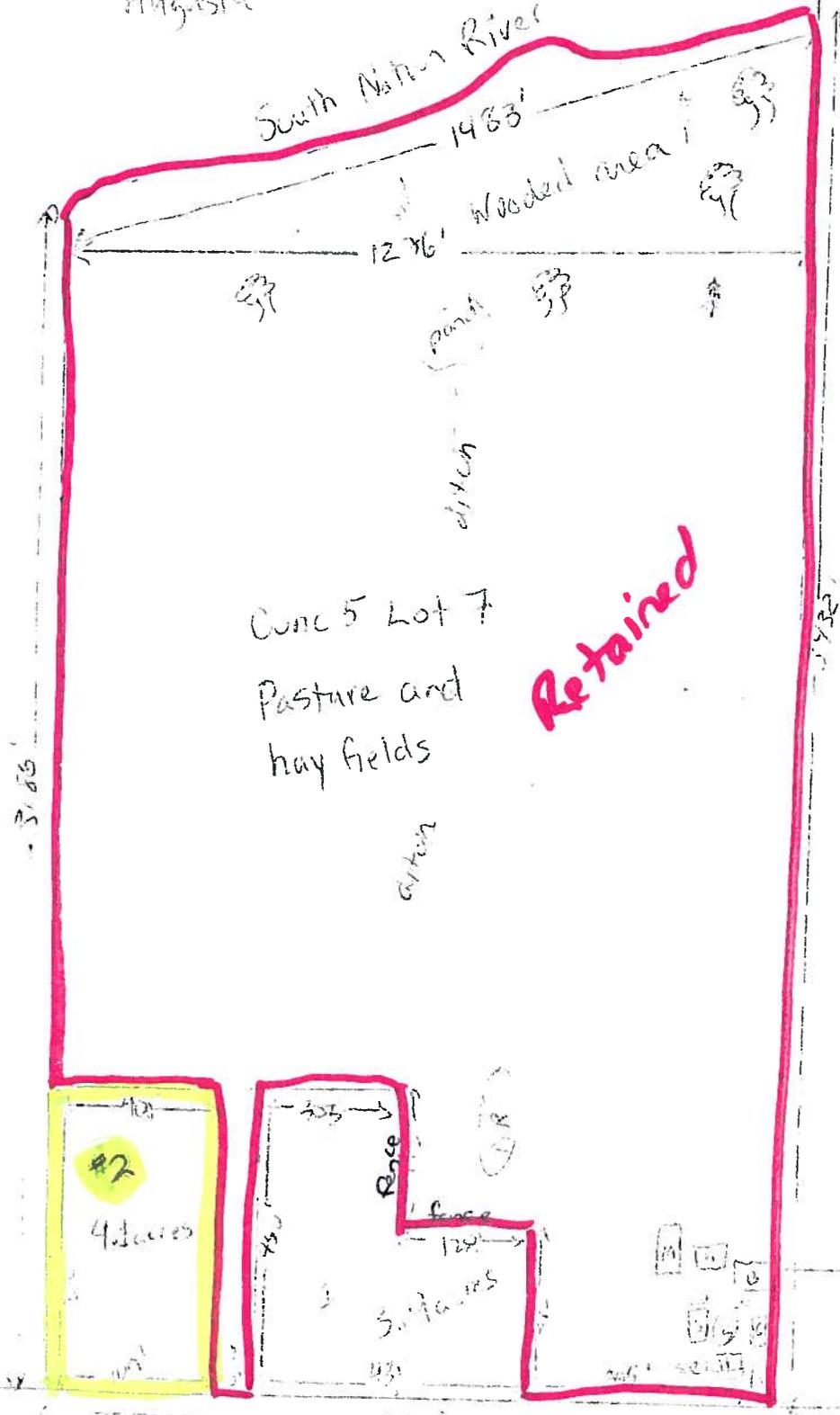
Conc 5 Lot 5

Conc 5 Lot 7
Pasture and hay fields

Conc 5 Lot 6

Retained

- B- barn
- G- garage
- H- house
- h- hen house
- M- machine shed
- S- shop
- Se- septic tank
- w- well
- if riding ring (and)



Stokham Road

↑
34' so tractor
can access
hay fields

12 1/2'



Committee	Planning Advisory Committee
Report No.	AP 15-002
Date	March 19, 2015
Title	Consent Application B-11 and B-12 – 15, 7853742 Canada Inc.
Recommendation	<p>That Council recommend to the Land Division Committee of Leeds and Grenville that consent applications B-11 and B-12 – 15 be approved subject to the following conditions:</p> <ol style="list-style-type: none"> 1. The balance of any outstanding taxes, including penalties and interest, (and any local improvement charges, if applicable) shall be paid to the Township. 2. An acceptable reference plan or legal description of the severed lands and the deed or instrument conveying the severed lands shall be submitted to the Township. 3. That the road allowance for Corbett Street be widened as required to 10 metres from the centerline of the road, and that a Transfer/Deed of Land conveying the said land to Augusta Township be prepared and executed in consideration of the payment of \$ 1.00. 4. That the applicant submits the required cash-in-lieu of parkland levy of \$500 per lot to Augusta Township. 5. That a hydrogeology study be prepared by a qualified professional which demonstrates sufficient water quantity and quality as well as private waste water treatment capacity and that the provision of private services on the new and retained lots will not have a negative impact on adjacent development. 6. That a storm water management plan be prepared to the satisfaction of the Township Engineer for the severed and retained lots which takes into consideration the existing drainage system for the hamlet of Domville and provides that existing drainage patterns will not be altered in any way which could result in negative impacts on existing development within the Hamlet boundaries.

1.0 INTRODUCTION

Severance applications B-11 and B-12–15 have been received from the United Counties of Leeds and Grenville to create two new residential lots that will have frontage on Corbett Street in the hamlet of Domville.

1.1 BACKGROUND

The property subject to this application is described legally as Part of Lot 3, Concession 4 in the Township of Augusta. The applicant wishes to create 2 new lots which will result in 3 new residential lots. The proposed severed and retained lots are currently vacant and are wooded. If the consents are granted three new residential lots will have been created each having 200 feet of frontage and an area of approximately 6.5 acres. The applicant is 7853742 Canada Inc. however the lots will be developed by Maplevue Homes, an active builder in the greater Brockville area.



1.2 REGULATORY CONTROL REVIEW

1.2.1 Provincial Policy Statement

As part of the province's long term commitment to economic prosperity and social wellbeing all planning applications must be consistent with the Provincial Policy Statement 2014 (PPS). As such, a review of applicable policies must be undertaken and reviewed under the "consistent with" test.

The proposed severed lands are located primarily in a rural designation though part of the lots are located in the Domville settlement area. The PPS provides that limited development is appropriate in rural areas provided that they can be appropriately serviced, that the development will not result in the provision of unplanned municipal services and that there be no unmitigated impacts on resources or on natural heritage features. Both of the lots to be severed are currently vacant and should the consents be granted there is the potential for 3 additional dwelling units which would need to be serviced by private well and septic systems. The proposed severed lots will not result in land use conflicts with any natural heritage features in the area as none have been identified in the Official Plan. No additional municipal services will be required as a result of this proposed development.

The proposed consent is consistent with the PPS.

