



AGENDA
AUGUSTA TOWNSHIP
PLANNING ADVISORY COMMITTEE MEETING
September 19th, 2019 at 6:30 p.m.

1. Call to Order
2. Approval of Agenda
3. Disclosure of Interest
4. Approval of Minutes of Sept 12th, 2019
5. Business Arising from the Minutes
6. Severance Applications
 - 6.1 Severance application B-50-19 Martin and Martina Noe
 - 6.2 Severance application B-66-19 Alex Knoephli and John Kleiboer (Lot addition)
7. Zoning By-Law and Site Plan Agreement:
 - 7.1 Zoning Application – Dave Marshall
 - 7.2 Site Plan Control Application- Dave Marshall
8. Other Business
 - 8.1 Maintenance and Care of Property By-Law- Recommendation to Council
9. Adjournment
10. Date of Next Meeting -TBA

**Augusta Township
Planning Advisory Committee Meeting**

MINUTES

August 7, 2019, at 7:00 p.m.

In Attendance:

Committee: Samantha Schapelhouman (chair), Vincent Aldrich, Dean Porter, Duaine McKinley, Jonas Cole, David Annable, Sherry McDougall, Rob Jones.

Staff: Ray Morrison, CAO/Treasurer, Karen Lavigne CBO

Guest: Adrian Wynands, Jeff Shaver, Michele Bowman, Mr. Campbell

1. Call to Order

Chair called the meeting to order at 7:00 p.m.

2. Approval of Agenda

Moved by Jonas Cole and seconded by Rob Jones.

BE IT RESOLVED THAT this committee approves the agenda for August 7th, 2019.

CARRIED.

3. Disclosure of Interest

None.

4. Correspondence

None.

5. Approval of the Minutes

Moved by Rob Jones and seconded by Vince Aldrich

BE IT RESOLVED THAT this committee approves the minutes of the meeting of June 3rd, 2019. Amendments: Dean Porter was not present at this meeting.

CARRIED.

6. Business arising from the minutes: Question regarding the Perrin severance, why the access road to the fields was located in between the two severed parcels instead of to the North of the parcels.

7. Severance Application B-5-19 and B-6-19 Kelly

Moved by Jonas Cole and seconded by Rob Jones

BE IT RESOLVED THAT the Planning Advisory Committee recommends to council That Council recommend to the Land Division Committee of the United Counties of Leeds and Grenville that consent applications B-5-19 and B-6-19 be approved subject to the following conditions:

1. The balance of any outstanding taxes, including penalties and interest, (any local improvement charges, if applicable) shall be paid to Augusta 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 Augusta Township.
3. That the applicant submits the required cash-in-lieu of parkland levy of \$500 per lot to Augusta Township.
4. That favorable comments are received from circulated agencies.
5. That the road allowance for Lords Mills Road be widened along the frontage of the severed lands, as required, to 10 meters from the centerline of the road, and that a Transfer/Deed of Land conveying the said land to Augusta Township be prepared and executed.
6. That a Hydrogeology Study, which demonstrates that sufficient water quantity and quality exists and that private water services can be implemented without impacts to adjacent wells, be prepared by a qualified professional.

Carried.

8. Other Business

8.1 xxx-2019 Maintenance and Care of land By-Law -**Deferred**

BE IT RESOLVED THAT this committee has reviewed 2019 Maintenance and Care of Land By-Law and has provided comments to be reviewed.

Moved by Vincent Aldrich and seconded by Jonas Cole.

8.2 Zoning By-Law Application Process- Review

BE IT RESOLVED THAT this committee understands the process of a Zoning By-Law Amendment.

Moved by Rob Jones and seconded by Jonas Cole.

8.3 Site Plan Control Application Process- Review

BE IT RESOLVED THAT this committee understands the process of a Site Plan Control Agreement.

Moved by Dean Porter and seconded by Duaine McKinley

9. Adjournment

Moved by Jonas Cole and seconded by Duaine McKinley.

BE IT RESOLVED THAT this committee does now adjourn at 8:35 p.m. or until the call of the Chair.

CARRIED.

Date of Next Meeting: Thursday, September 12th at 6:30 p.m.



UNITED COUNTIES OF LEEDS AND GRENVILLE

Consent Granting Authority

25 Central Avenue West, Suite 100
Brockville, Ontario
K6V 4N6

Tel: (613) 342-3840, ext. 2414
Fax: (613) 342-2101
Krista Weidenaar, Secretary-Treasurer
krista.weidenaar@uclg.on.ca

NOTICE TO MUNICIPALITY OF APPLICATION FOR CONSENT
B-50-19

For the severance of land in Lot(s) **19**

Concession **2**

Registered Plan Number _____

Municipality **Augusta**

for the purpose of **Creation of a new lot**

Copies of the subject application, sketch and questionnaire are attached hereto; together with your fee in the sum of **\$500.00**. The Committee would appreciate the completion and return of the questionnaire within **30 days** of the mailing of this notice. If additional information or material is required, please contact the Consent Granting Authority Office at 25 Central Avenue West, Brockville, Ontario.

If you wish to be notified of the decision of the Leeds and Grenville Consent Granting Authority in respect to the proposed consent, you must make a written request to the committee at **25 Central Avenue West, Suite 100; Brockville, Ontario K6V 4N6.**

If a person or public body that files an appeal of a decision of the Leeds and Grenville Consent Granting Authority in respect of the proposed consent does not make a written submission to the said Consent Granting Authority before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal (formerly OMB) may dismiss the appeal.

The subject land is not the subject of any other known application under the Planning Act for a minor variance or for an amendment to an Official Plan, a zoning by-law or a Minister's Order.

This notice was mailed on **June 28, 2019**



APPLICATION FOR CONSENT
Under Section 53 of the Planning Act
UNITED COUNTIES OF LEEDS AND GRENVILLE
 (Effective Jan. 1, 2017)

Date Received June 28/19

File No. B- 50-19

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

Roll Number (Mandatory 15 digits) 070600004000100
 E-MAIL ADDRESS: (Optional) _____

Date accepted: June 28/19

1. **NAME OR OWNER(S):** MARTIN NOE & MARTINA NOE
ADDRESS, CITY/TOWN: 2440 2nd CONCESSION ROAD, R.R.#2, PRESCOTT, ON
POSTAL CODE: K0E 1T0 **TELEPHONE: (Home)** _____ **(Work)** _____

June 2019 - municipality by Consult

2. **AGENT/APPLICANT:** Name of the person who is to be contacted about the application, if different than owner. (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)
Grant Bennett (JORDAN - BENNETT Geomatics Inc.)
ADDRESS, CITY/TOWN: 33 Perth Street
POSTAL CODE: K6V 5C3 **TELEPHONE: (Home)** _____ **(Work)** 613-342-7525

3. **LOCATION OF THE SUBJECT LAND:** **MUNICIPALITY** AUGUSTA
 Former Municipality: _____ Concession No. 2 Lot No. 19
 Registered Plan No.: _____ Lot(s) _____ Block(s) _____ Reference Plan No. _____
 Are there any easements or restrictive covenants affecting the subject land? Yes No

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
 Name of person(s), if known, to whom this land or interest in land is to be transferred, leased or charged
MARTIN NOE (IN TRUST)
 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 51m Depth 216m Area (acres/hectares) 4.05ha
 Existing Use RESIDENTIAL Proposed Use RESIDENTIAL
 Number and use of buildings and structures:
 Existing DWELLING & 2 SHEDS Proposed DWELLING & 2 SHEDS

6. **DESCRIPTION OF LAND INTENDED TO BE RETAINED:**
 Frontage 32m Depth 675m Area (acres/hectares) 28.5ha
 Existing Use VACANT Proposed Use RESIDENTIAL
 Number and use of buildings and structures: 0

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)	<input 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"/>

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

	Severed Lot	Retained Lot
Municipally owned and operated sanitary sewers	<input type="checkbox"/>	<input type="checkbox"/>
Septic Tank	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Communal septic system	<input type="checkbox"/>	<input type="checkbox"/>
Privy	<input type="checkbox"/>	<input type="checkbox"/>
Other (Specify) _____	<input type="checkbox"/>	<input type="checkbox"/>

