

**AUGUSTA TOWNSHIP
AGENDA
AGRICULTURE & RURAL AFFAIRS COMMITTEE MEETING
April 5, 2022 at 6:30 P.M.**

REGULAR COMMITTEE – SESSION

- A. Call to Order
- B. Approval of Agenda
- C. Approval of Minutes of Previous Meetings: November 3, 2021 (Page 2) and February 2, 2022 (Page 4)
- D. Disclosure of Interest and Nature Thereof
- E. Business Arising from the Minutes
 - Decommissioned Barn in the Township (verbal follow-up)
 - Copy of Council Resolution No. 7, Re: B-182-21 and B-183-21 (Reaney) (Page 7)
- F. Planning Applications
 - Report to ARAC Re: Severance Applications B-16-22 and B-17-22 (Ply), McIntosh Rd.(Page 9)
 - Notice of Public Meeting Concerning Proposed Amendments to Zoning By-law 2965, as amended (Schedule G), 2620 County Rd. 15 and Abutting North Lands, Part of Lot 30, Concession 2, Re: Corrective Mapping amendments (in Rural designation) (Page 25)
 - Notice of Site Plan Application, 2620 County Rd. 15, Re: Proposed 6,240 sq.ft. addition onto rear of existing welding shop (in Rural designation) (Page 28).
- G. Other Business
 - COPY of Report 2022-021 to Council and Council Resolution 6 (Page 30)
 - Municipality of North Grenville Notice of Public Meeting Concerning a Proposed Zoning By-law Amendment for April 13, 2022 Re: to revise Additional Residential Unit Policies for the Rural Residential Zone and remove provisions for Refreshment Vehicles that are regulated under a separate by-law
- H. Discuss Date of Next Meeting – to be determined.
- I. Adjournment

**AUGUSTA TOWNSHIP
MINUTES
AGRICULTURE & RURAL AFFAIRS COMMITTEE MEETING
November 3, 2021 at 6:30 p.m.**

PRESENT

Mayor Doug Malanka (Acting Chair), Committee Members Conor Cleary, Jonas Cole, Rob Jones, Adrian Wynands, Planner Myron Belej

REGRETS

Councillor Samantha Schapelhouman.

A. Call to Order

Mayor Doug Malanka called the meeting to order at 6:30 p.m.

B. Approval of Agenda

Approved.

C. Approval of the Minutes

Minutes approved for the June 2, 2021 meeting.

D. Disclosure of Interest

None.

E. Business Arising from the Minutes

E.1 Decommissioned Barn in the Township

- There was a general discussion regarding the location of the barn understood to be decommissioned to permit a residential construction. The Planner indicated that a file search would be conducted and a general update provided at the next Committee meeting.

F. Planning Applications

F.1 Site Plan Control Application (Coville) 2328 2nd Concession Rd.

- The Planner reviewed the recommended five conditions of site plan approval proposed to be brought to council for consideration at their November 22, 2021 meeting.
- Committee members discussed the site plan conditions and concurred with the Planner's recommended conditions.

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G. Other Business

G.1 Draft Master Constraints Map

- The Planner discussed the draft constraints map being prepared in consultation with the County to visually gain a better understanding of the various constraints at issue on lands within the Township.

G.2 Aggregate Resources Master Plan

- The Planner discussed the review undertaken by the Counties and the pending Official Plan Amendment that will implement this work.
-

H. Next Meeting – Wednesday, December 1, 2021 at 6:30 p.m.

I. Adjournment

The meeting adjourned at 7:15 p.m.

**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.

**AUGUSTA TOWNSHIP
TOWNSHIP OF AUGUSTA**

Moved By: TANNA NEWBY

Date: March 28, 2022

Seconded By: Samantha Schapellman Resolution No: 7

BE IT RESOLVED THAT ~~Council THAT~~ Augusta Council recommend to the United Counties of Leeds and Grenville Consent Approval Authority that consent application B-182-21 (Reaney) and B-183-21 (Reaney) be approved, subject to the following conditions:

1. That the balance of any outstanding taxes, including penalties and interest, (and any local improvement charges, if applicable) (roll no. 0706 000 0201503) shall be paid to Augusta Township.
2. That an acceptable reference plan, survey or legal description of the severed lands and the deed or instrument conveying the severed lands be submitted to Augusta Township.
3. That the road allowance of Charleville Road be widened as required to 10 metres from the centreline of the road, across the frontage of the severed and retained lands and that a Transfer/Deed conveying the said land to Augusta Township be prepared and executed and such lands be confirmed free/clear of any encumbrances, in consideration of the payment of \$1.00.
4. That a cash-in-lieu of parkland levy of \$500.00 for application B-182-21 and a cash-in-lieu of parkland levy of \$500.00 for application B-183-21 be paid to Augusta Township, as new building lots are resulting.
5. That an Environmental Impact Study/statement (EIS) to the satisfaction of the South Nation Conservation Authority (SNCA) be submitted to identify suitable building envelopes as/if required by the SNCA and if preferred suitable building envelopes on the severed and retained lots resulting from the EIS cannot be regulated by South Nation's permitting under Ont. Reg. 170/06 which regulates lands within 120 m of the wetlands, then a suitable development agreement, authorized by Township by-law would need to be entered into with the Township and registered on title to prescribe a suitable building envelope within the 120 m adjacent lands to the wetlands. The Township would consult with the SNCA following the EIS submission to see if this is required.
6. That all costs associated with fulfilment of conditions are at the applicant's sole expense.
7. That favourable comments are received by the Consent Approval Authority from circulated commenting agencies; and

THAT Council request that the following "Note" be place on both Decisions:

NOTE: The Township of Augusta advises that it is the responsibility of the property owner to ensure an adequate supply and quality of potable water to service the severed lot.

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RECORDED VOTE:

| | FOR | AGAINST |
|--------------------------|-----|---------|
| Councillor Bowman | — | — |
| Councillor Henry | — | — |
| Mayor Malanka | — | — |
| Councillor Schapelhouman | — | — |
| Deputy Mayor Shaver | — | — |

CARRIED


Mayor

DEFEATED

Mayor

Declaration of pecuniary interest by: _____

Nature of interest: _____

- Disclosed His/Her/Their Interest
- Vacated His/Her/Their Seat
- Abstained from discussion & did not vote on the question

AUGUSTA TOWNSHIP

TO: AGRICULTURE AND RURAL AFFAIRS COMMITTEE

DATE: April 5, 2022

RE: Severance Applications B-16-22 and B-17-22 (Ply)
Con. 2, Pt. Lot 11/12 (Owner/Applicant: Ronald and Elizabeth Pyl)

AUTHOR: Barbara Kalivas, Planner (Interim) – prepared March 31, 2022

RECOMMENDATION:

THAT Augusta Council recommend to the United Counties of Leeds and Grenville Consent Approval Authority that consent application B-16-22 (Ply) and B-17-22 (Ply) be approved, subject to the following seven (7) conditions of approval:

1. That the balance of any outstanding taxes, including penalties and interest, (and any local improvement charges, if applicable) (roll no. 0706 000 05514005) shall be paid to Augusta Township.
2. That an acceptable reference plan, survey or legal description of the severed lands and the deed or instrument conveying the severed lands be submitted to Augusta Township.
3. That the road allowance of McIntosh Road be widened if required to provide for 10 metres from the centreline of the travelled road, across the frontage of the severed and retained lands and that a Transfer/Deed conveying the said land to Augusta Township be prepared and executed and such lands be confirmed free/clear of any encumbrances, in consideration of the payment of \$1.00. If such widening already exists, a surveyor shall confirm such with the Township.
4. That a cash-in-lieu of parkland levy of \$500.00 for application B-16-22 and a cash-in-lieu of parkland levy of \$500.00 for application B-17-22 be paid to Augusta Township, as new building lots are resulting.
5. That all costs associated with fulfilment of conditions are at the applicant's sole expense.
6. That favourable comments are received by the Consent Approval Authority from circulated commenting agencies.
7. That the following note be placed on the Decisions related to B-16-22 and B-17-22, to read as follows: **Note: The Township of Augusta advises that it is the responsibility of the property owner to ensure an adequate supply and quality of potable water to service the severed lot.**

PURPOSE:

The United Counties of Leeds and Grenville's Consent Granting Authority has received and circulated severance application, B-16-22 (Pyl) and B-17-22 (Pyl) to prescribed/required agencies, to area property owners within the prescribed distance and to the Township for comment. The application has been filed by the owners. Refer to the **attached applications (excerpts) and site sketches.** In brief:

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- B-16-22 (severance “A”) proposes to create one new 1.97 ha (4.88 ac.) residential building lot with 75.8 m (248 ft.) of lot frontage on McIntosh Rd. and;
- B-17-22 (severance “B”) proposes to create a second new, a 6.78 ha (16.77 acre) residential building lot with 134.67 m (441.78 ft.) of lot frontage on McIntosh Rd.
- The retained lands would have 2 ha (5.0 acres) with 70 m (229 ft.) of frontage on McIntosh Rd., which contains the existing dwelling at 2537 McIntosh Rd. (dwelling, workshop, storage barn structure, greenhouse).