1.2.2 Official Plan

The proposed severed lands are designated in part Rural and in part Settlement pursuant to the Official Plan. The Plan allows for the creation of new residential lots provided they can be adequately serviced with private water and waste water services and provided they do not result in conflicts with any natural heritage or resource features and that there is no issue with hazard lands. In this case there are no identified natural features such as Provincially Significant Wetlands or Significant Woodlands where the proposed lots are located.

The main concerns respecting the addition of 3 new lots which will for all intents and purposes be part of the Domville community is that of drainage and the provision of adequate water and waste water services. Given the existing density in the hamlet it is recommended that the applicant prepare a hydrogeology report which demonstrates not only that the lots can be adequately serviced but also that the addition of 3 more septic fields will not result in any impacts on neighbouring development. It is also important to ensure that storm water drainage will be undertaken in a manner which will not result in altered drainage patterns on existing residential development in the hamlet. The drawings which accompany the applications show a down sloping area on 2 of the 3 lots. That area in fact represents local drainage patterns as storm water drains from the hamlet. Accordingly a storm water management plan should be prepared which ensures that future drainage will not result in negative impacts on existing development.

The proposed consents are considered to be in conformity with the purpose and intent of the Official Plan provided that all conditions are met.

1.2.4 Current Zoning

The subject parcel is currently zoned RU - Rural pursuant to By-law 2965. Based on the sketch provided with the application it can be reasonably assumed that the severed and retained parcels will conform to all of the performance standards of By-law 2965 as expressed in Section 7.17.2. Zoning compliance will, however, be finally determined when building permit applications are submitted.

1.3 CONCLUSION

The proposed severances appear to comply with Zoning By-Law 2965. The proposed severances are in conformity with the policies and objectives of the Official Plan (subject to meeting all conditions) and are consistent with provincial interests as expressed in the PPS. It should be noted to the applicant that any conditions of consent will require fulfillment prior to the lapsing date – one year from the date of approval of the application at the Land Division Committee.

Prepared by:



Pierre Mercier, MCIP, RPP
CAO / Manager of Planning



APPLICATION FOR CONSENT
Under Section 53 of the Planning Act
UNITED COUNTIES OF LEEDS AND GRENVILLE
 (Effective Jan. 1, 2013)

1

* Roll Number: 07060000 1512 032

File No. B- 11-15

*(Mandatory) (15 digits)

Date Accepted: Feb 19/15

E-MAIL ADDRESS: BILL@MAPLEVIEWHOMES.COM

1. **NAME OR OWNER(S):** 785 3742 CANADA INC
ADDRESS, CITY/TOWN: 51 WESTBARA WAY KEMPTVILLE, ON K0G 1J0
POSTAL CODE: _____ **TELEPHONE: (Home)** 613 802 9800 **(Work)** 613 925 3772 x6

2. **AGENT/APPLICANT:** Name of the person who is to be contacted about the application, if different than owner. (This may be a person or firm acting on behalf of the owner – An owner's authorization is required if the applicant is not the owner)
BILL DORION
ADDRESS, CITY/TOWN: 300 FISCAL DR PRESCOTT
POSTAL CODE: K0E 1T0 **TELEPHONE: (Home)** 613 802 9800 **(Work)** 613 925 3772 x6

3. **LOCATION OF THE SUBJECT LAND:** **MUNICIPALITY** ARUGUSTA
 Former Municipality: _____ **Concession No.** 4 **Lot No.** PART LOT 3
Registered Plan No.: _____ **Lot(s)** _____ **Block(s)** _____ **Reference Plan No.** PR 209 174
 Are there any easements or restrictive covenants affecting the subject land? Yes No

4. **PURPOSE OF THIS APPLICATION:** (Check appropriate box)
 Creation of New Lot Addition to a Lot An easement/right-of-way
 Other - Correction of Title
 Name of person(s), if known, to whom this land or interest in land is to be transferred, leased or charged _____
 If a lot addition, identify on the required sketch the lands to which the parcel will be added _____

5. **DESCRIPTION OF LAND INTENDED TO BE SEVERED:** ~~SEVERED~~ RETAINED
Frontage 400 FT **Depth** 1450 FT **Area (acres/hectares)** 13.1 ACRES
Existing Use VACANT **Proposed Use** RESIDENTIAL
Number and use of buildings and structures:
Existing N/A **Proposed** SINGLE FAMILY HOME

6. **DESCRIPTION OF LAND INTENDED TO BE RETAINED:** ~~RETAINED~~ SEVERED
Frontage 200 FT **Depth** 1400 FT **Area (acres/hectares)** 6.4 ACRES
Existing Use VACANT **Proposed Use** RESIDENTIAL
Number and use of buildings and structures: N/A TO BE SINGLE FAMILY HOME

7. **WHAT TYPE OF WATER SUPPLY IS PROPOSED?** (Check appropriate space)

	Severed Lot	Retained Lot
Municipally owned and operated water supply	<input type="checkbox"/>	<input type="checkbox"/>
Well (circle – dug or drilled)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Communal Well	<input type="checkbox"/>	<input type="checkbox"/>
Lake or other water body	<input type="checkbox"/>	<input type="checkbox"/>
Not required	<input type="checkbox"/>	<input type="checkbox"/>
Other (Specify) _____	<input type="checkbox"/>	<input type="checkbox"/>

8. **WHAT TYPE OF SEWAGE DISPOSAL IS PROPOSED?** (Check appropriate space)

	Severed Lot	Retained Lot
Municipally owned and operated sanitary sewers	<input type="checkbox"/>	<input type="checkbox"/>
Septic Tank	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Communal septic system	<input type="checkbox"/>	<input type="checkbox"/>
Privy	<input type="checkbox"/>	<input type="checkbox"/>
Other (Specify) _____	<input type="checkbox"/>	<input type="checkbox"/>

9. **TYPE OF ACCESS:** (Check appropriate space)

	Severed Lot	Retained Lot
Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
County Road	<input type="checkbox"/>	<input type="checkbox"/>
Municipal road, maintained all year	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Municipal road, seasonally maintained	<input type="checkbox"/>	<input type="checkbox"/>
Right-of-way owned by _____	<input type="checkbox"/>	<input type="checkbox"/>
Water Access (Specify docking and parking facilities and distance of these facilities from the subject land and the nearest public road.)	<input type="checkbox"/>	<input type="checkbox"/>
Other (Specify) _____	<input type="checkbox"/>	<input type="checkbox"/>
Name of Road <u>CORBETT ST</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

10. **OTHER SERVICES:** (Check if the service is Available)

	Severed Lot	Retained Lot
Electricity	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
School Bussing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Garbage Collection	<input type="checkbox"/>	<input type="checkbox"/>

11. **LAND USE:**
 What is the existing Official Plan designation of the subject land? PART RURAL PART SETTLEMENT
 What is the Zoning of the subject land? PART RV - PART RU
 If the subject land is covered by a Minister's Order, What is the regulation number? _____

