

**AUGUSTA TOWNSHIP**  
**MINUTES**  
**AGRICULTURE & RURAL AFFAIRS COMMITTEE MEETING**  
**April 5, 2022 at 6:30 p.m.**

**PRESENT**

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

**REGRETS**

Councillor Samantha Schapelhouman (Committee Chair).

**A. Call to Order**

Mayor Malanka (Acting Chair) called the meeting to order at 6:30 p.m.

**B. Approval of Agenda**

Approved.

**C. Approval of the Minutes**

Minutes approved for the November 3, 2021 meeting.

Minutes approved for the February 2, 2022 meeting.

**D. Disclosure of Interest**

None.

**E. Business Arising from the Minutes**

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

- The Planner advised that this matter was discussed with the 's Township's Chief Building Official (CBO) and the CBO was not aware of any barn being decommissioned to permit a residential dwelling construction.

**E.2 Severance Applications B-182-21 and B-183-21 (Reaney) and Copy of Council Resolution No. 7**

- The Planner advised that this resolution was provided for the Committee's information regarding Council's comments to the County on the Reaney severance applications. Council determined that a groundwater quality/quantity assessment was not required in the case of these applications and instead requested that a "note" be placed on both Decisions advising that it is the responsibility of the property owner to ensure an adequate supply and quality of potable water to service the severed lots.

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### F. Planning Applications

- F.1 Report to ARAC, Re: Severance Applications B-16-22 and B-17-22(Pyl)
- The (Interim) Planner provided a brief overview of the Report to the Committee and reviewed the recommended seven (7) conditions proposed to be recommended to Council related to each of these two severance applications. The Planner advised that the Township's CBO had suggested that a slight increase in the lot size to severance B-16-22 could result in it meeting the lot size to permit hobby farm use, if of interest to the applicant.
  - The applicant, Elizabeth Pyl was in attendance and advised that there is no hobby farm use interest for severance B-16-22.
  - The Committee questioned whether road widening along North Campbell Rd. for the "retained" lot should be a required condition of approval. The (Interim) Planner advised that conditions are typically placed on the severed lands, but if the applicant was agreeable, this could be requested. The applicant, Elizabeth Pyl advised that it was her understanding that road widening along North Campbell Rd. had previously been conveyed to the Township, but was prepared to grant it if it had not yet been widened. The applicant advised that documentation to confirm such could be provided to the planner.
  - The Committee discussed the applications and concurred with the Planner's report regarding the seven (7) conditions of approval, including a note regarding the responsibility resting with the property owner to ensure an adequate supply and quality of potable water to service the severed lots. The Committee also requested that the road widening condition also include reference to road widening along North Campbell Rd. for the retained lands, if road widening had not been taken before.
  - Mayor Malanka (Acting Chair) directed that the applicant show evidence to the planner regarding whether road widening along North Campbell Rd had already been widened, prior to the severances coming before Council for consideration at their April 25, 2022 Council meeting.
- F.2 Notice of Public Meeting Concerning Proposed Amendments to Zoning By-2965, as amended, Schedule G, 2620 County Rd. 15 and Abutting North Lands Part of Lot 30, Concession 2, Re: Corrective Mapping amendment in the Rural designation.
- F.3. Notice of Site Plan Application, 2620 County Rd. 15, Re: proposed 6.240 sq.ft. addition onto rear of an existing welding shop, in the Rural designation.
- The (Interim) Planner advised that the intent of providing these two notices is to provide the Committee with this information as the property is in the Rural designation under the Official Plan and to provide an opportunity for any comments.
  - The Committee received F.2 and F.3 and offered no comments.

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## G. Other Business

### G.1 COPY of Report 2022-021 to Council and related Council Resolution 6

- The Committee received this report and deferred consideration of this report to the next meeting.
- Mayor Malanka advised that Council welcomes consideration of the report and if the criteria for circumstances where water quality/quantity reports needs to be adjusted, this could be brought to Council.

### G.2 Municipality of North Grenville, Proposed Zoning By-law Amendment for April 13, 2022 Re: to revise Additional Residential Unit Policies for the Rural Residential Zone and remove Refreshment Vehicle provisions, as they are regulated under a separate by-law.

- The (Interim) Planner advised that additional information was requested regarding the additional residential unit policies.

### G.3 Recent Announcements by Minister S. Clark to increase housing supply

- The Committee noted concern that these directives not increase housing and impacts into the rural and agricultural areas of the Township. The (Interim) Planner noted that directing development to settlement areas, subject to supporting studies, is still the provincial directive. It was noted that the recent announcements to delegate site plan responsibility to a staff member and increase timelines for site plan approval from 30 to 60 days was also part of the recent announcement. It is understood that this is to apply to applications received after July 1<sup>st</sup>. The province is also implementing changes that would see municipalities having to reimburse/partially reimburse planning application fees if prescribed timelines in which to make decisions are not met. It was noted that timelines themselves are not typically the issue, but rather having more clarity on what type of studies should be required to support a development application from a PPS perspective would be helpful to deem an application as being complete, and provide consistency across municipalities for developers.

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

## I. Adjournment

The meeting adjourned at 7:18 p.m.