CONSULTATION:

As of the date of this report, Township planning staff have not received any comments from the United Counties’ Consent Granting Authority, regarding their public consultation and circulation of the application to prescribed agencies and area property owners.

At the Township level, the proposed severances/site locations were circulated internally by the Township’s (Interim) Planner to the Chief Building Official, the Public Works Manager and to the Fire Chief just lately. No concerns or foreseeable issues are anticipated, however the (Interim) Planner will confirm if any comments otherwise are received at the April 5, 2021 ARAC meeting. The standard condition on severances requiring payment of any outstanding taxes had been previously discussed with the Acting Treasurer regarding a recent/earlier severance application for consideration and it was confirmed that such a standard condition should apply to all severance approvals.

BACKGROUND:

The existing property is a 10.78 ha(26.65 acre) lot, which has an existing dwelling located at 2537 McIntosh Rd. The dwelling is to be retained at 2537 McIntosh Rd. with 2 ha (5 acres) with 70 m (229 ft) of frontage. The subject property has a further 210 m (690 ft.) of lot frontage further eastward, past three (3) existing residential lots adjacent to 2537 McIntosh Rd. It is this extensive east lot frontage that is proposed to offer frontage for the two new residential use lots to be created. A 6.78 ha (16.77 acre) lot immediately adjacent to these three dwellings is proposed to be created, with 134.67 m (441.78 ft.) frontage, under Severance application B-17-22. To the east of this proposed lot to be severed, is another lot to be severed, being a 1.97 ha lot (4.88 acres) offering 75.8 m (248 ft.) of lot frontage (application B-16-22).

Vacant lands abut to the immediate east of the property and to the north, across McIntosh Rd., where these lands are zoned CH (Highway Commercial) and are under the ownership of the Grenville Fish and Game Club. Refer to the **attached GIS imagery** from 2019 identifying the existing property, which show developed and vacant lots in the vicinity, and also notes the 500 m potential influence area of the Mineral Aggregate Resource, Licensed Quarry, located to the south side of Highway 401. This will be further discussed below.

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ANALYSIS:

Under the Township's Official Plan, lot creation from an original lot that existed as of July 26, 2004, via severance may result in the creation of three lots (including the retained lot), so in effect, two new building lots subject to meeting other policies in the plan. The subject property appears to be eligible for severance consideration to create two new building lots, as no previous severances appear to have been taken off the original lot since July 26, 2004. In 2011, the land was the subject of a lot addition application (B-82-11), but no new building lot resulted from that application. The lot appears eligible for severance consideration for the two new building lots to result. The severances must meet other policies in the Official Plan.

This property is designated Rural under Schedule A of the Official Plan and no Development Constraints are identified on the lands under Schedule B of the Official Plan. As noted on the GIS imagery, with zoning information, as attached, part of the subject lands are within the potential influence area of the quarry zone/designation, located on the south side of Provincial Highway 401. The 500 m potential influence distance only comes partially into the property, onto the retained lands, which are already built upon and partially onto the proposed Severed Lot "B", subject of B-17-21. Although the lands fall partially within the influence area, given the existence of the 401 as an intervening land use, any potential impact from the quarry operation with respect to noise would be minimized by the 401 and the intervening other land uses in between. Further, it is likely that any residential development on the severed lot would likely be oriented/in closer proximity to McIntosh Rd., thereby likely being entirely outside the influence area of the quarry 500 m potential influence area. As such, a compatibility study is not deemed to be necessary, as only a part of the subject lot to be severed is within this distance, and development would likely be outside this 500 m potential influence area.

Under the Counties Official Plan, the lands are designated Rural Lands, and there are some noted tertiary deposits to the east of the subject property and to the south, on the south side of Highway 401. In discussions with County Planning staff, the tertiary deposits to the east are minimal and existing uses in their immediate vicinity already would likely preclude the ability for the deposits to be extracted. As such, no concerns were raised with respect to these tertiary deposits under the County Official Plan/its policies.

Development is proposed on private services (well/septic) to service both severed lots. The lots to be severed are shown to be partially within areas of highly vulnerable aquifers and partially outside, near the east end of the lot under the Counties source water protection GIS layer. The need for any groundwater quality/quantity assessment is to be considered on a case-by-case basis, subject to criteria endorsed by Council at their meeting of March 28, 2022, **Council Resolution No. 6, as attached**. Given that size of lots proposed, well beyond the Township's minimum of 0.8 ha (2.0 acres) in the RU zone, and Rural designation and that the subject lands do not result in being the 6th development within a 5 ha area, it would be recommended that a note be placed on both severance Decisions by the County Consent Authority to flag that the provision of an adequate supply and quality of water is the owners' responsibility (as per Council's direction at their March 28, 2021 Council meeting, Resolution No. 6).

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The Rural policies provides limited opportunity to develop low density residential development in the rural area, while preserving the identify and character of the rural area. (Section 3.1.1). The policy provides that inefficient land use patterns such as strip or scattered development are to be avoided. The policy does not define these terms and as such they are an interpretation during severance assessments by the Township. The minimum new lot size of 0.8 ha (2.0 acres) under the Official Plan is far exceeded in these applications, at 1.97 ha (4.88 acres) and 6.78 ha (16.77 ac), for severance B-16-22 and B-17-22 respectively. The minimum lot frontage under the RU, Rural zone of 30 m (100 ft.) is also far exceeded in these applications, at 75.8 m (229 ft) and 134.67 m (441.8 ft.) respectively. The subject new lots are in somewhat close proximity to other existing residential dwellings on the same side/south side of McIntosh Road, however B-17-22 offers 134.67 m (441.8 ft.) of lot frontage, such that it does not appear to be too close or too immediate to the existing development to create visual strip development. The proposed lots provide ample lot frontages and lot sizes to meet/exceed zoning standards and well exceed Official Plan lot size requirements.

Other rural policies to be regarded are ensuring that new lot development meets the minimum separation distance (MDS) standards from any livestock barns in the area, and there do not appear to be any livestock barns in the immediate area.

This severance applications, subject to the recommended conditions of approval, appear to conform with the intent of the Provincial Policy Statement (2020), the United Counties of Leeds and Grenville Official Plan, the Augusta Official Plan and the Augusta Zoning By-law to enable rural severances and associated limited residential development. The recommended conditions capture policy considerations and current standard conditions of approval by the Township for severances.

POLICY IMPLICATIONS:

There are no implications for current policies, subject to recommended conditions of approval.

FINANCIAL CONSIDERATIONS:

There are no budgetary requirements for the Township.

OPTIONS:

- 1. Support the severance applications proceeding to the Counties Consent Granting Authority based on the planner's recommendation with conditions as written.
- 2. Support the severance application proceeding to the Counties Consent Granting Authority based on the planner's recommendation with revisions as may be deemed appropriate by the Agricultural and Rural Affairs Committee.
- 3. Do not support the severance applications.

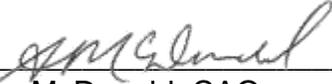
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LINK TO MUNICIPAL PLANS:

The recommendations on Severance Application B-16-22 and B-17-22, with stated conditions, appear to align with the rural severance policies of the Augusta's Official Plan and will meet/exceed the zone provisions of Augusta's Zoning By-law.



Barbara Kalivas, RPP, MCIP
Planner (Interim)



Steve McDonald, CAO
Township of Augusta

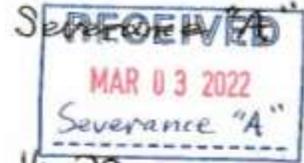
Attachments.