12. Please answer yes or no to the following:

USE OR FEATURE	Yes	No
Is there an agricultural operation including livestock facility or stockyard located on or within 500 metres of the severed or retained land?		X
** Are there any tile drains on the land to be severed; if present, show them on the application sketch.		X
Is there a landfill within 500 metres of severed or retained land?		X
Is there a sewage treatment plant or waste stabilization plant within 500 metres of the severed or retained land?		X
Is there a Provincially Significant Wetland (Class 1, 2 or 3 Wetland) on the severed or retained lands or within 120 metres?		X
Is any portion of the land to be severed or retained located within a Flood Plain?		X
Is any portion of the land to be severed or retained within 500 metres of a rehabilitated mine/pit/quarry site?		X
Is there a non-operating mine/pit/quarry site within 1 kilometre of the severed or retained land?		X
Is there an active mine/pit/quarry site within 1 kilometre of the severed or retained land?		X
Is there an industrial or commercial use located within 500 metres of the severed or retained land? (If yes, specify the use)		X
Is there an active railway line within 500 metres of the severed or retained land?		X
Is there a municipal or federal airport within 500 metres of the severed or retained land?		X
Is there any Utility corridor(s) (i.e. power lines, etc.) located on the severed or retained lands or within 500 metres?		X

13. History of the Subject Land:

Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act? No Yes Unknown If yes and if known, provide the application file number and the decision made on the application, the dates of transfers, the names of the transferees and the land use _____

Has any land been severed from the parcel originally acquired by the owner of the subject land? No Yes If yes, provide for each parcel severed, the date of transfer, the name of the transferee and the land use.

14. Current Applications:

Is the subject land currently the subject of a proposed Official Plan Amendment?

No Yes Unknown If Yes, and if known, specify the appropriate file number and status of application.

Is the subject land the subject of an application for a zoning by-law amendment, Minister's zoning order amendment, minor variance, consent or approval of a plan of subdivision?

No Yes Unknown If Yes, and if known, specify the appropriate file number and status of application.

15. SKETCH: The application shall be accompanied by a sketch no larger than 11" by 14" showing the following:
Please refer to the sample sketch on page 4 of this form.

- The boundaries and dimensions of the subject land, the part that is to be severed and the part that is to be retained.
- The boundaries and dimensions of any land owned by the owner of the subject land and that abuts the subject land, the distance between the subject land and the nearest Township lot line or landmark, such as a railway crossing or bridge.
- The location of all land previously severed from the parcel originally acquired by the current owner of the subject land.
- The approximate location of all natural and artificial features on the subject land and adjacent lands that in the opinion of the applicant may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- The existing use(s) on adjacent lands.
- The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or right-of-way.
- If access to the subject land is by water only, the location of the parking or boat docking facilities to be used.
- The location and nature of any easement affecting the subject land.

16. **OTHER INFORMATION:** Is there any other information that you think may be useful to the Consent Granting Authority or other agencies in reviewing this application? If so, explain below or attach a separate page.

NOTE: If joint ownership, each individual signature is required.

17. **AFFIDAVIT:**

I/WE, RON NOSEWORTHY of the TOWN OF KEMPTVILLE in the MUNICIPALITY OF NORTH GREENWICH solemnly declare that all the statements contained in this application are true and that the information contained in the documents that accompany this application is true.

Declared before me at the Town of Prescott in the Province of Ontario this 12th day of February, 2015


Signature of Owner or Agent
Ron Noseworthy

Jane Elizabeth Patterson, a Commissioner, etc.
Province of Ontario, for Doris Law Office
Professional Corporation
Expires December 22, 2017.

Signature of Owner or Agent

18. **AUTHORIZATION:**

If the applicant is not the owner of the land that is the subject of this application, the owner must complete the following or a similar authorization attached to the consent application.

Authorization of Owner for Agent to make the application and to provide Personal Information

I/WE, RON NOSEWORTHY, being the registered owner(s) of the lands subject of this application for consent hereby authorize BILL DORZIAN to prepare and submit this application on my/our behalf and, for the purposes of the **Freedom of Information and Protection of Privacy Act**, to provide any of my/our personal information that will be included in this application or collected during the process of the application.

Date FEB 19 2015


Signature of Owner

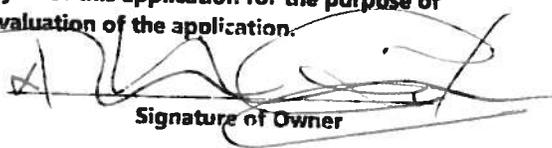
Signature of Owner

19. **CONSENT OF OWNER:** The owner must also complete the following or a similar authorization attached to the application.

Consent of Owner(s) to the Use and Disclosure of Personal Information and to Allow Site Visits to be conducted.

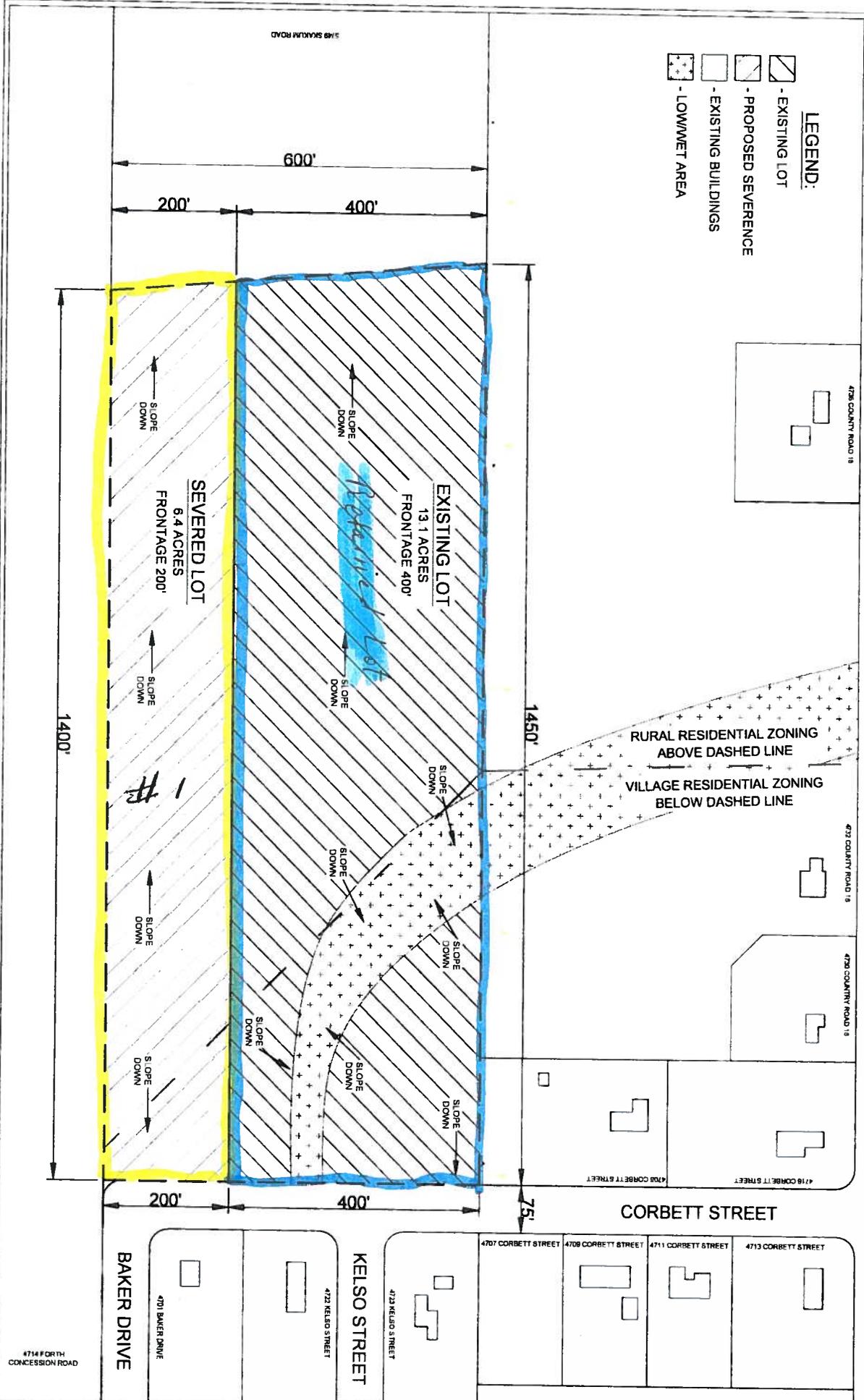
785 3742 CANADA INC
I/We, RONALD NOSEWORTHY, being the registered owner(s) of the lands subject of this application for consent, and for the purpose of the **Freedom of Information and Protection of Privacy Act**, hereby authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the **Planning Act** for the purposes of processing this application. I/We also authorize and consent to representatives of the Consent Granting Authority and the persons and public bodies conferred with under Section 53(10) of the **Planning Act** entering upon the lands subject of this application for the purpose of conducting any site inspections as may be necessary to assist in the evaluation of the application.