9. **TYPE OF ACCESS:** (Check appropriate space)

	Severed Lot	Retained Lot
Provincial Highway _____	<input type="checkbox"/>	<input type="checkbox"/>
County Road _____	<input type="checkbox"/>	<input type="checkbox"/>
Municipal road, maintained all year <u>2nd CONCESSION ROAD</u>	<input 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)

	Severed Lot	Retained Lot
Electricity	<input type="checkbox"/>	<input checked="" type="checkbox"/>
School Bussing	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Garbage Collection	<input type="checkbox"/>	<input type="checkbox"/>

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
 If the subject land is covered by a Minister's Order, What is the regulation number? No

12. Please answer 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 500 metres of the severed or retained land?	<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 checked="" type="checkbox"/>
Is there a landfill within 500 metres of severed or retained land?		<input checked="" type="checkbox"/>
Is there a sewage treatment plant or waste stabilization plant within 500 metres of the severed or retained land?		<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 checked="" type="checkbox"/>
Is any portion of the land to be severed or retained located within a Flood Plain?		<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 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"/>
Is there an active mine/pit/quarry site within 1 kilometre of the severed or retained land?		<input checked="" type="checkbox"/>
Is there an industrial or commercial use located within 500 metres of the severed or retained land? (If yes, specify the use)		<input checked="" type="checkbox"/>
Is there an active railway line within 500 metres of the severed or retained land?		<input checked="" type="checkbox"/>
Is there a municipal or federal airport within 500 metres of the severed or retained land?		<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"/> Hydro	<input checked="" type="checkbox"/> Hydro

13. History of the Subject Land:

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

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 8-1/2" by 14" showing the following:

Please refer to the sample sketch on page 4 of this form.

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

The existing residence will be severed with 10 acres and a new vehicular right-of-way and hydro easement will be created over the severed parcel.

NOTE: If joint ownership, each individual signature is required.

17. AFFIDAVIT:

I/WE, GRANT BENNETT of the CITY OF BROCKVILLE

in the COUNTY OF LEEDS solemnly declare that all the statements contained in this application are true and that the information contained in the documents that accompany this application is true.

Declared before me at the City of Brockville

in the UCLG

this 26 day of June, 2019

Signature of Owner or Agent

(print name) GRANT BENNETT

Signature of Owner or Agent

(print name)

A Commissioner of Oaths

Krista Marie Weidenaar, a Commissioner, etc

Province of Ontario,

for the Corporation of the

United Counties of Leeds and Grenville

Expires November 2, 2021

18. AUTHORIZATION:

If the applicant is not the owner of the land that is the subject of this application, the owner must complete the following or a similar authorization attached to the consent application.

Authorization of Owner for Agent to make the application and to provide Personal Information

I/WE, (SEE ATTACHED PAGE), being the registered owner(s) of the lands subject of this

application for consent hereby authorize to prepare and submit this application on my/our behalf and, for the purposes of the Freedom of Information and Protection of Privacy Act, to provide any of my/our personal information that will be included in this application or collected during the process of the application.

Signature of Owner

Date

(print name)

Signature of Owner

(print name)

19. CONSENT OF OWNER: The owner must also complete the following or a similar authorization attached to the application.

Consent of Owner(s) to the Use and Disclosure of Personal Information and to Allow Site Visits to be conducted.

I/We, (SEE ATTACHED PAGE), being the registered owner(s) of the lands subject of this application for consent, and for the purpose of the Freedom of Information and Protection of Privacy Act, hereby authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application. I/We also authorize and consent to representatives of the Consent Granting Authority and the persons and public bodies conferred with under Section 53(10) of the Planning Act entering upon the lands subject of this application for the purpose of conducting any site inspections as may be necessary to assist in the evaluation of the application.

Signature of Owner

Date

(print name)

Signature of Owner

(print name)

The Consent Granting Authority will assign a File Number for complete applications and this should be used in all communications.

Authorization of Owner(s) for JORDAN –BENNETT Geomatics Inc.,

**To Make Application For Consent (Minor Variance/Re-Zoning, if required) and
Provide Personal Information and to Allow Site Visits To Be Conducted**

(To Replace Sections 18 & 19 of the “Application For Consent”)

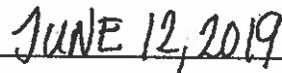
I, **Martina Noe**, being the registered owner of the lands described as Part of Lot 19, Concession 2, TOWNSHIP OF AUGUSTA, being located at 2440 Second Concession Road, being PIN 68181-0130;

Hereby authorize **JORDAN –BENNETT Geomatics Inc.**, to prepare and submit this/these application(s) on my behalf, and for the purposes of the *Freedom of Information and Protection of Privacy Act*, to provide any of my personal information that will be included in this/these application(s) or collected during the processing of this/these application(s), and to allow site visit(s) to be conducted.



Signature

Martina Noe



Date

#190005

Authorization of Owner(s) for JORDAN -BENNETT Geomatics Inc.,
To Make Application For Consent (Minor Variance/Re-Zoning, if required) and
Provide Personal Information and to Allow Site Visits To Be Conducted
(To Replace Sections 18 & 19 of the "Application For Consent")

I, **Martin Noe**, being the registered owner of the lands described as Part of Lot 19, Concession 2, TOWNSHIP OF AUGUSTA, being located at 2440 Second Concession Road, being PIN 68181-0130;

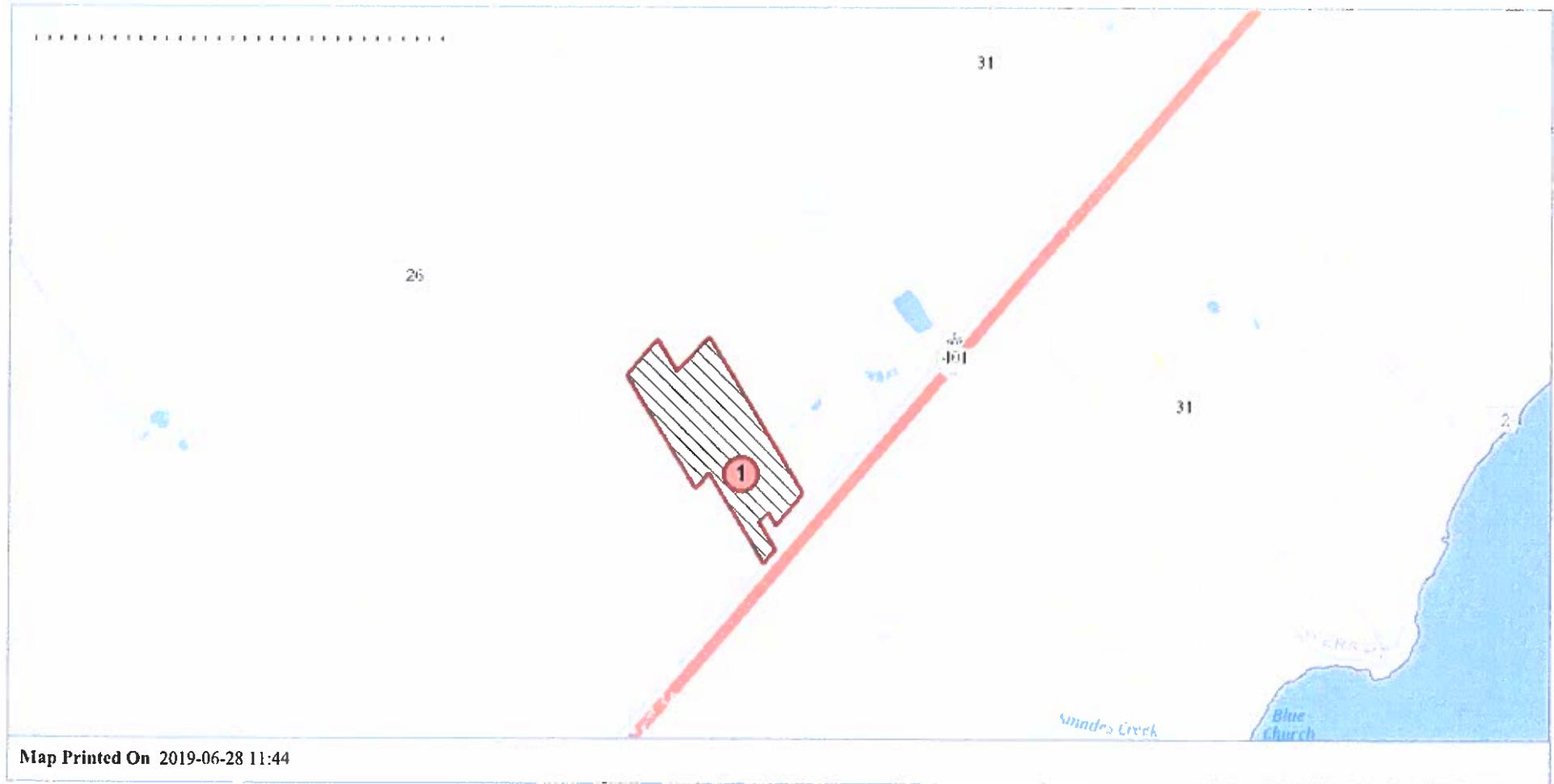
Hereby authorize **JORDAN -BENNETT Geomatics Inc.**, to prepare and submit this/these application(s) on my behalf, and for the purposes of the *Freedom of Information and Protection of Privacy Act*, to provide any of my personal information that will be included in this/these application(s) or collected during the processing of this/these application(s), and to allow site visit(s) to be conducted.