- Severance B-16-22 & B-17-22 excerpts.
- GIS/zoning imagery (2019).
- Council Resolution No. 6 (March 28, 2022)

AUGUSTA TOWNSHIP



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



File No. B- 16-22

PLEASE NOTE: FEES ARE NON-REFUNDABLE ONCE APPLICATION HAS BEEN CIRCULATED

Roll Number 07 06 000 055 14005 (Mandatory 15 digits)

Date consulted with Municipality: Jan 24, 2022

Date Accepted: February 11/22

1. **NAME OR OWNER(S):** Ronald and Elizabeth Pyl
ADDRESS, CITY/TOWN: 2537 MacIntosh Rd Prescott
POSTAL CODE: K0E 1T0 **TELEPHONE: (Home)** [REDACTED] **(Work)** [REDACTED]
EMAIL ADDRESS: [REDACTED]

2. **AGENT/APPLICANT:** Name of the person who is to be contacted about the application, if different than owner. Please include your email address. (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)
As above
ADDRESS, CITY/TOWN: _____
POSTAL CODE: _____ **TELEPHONE: (Home)** _____ **(Work)** _____

3. **LOCATION OF THE SUBJECT LAND:** **MUNICIPALITY** Augusta
 Former Municipality: Augusta Concession No. 2 Lot No. 11 of 12
 Registered Plan No.: _____ Lot(s) _____ Block(s) _____ Reference Plan No. 15R-11350, Parts 4, 5, 8
 Civic Address: 2537 MacIntosh Rd 15R-5178, Parts 3, Pt. 142
 Are there any easements or restrictive covenants affecting the subject land? Yes No
Hydro

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, Or Lease
 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:**
 Frontage 75.8 (metres) Depth 260.6 (metres) Area (hectares) 1.97 ha (4.88 ac)
 Existing Use Vacant Proposed Use Building lot
 Number and use of buildings and structures:
 Existing none Proposed New home

6. **DESCRIPTION OF LAND INTENDED TO BE RETAINED:**
 Frontage 70m² 134.7 (metres) Depth 260.6 (metres) Area (hectares) 8.78 ha (21.77 ac)
 Existing Use Residential Proposed Use Same - See Severance "B"
 Number and use of buildings and structures: Residence, workshop, storage barn, greenhouse

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) - <u>proposed on severed.</u> | <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"/> |
| Other (Specify) _____ | <input type="checkbox"/> | <input type="checkbox"/> |

Effective date September 2021

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

| | | |
|--|--------------------------|-------------------------------------|
| Municipally owned and operated sanitary sewers | Severed Lot | Retained Lot |
| Septic Tank <i>(proposed on severed lot)</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Communal septic system | <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"/> |

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 type="checkbox"/> | <input type="checkbox"/> |

to be connected by future owner

11. LAND USE:

What is the existing UCLG Official Plan designation of the subject land? RURAL

What is the existing Municipal Official Plan designation of the subject land? RURAL

What is the Zoning of the subject land? RU - Rural

12. Please check 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 1500 metres of the severed or retained land? (if yes, MDS calculations will be required) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ** Are there any tile drains on the land to be severed; if present, show them on the application sketch. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Is there a landfill within 500 metres of severed or retained land? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Is there a sewage treatment plant or waste stabilization plant within 500 metres of the severed or retained land? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Is there a Provincially Significant Wetland (Class 1, 2 or 3 Wetland) on the severed or retained lands or within 120 metres? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Is any portion of the land to be severed or retained located within a Flood Plain? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Is any portion of the land to be severed or retained within 500 metres of a rehabilitated mine/pit/quarry site? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Is there a non-operating mine/pit/quarry site within 1 kilometre of the severed or retained land? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Is there an active mine/pit/quarry site within 1 kilometre of the severed or retained land? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Is there an industrial or commercial use, including propane distributors, located within 500 metres of the severed or retained land? (If yes, specify the use) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Is there an active railway line within 300 metres of the severed or retained land? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Is there a municipal or federal airport within 500 metres of the severed or retained land? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Is there any Utility corridor(s) (i.e. towers, etc.) located on the severed or retained lands or within 500 metres? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Overhead local line - overhead part 5, RPIS - 11350 on retained

AUGUSTA TOWNSHIP

13. History of the Subject Land:

Has the subject land ever been the subject of an application for approval of consent or a plan of subdivision 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:

*- Not by current owner
- Subject of Lot Addition under B-82-11. (Vanschie)*

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 UCLG and/or Municipal Official Plan Amendment(s)?

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

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 8.5" by 14"** showing the following:
Please refer to the sample sketch on page 6 of this form.

- The dimensions of the subject land, outline the part that is to be severed in yellow and the part that is to be retained in blue.
- The 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.

AUGUSTA TOWNSHIP



AUGUSTA TOWNSHIP



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

Severance "B"

RECEIVED

MAR 03 2022

File No. B- 17-22

PLEASE NOTE: FEES ARE NON-REFUNDABLE ONCE APPLICATION HAS BEEN CIRCULATED

Roll Number 07 06 000 055 14005 (Mandatory 15 digits)
 Date consulted with Municipality: Jan 24, 2022 Date Accepted: February 11/22

1. **NAME OR OWNER(S):** Ronald and Elizabeth Pyl
ADDRESS, CITY/TOWN: 2537 MacIntosh Rd Prescott
POSTAL CODE: K0E1T0 **TELEPHONE: (Home)** [REDACTED] **(Work)** [REDACTED]
EMAIL ADDRESS: [REDACTED]

2. **AGENT/APPLICANT:** Name of the person who is to be contacted about the application, if different than owner. Please include your email address. (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)
As above

ADDRESS, CITY/TOWN: _____
POSTAL CODE: _____ **TELEPHONE: (Home)** _____ **(Work)** _____

3. **LOCATION OF THE SUBJECT LAND:** **MUNICIPALITY** Augusta
 Former Municipality: _____ Concession No. 2 Lot No. 11 and 12
 Registered Plan No.: _____ Lot(s) _____ Block(s) _____ Reference Plan No. 15R-11350 Pts 4, 5, 8
 Civic Address: 2537 McIntosh Rd 15R-5978 Pts. 3, Pt 1+2
 Are there any easements or restrictive covenants affecting the subject land? Yes No
see attached sketch

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, Or Lease
 Name of person(s), if known, to who this land or interest in land is to be transferred, leased or charged
Justin Pyl (son)
 * 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 134.67 (metres) Depth 260.6 (metres) Area (hectares) 6.78 ha (16.77ac)
 Existing Use vacant Proposed Use Building lot
 Number and use of buildings and structures:
 Existing none Proposed New home

6. **DESCRIPTION OF LAND INTENDED TO BE RETAINED:**
 Frontage 70 (metres) Depth 260.6 (metres) Area (hectares) 2 ha (5ac)
 Existing Use Residential Proposed Use Same
 Number and use of buildings and structures: Residence, workshop, storage barn, greenhouse

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

| Municipally owned and operated water supply Well (circle – dug or drilled) Communal Well Lake or other water body Other (Specify) _____ | <table style="margin: auto;"> <tr> <th style="padding: 5px;">Severed Lot</th> <th style="padding: 5px;">Retained Lot</th> </tr> <tr> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> </tr> <tr> <td style="text-align: center; padding: 5px;"><input checked="" type="checkbox"/> proposal</td> <td style="text-align: center; padding: 5px;"><input checked="" type="checkbox"/></td> </tr> <tr> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> </tr> <tr> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> </tr> </table> | Severed Lot | Retained Lot | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> proposal | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|---|-------------|--------------|--------------------------|--------------------------|--|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Severed Lot | Retained Lot | | | | | | | | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | | | | | | | | | | |
| <input checked="" type="checkbox"/> proposal | <input checked="" type="checkbox"/> | | | | | | | | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | | | | | | | | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | | | | | | | | | | |

AUGUSTA TOWNSHIP

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"/> |
| Other (Specify) _____ | <input type="checkbox"/> | <input type="checkbox"/> |

proposed

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"/> |

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"/> |

to be connected by new owner

11. LAND USE:

What is the existing UCLG Official Plan designation of the subject land? RURAL

What is the existing Municipal Official Plan designation of the subject land? RURAL

What is the Zoning of the subject land? RU, Rural.

12. Please check 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 1500 metres of the severed or retained land? (if yes, MDS calculations will be required) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ** Are there any tile drains on the land to be severed; if present, show them on the application sketch. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Is there a landfill within 500 metres of severed or retained land? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Is there a sewage treatment plant or waste stabilization plant within 500 metres of the severed or retained land? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Is there a Provincially Significant Wetland (Class 1, 2 or 3 Wetland) on the severed or retained lands or within 120 metres? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Is any portion of the land to be severed or retained located within a Flood Plain? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Is any portion of the land to be severed or retained within 500 metres of a rehabilitated mine/pit/quarry site? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Is there a non-operating mine/pit/quarry site within 1 kilometre of the severed or retained land? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Is there an active mine/pit/quarry site within 1 kilometre of the severed or retained land? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Is there an industrial or commercial use, including propane distributors, located within 500 metres of the severed or retained land? (If yes, specify the use) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Is there an active railway line within 300 metres of the severed or retained land? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Is there a municipal or federal airport within 500 metres of the severed or retained land? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Is there any Utility corridor(s) (i.e. towers, etc.) located on the severed or retained lands or within 500 metres? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Overhead local line - overhead Part 5, RP15-11350 on severed lot.

