



**AGENDA**  
**AUGUSTA TOWNSHIP**  
**PLANNING ADVISORY COMMITTEE MEETING**  
**October 29<sup>th</sup> , 2018 at 6:30 p.m.**

1. Call to Order
2. Approval of Agenda
3. Disclosure of Interest
4. Approval of Minutes of September 6<sup>th</sup>, 2018
5. Business Arising from the Minutes
6. Site Plan Control
  - 6.1 Site Plan Control Report, Augusta Business Centre
7. Severance Application
  - 7.1 Severance application B88 -17 – Arnold Dixon
8. Other Business
9. Adjournment
10. Date of Next Meeting

**Augusta Township  
Planning Advisory Committee Meeting**

**MINUTES**

**September 6, 2018, at 6:30 p.m.**

**In Attendance:**

**Committee:** Adrian Wynands, Jonas Cole, Rob Jones, Gill Cyr, Dean Porter, Ron Covey

Regrets: Duaine McKinley

**Staff:** Pierre Mercier, Planning Consultant, Krista Weidenaar, Community Development & Planning Coordinator, Ray Morrison, CAO/Treasurer, Karen Lavigne, CBO

**1. Call to Order**

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

**2. Approval of Agenda**

Moved by Jonas Cole seconded by Robert Jones

BE IT RESOLVED THAT this committee approves the agenda for September 6, 2018.  
CARRIED

**3. Disclosure of Interest**

None.

**4. Approval of the Minutes**

Moved by Dean Porter and seconded Robert Jones

BE IT RESOLVED THAT this committee approves the minutes of the meeting of May 30, 2018.  
CARRIED

**5. Business arising from the minutes**

None

**6. Severance Application - B-73-18 2069943 Ontario Inc.**

Moved by Robert Jones and seconded by Dean Porter

BE IT RESOLVED THAT the Planning Advisory Committee recommends to council That Council recommend to the Land Division Committee of Leeds and

Grenville that consent applications B73-18 be approved subject to the following conditions:

1. The balance of any outstanding taxes, including penalties and interest, (and any local improvement charges, if applicable) shall be paid to the Township.
2. An acceptable reference plan or legal description of the severed lands and the deed or instrument conveying the severed lands shall be submitted to the Township.
3. That the applicant submits the required 2% cash-in-lieu of parkland levy which shall be based on a site valuation report prepared by a qualified real estate professional.
4. That the severed lot be rezoned to permit the mini-storage use: and
5. That the proponent obtains site plan control approval for the proposed commercial development.

CARRIED

7. Severance Application - B-82-18 McCann

Moved by Gilly Cyr and seconded by Dean Porter

BE IT RESOLVED THAT the Planning Advisory Committee recommends to council That Council recommend to the Land Division Committee of Leeds and Grenville that consent applications B82-18 be approved subject to the following conditions:

1. The balance of any outstanding taxes, including penalties and interest, (and any local improvement charges, if applicable) shall be paid to the Township.
2. An acceptable reference plan or legal description of the severed lands and the deed or instrument conveying the severed lands shall be submitted to the Township.
3. That the applicant submits the required cash-in-lieu of parkland levy of \$500 to Augusta Township.
4. That the road allowance for Maple Avenue be widened along the frontage of the severed and retained lots as required to 10 metres from the centerline of the road, and that a Transfer/Deed of Land conveying the said land to Augusta Township be prepared and executed in consideration of the payment of \$ 1.00.
5. That a Hydrogeology study which demonstrates that sufficient water quantity and quality as well as private waste water treatment capacity exists and that private services can be implemented without impacts to adjacent wells, be prepared by a qualified professional.

CARRIED.

8. Severance Application - B-88-18 Whittacker

Moved by Robert Jones and seconded by Jonas Cole

BE IT RESOLVED THAT the Planning Advisory Committee recommends to council That Council recommend to the Land Division Committee of Leeds and Grenville that consent applications B88-1 8 be approved subject to the following conditions:

1. The balance of any outstanding taxes, including penalties and interest, (and any local improvement charges, if applicable) shall be paid to the Township.
2. A copy of the Reference Plan and/or legal description of the severed land and the deed or instrument conveying the severed land to the owner of the abutting property to the south known municipally as 5525 Charleville Road, so that no new lot is being created.
3. An Undertaking from a solicitor authorized to practice law in the Province of Ontario, and in good standing with the Law Society of Upper Canada, as follows: "I undertake on behalf of the Owner, within 20 days of the registration on title of the transfer document to file an Application to Consolidate Parcels including the severed land (Part of PIN insert number) and the abutting land (PIN insert number). This PIN consolidation is intended to reinforce the Planning Act stipulation that both parcels have merged on Title and cannot be conveyed separately in the future."
4. That the road allowance for Charleville Road be widened along the frontage of the enlarged lot as required to 10 metres from the centerline of the road, and that a Transfer/Deed of Land conveying the said land to Augusta Township be prepared and executed in consideration of the payment of \$ 1.00.