Date _____


Signature of Owner

Signature of Owner

The Consent Granting Authority will assign a File Number for complete applications and this should be used in all communications.



COUNTY ROAD 18

- LEGEND:**
- EXISTING LOT
 - PROPOSED SEVERANCE
 - EXISTING BUILDINGS
 - LOW/MOIST AREA

RURAL RESIDENTIAL ZONING
ABOVE DASHED LINE

VILLAGE RESIDENTIAL ZONING
BELOW DASHED LINE

CORBETT STREET

<p>PROJECT DESCRIPTION:</p> <p>DOMVILLE LOT CON 4 PT LOT 3</p> <p>CORBETT STREET DOMVILLE CITIAKAO KOE STD</p>	<p>SHEET TITLE</p> <p>SEVERANCE PLAN SEVERANCE 1</p>	<p>DATE:</p> <p>2015-01-23</p>	<p>SCALE:</p> <p>1" = 160'-0"</p>	<p>SHEET:</p> <p>A-1</p>	



APPLICATION FOR CONSENT
Under Section 53 of the Planning Act

2

UNITED COUNTIES OF LEEDS AND GRENVILLE

(Effective Jan. 1, 2012)

File No. B- 12-15

* Roll Number: 0706 0000 1512 032
*(Mandatory) (15 digits)

Date Accepted: Feb. 19/15

E-MAIL ADDRESS: BILL@MAPLEVIEWHOMES.COM

1. NAME OR OWNER(S): 7853742 CANADA INC
ADDRESS, CITY/TOWN: 51 WESTBROOK WAY, KENAPVILLE, ON
POSTAL CODE: K0G 1T0 TELEPHONE: (Home) 613 802 9800 (Work) 613 925 3772 x6

2. AGENT/APPLICANT: Name of the person who is to be contacted about the application, if different than owner. (This may be a person or firm acting on behalf of the owner - An owner's authorization is required if the applicant is not the owner)
BILL DORRIN
ADDRESS, CITY/TOWN: 300 FISCH DR, PRESCOTT, ON
POSTAL CODE: K0B 1T0 TELEPHONE: (Home) 613 802 9800 (Work) 613 925 3772 x6

3. LOCATION OF THE SUBJECT LAND: MUNICIPALITY AUGUSTA
Former Municipality: Concession No. 4 Lot No. PART LOT 3
Registered Plan No.: Lot(s) Block(s) Reference Plan No. PR 209 174
Are there any easements or restrictive covenants affecting the subject land? [] Yes [X] No

4. PURPOSE OF THIS APPLICATION: (Check appropriate box)
Transfer: [X] Creation of New Lot [] Addition to a Lot [] An easement/right-of-way
Other: [] A charge [] A lease [] Other - Correction of Title
Name of person(s), if known, to who this land or interest in land is to be transferred, leased or charged

If a lot addition, identify on the required sketch the lands to which the parcel will be added

5. DESCRIPTION OF LAND INTENDED TO BE SEVERED:
Frontage 200 FT Depth 1425 FT Area (acres/hectares) 6.5 ACRES
Existing Use VACANT Proposed Use RESIDENTIAL
Number and use of buildings and structures:
Existing N/A Proposed SINGLE FAMILY HOME

6. DESCRIPTION OF LAND INTENDED TO BE RETAINED:
Frontage 200 FT Depth 1450 FT Area (acres/hectares) 6.5 ACRES
Existing Use VACANT Proposed Use SINGLE FAMILY HOME
Number and use of buildings and structures: N/A - TO BE SINGLE FAMILY HOME

7. WHAT TYPE OF WATER SUPPLY IS PROPOSED? (Check appropriate space)
Municipally owned and operated water supply [] Severed Lot [] Retained Lot
Well (circle - dug or drilled) [X] [X]
Communal Well [] []
Lake or other water body [] []
Not required [] []
Other (Specify) [] []

8. WHAT TYPE OF SEWAGE DISPOSAL IS PROPOSED? (Check appropriate space)
Municipally owned and operated sanitary sewers [] Severed Lot [] Retained Lot
Septic Tank [X] [X]
Communal septic system [] []
Privy [] []
Other (Specify) [] []

9. TYPE OF ACCESS: (Check appropriate space)
Provincial Highway [] Severed Lot [] Retained Lot
County Road [] []
Municipal road, maintained all year [X] [X]
Municipal road, seasonally maintained [] []
Right-of-way owned by [] []
Water Access (Specify docking and parking facilities and distance of these facilities from the subject land and the nearest public road.) [] []
Other (Specify) [] []
Name of Road CORBETT ST [X] [X]

10. OTHER SERVICES: (Check if the service is Available)
Electricity [X] Severed Lot [X] Retained Lot
School Bussing [X] [X]
Garbage Collection [] []

11. LAND USE:
What is the existing Official Plan designation of the subject land? PART RURAL PART SETTLEMENT
What is the Zoning of the subject land? PART RV - PART RU
If the subject land is covered by a Minister's Order, What is the regulation number?