AUGUSTA TOWNSHIP

13. History of the Subject Land:

Has the subject land ever been the subject of an application for approval of consent or a plan of subdivision 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:

- See Severance "A" Application # B _____?

- Subject of lot addition under B-82-11 (Vanschie)

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 UCLG and/or Municipal Official Plan Amendment(s)?

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- 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.

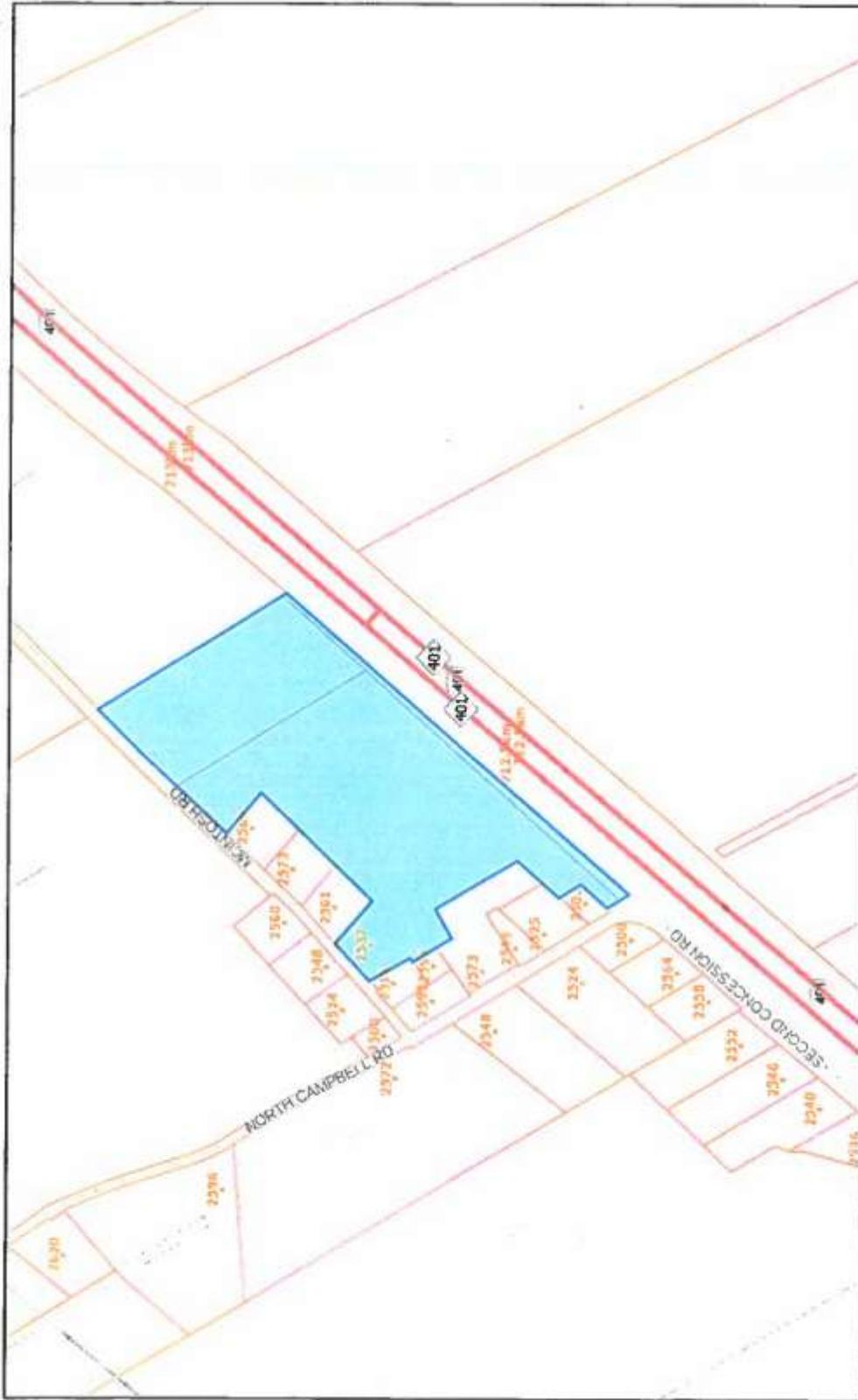
16. OTHER INFORMATION: Is there any other information that you think may be useful to the Consent Granting Authority or other agencies in reviewing this application? If so, explain below or attach a separate page.

AUGUSTA TOWNSHIP



AUGUSTA TOWNSHIP

B-16-22 & B-17-22 Severances



2/11/2022, 8:49:52 AM

Subject lands

Roads

Municipal Road

0 0.05 0.1 0.2 mi
0 0.07 0.15 0.3 km

Parcel

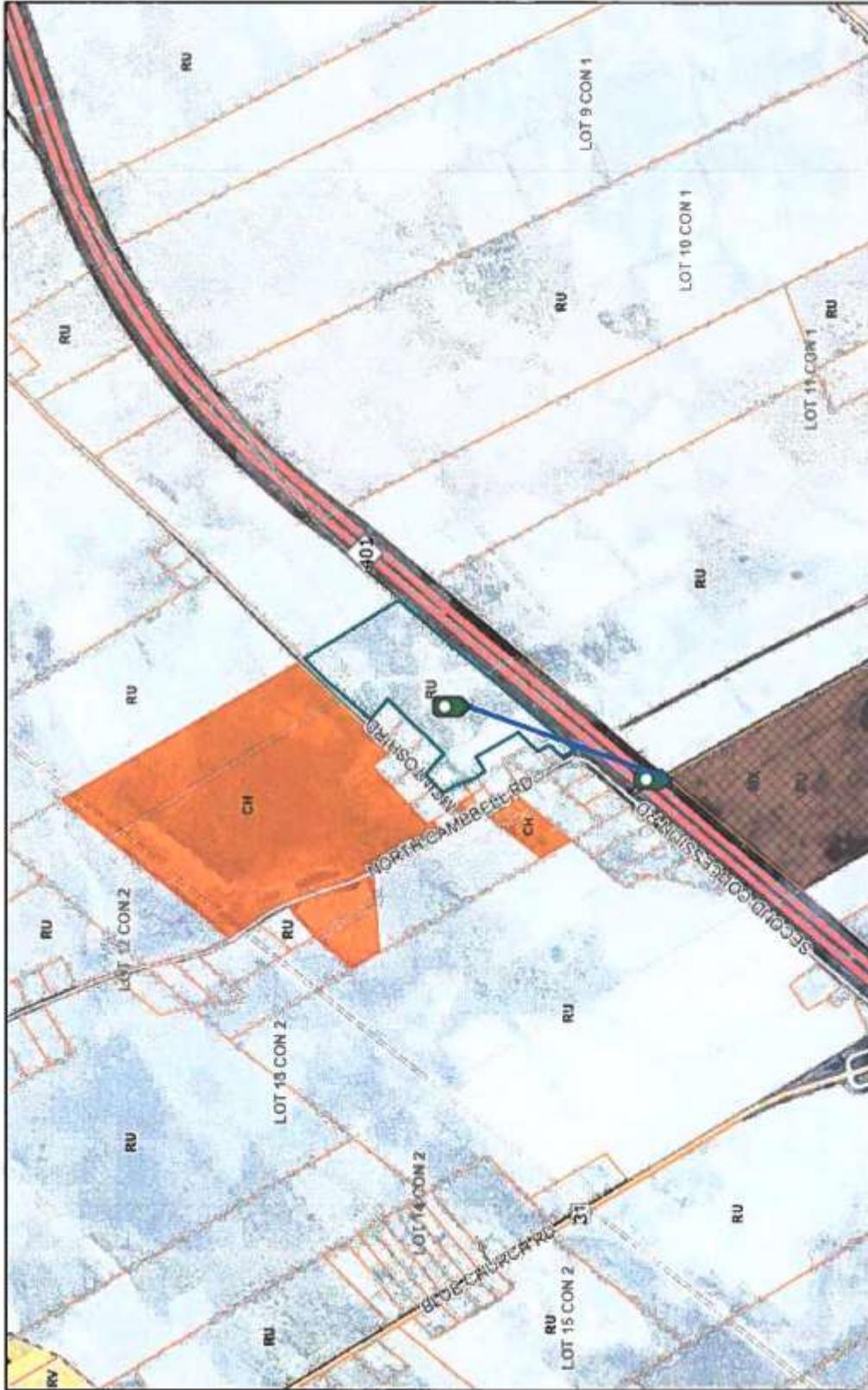
Provincial Highway

Esri Community Maps Contributors, Province of Ontario, © OpenStreetMap, Microsoft, Esri Canada, Esri, HERE, Garmin, Swire, GeoTechnologies, Leica Geomatics GIS

Disclaimer: The data provided is for information purposes only. UCLG is not liable for positioning, inaccuracies, subsequent updates, errors or omissions of data.