CARRIED.

**9. Site Plan Control – Chart House**

Moved by Dean Porter and seconded by Jonas Cole

BE IT RESOLVED THAT the Planning Advisory Committee recommends to council that the proposed site plan be approved subject to the following conditions:

1. That the applicant obtain the necessary permits from the South Nation Conservation under Ontario Regulation 170/6.
2. That a stormwater management plan be developed to the satisfaction of the Township of Augusta Chief Building Official

CARRIED.

**10. Site Plan Control – Dixon**

Moved by Dean Porter and seconded by Jonas Cole

BE IT RESOLVED THAT the Planning Advisory Committee recommends to council that the proposed site plan be approved subject to the following conditions:

1. That the proponent obtains the Health Unit approvals for the installation of private well and septic services; and
2. That the proponent obtains the approval for the site's access and egress on County Road 15.

DEFERRED.

**11. Zoning Amendment – Quenneville**

Moved by Gilly Cyr and seconded by Jonas Cole

BE IT RESOLVED THAT the Planning Advisory Committee recommends that Council approve the proposed zoning by-law amendment providing for a change of zoning from Rural to Rural Exception 8 on the property identified as roll number 070600001513040000 also known as 4748 McCully Road.  
CARRIED.

**12. Zoning Amendment - 2069943 Ontario Inc.**

Moved by Jonas Cole and seconded by Dean Porter

BE IT RESOLVED THAT the Planning Advisory Committee recommends That Council adopt Zoning By-law Amendment 2018-3374 which rezones the subject property from Village Commercial to Village Commercial Exception One (CV-X1) to allow the additional use of mini-storage units.  
CARRIED.

**13. Zoning Amendment – Dixon**

Moved by Jonas Cole and seconded by Dean Porter

BE IT RESOLVED THAT the Planning Advisory Committee recommends That Council adopt Zoning By-law Amendment 2018-3375 which rezones a property in Lot 30 Concession 5 as shown on Schedule A of the by-law from Rural (Ru) to Village Commercial Exception I (CV-X1) and that the Council decision proceed at a Council meeting which follows confirmation by staff that the final consent has been granted and the lot deed has been stamped and registered.  
DEFERRED.

**14. Other Business**

None

**15. Adjournment**

Moved by Jonas Cole and Seconded by Dean Porter

BE IT RESOLVED THAT this committee does now adjourn at 9:00 p.m. until the call of the Chair.  
CARRIED

**16. Date of Next Meeting**

TBD at the call of the chair

<b>Committee</b>	Planning Advisory Committee
<b>Date</b>	October 29 <sup>th</sup> , 2018
<b>Title</b>	Site Plan Control Report, Augusta Business Centre
<b>Recommendation</b>	<p>That the Committee recommends that Council approve the site plan control application submitted by 2069943 Ontario Inc. for a mini-storage warehouse facility to be located at 1652 County Road 2 subject to the following conditions:</p> <ol style="list-style-type: none"> <li>1. That a Stormwater Management Plan which addresses Source Water Protection Plan issues related to the IPZ 1 zone be prepared and submitted to the South Nation Conservation for review and approval; and</li> <li>2. The issuance of any required permit by the Lanark Leeds and Grenville Health Unit addressing waste water treatment.</li> </ol>

## **1.0 INTRODUCTION**

2069943 Ontario Inc. has submitted Consent, Zoning Amendment and Site Plan Control applications in order to be permitted to develop a mini-warehouse storage facility on part of a lot which is currently the site of the Augusta Business Centre. The applications are being managed concurrently in order to maintain Augusta Township's business friendly approach to ensuring that development applications are reviewed efficiently and effectively.