12. Please answer yes or no to the following:

USE OR FEATURE	Yes	No
Is there an agricultural operation including livestock facility or stockyard located on or within 500 metres of the severed or retained land?		X
** Are there any tile drains on the land to be severed; if present, show them on the application sketch.		X
Is there a landfill within 500 metres of severed or retained land?		X
Is there a sewage treatment plant or waste stabilization plant within 500 metres of the severed or retained land?		X
Is there a Provincially Significant Wetland (Class 1, 2 or 3 Wetland) on the severed or retained lands or within 120 metres?		X
Is any portion of the land to be severed or retained located within a Flood Plain?		X
Is any portion of the land to be severed or retained within 500 metres of a rehabilitated mine/pit/quarry site?		X
Is there a non-operating mine/pit/quarry site within 1 kilometre of the severed or retained land?		X
Is there an active mine/pit/quarry site within 1 kilometre of the severed or retained land?		X
Is there an industrial or commercial use located within 500 metres of the severed or retained land? (If yes, specify the use)		X
Is there an active railway line within 500 metres of the severed or retained land?		X
Is there a municipal or federal airport within 500 metres of the severed or retained land?		X
Is there any Utility corridor(s) (i.e. power lines, etc.) located on the severed or retained lands or within 500 metres?		X

13. History of the Subject Land:

Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act? No Yes Unknown If yes and if known, provide the application file number and the decision made on the application, the dates of transfers, the names of the transferees and the land use

Has any land been severed from the parcel originally acquired by the owner of the subject land? No Yes If yes, provide for each parcel severed, the date of transfer, the name of the transferee and the land use.

14. Current Applications:

Is the subject land currently the subject of a proposed Official Plan Amendment?

No Yes Unknown If Yes, and if known, specify the appropriate file number and status of application.

Is the subject land the subject of an application for a zoning by-law amendment, Minister's zoning order amendment, minor variance, consent or approval of a plan of subdivision?

No Yes Unknown If Yes, and if known, specify the appropriate file number and status of application.

15. SKETCH: The application shall be accompanied by a sketch no larger than 11" by 14" showing the following: Please refer to the sample sketch on page 4 of this form.

- The boundaries and dimensions of the subject land, the part that is to be severed and the part that is to be retained.
- The boundaries and dimensions of any land owned by the owner of the subject land and that abuts the subject land, the distance between the subject land and the nearest Township lot line or landmark, such as a railway crossing or bridge.
- The location of all land previously severed from the parcel originally acquired by the current owner of the subject land.
- The approximate location of all natural and artificial features on the subject land and adjacent lands that in the opinion of the applicant may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- The existing use(s) on adjacent lands.
- The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or right-of-way.
- If access to the subject land is by water only, the location of the parking or boat docking facilities to be used.
- The location and nature of any easement affecting the subject land.

16. **OTHER INFORMATION:** Is there any other information that you think may be useful to the Consent Granting Authority or other agencies in reviewing this application? If so, explain below or attach a separate page.

NOTE: If joint ownership, each individual signature is required.

17. **AFFIDAVIT:**

I/WE, RON NOSEWORTHY of the TOWN OF KEMPTVILLE

in the MUN. OF NORTH GRENVILLE solemnly declare that all the statements contained in this application are true and that the information contained in the documents that accompany this application is true.

Declared before me at the Town of Prescott

in the Province of Ontario

this 12th day of February, 2015


 Signature of Owner or Agent

Jane Elizabeth Patterson, a Commissioner, etc.
 Province of Ontario, for Boris Law Office
 A Commissioner of Oaths
 Professional Corporation.
 Expires December 22, 2017.

 Signature of Owner or Agent

18. **AUTHORIZATION:**

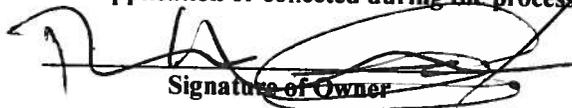
If the applicant is not the owner of the land that is the subject of this application, the owner must complete the following or a similar authorization attached to the consent application.

Authorization of Owner for Agent to make the application and to provide Personal Information

I/WE, RON NOSEWORTHY, being the registered owner(s) of the lands subject of this

application for consent hereby authorize BILL DERRIN to prepare and submit this application on my/our behalf and, for the purposes of the Freedom of Information and Protection of Privacy Act, to provide any of my/our personal information that will be included in this application or collected during the process of the application.

Date FEB 19 / 2015


 Signature of Owner

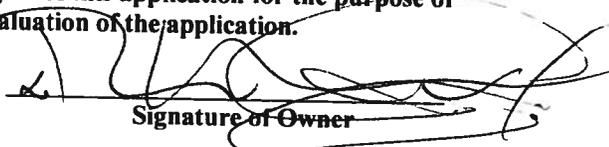
 Signature of Owner

19. **CONSENT OF OWNER:** The owner must also complete the following or a similar authorization attached to the application.

Consent of Owner(s) to the Use and Disclosure of Personal Information and to Allow Site Visits to be conducted.

785 3782 CANADA INC
 I/We, RODOLFO NOSEWORTHY, being the registered owner(s) of the lands subject of this application for consent, and for the purpose of the Freedom of Information and Protection of Privacy Act, hereby authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application. I/We also authorize and consent to representatives of the Consent Granting Authority and the persons and public bodies conferred with under Section 53(10) of the Planning Act entering upon the lands subject of this application for the purpose of conducting any site inspections as may be necessary to assist in the evaluation of the application.