Signature

Martin Noe

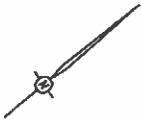
3/20/19
Date



Map Printed On 2019-06-28 11:44

Disclaimer This map is illustrative only. Do not rely on it as being a precise indicator of routes, locations of features, nor as a guide to navigation. Designed and produced by United Counties of Leeds & Greenville. Source of information: UTM, Grid Zone 18, NAD 1983, with data supplied under licence by members of the Ontario Geospatial Data Exchange (OGDE), and Teranet inc, Queens Printer of Ontario.

Consent Sketch Prepared For
Martin Noe
Township of Augusta
County Of Grenville



P.I.N. 68181-0134 (LT)

211m±

166m±

208m±

580m±

SUBJECT TO HYDRO EASEMENT AS IN INST. AG16273

P.I.N. 68181-0130 (LT)

To Be Retained
Area 28.5±ha
(70±acres)

Roll# 07 06 000 040 00100

ZONING RU
OF RURAL

LOT 19

LOT 18

CONCESSION

2

P.I.N. 68181-0130 (LT)

Severed
Retained

91.4m±

675m±

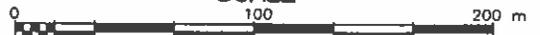
LOT 20

P.I.N. 68181-0119 (LT)

297m±

To Be Severed
Area 4.05±ha
(10±acres)

SCALE



ALL DISTANCES AND COORDINATES ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

470m±

P.I.N. 68181-0125 (LT)

2ND CONCESSION ROAD
ROAD ALLOWANCE BETWEEN CONCESSIONS 1 AND 2

218m±

30.5m±

32m±

51m±

70.5m±

60.8m±

72.8m±

72.8m±

183m±

P.I.N. 68181-0128 (LT)

P.I.N. 68181-0127 (LT)

P.I.N. 68181-0129 (LT)

P.I.N. 68181-0137 (LT)

P.I.N. 68181-0138 (LT)

P.I.N. 68181-0139 (LT)

P.I.N. 68181-0127 (LT)

February 2019

Jordan-Bennett Geomatics Inc.
Ontario Land Surveyors
P.O. Box 485
33 Perth Street
Brockville, Ontario
K6V-5V7
Phone: 613-342-7525
office@jbgem.com

Drawn By: G.B.	Party Chief: B.K.	Checked By: G.B.	File No. 190005
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PLANNING REPORT

To: Planning Advisory Committee
From: Marko Cekic, Land Use Planner
Date: August 15, 2019
Re: Consent Application B-50-19 – Martin and Martina Noe

Recommendation:

That Council recommend to the Land Division Committee of the United Counties of Leeds and Grenville that consent application B-50-19 be approved subject to the following conditions:

1. The balance of any outstanding taxes, including penalties and interest, (any local improvement charges, if applicable) shall be paid to Augusta 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 Augusta Township.
3. That the applicant submits the required cash-in-lieu of parkland levy of \$500 per lot to Augusta Township.
4. That favourable comments are received from circulated commenting agencies.
5. That the road allowance for 2nd Concession Road be widened along the frontage of the severed lands, 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.
6. That a Hydrogeology Investigation, which demonstrates that sufficient water quantity and quality exists and that private water services can be implemented without impacts to the aquifer and adjacent wells, be prepared by a qualified professional.

1.0 PURPOSE OF THE APPLICATION

Consent application B-50-19, submitted by Grant Bennett of JORDAN – BENNET Geomatics Inc., has been received from the United Counties of Leeds and Grenville and proposes to create one new residential lot and one retained lot.

2.0 BACKGROUND

The subject lands are legally described as Part of Lot 19, Concession 2, as in PR194066; Subject to AG16273, Township of Augusta and are municipally known as 2440 2nd Concession Road. The subject lands are currently developed with a single detached dwelling and two accessory sheds. The subject lands are also subject to a hydro easement identified as Instrument AG16273. The applicant is proposing to create a new parcel of land, which would contain the existing single detached dwelling and accessory structures, while the retained lands would have the lease for the radiocommunications tower. The proposed radiocommunications tower has been evaluated by the Canadian Radiocommunications Information and Notification Service (CRINS) and approved. The application also notes that a residential use is proposed for the retained lands. The severed lands will also have a right-of-way over the existing driveway to access the proposed radiocommunications tower, together with a hydro easement leading to the location of the tower.

The subject lands have a total area of approximately 80 acres (32.55 ha). The proposed severed lot would have an area of approximately 10 acres (4.05 ha) with approximately 50 metres of frontage on 2nd Concession Road. The proposed retained lot would have an area of approximately 70 acres (28.5 ha) with roughly 32 metres of frontage on 2nd Concession Road. Figure 1 below provides an overview of the proposed consent.

In addition to the existing single detached dwelling and accessory structures, a review of the GIS mapping shows that the subject lands are generally characterized by grass fields, heavily treed areas, unevaluated wetlands, a water course and a hay field. The surrounding land uses consist of several rural residential uses and treed areas.