### **1.1 BACKGROUND**

The subject property is located in part of lot 7 Concession 1 with frontage on County Road 2 and is known municipally as 1652 County Road 2. It is currently the site of the Augusta Business Centre, a multi-faceted business centre with work bays and accessory storage units. The applicant is proposing to develop a new dedicated mini-storage facility comprised of a number of stand-alone storage buildings on a new lot created by consent (see Consent Report B73-18).

Surrounding land uses include a lot zoned Village Industrial (a construction and roofing company with outdoor storage) a land locked park, and residential uses to the west and east. The Rothesay Dive site is directly across County Road 2. The site is buffered by trees on the north property line.

The proposed development would sit on a new lot with an area of approximately 1.53 acres with 240 feet of frontage on County Road 2 and 228 feet of frontage on Merwin Lane.

The proposed development is located in a Settlement 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 proposed 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 settlement area designation. The PPS provides that development is appropriate and should be directed to settlement 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 property is, however, located within the drinking water source protection zone which has been identified in the Raisin – South Nation Source Protection Plan. This is addressed in the section 2.3 of this report.

### **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 UCLG OP provides that:

- *Rural settlement areas* may continue to experience growth through infilling and *development* of vacant lands by way of consents or plans of subdivision as appropriate, in addition to limited *intensification*. It is recognized that certain *rural settlement areas* may not accommodate additional growth and *development*, as established in the local municipal Official Plans.
- The range of permitted uses and associated land use policies will be established in the local municipal Official Plans and in accordance with the policies of this Plan.

The proposed development requires no piped services. It is located on an existing commercial lot and represent limited development. The Counties OP requires the local municipalities to establish policies in their Official Plans related to settlement area development and the Augusta OP does have such policies. The proposed consent is consistent with the UCLG OP.

### **2.3 AUGUSTA OFFICIAL PLAN**

The property is designated Settlement Area on Schedule 'A' of the Official Plan of the Township of Augusta. The Official Plan provides for commercial development of the type which is proposed on the subject lands. The Official Plans also provides for the use of Site Plan Control to ensure that development will meet specified municipal standards. Issues such as site access, water and wastewater servicing, site esthetics and functionality and the mitigation of potential negative impacts are addressed in the Township's Official Plan policies.



The Township OP also has policies related to drinking water source protection. The proposed development which would be facilitated by the proposed amendment is located within an Intake Protection Zone One (IPZ-1) according to the Source Protection Plan developed by the Raisin – South Nation Source Water Protection Committee, which Plan is implemented through Township of Augusta Official Plan Amendment no. 3 (OPA 3), approved in March of 2017.

The IPZ 1 restrictions in this case is related to stormwater effluents. The development has some limited potential to impact the drinking water source for the Town of Prescott as a result of the potential for increased storm water runoff. This issue is being managed through the site plan control process as the authority for the protection of drinking water source areas is vested in the South Nation Conservation (SNC) who will ultimately ensure appropriate stormwater management solutions. SNC has reviewed the development proposal and has no objections. It does, however, wish to review a stormwater management plan to ensure that development s in keeping with the requirements of the Source Protection Plan. A condition to that effect is included in the recommendation.

The Official Plan also requires that new development be properly serviced. The application has been circulated to the Health Unit and they have been working directly with the proponent to ensure that an appropriate waste water treatment solution can be implemented. A condition to that effect has also been included in this report.

## **2.4 ZONING**

The Township's Zoning By-law provides the site specific development standards which must be applied. Lot size, frontage and yard requirements as well as additional performance standards such as required parking and loading spaces are included in the Zoning By-law. The lands have been rezoned to include mini-storage warehouse as a permitted use. The Notice of Adoption has been issued and no objections have been filed.

## **3.0 CONCLUSION**

The proposed site plan 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 has been achieved through a recently adopted zoning by-law amendment. It is recommended that the site plan be approved subject to the conditions listed at the top ofg this report.