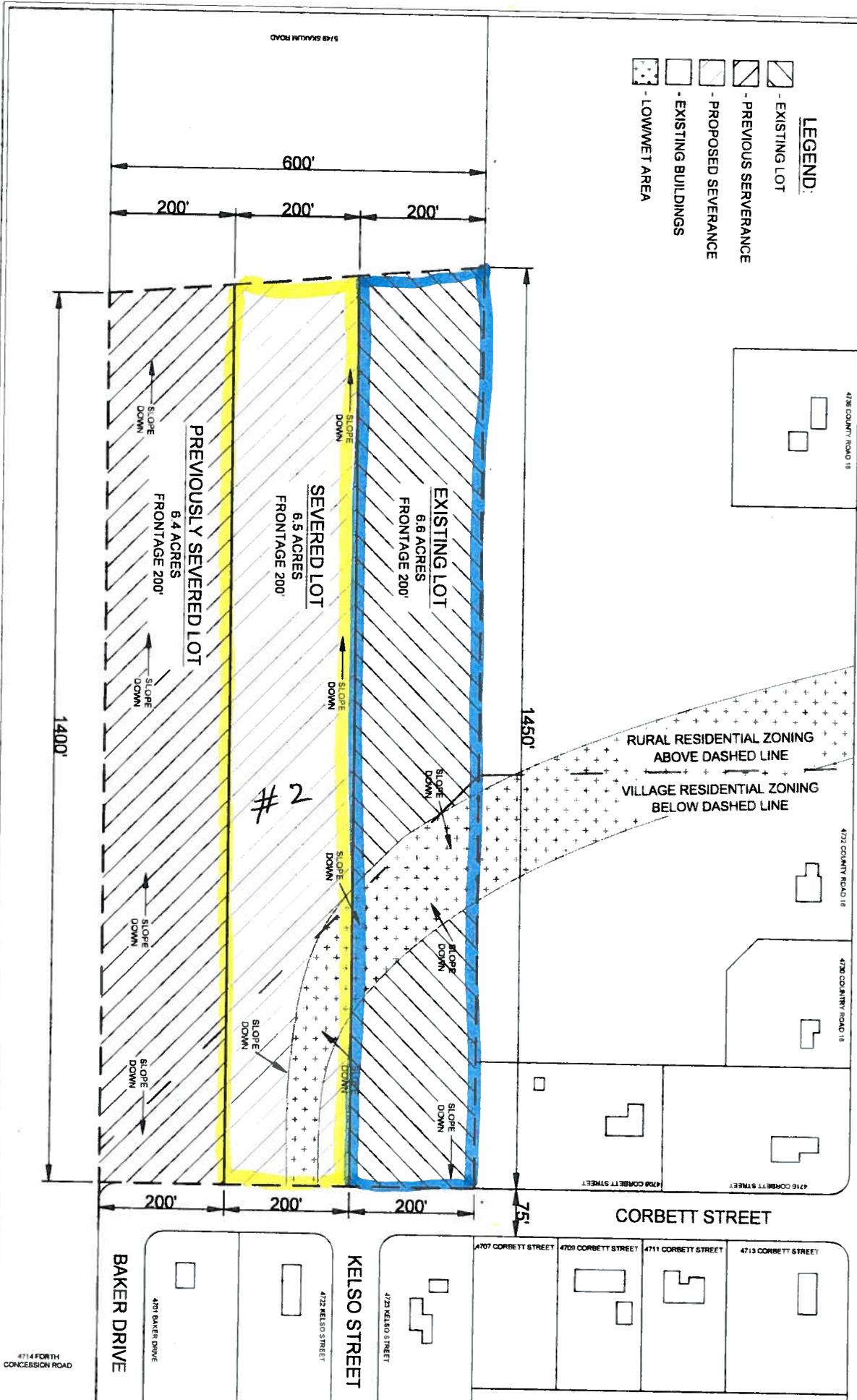
Date FEB 12, 2015


 Signature of Owner

 Signature of Owner

The Consent Granting Authority will assign a File Number for complete applications and this should be used in all communications.

Applicant's Checklist:	Have you remembered to attach:	YES	N/A
1.	1 Copy of the completed application form (8.5 x 14)	<input checked="" type="checkbox"/>	
2.	1 Copy of the sketch with required details	<input checked="" type="checkbox"/>	
3.	Cheque payable to United Counties of Leeds & Grenville	<input checked="" type="checkbox"/>	
4.	Cheque payable to Leeds, Grenville & Lanark Health Unit	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5.	Cheque payable to appropriate Conservation Authority	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.	Cheque payable to appropriate Municipality	<input checked="" type="checkbox"/>	<input type="checkbox"/>



- LEGEND:**
- EXISTING LOT
 - PREVIOUS SEVERANCE
 - PROPOSED SEVERANCE
 - EXISTING BUILDINGS
 - LOWWET AREA

COUNTY ROAD 18

CORBETT STREET

<p>DATE: 2015-01-23</p> <p>SCALE: 1" = 160'-0"</p> <p>SHEET: A-2</p>	<p>PROJECT DESCRIPTION: DOMVILLE LOT CON 4 PT LOT 3 CORBETT STREET DOMVILLE ONTARIO K9E 1T0</p>	<p>SHEET TITLE: SEVERANCE PLAN SEVERANCE 2</p>	<p>NOTES:</p>
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THE CORPORATION OF THE TOWNSHIP OF AUGUSTA BY-LAW NUMBER DRAFT-2014

A BY-LAW TO PRESCRIBE THE PRECAUTIONS AND CONDITIONS UNDER WHICH FIRES MAY BE SET IN OPEN AIR

WHEREAS the *Fire Protection and Prevention Act, 1997*, as amended, authorizes the Council of a municipality to pass by-laws to prescribe times during which fires may be set in the open air and the precautions to be observed by persons setting out fires;

AND WHEREAS the *Municipal Act, 2001*, as amended, authorizes Council to recover the expense incurred in doing any such matter or thing as required by by-law, in default of its being done by the person directed or required to do it, by action, or in like manner as municipal taxes;

AND WHEREAS the *Municipal Act, 2001*, as amended, authorizes appointed officers to ascertain whether the by-law is obeyed, and to enforce or carry into effect the by-law;

AND WHEREAS the *Municipal Act 2001*, as amended, authorizes the Council of a municipality to pass by-laws to make such other regulations for preventing fire and the spread of fires as the Council considers necessary.

NOW THEREFORE the Council of the Corporation of the Township of Augusta enacts as follows:

1. **DEFINITIONS**

1.1. In this by-law,

“Adverse Effect” means one or more of;

- a) damage to property,
- b) an adverse effect on the health of any person,
- c) impairment of the safety of any person, and
- d) loss of enjoyment of normal use of property

“Agricultural Fire” means an open air fire where the material to be burned does not exceed 125 cubic meters (4414 cubic ft) and that is set and maintained solely for the purposes of burning wood, tree limbs, yard waste and branches as part of normal farm practices for clearing agricultural land.

“Barbecue” means a portable or fixed device designed and intended solely for the cooking of food in the open air, but does not include outdoor fireplaces, campfires or any other open air burn.

“Building” means any structure used or intended for supporting or sheltering any use or occupancy;

“By-Law Officer” means a person appointed by the Council of Augusta Township as a Municipal Law Enforcement Officer to enforce the provisions of the by-law;

“Brush Pile Fire” means an open air fire where the material to be burned does not exceed 3m (10ft) in height, width and length and where the open air fire is set and maintained solely for the purposes of burning wood, tree limbs, yard waste and branches;

“Burn Drum” means an open air fire set and maintained in an open top steel barrel similar in size to the common 45 gallon (208 Liter) drum that has approximate dimensions of 35 inches tall and 25 inches in diameter. The only open side must be facing up, and must be totally covered by a heavy mesh screen with openings of not more than 7 mm (1/4 inch). There may be no more than 10 holes with a width of no more than 1 inch near the bottom of the incinerator for draft purposes and where the open air fire is set and maintained for the purposes of burning wood, tree limbs, branches, yard waste and non-compostable material limited to paper, cardboard and sisal twine;

“Campfire” means an open air fire where the material to be burned does not exceed 0.9m (3ft) in height, width and length, that is set and maintained solely for the purposes of cooking food, providing warmth and recreational enjoyment;

“Campground” means an area of land owned and operated by a person that contains campsites for the purpose of overnight accommodations for tents, trailers or motorhomes in exchange for monetary payment.

“Competent” means properly or sufficiently qualified or capable

“Dangerous condition” means any condition as determined by the Fire Chief or Designate that increases the risk of the spread of a fire or creates an adverse effect;

“Farm” means a farm as defined in Part I of the Ontario Fire Code

“Fire Ban” means a period of time during which the Fire Chief or his designate declares a total ban on open air fires;

“Fire Chief” means the Chief of Fire Services of the Municipality or authorized designates and includes a By-Law Officer;

“FPPA” means the *Fire Protection and Prevention Act, 1997*, as amended, and the regulations enacted thereunder as amended from time to time, or any Act or Regulation enacted in substitution therefor;

“Household Waste” means combustible material such as plastics, polyethylene terephthalate, paints, oils, solvents, rubber, insulation, batteries, acids, polystyrenes (Styrofoam), pressure treated or painted lumber, tires, upholstered furniture, synthetic fabrics, diapers and hazardous waste as defined in the *Environmental Protection Act* and all other similar and like materials but shall not include untreated wood and wood fiber products such as non-laminated paper and cardboard and boxboard, brush, tree branches / limbs and leaves;

“Highway” includes a common and public highway, street, avenue, parkway, driveway, square, place, bridge, viaduct or trestle, any part of which is intended for or used by the general public for the passage of vehicles and includes the area between the lateral property lines thereof;