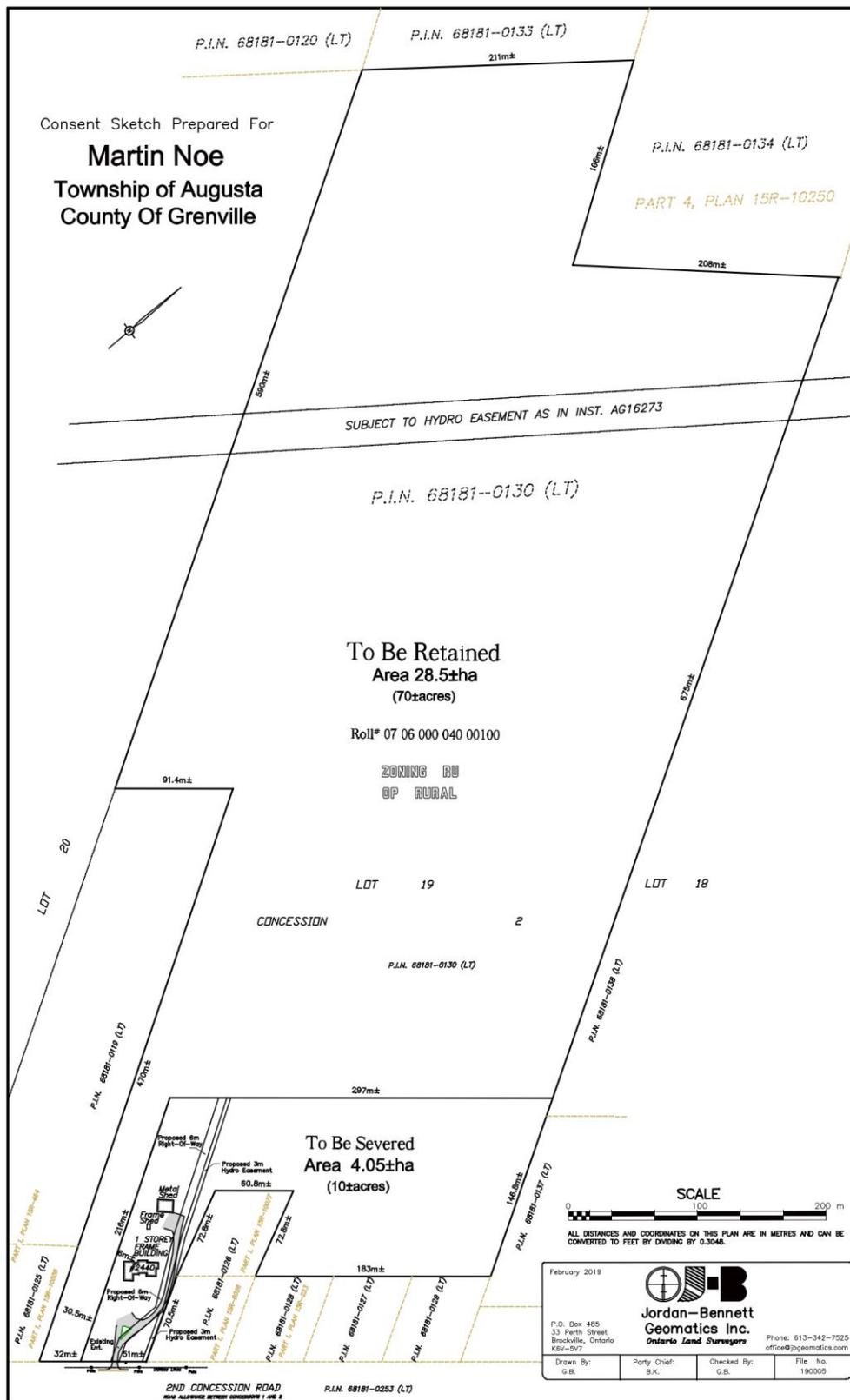


Figure 1: Proposed Consent B-50-19

3.0 POLICY FRAMEWORK AND REGULATORY CONTROL REVIEW

3.1 Provincial Policy Statement

Matters of provincial interest are addressed in Section 2 of the Planning Act and through the Provincial Policy Statement 2014 (PPS) issued under the authority of Section 3 of the Planning Act. The Planning Act requires that planning matters “be consistent with” the PPS. The subject lands are designated Rural in the Township Official Plan. The PPS permits limited residential development on rural lands. The consent application is consistent with Section 1.1.4 of the PPS as the severed and the retained parcel are compatible with the rural landscape and can be sustained by rural servicing levels. Additional municipal services are not anticipated to be required as a result of the proposed consents.

Section 2.2.2 of the PPS restricts development and site alteration in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored. A Hydrogeology Investigation will be required as portions of the subject lands fall within a Significant Groundwater Recharge Area and highly vulnerable aquifer.

The proposal is considered to be consistent with the applicable provisions of the PPS, subject to the findings of the Hydrogeology Investigation and provided that favourable review comments are received from circulated commenting agencies.

3.2 United Counties of Leeds and Grenville Official Plan

The proposed severed and retained lands are designated Rural Lands pursuant to Schedule A of the United County of Leeds and Grenville Official Plan (UCLG Official Plan). The UCLG Official Plan permits limited residential development in the Rural Lands designation provided it is defined in the local municipal Official Plan. The UCLG Official Plan further 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. Finally, the UCLG Official Plan provides that municipalities can 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 UCLG Official Plan requires 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 Township of Augusta Official Plan has incorporated these policies and the proposed consents are compatible with the rural character of the surrounding lands.

The proposed consents are considered consistent with the UCLG Official Plan provided that favourable comments are received from circulated commenting agencies.

3.3 Township of Augusta Official Plan

The severed and retained lands are designated Rural pursuant to the Township of Augusta Official Plan (Official Plan). The Official Plan permits 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. In order to demonstrate that the two proposed lots can be adequately serviced with private water and waste water services, it is reasonable to require that a Hydrogeological Investigation be prepared to demonstrate the same. Comments from the Health Unit will demonstrate if the lots can be adequately serviced with private waste water services. The Official Plan also permits communication towers in the Rural designation.

The proposed consent is considered to be in conformity with the purpose and intent of the Official Plan, subject to the findings of the Hydrogeological Investigation and favourable comments from circulated commenting agencies.

3.4 Zoning By-law No. 2965

The subject lands are zoned Rural (RU) pursuant to Zoning By-law No. 2965 and the proposed uses are permitted within the RU zone. Based on the sketch provided with the application, it is anticipated that the severed and the retained lots will conform to the relevant zoning standards in Section 7.17.2 of the By-law, including the minimum required lot frontage and lot area.

Based on the information provided, it is anticipated that the consent applications conform to the relevant performance standards of the Zoning By-law, subject to favourable comments from circulated commenting agencies.

4.0 CONCLUSION AND RECOMMENDATION

Based on the review of consent application B-50-19, the proposal conforms to relevant planning policies and regulations. Any decisions to grant provisional consent should include the following conditions:

1. The balance of any outstanding taxes, including penalties and interest, (any local improvement charges, if applicable) shall be paid to Augusta 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 Augusta Township.
3. That the applicant submits the required cash-in-lieu of parkland levy of \$500 per lot to Augusta Township.
4. That favourable comments are received from circulated commenting agencies.
5. That the road allowance for 2nd Concession Road be widened along the frontage of the severed lands, 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.
6. That a Hydrogeology Investigation, which demonstrates that sufficient water quantity and quality exists and that private water services can be implemented without impacts to the aquifer and adjacent wells, be prepared by a qualified professional.

Respectfully submitted,

McIntosh Perry Consulting Engineers Ltd.



Marko Cekic, MES Pl.

Land Use Planner

T: 613.714.4629

E: m.cekic@mcintoshperry.com

\\\\10.10.0.4\mpsi-files\mpce_jobs\mpce_projects\2018\pm-18-9598 - augusta township_planning services\05 - reports & submissions\01 - reports\01 - rogers tower - 2440 2nd concession road\severance\pm-18-9598 - b-50-19 - noe severance report.docx



UNITED COUNTIES OF LEEDS AND GRENVILLE

Consent Granting Authority

25 Central Avenue West, Suite 100
Brockville, Ontario
K6V 4N6

Tel: (613) 342-3840, ext. 2414
Fax: (613) 342-2101
Krista Weidenaar, Secretary-Treasurer
krista.weidenaar@uclg.on.ca



NOTICE TO MUNICIPALITY OF APPLICATION FOR CONSENT B-66-19

For the severance of land in Lot(s) 5

Concession 6

Registered Plan Number _____

Municipality Augusta

for the purpose of addition to a lot

Copies of the subject application, sketch and questionnaire are attached hereto; together with your fee in the sum of **\$500.00**. The Committee would appreciate the completion and return of the questionnaire within **30 days** of the mailing of this notice. If additional information or material is required, please contact the Consent Granting Authority Office at 25 Central Avenue West, Brockville, Ontario.

If you wish to be notified of the decision of the Leeds and Grenville Consent Granting Authority in respect to the proposed consent, you must make a written request to the committee at **25 Central Avenue West, Suite 100; Brockville, Ontario K6V 4N6**.

If a person or public body that files an appeal of a decision of the Leeds and Grenville Consent Granting Authority in respect of the proposed consent does not make a written submission to the said Consent Granting Authority before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal (formerly OMB) may dismiss the appeal.