Prepared by:



Pierre Mercier, MCIP, RPP  
Planner – Augusta Township

<b>Committee</b>	Planning Advisory Committee
<b>Date</b>	October 29 <sup>th</sup> , 2018
<b>Title</b>	Request for Zoning and Site Plan Control Approvals , Arnold Dixon
<b>Recommendation</b>	<ol style="list-style-type: none"> <li>1. That the Committee recommend that the proposed zoning by-law amendment be approved; and</li> <li>2. That the Committee recommend that the proposed site plan be approved subject to the following conditions: <ol style="list-style-type: none"> <li>i. That the proponent obtain the Health Unit approvals for the installation of private well and septic services; and</li> <li>ii. That the proponent obtain the approval for the site's access and egress on County Road 15.</li> <li>iii. That a Hydrogeological report be prepared which confirms that the use of the site for a grocery store and gas bar can occur on private water and waste water services without a negative impact on adjacent properties.</li> <li>iv. That a site plan agreement be prepared and registered on title, such agreement to include restrictions on hours of operation for the retail and gas bar uses.</li> </ol> </li> </ol>

**1.0 INTRODUCTION**

Severance applications B88 -17 which was approved by the United Counties of Leeds and Grenville created a new 2 acre parcel intended to be used for commercial purposes in the form of a country grocery store, a farm produce outlet and service station. The proponent has also applied for a zoning by-law amendment to allow the use. Once the lot has received final consent and the zoning amendment is in full force and effect, the final required approval is for the proposed site plan.

This report is focused on providing the required information to allow the Committee and Council to make an informed decision on the proposed rezoning of the site as well as the final development plan as proposed in the proponent's application for site plan approval.

**1.1 BACKGROUND**

The subject property is located in part of lot 30 Concession 5 with frontage on County Road 15. The lot has an area of approximately 2 acres with 230 feet of frontage on County Road 15. The lot is currently improved with an accessory building used for storage purposes.

Surrounding land uses consist of the hamlet of Algonquin to the north-west, west and south and rural agricultural use to the north-east. The subject property is located in a

Rural Area designation in both the United Counties of Leeds and Grenville and Augusta Official Plans.

A Key Plan is provided on the following page to illustrate the land use context.



## 2.0 REGULATORY CONTROL REVIEW

The following is an overview of the regulatory control provisions which must be considered when making a decision on the proposed site plan. The information below will be familiar to the Committee as it is a reiteration of the information provided in the review of the consent application. Section 2 will be followed by an overview and assessment of the proposed development.

### 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 new use is 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. In addition the development is subject to site plan control which will allow Council to ensure that any potential impacts on neighbouring properties can be appropriately mitigated.

## **2.2 UCLG OFFICIAL PLAN**

The 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 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 commercial development is deemed appropriate for the Hamlet of Algonquin subject to ensuring that any impacts will be mitigated through site plan control.

