



**AGENDA**  
**AUGUSTA TOWNSHIP**  
**PLANNING ADVISORY COMMITTEE MEETING**  
**January 10, 2018 at 6:30 p.m.**

1. Call to Order
2. Approval of Agenda
3. Disclosure of Interest
4. Approval of Minutes of October 25, 2017
5. Business Arising from the Minutes
6. Severance Application – B-84-17, Sprucelawn RMD Corporation
7. Severance Application – B-88-17, Dixon
8. Other Business
8. Adjournment
9. Date of Next Meeting

<b>Committee</b>	Planning Advisory Committee
<b>Date</b>	January 10, 2018
<b>Title</b>	Consent Application B-84-17, Sprucelawn RMD Corporation
<b>Recommendation</b>	<p>That Council recommend to the Land Division Committee of Leeds and Grenville that consent applications B84-17 be approved subject to the following conditions:</p> <ol style="list-style-type: none"> <li>1. The balance of any outstanding taxes, including penalties and interest, (and any local improvement charges, if applicable) shall be paid to the Township.</li> <li>2. An acceptable reference plan or legal description of the severed lands and the deed or instrument conveying the severed lands shall be submitted to the Township.</li> </ol>

## 1.0 INTRODUCTION

Severance applications B-84–17 has been received from the United Counties of Leeds and Grenville to create 1 new residential lot and 1 retained lot in the Maitland Village Settlement Area.

### 1.1 BACKGROUND

The subject property is located at 1282 County Road 2 in Maitland at the intersection of CR 2 and Richmond Street. The key map shows the location and context of the proposed lot. The subject lands are developed with an existing residential dwelling and associated accessory building and a commercial use in the form of a take-out restaurant known as Bud the Spud. The application is required in order to restore separate title to the existing residential property as the properties have merged.



### Regulatory Control Review

#### 1.2.1 Provincial Policy Statement

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

The proposed severed lands are located in a Settlement Area designation. The PPS provides that settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted. Development should be directed to designated settlement areas where intensification opportunities exist which can be accommodated and appropriately serviced. Such development should not result in the provision of unplanned municipal services. The proposed severance of a lot with an existing commercial use will not result in unplanned or negative impacts on the local settlement landscape or on the environment. No additional municipal services will be required as a result of this proposed severance.

### 1.2.2 UCLG Official Plan

The proposed severed lands are designated Rural Settlement Area pursuant to the Schedule A of the United Counties of Leeds and Grenville Official Plan. The Plan addresses the issue of lots where title has merged and stipulates in section 7.6.3.2 that:

*“Applications to sever a previously legal lot of record that unintentionally merged under the Planning Act may be permitted subject to satisfying applicable Provincial, County and lower-tier policies.”*

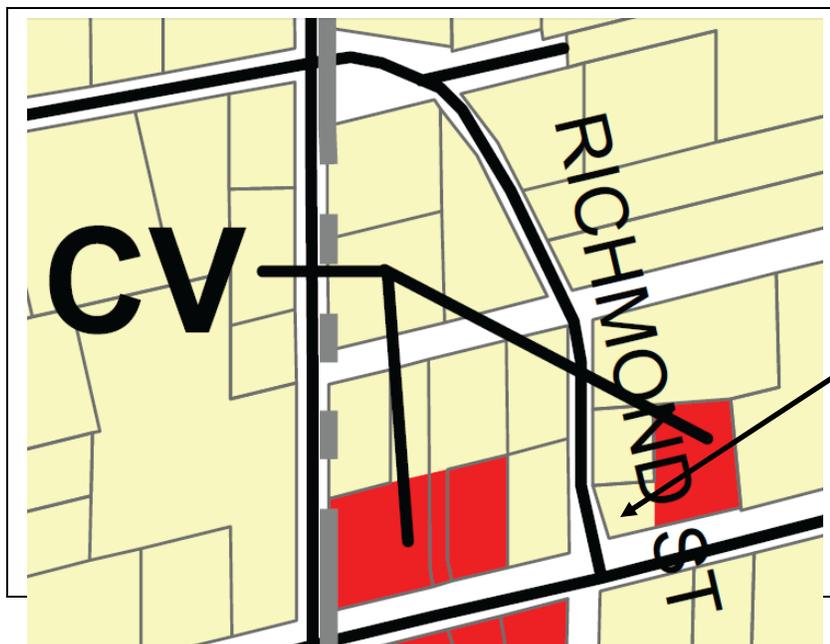
The United Counties of Leeds and Grenville Official Plan (UCLG OP) is now in full force and effect with the exception of policies affecting coastal wetlands which are under appeal before the Ontario Municipal Board. In this case the proposed new lot would qualify under section 2.3.3 b). The existing uses have been in place for several years (in the case of the retained lot with the residential use, decades). The proposed severance will not result in new development but rather recognizes an existing situation.

