

**AUGUSTA TOWNSHIP**  
**MINUTES**  
**AGRICULTURE & RURAL AFFAIRS COMMITTEE MEETING**  
**February 2, 2022 at 6:30 p.m.**

**PRESENT**

Mayor Doug Malanka, Councillor Samantha Schapelhouman (Committee Chair), Committee Members Conor Cleary, Jonas Cole, Rob Jones, Adrian Wynands, (Interim) Planner Barbara Kalivas, Deputy-Clerk Vikki Werner-Mackeler

**REGRETS**

Committee Member Rob Jones.

**A. Call to Order**

Chair Samantha Schapelhouman called the meeting to order at 6:30 p.m.

**B. Approval of Agenda**

Approved.

**C. Approval of the Minutes**

The Planner noted that Minutes from the Committee's November 3, 2021 meeting would be presented on the next agenda for approval.

**D. Disclosure of Interest**

None.

**E. Business Arising from the Minutes**

**E.1 Decommissioned Barn in the Township**

- The Planner requested clarification regarding this matter. Committee Member Jonas Cole offered background and location information regarding this matter.
- The Planner advised that the matter would be discussed with the Township's CBO and an update provided at the next meeting.

**F. Planning Applications**

**F.1 Severance Applications B-182-21 (Reaney) and B-183-21 (Reaney)**

- The Planner provided a brief overview of the Report to the Committee and reviewed the recommended eight (8) conditions proposed to be recommended to Council related to each of these two severance applications.
- The Planner advised that both the property owner, Mr. Reaney was in attendance at the meeting and his agent/planner Tracy Zander of ZanderPlan was in attendance virtually. Committee members discussed the proposed conditions as detailed in the (Interim) Planner's report.

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- The Committee questioned the necessity of proposed condition 5., which requires that sufficient water quantity and quality be demonstrated to support the severances, to be done by a hydrogeological firm.
- The (Interim) Planner advised that this type of condition appeared as a standard condition on all the new lot severance applications in the Township in 2021. The (Interim) Planner advised that it is understood that not all municipalities in the Counties require such a condition.
- Committee Member Adrian Wynands advised that in the Counties of Leeds and Grenville there is no shortage of water and understands quality not to be an issue and questioned why this is a standard condition.
- Committee Member Jonas Cole advised that in his recollection such a condition had been required where there was a severance within a known/previous sewage area and questioned the need for such on all severances.
- Agent/Planner Tracy Zander advised that hydrogeological requirements do come up on occasion in some municipalities, but typically where there are water sensitivity issues. Ms. Zander advised that these hydrogeological type studies are expensive for applicants to have to undertake, running in the thousands of dollars.
- Committee Member Conor Cleary questioned why in circumstances where a well exists, a water sample cannot be taken to the health unit for testing rather than a consultant being involved.
- The (Interim) Planner advised that water sample testing at the health unit only tests for E.coli and other bacteria, where hydrogeological testing looks at a number of other water qualities as per the Ministry of the Environment D 5-5 series guidelines.
- The Interim Planner advised that based on the Counties groundwater study some years ago, there appears to be sufficient groundwater quantity where development is at a 2.0 acre lot size, so the issue to require water assessment may be more of a concern if the lot sizes are less than 2.0 acres in size and/or in a concentrated area of development such as in the Settlement Area designations.
- The Committee discussed that individual property owners or purchasers need to assure themselves of the availability of potable water.
- Agent/Planner Tracy Zander advised that some conditions of severance approval could defer water quality as a condition at the time of a building permit, or there could be a note on the severance decision providing awareness that the municipality does not assume any responsibility regarding the availability of suitable water.
- Mayor Malanka questioned why some municipalities within the Counties may require such water assessments and some do not. Mayor Malanka suggested that planning staff have an opportunity to research this matter and report back to Council, on this standard water quality/quantity condition for Council's consideration and determination. The Committee concurred that a report to Council on this matter is warranted.
- The Committee discussed the received area residents expressed concern with the proposed severances adding to development in the area. The Committee concurred that the Official Plan policies permit the proposed

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severances and complies with zoning. Mayor Malanka advised that the Agent/Planner's response to this resident's submission is well documented.

- The Committee concurred with the (Interim) Planner's proposed conditions of approval related to severances B-182-21 and B-183-21 with the notation that condition 5., related to groundwater quality and quantity, be left to Council's discussion and determination, following their receipt of a staff report regarding this matter.

### G. Other Business

#### G.1 Report – Official Plan Amendments to the United Counties of Leeds and Grenville Official Plan: Additional Residential Unit Policies and Aggregate Resources

- The Planner overviewed these two amendments and implications on the Township and possible future rural severance applications if not within noted aggregate location exception areas.
- Mayor Malanka noted that the Township of Rideau Lakes is not keen on the secondary unit policies on waterfront lots, as added uses could have impacts on the water/lakes.
- Mayor Malanka noted that if a proposed use has a higher public use interest, the aggregates at the County level may not pose an issue. Mayor Malanka advised that higher value aggregates would be worth looking into when the Township reviews the Official Plan.

#### G.2 International Plowing Match & Rural Expo 2022, Sept 20-24, 2022 To be held in North Grenville

- Mayor Malanka advised that 300 volunteers are still needed to meet the required 1100 volunteers. The Committee discussed options and suggested that the Township's website may be helpful. The Deputy-Clerk advised that sharing a post is an option and that this would be looked into.

#### G.3 Committee Involvement in Planning Applications

- The Planner confirmed with the Committee that only planning applications in the Rural and Agricultural areas would come before the Committee for consideration and other applications, such as in the Settlement Area or commercial or industrial designations/zones would proceed directly to Council.

### H. Next Meeting –when required (typically, the first Wed. of the Month at 6:30 p.m.)

### I. Adjournment

The meeting adjourned at 7:40 p.m.