AUGUSTA TOWNSHIP

500 m from Mineral Aggregate Resource Zone



2022-03-31, 3:52:19 p.m.

- Override 1 LG_RoadNetwork
- County Road
- Provincial Highway
- Municipal Road
- Zoning
- Village Commercial
- Village Residential
- Mineral Aggregate Resource
- Highway Commercial

1:18,056

0 0.1 0.2 0.35 0.4 mi

0 0.17 0.35 0.7 km

Natural Resources and Forestry, United Counties of Leeds and Grenville,
Ontario Ministry of Natural Resources and Forestry - Provincial Mapping Unit,
Leeds Grenville GIS

Disclaimer: The data provided is for information purposes only. UCLG is not liable for positioning, inaccuracies, subsequent updates, errors or omissions of data.

AUGUSTA TOWNSHIP TOWNSHIP OF AUGUSTA

Moved By: Samantha Schapelhouman

Date: March 28, 2022

Report 2022-021

Seconded By: TANNA HENRY

Resolution No 6

BE IT RESOLVED THAT Council directs that the need for a condition on a severance application, with respect to groundwater assessment on the suitability of the quantity and quality of groundwater to service a new lot to be severed, be considered on a case-by-case basis, rather than be a standard condition of severance approval applicable to all new lot severance applications.

THAT Council directs that under the following circumstances, a groundwater assessment/opinion of acceptable quantity and quality by a qualified hydrogeologist consulting firm is a reasonable condition of severance approval:

- When the lot(s) to be created are less than 0.8 ha (2.0 acres) in lot size (in addition, the soil and terrain and site condition assessment as detailed under Section 3.1.6 of the Official Plan is also required);
- When any new lot(s) development, regardless of lot size is/are located within a designated Settlement Area in the Official Plan, and such assessment shall also include a review and opinion to ensure no negative impacts on area properties/ground water use (in addition, if such lot(s) are less than 0.8 ha (2.0 acres) in lot size, soil and terrain and site condition assessment as detailed under Section 3.1.6 of the Official Plan is also required);
- Where the new lot(s) to be created, regardless of lot size, would result in being more than the fifth (5th) lot within a 5 ha area, to be serviced by groundwater.
- Where the new lot(s) is in an area that raises potential influence in relation to a waste disposal site, or an active quarry operation or in an area that otherwise raises ground water quantity/quality impacts on the proposed severed lot. (Unless the matter can be suitably addressed at a later time, e.g. through another planning process, such as at the time of Site Plan approval as in the case of Commercial or Industrial lot creation).

THAT Council direct that where it is deemed that a groundwater assessment of quantity and quality is not required to support a severance application, that the following note be requested on any Decision of Severance:
Note: The Township of Augusta advises that it is the responsibility of the property owner to ensure an adequate supply and quality of potable water to service the severed lot.

RECORDED VOTE:

| | FOR | AGAINST |
|--------------------------|-----|---------|
| Councillor Bowman | — | — |
| Councillor Henry | — | — |
| Mayor Malanka | — | — |
| Councillor Schapelhouman | — | — |
| Deputy Mayor Shaver | — | — |

CARRIED  Mayor DEFEATED _____ Mayor

Declaration of pecuniary interest by: _____

Nature of interest: _____

- Disclosed His/Her/Their Interest
- Vacated His/Her/Their Seat
- Abstained from discussion & did not vote on the question

AUGUSTA TOWNSHIP

CONCERNING PROPOSED AMENDMENTS TO ZONING BY-LAW 2965, AS AMENDED (Schedule G) 2620 County Rd. 15 and Abutting North Lands Part of Lot 30, Concession 2

YOU HAVE BEEN CIRCULATED THIS NOTICE as you are a prescribed person or public body to be circulated under O.Reg 545/06, of these proposed amendments (and provided mailed notice as per the Township's practice of providing added public notice). Formal Notice of the Public Meeting was given by publication in the Brockville Recorder and Times Newspaper. Attached is a Location Map of the subject lands to be rezoned on Schedule G.

TAKE NOTICE that the Council of the Corporation of the Township of Augusta will hold a public meeting on **Monday, April 25, 2022 at 6:30 p.m.** at the Township Municipal building located at 3560 County Road 26, in Maynard, Ontario to consider the following proposed Zoning By-law Amendments under Section 34 of the Planning Act, R.S.O., 1990, considered to be corrective mapping amendments to Zoning By-Law 2965, as amended:

2620 County Rd. 15, Pt. Lot 30, Con. 2, assessment roll no. 0706 000 04011850

This 5.38 acre (2.2 ha) property which uses include the OK Tire Truck Centre, Selleck Truck and Trailer Repair and Selleck Mechanical is currently zoned RU, Rural under the current Zoning By-law 2965, Schedule G. These lands all previously held an Industrial zoning under the previous Zoning By-law 1818, as amended. It appears that the Industrial – M Zone, which should have been applied to this property when the current Zoning By-law 2965 was approved in October 2012 was incorrectly mapped/applied to part of the property abutting to the North. It is intended by this amendment that the property at 2620 County Rd. 15 will be rezoned to an Industrial – M Zone on Schedule G.

Part of Lands (north of 2620 County Rd.15), in Pt. Lot 30, Con. 2, part of assessment roll no. 0706 000 040 11800

A 3.5 acre area (1.4 ha) of this 198 acre (80 ha) property is currently zoned Industrial – M Zone, with the balance of the lands being zoned Rural – RU. It appears that when the Township's current Zoning By-law was updated in October 2012 via By-law Number 2965, this M zone was incorrectly mapped onto this property when it should have been applied to the property immediately abutting to the south, at 2620 County Rd. 15 (which previously held an industrial zoning under the previously zoning by-law). It is intended in this amendment that the M zoned part of this property will be rezoned to a Rural – RU Zone on Schedule G.

ANY PERSON may attend the public meeting and/or make written or verbal representation either in support of, or in opposition to the proposed amendments. If you wish to attend virtually, please contact the Clerk, Annette Simonian, by phone or email, as noted below to arrange such attendance. If you wish to provide written comments, but are unable to attend the meeting,

AUGUSTA TOWNSHIP

please ensure that your comments are received by noon on April 25, 2022, so your comments can be relayed to Council at the public meeting.

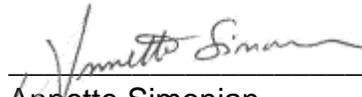
IF YOU WISH TO BE NOTIFIED OF THE DECISION of the Township of Augusta on the proposed Zoning By-law amendment, you must make a written request to the Clerk, Annette Simonian, Township of Augusta, 3560 County Road 26, Maynard, ON K0E1T0 or via email to asimonian@augusta.ca.

IF a person or public body would otherwise have an ability to appeal the decision of The Council of Augusta Township to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to The Township of Augusta before the by-law is passed, the person or public body is not entitled to appeal the decision.

IF a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Augusta before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

ADDITIONAL INFORMATION relating to the proposed amendment to the Zoning By-law is available during business hours at the Township of Augusta administration office at 3560 County Road 26, Maynard, Ontario.