### 1.2.3 Augusta Official Plan

As with the UCLG OP the Township Official Plan also designates the subject property as Settlement Area. Residential uses and commercial uses are permitted. The OP provides that such development must be appropriately serviced and not result in negative impacts on the local area. The issues discussed under the Counties Official Plan also apply under the policies of the Augusta OP. As noted above there is no new development proposed outside of the proposed consent and as such no impacts are anticipated with respect to the environment, health and safety or the need for additional public services. The proposed consent conforms to the Official Plan.

### 1.2.4 Current Zoning

The subject parcels are zoned Residential Village (RV) and Village Commercial pursuant to By-law 2965. The proposed parcel to be retained is zoned RV whereas the parcel to be severed is zoned in part Village Commercial and in part Village Residential as shown on the following excerpt from Schedule G1 of By-law 2965.



Part of commercial lot incorrectly zoned

As shown on the zoning schedule, part of the commercial lot is incorrectly zoned. This was in part due to the lot fabric used to create the zoning schedule which shows a separate parcel which we now can confirm, based on reference plans provided with this application, does not exist.

The current commercial use of the property pre-dates the Township's comprehensive zoning by-law and as such the use enjoys legal non-conforming rights. The Township could require that the lands be re-zoned to village commercial as a condition of the severance however it is recommended that the municipality undertakes the rezoning as part of its next zoning by-law consolidation.

Based on the sketch provided with the application it can be reasonably assumed that the severed and retained parcels will conform to all of the performance standards of By-law 2965.

### **1.3 CONCLUSION**

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

Prepared by:



Pierre Mercier, MCIP, RPP  
Planner – Augusta Township

<b>Committee</b>	Planning Advisory Committee
<b>Date</b>	January 10, 2018
<b>Title</b>	Consent Application B88-17, Arnold Dixon
<b>Recommendation</b>	<p>That Council recommend to the Land Division Committee of Leeds and Grenville that consent applications B88-17 be approved subject to the following conditions:</p> <ol style="list-style-type: none"> <li>1. The balance of any outstanding taxes, including penalties and interest, (and any local improvement charges, if applicable) shall be paid to the Township.</li> <li>2. An acceptable reference plan or legal description of the severed lands and the deed or instrument conveying the severed lands shall be submitted to the Township.</li> <li>3. That the applicant submits the required cash-in-lieu of parkland levy of \$500 per lot to Augusta Township.</li> <li>4. That the severed lot be rezoned to add a farm produce outlet as a permitted use.</li> </ol>

## **1.0 INTRODUCTION**

Severance applications B88 -17 has been received from the United Counties of Leeds and Grenville to create 1 new residential lot and 1 retained lot.

### **1.1 BACKGROUND**

The subject property is located in part of lot 30 Concession 5 with frontage on County Road 15. The applicant is proposing to create 1 new lot for the purpose of a farm produce outlet.

The proposed severed lot would have an area of approximately 2 acres with 230 feet of frontage on County Road 15. The retained lot would have an area of some 105 acres with 3302 feet of frontage on the County Road. The intent of the consent is to create a lot to be used as a farm produce outlet. The proposed lot is currently improved with an accessory building currently used for storage purposes.

The subject property is currently in agricultural production. Surrounding land uses consist of the hamlet of Algonquin to the north and west and rural agricultural use to the east and south.

The proposed severed lands are located in a Rural Area designation in both the United Counties of Leeds and Grenville and Augusta Official Plans.