“Incinerator” means an open air fire set and maintained in a closed container that does not exceed 1.5m (4.92ft) in Length, Width or Height. There may be one door for access on one side that securely latches closed while burning is taking place and has a chimney with a screen with openings of not more than 7 mm (1/4 inch) where the open air fire is set and maintained for the purposes of burning wood, tree limbs, branches, yard waste and non-compostable material limited to paper, cardboard and sisal twine;

“Maintain” means to allow an open air fire to continue to burn and “maintained” and “maintaining” have a corresponding meaning;

“Material to be burned” means the total volume of the materials contained in the fire;

“Municipality” means the Corporation of the Township of Augusta or the geographic area of Augusta Township as the context requires;

“Normal Farm Practice” means a practice that,

- a) is conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar agricultural operations under similar circumstances, or
- b) makes use of innovative technology in a manner consistent with proper advanced farm management practices;

“Open Air Fire” means the burning of material such as untreated wood and wood fiber products like non-laminated paper and cardboard and boxboard, brush, tree branches / limbs and leaves where the flame is not wholly contained and includes campfires, brush pile fires, burn drums, incinerator and outdoor fireplaces, but does not include barbecues;

“Outdoor Fireplace” means a manufactured, non-combustible, enclosed container designed to hold a small fire for decorative purposes and the size of which does not exceed 1m (3.28ft) in any direction and includes, but is not limited, to a chimnea;

“Owner” means the registered owner of the land;

“Person” means any individual, association, firm, partnership, corporation, agent or trustee and the heirs, executors, or other legal representatives of a person to whom the context can apply according to law;

“Prohibited Materials” includes household waste, rubber or rubber products, plastic or plastic products, and waste petroleum products and any material or materials which are prohibited by the *Environmental Protection Act*, as amended

“Set” means to light an open air fire and “setting” has a corresponding meaning;

“Special Events Fire” means an open air fire that does not meet the definition of any of the other types of fires/permits set out in this bylaw.

2. INTERPRETATION

- 2.1. In this by-law, a word interpreted in the singular number has a corresponding meaning when used in the plural.
- 2.2. This by-law includes the Schedules attached hereto and the Schedules are hereby declared to form part of this by-law.
- 2.3. It is declared that if any section, subsection or part or parts thereof be declared by any Court of Law to be bad, illegal or ultra vires, such section, subsection or part or parts shall be deemed to be severable and all parts hereof are declared to be separate and independent and enacted as such.
- 2.4. In this by-law, the word “meter” shall be represented by the abbreviation “m”, and the word “centimeter” shall be represented by the abbreviation “cm”, and the words “foot” or “feet” shall be represented by the abbreviation “ft”.

3. PROHIBITIONS FOR ALL OPEN BURNS

- 3.1. No person shall set or maintain an open air fire without first having obtained the necessary permit from the Municipal Office.
- 3.2. No person shall set or maintain an open air fire on any municipally owned or operated property unless approved by the Fire Chief or Designate.
- 3.3. No person shall set or maintain an open air fire when a fire ban on open air fires has been issued by the Fire Chief or Designate.
- 3.4. No person shall set or maintain an open air fire that uses prohibited materials;
- 3.5. No person shall set or maintain an open air fire to burn anything other than untreated wood and wood fiber products such as non-laminated paper and cardboard and boxboard, brush, tree branches / limbs, leaves, paper, and sisal twine;
- 3.6. Burn permits shall not be issued for windrows.

4. APPLICATION FOR AN OPEN AIR FIRE PERMIT

- 4.1. Any owner eighteen (18) years of age or older may apply for an open air fire permit to the Municipality prior to the proposed date of the first open air fire.

- 4.2. The permit shall include:
- 4.2.a. the name, address and phone number of the applicant;
 - 4.2.b. the municipal address of the location of the proposed open air fire if it differs from the address of the applicant. A farm may offer multiple locations to reflect their agricultural property;
 - 4.2.c. the applicable open air fire permit fee in accordance with Schedule "A" and;
- 4.3. The Municipality shall issue an open air fire permit unless,
- 4.3.a. the permit is incomplete;
 - 4.3.b. there are reasonable grounds to believe that the open air fire may cause adverse effects and;
 - 4.3.c. there are reasonable grounds to believe that the open air fire will result in a breach of this by-law, the FPPA, or any other provincial or federal statute.

5. GENERAL CONDITIONS

- 5.1. No owner shall undertake to set or maintain any open air fire except in accordance with the conditions of the permit.
- 5.2. The owner shall comply at all times with the FPPA, and with all other applicable municipal by-laws and provincial and federal laws.
- 5.3. A permit issued under this by-law is valid on the date of issue and for the balance of the calendar year in which the permit is issued.
- 5.4. The holder of an un-revoked permit issued under this by-law may set or maintain an open air fire provided the following requirements and conditions are met:
- 5.4.a. calls the Township's open burning hotline to verify if a burn ban has been declared, campgrounds must call daily
 - 5.4.b. produces his or her permit upon being so directed by the Fire Chief or Designate and,
 - 5.4.c. immediately extinguishes the fire upon being so ordered by the Fire Chief or Designate; and
 - 5.4.d. follows this bylaw in its entirety,
- 5.5. The Fire Chief or Designate may attach such additional conditions to a permit as he or she deems necessary to ensure public safety.
- 5.6. A permit for an open air fire is not transferable to another person or to a new location.

6. BRUSH PILE FIRES, INCINERATORS AND BURN DRUMS - Annual Open Air Fire Permit

- 6.1. No permit holder shall set or maintain a brush pile fire, incinerator or burn drum fire at a distance of less than 20 m (65 ft) from any building, overhead wiring, highway, or other combustible material;
- 6.2. No person shall set or maintain a brush pile fire, incinerator or burn drum fire when the wind is in such a direction or intensity to cause any or all of the following;
- 6.2.a. the possible spread of the fire beyond the open burn site;
 - 6.2.b. a decreased in visibility on any highway
 - 6.2.c. an adverse effect for any person
- 6.3. No person shall set or maintain more than one brush pile fire, incinerator or burn drum fire at any time
- 6.4. No person shall begin a brush pile fire, incinerator or burn drum fire unless they ensure that a competent person or persons eighteen (18) years of age or older maintain constant watch and control over the open air fire at all times from the time of the setting of the fire until the fire is totally extinguished;
- 6.5. No person shall begin a brush pile fire, incinerator or burn drum fire unless they are equipped with sufficient persons, equipment and tools to control and/or extinguish the fire and must have a phone to immediately contact 911 in case of emergency.

7. CAMPFIRES AND OUTDOOR FIREPLACES - Annual Open Air Fire Permit

- 7.1. No permit holder shall set or maintain a campfire or outdoor fireplace
- 7.1.a. unless the campfire is located a distance of not less than 5m (16.5 ft) from any building, overhead wiring, highway or other combustible material.
 - 7.1.b. that uses material other than dry firewood;
- 7.2. No person shall set or maintain a campfire or outdoor fireplace fire when the wind is in such a direction or intensity to cause any or all of the following;
- 7.2.a. the possible spread of the fire beyond the open burn site;
 - 7.2.b. a decreased in visibility on any highway
 - 7.2.c. an adverse effect for any person
- 7.3. No person shall set or maintain more than one campfire or outdoor fireplace at any

time

- 7.4. No person shall begin a campfire or outdoor fireplace unless they ensure that a competent person or persons eighteen (18) years of age or older maintain constant watch and control over the open air fire at all times from the time of the setting of the fire until the fire is totally extinguished;
- 7.5. No person shall begin a campfire or outdoor fireplace unless they are equipped with sufficient persons, equipment and tools to control and/or extinguish the fire and must have a phone to immediately contact 911 in case of emergency.