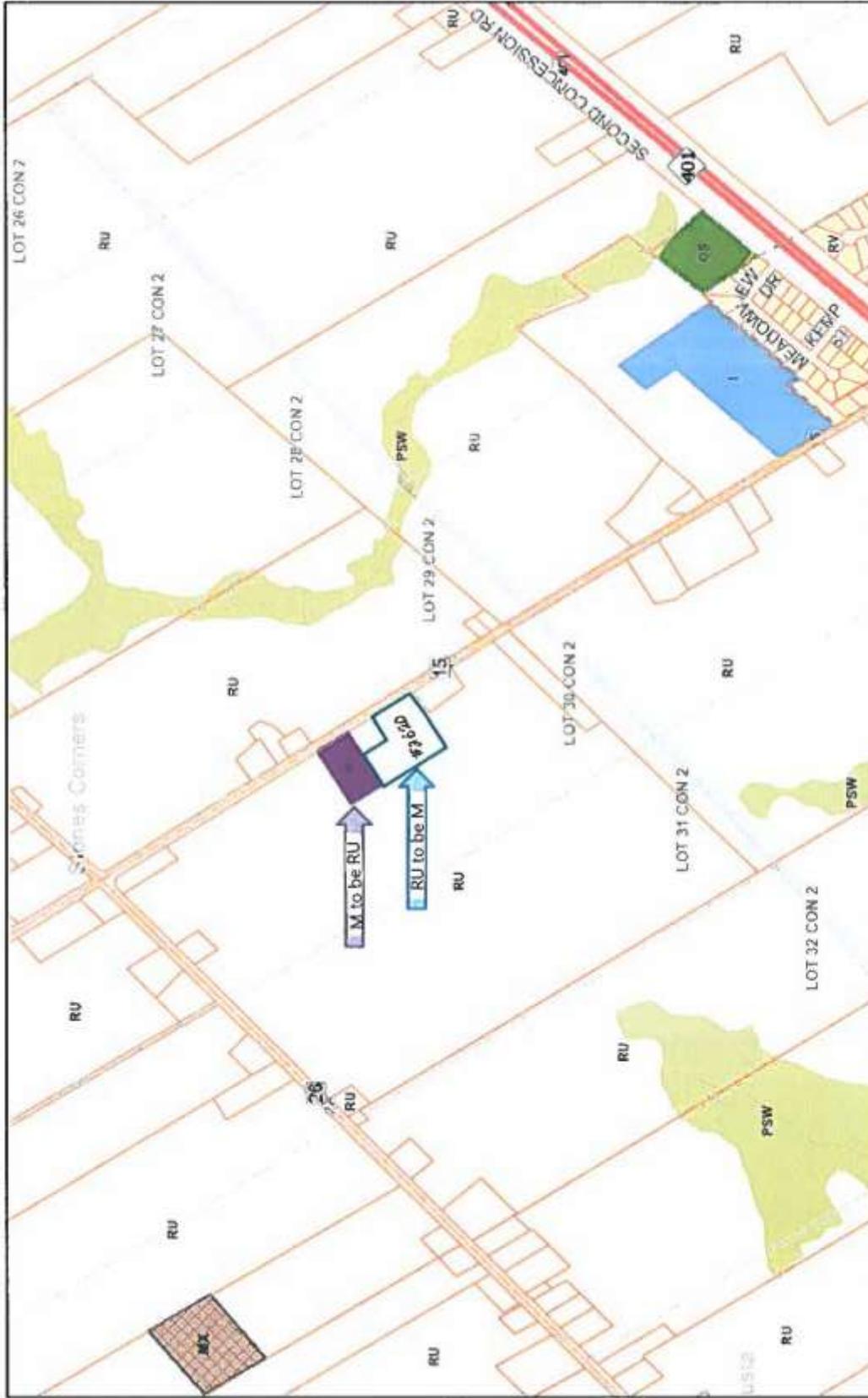
Dated the 21st day of March, 2022.



Annette Simonian
Clerk, Township of Augusta
3560 County Road 26
Prescott, ON, K0E 1T0
Telephone: (613) 925-4231 ext. 105
Email: asimonian@augusta.ca

AUGUSTA TOWNSHIP

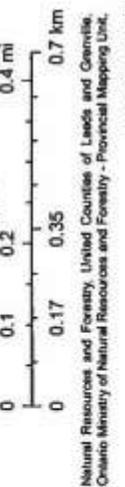
Location Map - M Zone to be RU and RU Zone to be M



2022-03-17, 2:41:54 p.m.



1:18,056



Disclaimer: The data provided is for information purposes only. UCLG is not liable for positioning, inaccuracies, subsequent updates, errors or omissions of data.
 Natural Resources and Forestry, United Counties of Leeds and Grenville
 Great Lakes Ministry of Natural Resources and Forestry - Provincial Mapping Unit
 Leeds Grenville GIS

AUGUSTA TOWNSHIP

TO: Steve McDonald, Administrator-Clerk, Township of Augusta
Karen Morrell, CBCO, Township of Augusta
Rob Bowman, Fire Chief, Township of Augusta
Brad Thake, Public Works Manager, Township of Augusta
Clerk, United Counties of Leeds & Grenville (*notice as per Planning Act Sec. 41(8)*)
R. Kester, Director of Public Works, United Counties of Leeds & Grenville
E. Mallory and C. Mills, Planning, United Counties of Leeds & Grenville
Ben MacNeil, Lanark Leeds & Grenville Health Unit
Laura Crites, South Nation Conservation Authority

CC: Council, Economic Development Committee,
Agriculture and Rural Affairs Committee

FROM: Barbara Kalivas, Planner (Interim)

DATE: March 24, 2022

Re: **Notice of Site Plan Application - Request for Comments**
1652447 Ontario Ltd. (Harry Selleck),
2620 County Rd. 15, roll no. 0706 000 040 11850
Con. 2, Pt. Lot 30; Township of Augusta
- Addition onto rear of Welding Shop

As part of the Township's site plan consideration process, you are being solicited for any comments falling within your jurisdiction for the above-noted project. Any comments you may have are *requested by* **April 11, 2022**. Please advise of any required review fee and I will advise the owner accordingly.

Enclosed please find GIS imagery of the property, which identified the location of the proposed addition (red X) and a site plan for a proposed 78 ft. wide by 80 ft. long, **6,240 sq.ft. (579.7 sq.m.) addition proposed onto the west/end of the existing welding shop**. The subject property is a 2.17 ha (5.38 acre) property, having 342 ft. (104 m) of frontage on County Rd. 15. *These same lands are subject of a concurrent zoning by-law amendment, where that notice was recently circulated, proposing to correct the zoning in the area, where these RU, Rural zoned lands would be rezoned to M, Industrial zone. The building addition would meet/exceeds zone setback requirements of the anticipated M zone.*

No changes to the current lot's grading and drainage is proposed to result from this addition.

This plan is being reviewed by Township staff and circulated concurrently to commenting agencies/staff for review.

Thank you for your timely review of the site plan matter. Again, your comments are requested by **April 11, 2022**.

AUGUSTA TOWNSHIP

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Barbara Kalivas
Planner (Interim)
Township of Augusta
planner@augusta.ca
613-925-4231, Ext. 101

Attachments

AUGUSTA TOWNSHIP

REPORT NUMBER: 2022-021

REPORT TO COUNCIL: March 28, 2022

RE: Planner's Report – Standard Severance Condition - that the Applicant Demonstrate that a Sufficient Quantity/Quality (of Groundwater) is Available for the Severed Lot

AUTHOR: Barbara Kalivas, (Interim) Planner

RECOMMENDATION:

THAT Council directs that the need for a condition on a severance application, with respect to groundwater assessment on the suitability of the quantity and quality of groundwater to service a new lot to be severed, be considered on a case-by-case basis, rather than be a standard condition of severance approval applicable to all new lot severance applications.

THAT Council directs that under the following circumstances, a groundwater assessment/opinion of acceptable quantity and quality by a qualified hydrogeologist consulting firm is a reasonable condition of severance approval:

- When the lot(s) to be created are less than 0.8 ha (2.0 acres) in lot size (in addition, the soil and terrain and site condition assessment as detailed under Section 3.1.6 of the Official Plan is also required);
- When any new lot(s) development, regardless of lot size is/are located within a designated Settlement Area in the Official Plan, and such assessment shall also include a review and opinion to ensure no negative impacts on area properties/ground water use (in addition, if such lot(s) are less than 0.8 ha (2.0 acres) in lot size, soil and terrain and site condition assessment as detailed under Section 3.1.6 of the Official Plan is also required);
- Where the new lot(s) to be created, regardless of lot size, would result in being more than the fifth (5th) lot within a 5 ha area, to be serviced by groundwater.
- Where the new lot(s) is in an area that raises potential influence in relation to a waste disposal site, or an active quarry operation or in an area that otherwise raises ground water quantity/quality impacts on the proposed severed lot. (Unless the matter can be suitably addressed at a later time, e.g. through another planning process, such as at the time of Site Plan approval as in the case of Commercial or Industrial lot creation).

