

**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