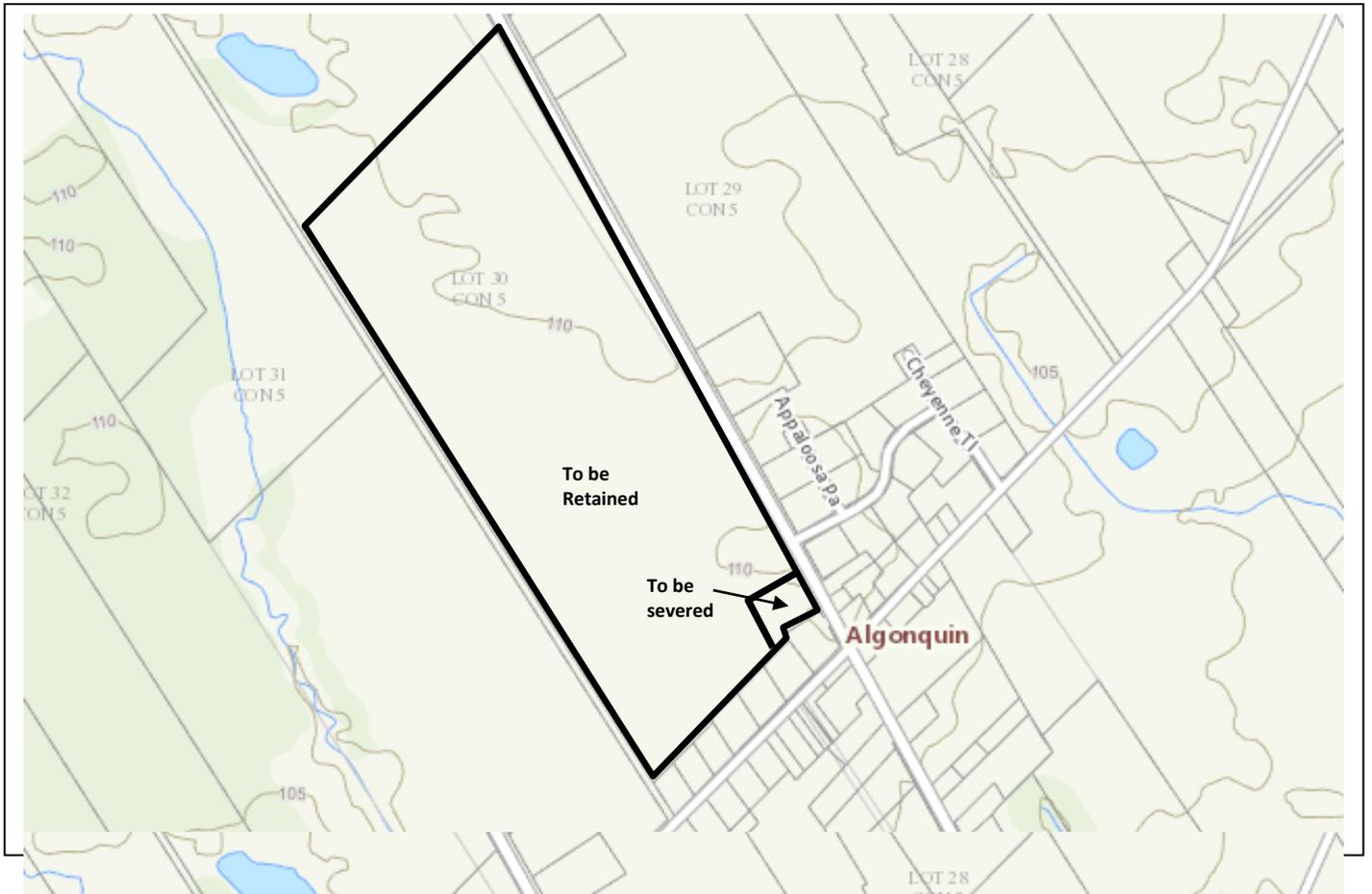
Key plans are provided on the following page to illustrate the land use context.

## **2.0 REGULATORY CONTROL REVIEW**

### **2.1 PROVINCIAL POLICY STATEMENT**

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

The proposed severed lands are located in a rural designation. The PPS provides that limited development is appropriate in rural areas provided that they can be appropriately serviced, that the



development will not result in the provision of unplanned municipal services and that there be no unmitigated impacts on resources or on natural heritage features. There are no identified natural heritage features such as wetlands or significant woodlands on or adjacent to the subject property. The subject property is not located near any natural resources such as aggregate resources. No additional municipal services will be required as a result of this proposed development.

The proposed consent is consistent with the PPS subject to meeting the required conditions.

## **2.2 UCLG OFFICIAL PLAN**

The proposed severed lands are designated Rural Lands pursuant to the Schedule A of the United Counties of Leeds and Grenville Official Plan. The UCLG OP provides that municipalities can:

- Promote limited development that is compatible with the rural landscape and character and can be sustained by rural service levels, which generally includes individual on-site sewage and individual on-site water services; and
- Accommodate development that is appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of infrastructure.

The Counties requires the local municipalities to establish policies in their Official Plans related to rural residential development which may be accommodated on rural lands without compromising the rural character of these lands. The Augusta OP does have such policies and the proposed consent is compatible with the rural character of the surrounding lands.

## **2.3 AUGUSTA OFFICIAL PLAN**

The proposed severed lands are designated Rural pursuant to the Augusta Official Plan. The Plan allows for the creation of new residential lots provided they can be adequately serviced with private water and waste water services and provided they do not result in conflicts with any natural heritage features, natural resource features and that there is no issue with hazard lands. The proposal will not result in any conflicts with natural heritage or natural resource features. The proposed consent is considered to be in conformity with the purpose and intent of the Official Plan.

## **2.4 CURRENT ZONING**

The subject parcels are zoned Rural (RU) pursuant to By-law 2965. The proposed use, that of a farm produce outlet, is not permitted in the Rural Zone. Accordingly a zoning amendment will be required in order to ensure full conformity.

## **3.0 CONCLUSION**

The proposed severance is in conformity with the policies and objectives of the Counties' Official Plan as well as the Township's Official Plan and is consistent with provincial interests as expressed in the PPS. Zoning compliance will require a zoning by-law amendment in order to allow for the use as proposed in the application. It should be noted to the applicant that any conditions of consent will

require fulfillment prior to the lapsing date – one year from the date of approval of the application at the Land Division Committee.

Prepared by:

A handwritten signature in black ink, appearing to read 'P. Mercier', with a large, stylized initial 'P'.

Pierre Mercier, MCIP, RPP  
Planner – Augusta Township