AUGUSTA TOWNSHIP

THAT Council direct that where it is deemed that a groundwater assessment of quantity and quality is not required to support a severance application, that the following note be requested on any Decision of Severance:

Note: The Township of Augusta advises that it is the responsibility of the property owner to ensure an adequate supply and quality of potable water to service the severed lot.

PURPOSE:

The purpose of this report is to gain Council's direction on whether the current condition that a water quantity/quality assessment, done by a qualified hydrogeological firm, to support all new lot (residential) severance applications is still desired, or whether an amended, case by case approach to requiring such a condition should instead be implemented.

BACKGROUND:

At the Agriculture and Rural Affairs Committee (ARAC) meeting of February 2, 2022, Severance applications B-182-21 and B-183-21 (Reaney property) to create two (2) 0.8 ha (2.0 acre) lots while retaining a 11.9 ha (29.5 acre) lot were considered. The Reaney property is located between 6801 and 6875 Charleville Rd. **Severance applications B-182-12 and B-183-21 are conditionally recommended by ARAC to Council**, in turn for Council's consideration and recommendation to the United Counties of Leeds and Grenville (UCLG) Consent Approval Authority, **subject to all the conditions outlined in the attached excerpt** of the (Interim) Planner's Report dated February 2, 2022, save and **except for Condition 5, which ARAC has deferred directly to Council for a determination in relation to this proposed condition.**

Condition 5. reads as follows:

5. That the applicant, at their sole cost/expense, demonstrate that a sufficient quantity and quality of water is available to serve the severed parcels for their intended residential use (this assessment is to be done by a qualified consultant/hydrogeological firm and the applicant shall consult with the Township regarding this condition).

As noted in the Township's (Interim) Planner's Report on the Reaney severance applications, condition (5) was included as it has been the Township's practice to require such water quantity/quality assessments in support of a severance. Ten (10) new lot severances considered by the Township in 2021, all required a hydrogeological type condition requested by the Township to ensure groundwater quantity and quality review to support the severance.

At the ARAC meeting there was discussion regarding the necessity for such a standard condition, given the understanding that groundwater quantity is not an issue for agricultural operations nor residential uses in the UCLG. ARAC also commented that the suitability of water quality is a matter that the property owner should be mindful of and had understood that the issue of groundwater quality may only arise on rare occasions, such as in the rare case if localized groundwater quality issues are known or suspected. The cost implications of such assessments on property owners were also discussed by ARAC. The Township's (Interim) Planner noted her understanding, from a recent applicant having to fulfil such a condition, that the cost of this assessment by a

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qualified consultant was at a cost of approximately \$2,300.00. The Planner/agent on the Reaney severance applications (Tracy Zander of ZanderPlan) noted her understanding that such studies were even more costly.

ARAC directed that the matter of whether such a water quantity/quality condition related for the Reaney severance applications (B-182-21 and B-183-21) should be a Council decision.

ARAC also directed that Council provide direction on whether such a condition should be required on all future severance applications.

Council consideration of Severance Applications B-182-21 and B-183-21 specifically is the subject of a separate report before Council on March 28, 2022, as Report 2022-22.

DISCUSSION:

The Township's (Interim) Planner contacted the UCLG Consent Approval Authority Secretary-Treasurer to inquire as to whether such water quantity/quality conditions is a standard condition being placed on all severance applications throughout the Counties. It was learned that such a condition is not being typically requested by other municipalities in Leeds and Grenville on severance applications. It is understood that this water quantity/quality condition is only consistently being requested by the Township of Augusta. It is understood that on very limited, specific circumstance basis, other municipalities have requested a similar type of condition, when, for example a severance is in a Settlement Area or within/in proximity of a known area with potential groundwater issues.

A copy of the UCLG Groundwater Management Study-Final Report prepared by Dillon Consulting, 2001 was obtained to reconfirm the issue of groundwater quantity within the UCGL. Section 9.3.1.1 discusses existing conditions with respect to small scale residential development by consent and provides that "In summary, the vast majority of areas in the United Counties have access to potable groundwater supplies that will meet the needs of residential development on private water services. Natural water quality is generally good in most aquifers but can vary locally." (Dillon Consulting, 2001, UCLG Groundwater Management Study-Final Report, Pg. 117).

From a water quality perspective, the UCLG Groundwater Management Study noted that over 90 percent of the UCLG is considered to have a high vulnerability, due to shallow bedrock. (Pg. 117). From a regulatory perspective, and on the basis of MOE Guideline D-5-5 (1996) new development on private services is recommended on lots having a minimum lot size of 1 ha (2.5 acres), to ensure adequate spacing between wells and septic systems. If development is proposed to be on less than one (1) ha, water testing of neighbouring wells is recommended to ensure water quality. It is noted that even though water quality assessments may not indicate an issue today, future quality issues may arise. As such, the report suggests that no more than five lots be developed by consent within a 5 ha area. (Dillon Consulting, 2001, UCLG Groundwater Management Study-Final Report, Pg. 120-Minimum Lot Size subheading).

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From recent discussion with a hydrogeology consultant who undertook an assessment to support a severance in the Township, as conditionally approved in 2021, it is understood that the MOE Guideline D-5-5 series (1996) are still the relevant reference for groundwater hydrogeology assessments.

The Township's Official Plan, (2012) under Section 3.1.6. Minimum Lot Requirements, adopted a minimum lot area in the Rural Policy Area for residential development of generally 0.8 ha (2.0 acres), on a similar basis, to ensure adequate space for private water/well separation and private sewage systems. The policy provides that lots less than 0.8 ha may be permitted "based on the presence of sustainable ground water quantity and acceptable quality, in addition to soil, terrain and site conditions which meet the standard nitrate dilution calculation criteria as defined by MOE Guideline D-5-4, demonstrated by a Hydrogeological Study and Terrain Analysis Report submitted by a qualified professional." It is noted that the consent approval authority may require the preparation of a hydro-geology study in support of a lot creation by consent or plan or subdivision. As such, there is Township Official Plan Policy directive to request of the UCLG consent authority that a water quantity/quality assessment, in addition to a soil, terrain and site conditions report in accordance with Section 3.1.6 where lots are proposed to be less than 0.8 ha (2.0) acres in the Township.

Further, within Settlement Areas, there is the potential for cumulative impacts, due to the concentration of existing and future development opportunities, regardless of the lot size proposed. Section 4.3.1.1 of the Township's Official Plan recognizes that all development in the Settlement Areas will take place (predominantly) on private on-site water and sewer services and provides that "The municipality must ensure that growth will occur on a sustainable potable water supply of acceptable quality and quantity in accordance with the Ministry of the Environment guidelines and regulations and that there will be no negative environmental impacts (or cumulative negative impacts) resulting from the use of onsite private water and sewer services". As such, there is Township Official Plan Policy directive to require water quantity/quality assessment and to ensure no negative environmental impacts within Settlement Areas of the Township.

Section 8.1.4.2 speaks to ensuring an adequate provision of water. Suitable infrastructure is necessary to ensuring Augusta can continue to accommodate sustainable growth. This policy provides:

"Where development is proposed on private services, the applicant must show that there is sufficient quantity and quality of potable water, that there will be no negative impacts on adjacent lands and must also demonstrate that a permit can be obtained for the proposed sewage system from the Health Unit of the Ministry of the Environment as applicable." As such, Section 8.1.4.2 provides the authority for requiring the current water quantity/quality condition, but the wording of this current condition falls short of requiring that impacts on adjacent lands be assessed.

Consent policy, under Section 9.4.2.2 however provides "The size, configuration and, where applicable, the soil structure of a proposed lot shall be appropriate for the long term provision of services and the applicant shall provide sufficient information to the consent authority to this effect. The approval authority *may* require that this information shall be in the form of a hydro-geological study, prepared by a qualified professional and must demonstrate that the aquifer can provide a long term sustainable water supply

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of acceptable quality and quantity, as well as providing evidence through testing, that the soil conditions can accommodate the effluent load from a septic field along with its replacement area. Such a study shall recommend a minimum lot size, which shall be used in evaluating the proposed consent. Regardless of the recommendation contained in such a study the Township may impose a minimum lot size in the implementing zoning by-law.” (*Italics and bolded for emphasis only*).

Section 9.4.9 Complete Applications, in the Official Plan provides a chart identifying the types of study or reports which are “Required” or are “Possibly Required” to support certain development applications. For a consent application, hydrogeology, for development on private services or where development is within an area subject to vulnerable or sensitive surface water or sensitive groundwater features is identified as being “**Possibly Required**”. As such, there appears to be some flexibility to requiring this type of study to support a severance.