The subject land is not the subject of any other known application under the Planning Act for a minor variance or for an amendment to an Official Plan, a zoning by-law or a Minister's Order.

This notice was mailed on **August 2, 2019**



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

File No. B- 606-19

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

Roll Number 070600002010401 (Mandatory 15 digits)
Date consulted with Municipality: June 19, 2019 Date Accepted: August 1/19

1. **NAME OR OWNER(S):** Dana Archer &
ADDRESS, CITY/TOWN: 6701 County Rd 18
POSTAL CODE: K0E1X0 **TELEPHONE: (Home)** 613 340-4614 **(Work)** _____
EMAIL ADDRESS: _____

2. **AGENT/APPLICANT:** Name of the person who is to be contacted about the application, if different than owner.
(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)
John Kleiber & Alexandra Knoepfli
ADDRESS, CITY/TOWN: 6751 County Rd 18
POSTAL CODE: K0E1X0 **TELEPHONE: (Home)** 613 583 376 **(Work)** 613 246 3153

3. **LOCATION OF THE SUBJECT LAND:** **MUNICIPALITY** Augusta
Former Municipality: Augusta Concession No. 6 Lot No. 5
Registered Plan No.: _____ lot(s) _____ Block(s) _____ Reference Plan No. 15R433 Part 1
Civic Address: County Rd 18 - beside #6701 (south-west) + 6751 (North East)
Are there any easements or restrictive covenants affecting the subject land? Yes No

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 _____

* 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 85m Depth 96.344m Area (acres/hectares) 5.11
Existing Use vacant Proposed Use vacant
Number and use of buildings and structures:
Existing 0 Proposed 0

6. **DESCRIPTION OF LAND INTENDED TO BE RETAINED:**
Frontage 55.25 Depth 213m Area (acres/hectares) 9.11
Existing Use vacant Proposed Use vacant
Number and use of buildings and structures: 0

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

	Severed Lot	Retained Lot
Municipally owned and operated water supply	<input type="checkbox"/>	<input type="checkbox"/>
Well (circle – dug or drilled)	<input checked="" type="checkbox"/>	<input 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"/>

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

Municipally owned and operated sanitary sewers	Severed Lot <input type="checkbox"/>	Retained Lot <input type="checkbox"/>
Septic Tank	<input type="checkbox"/>	<input type="checkbox"/>
Communal septic system	<input type="checkbox"/>	<input type="checkbox"/>
Other (Specify) <u>N/A</u>	<input type="checkbox"/>	<input type="checkbox"/>

9. **TYPE OF ACCESS:** (Check appropriate space)

Provincial Highway _____	Severed Lot <input type="checkbox"/>	Retained Lot <input type="checkbox"/>
County Road <u>18</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Municipal road, maintained all year _____	<input type="checkbox"/>	<input 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.) <u>N/A</u>	<input type="checkbox"/>	<input type="checkbox"/>

10. **OTHER SERVICES:** (Check if the service is Available)

Electricity	Severed Lot <input checked="" type="checkbox"/>	Retained Lot <input checked="" type="checkbox"/>
School Bussing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Garbage Collection	<input type="checkbox"/>	<input type="checkbox"/>

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? 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 500 metres of the severed or retained land?	<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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>

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:

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.

Well on property belongs to the house at #6701 which is under roll # 07060000 2010400.

NOTE: If joint ownership, each individual signature is required.

17. AFFIDAVIT:

I/WE, _____ of the _____

in the _____ solemnly declare that all the statements contained in this application are true and that the information contained in the documents that accompany this application is true.

Declared before me at the _____ in the _____

This _____ day of _____, _____.

Signature of Owner or Agent

(print name)

Signature of Owner or Agent

(print name)

A Commissioner of Oaths

18. AUTHORIZATION:

If the applicant is not the owner of the land that is the subject of this application, the owner must complete the following or a similar authorization attached to the consent application.

Authorization of Owner for Agent to make the application and to provide Personal Information

I/WE, DAVE ARCHER, being the registered owner(s) of the lands subject of this application for consent hereby authorize Alex Kleiboer to prepare and submit this application on my/our behalf and, for the purposes of the Freedom of Information and Protection of Privacy Act, to provide any of my/our personal information that will be included in this application or collected during the process of the application.

Date 17 Jun 2019

Signature of Owner

DAVE ARCHER.
(print name)

Signature of Owner

(print name)

Applicant's Checklist: Have you remembered to attach:

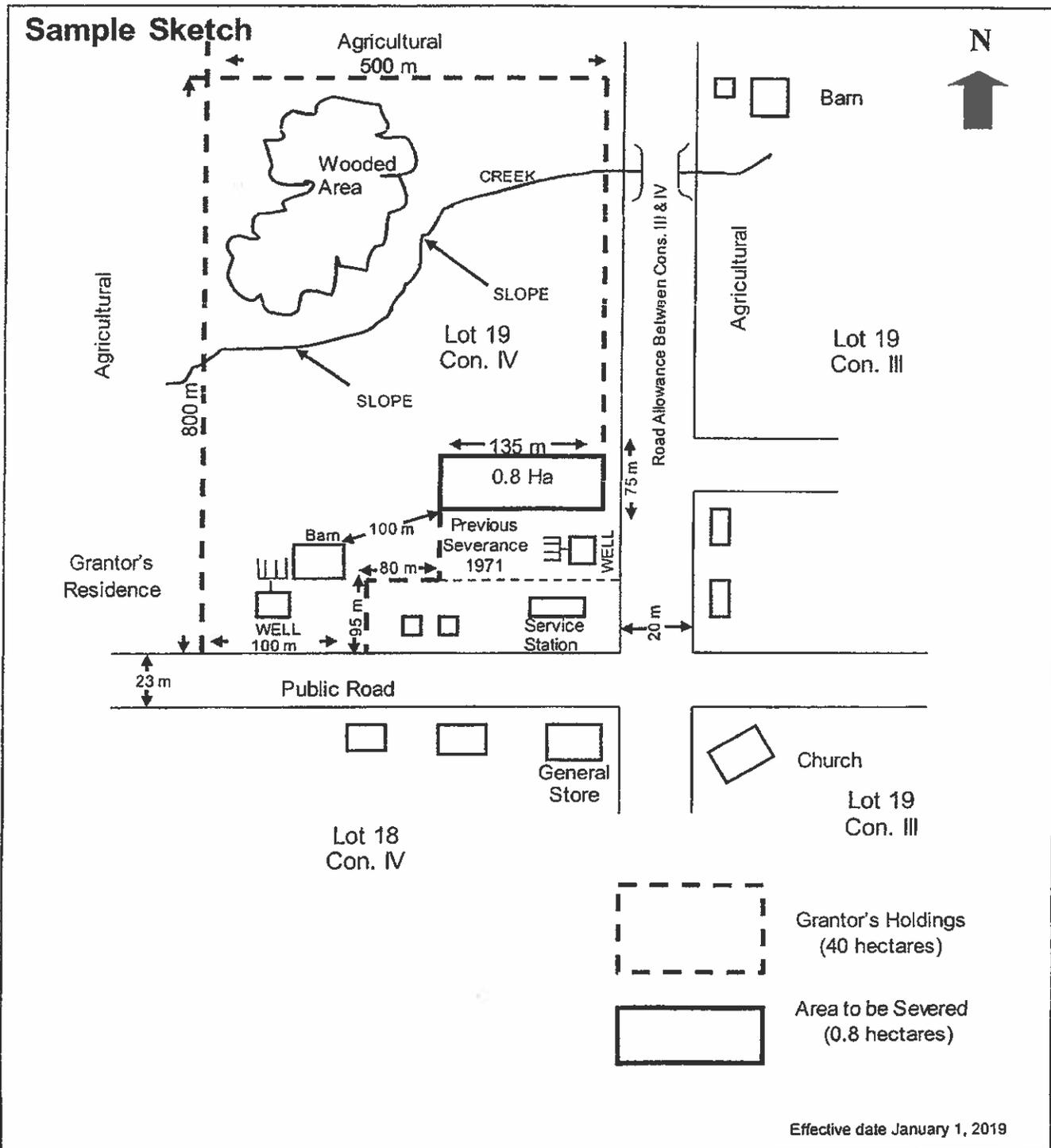
1. 1 Copy of the completed application form
2. 1 Copy of the sketch with required details
3. Cheque payable to United Counties of Leeds & Grenville
4. Cheque payable to Leeds, Grenville & Lanark Health Unit
5. Cheque payable to appropriate Conservation Authority
6. Cheque payable to appropriate Municipality
7. Call to make an appointment - 613-342-3840 – EXT. 2414
8. Completion of Conservation & Health Unit forms

YES

<input type="checkbox"/>

N/A

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



19. **CONSENT OF OWNER:** The owner must also complete the following or a similar authorization attached to the application.