8. CAMPGROUNDS – Annual Open Air Fire Permit

- 8.1. A campground fire permit transfers the responsibilities for control and extinguishment of a campfire from the campground campers to the campground property owner.
 - 8.1.a. As such the campground owner is responsible for any and all violations of this bylaw and is liable for recovery of any fees for response and or extinguishment of any open burn or any fires caused by any open burn.
- 8.2. The campground must have a means of extinguishment to control and or extinguish a fire that can be taken to any campsite within 10 minutes.
- 8.3. The campground must have staff available at all times that are trained to respond with and use the equipment noted in 8.2
- 8.4. Each and every campground staff must have a cell phone to call 911 should a fire escape containment.
- 8.5. If the campground is unable to comply with 8.4. Then the campground must have at least one staff member working at all times with a cell phone and a two-way Radio. All other staff members must also have a two way radio so they may contact the staff member with the cell phone to call 911 should the fire escape containment.
- 8.6. A map of such campground must be supplied to the Fire Chief which includes roadways, routes, lanes, water sources, and structures.
- 8.7. All campfires at campgrounds must meet all of Section 7 except for 7.5 as they pertain to campfires.

9. AGRICULTURAL - Annual Open Air Fire Permit

- 9.1. A Person may conduct an Agricultural fire on a farm for Normal Farm Practices if it is part of a normal farm practice, and subject to the conditions set out in this bylaw
- 9.2. The Agricultural fire must be located at least 61 metres (approximately 200 feet) away from any building, structure, hydro or telephone wires, and highway.
- 9.3. No person shall set or maintain an Agricultural fire when the wind is in such a direction or intensity to cause any or all of the following;
 - 9.3.a. the possible spread of the fire beyond the open burn site;
 - 9.3.b. a decrease in visibility on any highway
 - 9.3.c. a medical emergency to any person
- 9.4. Only competent persons eighteen (18) years of age or older may set an agricultural burn

10. SPECIAL EVENTS - Specific Dates

- 10.1. All persons seeking permission to hold a special event / large development land clearing involving an open air burning shall apply for a permit.
- 10.2. Application shall be made at least two weeks prior to the proposed date of the event on a form supplied at the Municipal Office and such application should be accompanied by the applicable fee.
- 10.3. The Fire Chief or his designate may issue permits to allow the event to reoccur over an extended period of time.
- 10.4. Prior to granting a permit to hold an open air burning for the event, the Fire Chief or his designate may arrange for a site visit and shall give consideration to the type of event, proposed location of the event, size of the fire, safety measures, supervision arrangements, the time of year, the time of day, and the anticipated weather conditions.

- 10.5. Distances from any building, overhead wiring, highway, or other combustible material will be determined by the Fire Chief or his designate and shall be noted on the permit
- 10.6. Burn Pile size will be determined by the Fire Chief or his designate and shall be noted on the permit
- 10.7. No person shall set or maintain a special event / large development land clearing fire when the wind is in such a direction or intensity to cause any or all of the following;
 - 10.7.a. the possible spread of the fire beyond the open burn site;
 - 10.7.b. a decreased in visibility on any highway
 - 10.7.c. an adverse effect for any person
- 10.8. No person shall set or maintain more than one special event / large development land clearing fire at any time
- 10.9. No person shall begin a special event / large development land clearing fire unless they ensure that a competent person or persons eighteen (18) years of age or older maintain constant watch and control over the open air fire at all times from the time of the setting of the fire until the fire is totally extinguished;
- 10.10. No person shall begin a special event / large development land clearing fire unless they are equipped with sufficient persons, equipment and tools to control and/or extinguish the fire and must have a phone to immediately contact 911 in case of emergency.
- 10.11. Any other rules or regulations deemed necessary by the Fire Chief or his designate and shall be noted on the permit.

11. INDEMNIFICATION

- 11.1. The owner shall indemnify and save harmless Augusta Township from any and all claims, demands, causes of action, losses, costs or damages that the Municipality may suffer, incur or be liable for resulting from the open air fires as set out in the by-law whether with or without negligence on the part of the applicant, the applicant's employees, directors, contractors and agents by signing an indemnification. If the indemnification is not signed a permit will not be issued.

12. REVOCATION

- 12.1. Permits issued to an owner under this by-law may be revoked by the Fire Chief or Designate if, in the opinion of the Fire Chief or Designate, an adverse effect or dangerous condition exists in or near the site of the open air fire.
- 12.2. Permits issued to an owner under this by-law may be revoked by the Fire Chief or Designate if the permit holder fails to comply with the requirements of the permit or permits and any other provisions of this by-law.

13. EXEMPTIONS

- 13.1. The Augusta Fire Department shall be exempt from the provisions of this by-law with respect to open air fires for the purposes of training, educating individuals in fire safety or for research purposes.
- 13.2. Professional fire prevention trainers shall be exempt from the provisions of this by-law with respect to open air fires set for the purposes of fire safety training or education

14. OFFENCES AND PENALTIES

- 14.1. Every person who sets a fire in contravention of this by-law or who fails to extinguish a fire once ordered to do so by the Fire Chief or Designate is guilty of an offence and may receive a penalty of \$410.00 for each and every offence.
- 14.2. Every person who sets an open burn, with or without a permit, that requires the Fire Department to extinguish the burn, shall, in addition to any penalty provided for herein, be liable to the Municipality for all expenses incurred for the purpose of investigating, controlling and extinguishing any fire set or left to burn.
- 14.3. Every person who sets a fire in contravention of this by-law or who fails to extinguish a fire once ordered to do so by the Fire Chief or Designate shall, in addition to any penalty provided for herein, be liable to the Municipality for all expenses incurred for the purpose of investigating, controlling and extinguishing any fire set or left to burn.
- 14.4. Any costs chargeable to any person pursuant to this section shall be invoiced to the person and paid to the Municipality within sixty (60) days of the date of such invoice,

failing which the costs may be deemed to be municipal taxes added by the Clerk of the Municipality to the Collector's Roll and collected in the same manner and with the same priority as municipal taxes.

15. EFFECTIVE DATE

15.1. This by-law shall come into full force and effect upon the final reading thereof, and may be referred to as the Open Air Burn By-Law.

Read a first and second time this XX day of Month 2015.

Read a third time and passed this XX day of Month 2015.

		Height(FT)								
		5	10	15	20	25	30	35	40	45
Diameter(FT)	10	131	262	393	523	654	785	916	1047	1178
	15	294	589	883	1178	1472	1766	2061	2355	2649
	20	523	1047	1570	2093	2617	3140	3663	4187	
	25	818	1635	2453	3271	4089				
	30	1178	2355	3533						
	35	1603	3205							
	40	2093	4187							
	45	2649								

Volume of a Cone Shaped Pile
in Cubic Feet