## **2.3 AUGUSTA OFFICIAL PLAN**

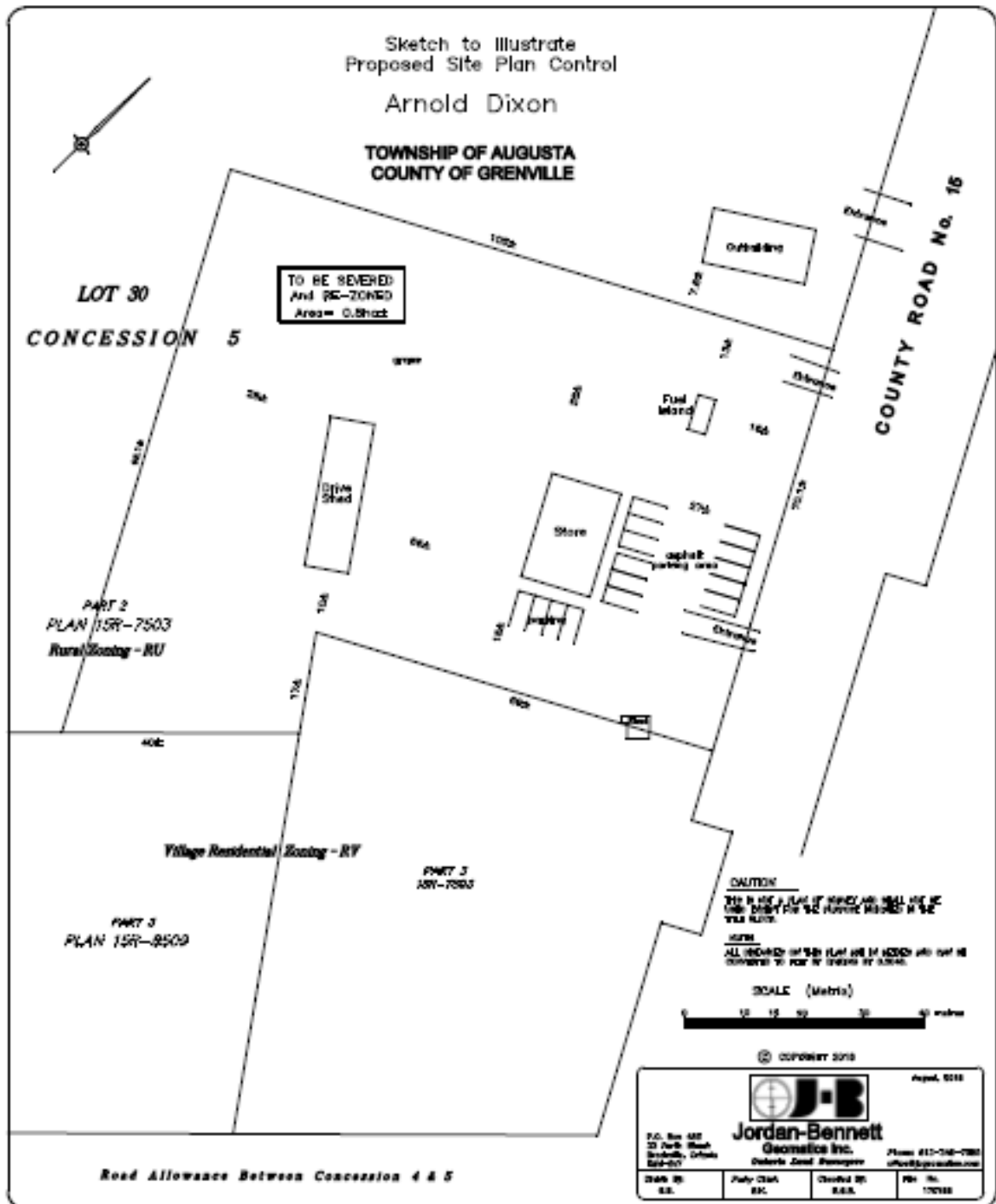
The proposed severed lands are designated Rural pursuant to the Township's Official Plan. The Plan allows for the development of appropriate rural commercial uses provided they can be adequately serviced with private water and waste water services and provided they do not result in conflicts with any 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 and the application of site plan control will ensure compatibility with existing uses on neighbouring properties. The proposed zoning amendment 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, grocery store and service station fuel pumps is not permitted in the Rural Zone. Accordingly the proponent submitted a zoning amendment request in order to ensure full conformity. The new zoning amendment, if approved, would allow the use and the Township's site plan control by-law requires site plan approval prior to the issuance of a building permit.

### 3.0 PROPOSED DEVELOPMENT

The proponent is seeking to develop a commercial business which will serve the needs of local residents as well as the travelling public. The site plan submitted with the application shows a 216 square metre building which will house the proposed grocery store and accessory uses such as a coffee / snack bar as well as a fuel island. Accommodation for a farm produce outlet is not shown and as such it is assumed that such will be inside the main structure or in temporary seasonal facilities such as a tent or portable awnings. Separate access and egress from the site is provided as well as parking facilities for 16 vehicles. A copy of the site plan is provided below.



As is shown on the site plan above, the scale of development is modest and is in keeping with the overall development density in the hamlet. A single structure with an area of 216 m<sup>2</sup> or 2325 square feet is proposed to house the grocery store / coffee – snack bar. There is also a proposed fueling island which will have a capacity of 2 to 4 pumps. The plan proposes 16 parking spaces and provides for separate ingress and egress. The application also is seeking to allow for a farm produce outlet. This use will not necessarily require a permanent structure as this type of use is generally accommodated by temporary structures such as tents or portable awnings. The site has sufficient area to accommodate such a use and provided that the final zoning amendment is approved, will not require further consideration under the site plan control by-law. However should the proponent wish to add a permanent structure in the future, an amendment to the site plan will be required.

The proposed zoning for the site is Village Commercial – Exception 1. The proposed zoning amendment maintains all of the zoning standards of the Village Commercial zone but adds the proposed uses to the permitted use list. The proposed site development meets or exceeds all of the zone standards including frontage, yard setbacks and parking requirements. The lot, as proposed in the consent application, appears to have sufficient area to accommodate well and septic services however as this is a commercial application a hydro geology report and Health Unit confirmation will be required and has been added as a condition of approval. Similarly the separate access and egress shown on the plan is desirable but will require the approval of the United Counties. This has also been included as a condition of approval.