Consent of Owner(s) to the Use and Disclosure of Personal Information and to Allow Site Visits to be conducted.

I/We, DAVE ARCHER being the registered owner(s) of the lands subject of this application for consent, and for the purpose of the Freedom of Information and Protection of Privacy Act, hereby authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application. I/We also authorize and consent to representatives of the Consent Granting Authority and the persons and public bodies conferred with under Section 53(10) of the Planning Act entering upon the lands subject of this application for the purpose of conducting any site inspections as may be necessary to assist in the evaluation of the application.

Date 17 Jun 2019.

[Signature]
Signature of Owner or Agent

DAVE ARCHER
(print name)

Signature of Owner or Agent

(print name)

The Consent Granting Authority will assign a File Number for complete applications and this should be used in all communications.

FOLLOWING CONSULTATION PLEASE SCHEDULE AN APPOINTMENT WITH A COMPLETED APPLICATION AND ALL REQUIRED INFORMATION WITH THE:

**SECRETARY-TREASURER,
CONSENT GRANTING AUTHORITY**

25 CENTRAL AVENUE WEST, SUITE 100; BROCKVILLE, ONTARIO, K6V 4N6

**TELEPHONE NO: 613-342-3840 – EXT. 2414
FAX NO: 613-342-2101**

NOTE: If joint ownership, each individual signature is required.

17. AFFIDAVIT:

John Klieboer
I/WE, Alexandra Knoepfli of the Spencerville

in the County of Grenville solemnly declare that all the statements contained in this application are true and that the information contained in the documents that accompany this application is true.

Declared before me at the City of Brockville in the UCLG

This 29 day of July, 2019.

Alexandra Knoepfli
Signature of Owner or Agent

Alexandra Knoepfli
(print name)

John Klieboer
Signature of Owner or Agent

John Klieboer
(print name)

K Weidenaar
A Commissioner of Oaths

Krista Marie Weidenaar, a Commissioner, etc
Province of Ontario,
for the Corporation of the
United Counties of Leeds and Grenville
Expires November 2, 2021

18. AUTHORIZATION:

If the applicant is not the owner of the land that is the subject of this application, the owner must complete the following or a similar authorization attached to the consent application.

Authorization of Owner for Agent to make the application and to provide Personal Information

I/WE, DAVE ARCHER, being the registered owner(s) of the lands subject of this application for consent hereby authorize John Klieboer + Alexandra Knoepfli to prepare and submit this application on my/our behalf and, for the purposes of the Freedom of Information and Protection of Privacy Act, to provide any of my/our personal information that will be included in this application or collected during the process of the application.

Date 17 Jun 2019
[Signature]
Signature of Owner

DAVE ARCHER.
(print name)

Signature of Owner

(print name)

Head Office
458 Laurier Blvd.
Brockville, ON
K6V 7A3
Tel: (613) 345-5685
Fax: (613) 345-2879

**LEEDS, GRENVILLE AND LANARK
DISTRICT HEALTH UNIT**

25 Johnston St
Smith Falls, ON
K7A 1W3
Tel: (613) 283-2740
Fax: (613) 283-1679

**NOTICE TO APPLICANTS
Re: Land Severance Applications**

On receipt of your application(s) from the Consent Granting Authority, the Health Unit's Chief Building Official will assess each application to determine the fee for service.

The fee for service for the first application is \$443.00 and \$180.00 for each subsequent application. Multiple applications must be submitted together and pertain to a single land holding.

When you return your application to the Secretary-Treasurer of the Consent Granting Authority, please indicate on the tear off form below the following:

1. **Directions to the proposed lot(s).**
2. **Indicate that property markers have been posted in a conspicuous place.**
3. **That the front corners of the lot(s) have been identified.**

If you require further information, please do not hesitate to contact the appropriate Health Unit office.

Yours truly,

Nancy Carpenter, BASc(EH), CPHI(C)
Chief Building Official
Part VIII Program

Lot Identification Notice

Agent
Applicant: John Kleiboer + Alexandra Knoepfli
Address: County Rd 18 - In between #6701 + 6751
Township: Augusta Ward: _____ Lot: 5 Conc. 6 Phone # 613-246-3153

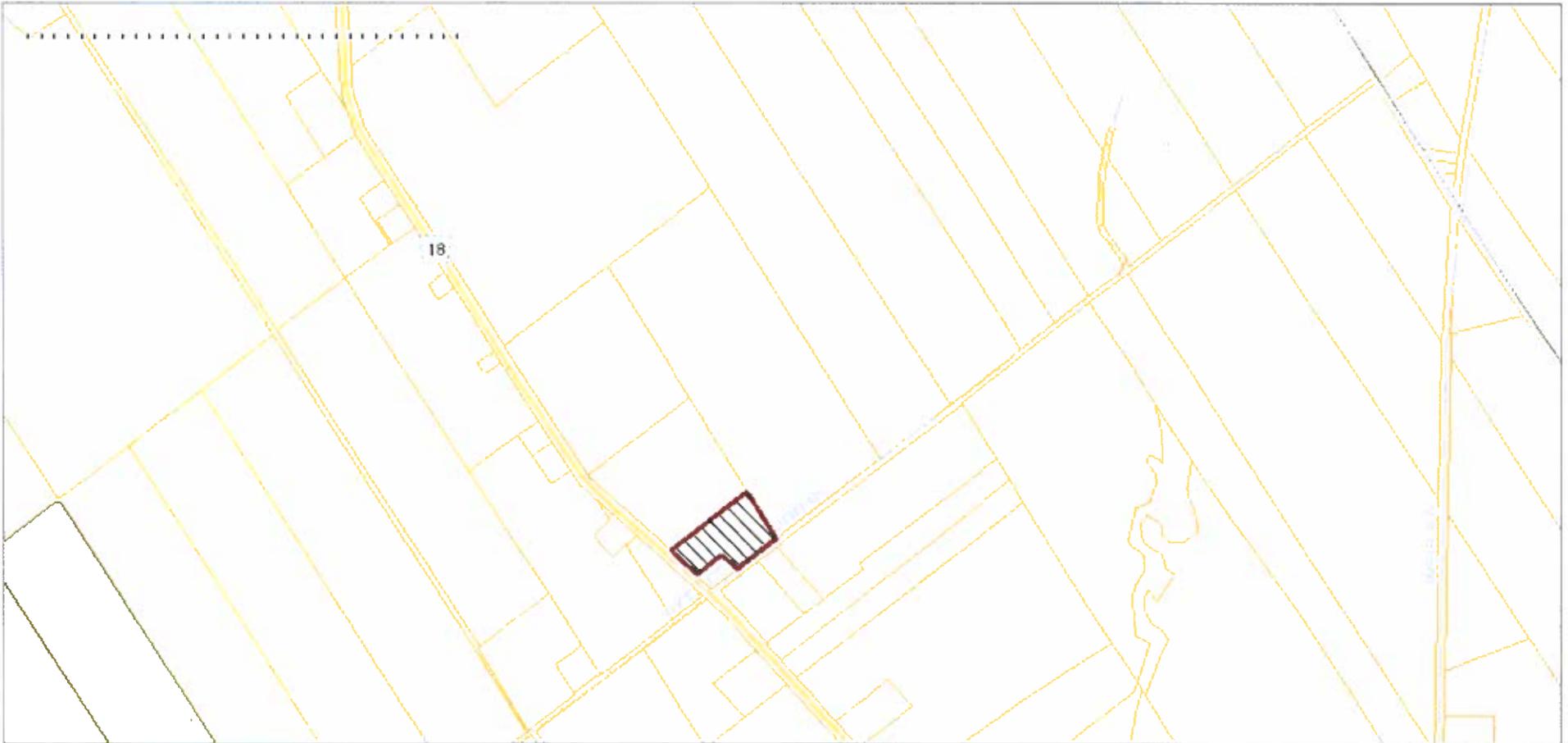
Please check that: Property marker is posted. Front lot corners are identified.