Currently, what is being requested when a water quantity/quality condition is imposed as a condition of severance, is an assessment by a qualified hydrogeological firm on these matters. This does not necessitate a full hydrogeology level assessment that would be required to support a multi-lot subdivision development, however it does require assessment by a qualified consultant and a professional opinion. In such assessments water quantity is assessed by the consultant in viewing well water records available through MECP’s portal in the area and offering a professional opinion on water quantity to support the severance and water quality is tested, from water taken from a well on site, if one exists, or from a neighbouring well, and assessed against MOE D-5-5 series guidelines with respect to water quality (various health and aesthetic parameters). This testing is more extensive than the standard e-coli/bacterial testing done at the local health unit.

While the authority exists in the Township’s Official Plan to request/require such groundwater quantity/quality assessments as a condition in support of any severance, (and specifically in the case where lots are less than 0.8 ha (2.0 acres) in size (as per Section 3.1.6) and in the case where development is proposed within a Settlement Areas (as per Section 4.3.1.1)), the policies do however offer some flexibility regarding the need for such assessments. Consent Policy, under Section 9.4.2.2 and Complete Applications, under Section 9.4.9 provide language in these policies that such a study “may” or be “Possibly Required”. This language in these Official Plan policies offer some opportunity to assess whether such a water quantity or quality condition should or should not be required, on a case by case basis

Given the identified sufficient supply of groundwater in the UCLG, as per the 2001 UCLG, water quantity does not appear to generally be an issue in the Counties. The certainty of groundwater quantity and quality in the absence of a full study cannot however be confirmed. It is noted however that such groundwater studies are only as relevant as on the day they are prepared (as a snapshot in time) and future groundwater quantity/quality issues that could result are an unknown. It would be recommended, that **if a groundwater quantity/quality study is not deemed to be a required condition of approval**, e.g if a lot is in a Rural area and meets the minimum Township required lot size of 0.8 ha (2.0 acres) for example, in lieu of requiring a water

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quantity/quality assessment as a condition of approval, it would be recommended that a note be requested on the severance decision as follows:

Note: The Township of Augusta advises that it is the responsibility of the property owner to ensure an adequate supply and quality of potable water to service the severed lot.

The recommendations as detailed at the beginning of this Report have been prepared to offer criteria by which to assess the need for severance conditions related to groundwater quality/quantity and impacts in select circumstances. The UCLG Groundwater Management Study (2001) offers information that the quantity of groundwater in the UCLG is sufficient for (residential) lot development via consent.

The recommendations appear to conform with the intent of the Provincial Policy Statement (2020), the United Counties of Leeds and Grenville Official Plan and the Augusta Official Plan, to allow severances and associated development, while having due regard for the provision of an adequate water supply to severed lands.

POLICY IMPLICATIONS:

There are no implications for current policies. This matter should be readdressed when the Official Plan is updated.

FINANCIAL CONSIDERATIONS:

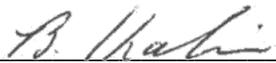
There are no budgetary requirements for the Township.

OPTIONS:

1. Support the recommendation(s) of Report 2022-021 as presented;
2. Do not support the recommendation(s) of Report 2022-021 and continue with the current practice of requiring all severance applications to require, as a condition of approval that a consultant's report demonstrate that there is an adequate quantity and quality of groundwater to service the proposed severed lot.

LINK TO MUNICIPAL PLANS

The recommendations align with the severance provisions and development objectives of Augusta's Official Plan.



Barbara Kalivas, Planner



Steve McDonald, CAO

Attachment – Excerpt of Report to ARAC, dated February 2, 2022 (proposed conditions).

AUGUSTA TOWNSHIP
REPORT (excerpt)

TO: AGRICULTURE AND RURAL AFFAIRS COMMITTEE

DATE: February 2, 2022

**RE: Severance Applications B-182-21 and B-183-21 (Reaney)
Con. 6, Pt. Lot 15/16 (Agent: ZanderPlan)**

AUTHOR: Barbara Kalivas, Planner (Interim) – prepared January 27, 2022

RECOMMENDATION:

THAT Augusta Council recommend to the United Counties of Leeds and Grenville Consent Approval Authority that consent application B-182-21 (Reaney) and B-183-21 (Reaney) be approved, subject to the following conditions:

1. That the balance of any outstanding taxes, including penalties and interest, (and any local improvement charges, if applicable) (roll no. 0706 000 0201503) shall be paid to Augusta Township.
2. That an acceptable reference plan, survey or legal description of the severed lands and the deed or instrument conveying the severed lands be submitted to Augusta Township.
3. That the road allowance of Charleville Road be widened as required to 10 metres from the centreline of the road, across the frontage of the severed and retained lands and that a Transfer/Deed conveying the said land to Augusta Township be prepared and executed and such lands be confirmed free/clear of any encumbrances, in consideration of the payment of \$1.00.
4. That a cash-in-lieu of parkland levy of \$500.00 for application B-182-21 and a cash-in-lieu of parkland levy of \$500.00 for application B-183-21 be paid to Augusta Township, as new building lots are resulting.
5. That the applicant, at their sole cost/expense, demonstrate that a sufficient quantity and quality of water is available to serve the severed parcels for their intended residential use (this assessment is to be done by a qualified consultant/hydrogeological firm and the applicant shall consult with the Township regarding this condition.
6. That an Environmental Impact Study/statement (EIS) to the satisfaction of the South Nation Conservation Authority (SNCA) be submitted to identify suitable building envelopes as/if required by the SNCA and if preferred suitable building envelopes on the severed and retained lots resulting from the EIS cannot be regulated by South Nation's permitting under Ont. Reg. 170/06 which regulates lands within 120 m of the wetlands, then a suitable development agreement, authorized by Township by-law would need to be entered into with the Township and registered on title to prescribe a suitable building envelope within the 120 m adjacent lands to the wetlands. The Township would consult with the SNCA following the EIS submission to see if this is required.
7. That all costs associated with fulfilment of conditions are at the applicant's sole expense.
8. That favourable comments are received by the Consent Approval Authority from circulated commenting agencies.

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Municipality of North Grenville Notice of Public Meeting Concerning a Proposed Zoning By-Law Amendment

Take notice that the Corporation of the Municipality of North Grenville will hold a Public Meeting under Section 34 of the Planning Act, R.S.O., 1990, as amended to consider a proposed Zoning By-law Amendment Application (File # ZBA-03-22). This Public Meeting will be held on **Wednesday, April 13th, 2022, at 6:30 p.m.** Due to the COVID-19 pandemic social distancing requirements, this Public Meeting will be held **online** only, and can be accessed through the Municipality's website at www.northgrenville.ca. Instructions on how to participate in the Public Meeting are attached to the meeting Agenda on the website.

The purpose of this application is to consider a Housekeeping Zoning By-law Amendment to Comprehensive Zoning By-law 50-12 to revise Additional Residential Unit Policies for the Rural Residential zone and remove Zoning Provisions for Refreshment Vehicles that are regulated under a separate by-law.

Any person may attend the online public meeting and/or make written or oral submissions either in support of or in opposition to the above item. In the event that you are unable to attend the meeting but wish to submit written comments, please ensure that your comments are delivered to the Planning and Development Department's office (285 County Road 44) prior to the day of the meeting.

If you wish to be notified of the decision of the Corporation of the Municipality of North Grenville on the proposed zoning by-law amendment, you must make a written request to the Corporation of the Municipality of North Grenville.

If a person or public body would otherwise have an ability to appeal the decision of the Corporation of the Municipality of North Grenville to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the Municipality of North Grenville before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submission to the Corporation of the Municipality of North Grenville before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Additional information regarding the application will be made available to members of the public when requested. For more information about this matter, contact the Planning Department in one of the following manners during regular business hours from Monday to Friday:

| By mail | By e-mail | By phone/fax |
|---|--|------------------------------------|
| Municipality of North Grenville 285 County Road 44 PO Box 130 Kemptville, ON K0G 1J0 | planning@northgrenville.on.ca | 613-258-9569 x 116 613-258-1441 |

Dated at the Municipality of North Grenville this 24th day of March 2022.

SIGNED: Original Signed
Amy Martin, Director of Planning and Development

No map is provided as the proposed amendments apply to all lands within the Municipality of North Grenville.

Note: all agencies are requested to have their comments submitted to the Planning and Development Department's office by no later than Friday, April 8th, 2022, at 5:00 p.m.