Some issues were identified through the review process. First there should be additional detail shown on the site plan with respect to a required concrete pad for the gas pumps as well as a structure to ensure that the pumps will be covered and protected from the natural elements. Secondly the commercial nature of the proposed use as a grocery store and coffee shop will have a greater impact on private services. A hydrogeology report should be prepared and submitted which speaks to the site's suitability for private servicing. In essence the report should demonstrate appropriate quality and quantity of potable water and also show that private waste water services can be provided without negatively impacting adjacent private wells. The site plan does not include detailed dimensioning for the access and egress however this will be subject to the access permit process of the United Counties.

#### **4.0 CONSULTATION**

A public meeting to consider the proposed zoning amendment was held on September 6, 2018. Notice of the meeting was posted on the property and mailed to adjacent landowners within 120 metres of the site. The public meeting was well attended and comments were received by the Planning Advisory Committee. Of note were the concerns expressed by a local resident who resides at 2 Appaloosa Path, a dwelling located approximately 140 metres from the proposed area to be developed on the subject property.

The concerns expressed by the resident were related to land use compatibility, suitability of the land, safety concerns and site access. The following are intended to provide additional information related to the issues raised.

Site Suitability and Incompatible Uses: As noted earlier the proposed development will be located on a newly created 2 acre parcel with frontage on a County Road. The issue of compatibility has been framed as one which emphasizes the proximity of sensitive land uses (residential dwellings) and the negative impacts associated with gas stations being emissions and the impacts on groundwater and human health, as well as safety issues such as flammable liquids and fire suppression.

In order to address this issue the Ontario Technical Standards and Safety Authority (TSSA) was contacted. The TSSA advised that current standards for underground fuel tanks are such that leaks are very unlikely. The tanks are made of fiberglass which does not corrode and are double hulled with a vacuum partition which alerts the operator should the inner chamber be compromised. All new gas stations must meet stringent safety requirements including operator training on the management of spills. In addition the site plan process will require that the fuel pumps be installed on a concrete pad with an overhead canopy to minimize the possibility of minor fuel spills migrating into the surrounding property. It should also be noted that today's fueling nozzles are equipped with vapor inhibitors to minimize air emissions.

The groundwater regime is also something that the development review process takes into consideration. Development on private services can be a source of concern whether it be commercial development or residential development in areas which have higher development densities. Accordingly a hydrogeology report should be included as a condition of approval to ensure that the site is suitable for development on private services and that the new use can occur without impacting wells on adjacent lots.

With respect to proximity to residential dwellings there are no provincial or local guidelines on separation distances or setbacks to sensitive uses. The closest would be Ministry of the Environment guideline D6 which provides guidance respecting minimum separation distances from Class 1, 2 & 3 industrial uses, Class 1 uses being low emitting industrial uses. Gas stations are not considered to be industrial uses but it is interesting to note that the MOE provides for 70 metre setbacks for class 1 industries to the nearest sensitive use. The proposed fuel pumps are roughly 60 metres from the nearest dwelling and more than 100 metres from the home of the local resident expressing concerns.

The issue of fire protection is one which is Township wide. There are no fire hydrants anywhere in the Township as the municipality does not have a public water system. The Township however does have a strong and experienced fire department which is equipped to handle fires of all types.

The issue of enjoyment of personal property is one which is one which is based on perspective. It is not anticipated that the grocery store / gas station will generate significant traffic. Typically these rural based businesses serve local needs and are generally not the source of disruptive noise or light pollution. Although the Township does not have an hours of operation by-law, the site plan process can include an agreement registered on title which can address hours of operation.

## 5.0 CONCLUSION

Based on the local planning context, conformity to the land use planning framework (as amended) the proposed development is considered to be good planning and is recommended for approval as follows:

1. That the Committee recommend that the proposed zoning by-law amendment be approved; and
2. That the Committee recommend that the proposed site plan be approved subject to the following conditions:
  - i. That the proponent obtain the Health Unit approvals for the installation of private well and septic services; and
  - ii. That the proponent obtain the approval for the site's access and egress on County Road 15.
  - iii. That a Hydrogeological report be prepared which confirms that the use of the site for a grocery store and gas bar can occur on private water and waste water services without a negative impact on adjacent properties.
  - iv. That a site plan agreement be prepared and registered on title, such agreement to include restrictions on hours of operation for the retail and gas bar uses.

Prepared by:



Pierre Mercier, MCIP, RPP  
Planner – Augusta Township