Directions to lot(s) _____

Please submit with application to the Secretary-Treasurer of the Consent Granting Authority with payment

- Severance
- Retained
- Adjoining





Map Printed On 2019-07-30 15:00

Disclaimer This map is illustrative only. Do not rely on it as being a precise indicator of routes, locations of features, nor as a guide to navigation. Designed and produced by: United Counties of Leeds & Grenville. Source of information: UTM, Grid Zone 18, NAD 1983, with data supplied under licence by members of the Ontario Geospatial Data Exchange (OGDE), and Teranet inc. Queens Printer of Ontario.

PLANNING REPORT

To: Planning Advisory Committee
From: Marko Cekic, Land Use Planner
Date: September 3, 2019
Re: Consent Applications B-66-19 – John Kleiboer & Alexandra Knoepfli

Recommendation:

That Council recommend to the Land Division Committee of the United Counties of Leeds and Grenville that consent application B-66-19 be approved subject to the following conditions:

1. The balance of any outstanding taxes, including penalties and interest, (any local improvement charges, if applicable) shall be paid to Augusta Township.
2. That the severed parcel merge with the parcel municipally known as 6701 County Road 18 and an acceptable reference plan be submitted to the Township.
3. That favourable comments are received from circulated commenting agencies.

1.0 PURPOSE OF THE APPLICATION

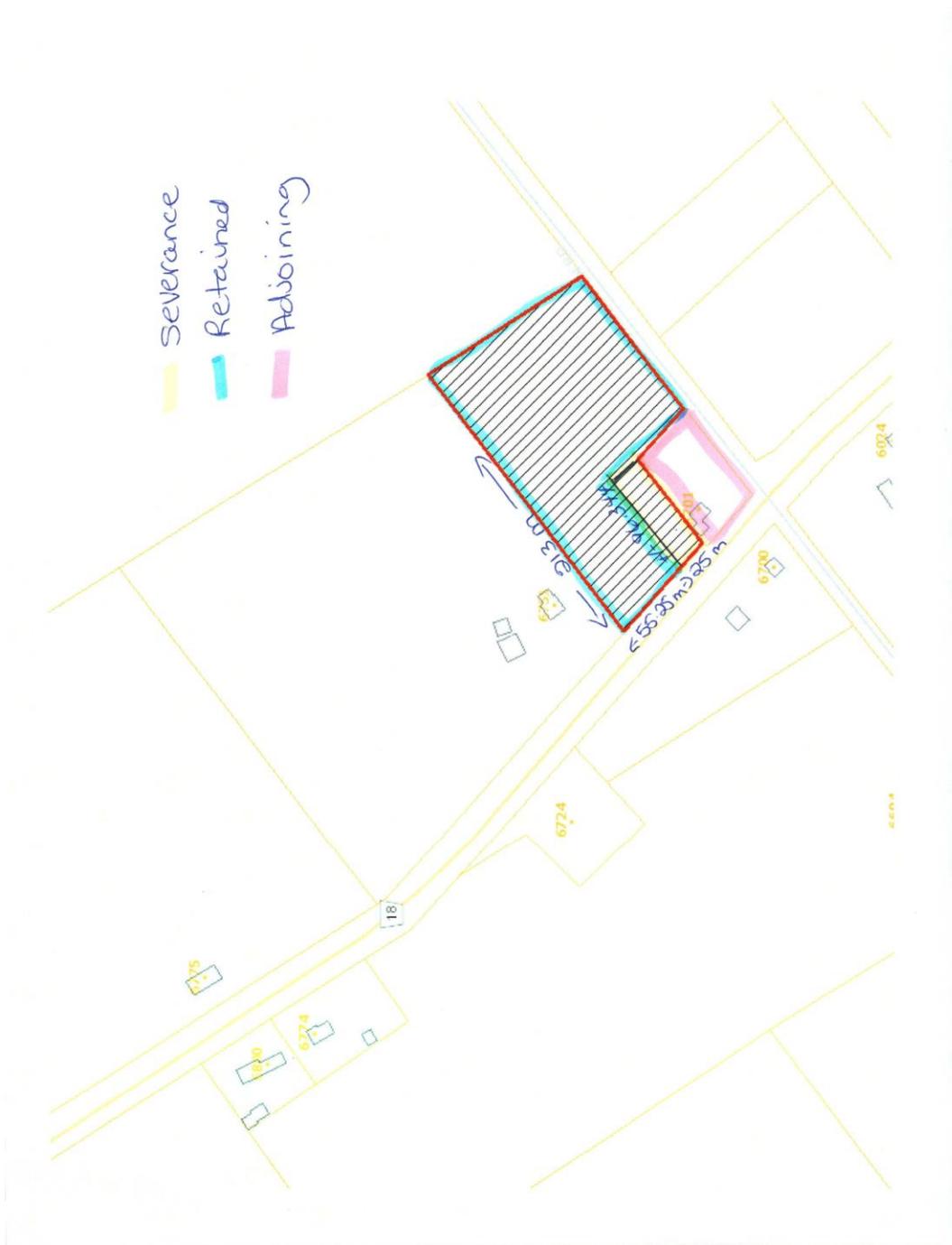
Consent application B-66-19, submitted by John Kleiboer and Alexandra Knoepfli, has been received from the United Counties of Leeds and Grenville and proposes an addition to an existing lot municipally known as 6701 County Road 18.

2.0 BACKGROUND

The subject lands are located just north of 6701 County Rd 18. The applicant proposes that land be severed from the subject lands and adjoined to 6701 County Rd 18. The land intended to be severed has a well that services the house on 6701 County Rd 18. The applicant proposes that the retained land and the land intended to be severed remain vacant.

The retained land has a total area of approximately 2.908 acres, with approximately 55.25 metres of frontage on County Road 18. The land intended to be severed has a total area of approximately 0.595 acres, with approximately 25 metres of frontage on County Road 18. *Figures 1* provides an overview of the proposed consent.

Figure 1: Proposed Consent



3.0 POLICY FRAMEWORK AND REGULATORY CONTROL REVIEW

3.1 Provincial Policy Statement

Matters of provincial interest are addressed in Section 2 of the Planning Act and through the Provincial Policy Statement 2014 (PPS) issued under the authority of Section 3 of the Planning Act. The Planning Act requires that planning matters “be consistent with” the PPS. The applicant proposes no further development on the retained land, on 6701 County Rd 18, or on the land intended to be severed. Additional municipal services are not anticipated to be required as a result of this consent.

The proposal is considered to be consistent with the applicable provisions of the PPS, provided favourable review comments are received from other commenting agencies.

3.2 United Counties of Leeds and Grenville Official Plan

The subject lands and 6701 County Rd 18 are designated Rural Lands pursuant to Schedule A of the United County of Leeds and Grenville Official Plan (UCLG Official Plan). The UCLG Official Plan permits limited residential development in the Rural Lands designation provided it is defined in the local municipal Official Plan. The UCLG Official Plan further 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. The applicant does not propose any new development on the retained land, on 6701 County Rd 18 or on the proposed severed land.

The proposed consent is considered consistent with the UCLG Official Plan, provided that favourable comments are received from other commenting agencies.

3.3 Township of Augusta Official Plan

The subject lands and 6701 County Rd 18 are designated Rural pursuant to the Township of Augusta Official Plan (Official Plan). The UCLG Official Plan requires 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, and the Township of Augusta Official Plan has incorporated these policies. The applicant does not propose any new development on the retained land, on 6701 County Rd 18 or on the proposed severed land. The well on the severed land services the dwelling on 6701 County Rd 18, and is consistent with Section 3.1.2 of the Official Plan in developing viable water and waste water servicing in Rural Policy Areas.

The proposed consent is considered to be in conformity with the purpose and intent of the Official Plan, subject to favourable comments from circulated commenting agencies.

3.4 Zoning By-law No. 2965

The subject lands and 6701 County Rd 18 are zoned Rural (RU) pursuant to Zoning By-law No. 2965. Based on the sketch provided with the application, it is anticipated that the subject land and 6701 County Rd 18 will

conform to the relevant zoning standards in Section 7.17.2 of the By-law, including the minimum required lot frontage and lot area.

Based on the information provided, it is anticipated that the consent application conforms to the relevant performance standards of the Zoning By-law, subject to favourable comments from other commenting agencies.

4.0 CONCLUSION AND RECOMMENDATION

Based on the review of consent application B-66-19, the proposal conforms to relevant planning policies and regulations. Any decisions to grant provisional consent should include the following conditions:

1. The balance of any outstanding taxes, including penalties and interest, (any local improvement charges, if applicable) shall be paid to Augusta Township.
2. That the severed parcel merge with the parcel municipally known as 6701 County Road 18 and an acceptable reference plan be submitted to the Township.
3. That favourable comments are received from circulated commenting agencies.

Respectfully submitted,

McIntosh Perry Consulting Engineers Ltd.

Prepared By:



Vithulan Vivekanandan, MES

Junior Planner

T: 613.317.9819

E: v.vivekanandan@mcintoshperry.com

Reviewed By:



Marko Cekic, MES Pl.

Land Use Planner

T: 613.714.4629

E: m.cekic@mcintoshperry.com

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Application to Amend the Official Plan
Application to Amend the Zoning By-law

PLEASE READ BEFORE COMPLETING THIS APPLICATION

This application reflects the mandatory information that is prescribed in the Schedules to Ontario Regulations 543/06 and 545/06 made under the Planning Act, RSO, 1990, as amended. In addition to completing this form, the Applicant will be required to submit the appropriate fee, a detailed site plan and any additional information or studies that may be necessary to assess the proposal.

Failure to submit the required information will delay the consideration of this Application. An application which is not considered complete under the Planning Act is not subject to the timelines of the Act. Applicants are encouraged to consult with the Municipality prior to completing the application.

Please Print and Complete or (v) Appropriate Box(es)

Date of Application May 2, 2019

1. Applicant Information

1.1 Name of Owner(s). An owner's authorization is required in Section 13, if the applicant is not the owner.		
Name of Owner(s) <u>Elaine Marshall</u>	Home Telephone No.	Business Telephone No. <u>613-803-5956</u>
Address <u>4325 COUNTY RD 18 Prescott</u>	Postal Code <u>K0E 1T0</u>	Fax No.
Email: <u>hurricanedave@hotmail.ca</u>		Cell No.
1.2 Agent/Applicant: Name of the person who is to be contacted about the application. If different than the owner. (This may be a person or firm acting on behalf of the owner. See Section 13)		
Name of Contact Person/Agent <u>Dave Marshall</u>	Home Telephone No.	Business Telephone No. <u>613-803-5956</u>
Address <u>"SAME"</u>	Postal Code	Fax No.
Email: <u>"SAME"</u>		Cell No.
1.3 Indicate the contact for this application (check one please)		
Owner <input type="checkbox"/> Applicant/Agent <input checked="" type="checkbox"/> All <input type="checkbox"/>		

For Office Use Only	
Date Application Received	
Date Application deemed to be complete	

2. Location of the subject Land (Complete applicable boxes in 2.1)

2.1 Municipal Address (mailing address) # <u>COUNTY ROAD 18 Prescott</u>			Postal Code <u>R0E 1T0</u>
Concession Number(s) <u>3</u>	Lot Number(s) <u>LOT 3.</u>	Registered Plan No.	Lot(s)/Block(s)
Reference Plan No.	Part Number(s)	Parcel Number(s)	Former Township
Assessment Roll No. <u>07-06-000-015-03101-0000</u>			
2.2 Are there any easements or restrictive covenants affecting the subject land? <input checked="" type="radio"/> No <input type="radio"/> Yes If yes, describe the easement or covenant and its effect.			

3. Names and addresses of any mortgages, holders of charges or other encumbrancers of the subject lands (attach separate page if required). NONE

4. Description of the property and servicing information (Complete each section using metric units only).

4.1 Dimensions

Lot Frontage - Street Side (m)	Lot Frontage - Water Side (m)	Lot Depth (m)	Lot Area (ha)
<u>46.229</u>	<u>---</u>	<u>116.7</u>	<u>5362.2 m²</u>

4.2 Access (Check appropriate box and state road name):

- Provincial Highway (#) _____
- Municipal road, maintained year round _____
- Municipal road, seasonally maintained _____
- County Road (#) 18
- Private Road _____
- Right of way _____
- Water Access _____

4.3 If water access only, describe the location of parking and docking facilities to be used and the distance from the subject lands. Indicate whether parking is public or private.

4.4 Water Supply (Check appropriate box for type of service proposed):

- Publicly owned and operated piped water system
- Privately owned and operated piped water system (communal)
- Drilled well
- Sand point
- Lake or other water body
- Other means (please state) _____
- Water service not proposed

4.5 Sewage Disposal (Check appropriate box for type of service proposed):

- Publicly owned and operated sanitary sewage system
 - Privately owned and operated individual septic system*
 - Privately owned and operated communal septic system*
 - Privy
 - Holding tank
 - Other (please state) _____
 - Sewage disposal service not proposed
- * If either of these items checked, please see Section 4.8.

4.6 Other Services (Check if the service is available):

- Electricity
- School bussing
- Garbage collection

4.7 Storm Drainage (Indicate the proposed storm drainage system):

- Storm sewers
- Ditches
- Swales
- Other (please state) _____

4.8 Where development will produce more than 4500 litres of effluent a day, applicants are required to submit a servicing options report and a hydrogeological report:

- Title and date of servicing options report: _____
- Title and date of hydrogeological report: _____

5. Planning Information

5.1 Official Plan (current) Land Use designation(s) of subject land INDUSTRIAL

5.2 Provide an explanation of how application conforms to the Official Plan: Similar Development within Village

5.3 If an Official Plan Amendment is being requested, will the change? (Check all appropriate boxes):

- Replace or delete an existing policy (ies). If yes, list all policy sections affected _____
- Change a land use designation on a property (ies). If yes, what is the proposed land use designation or designations? _____
- Alter the boundary of settlement area (i.e. town, village, hamlet). If yes, name the settlement area and provide sketch of area affected. Name of settlement area _____

(Note: if applicants are requesting a change to a policy, they are required to provide the proposed text of the policy(ies). If applicants are requesting a change to a Land Use Schedule, they are required to provide a map or schedule showing the proposed new land use designation for the affected property(ies).)

5.4 Reason why official plan amendment is being requested: _____

5.5 Existing Zoning on subject lands MV - Village Industrial

5.6 Zoning requested CV - Village Commercial

5.7 Reason why rezoning is being requested: For New Development - Shop.

6. Description of subject land

6.1 Frontage on street side (m) 46.229m Frontage on water side (m) _____

6.2 Lot Depth (m) 116.7

6.3 Lot Area ha 5362.2m²

7. Settlement Area Boundary

7.1 Does this application propose to change the boundary of a settlement area (e.g. town, village or hamlet)
 Yes No If Yes, provide description: _____

8. Employment Area

- 8.1 Will this application remove land from a designated employment area? (Check appropriate box)
- Converts all or part of a commercial, industrial or institutional building to a residential use.
 - Converts a brownfield site to a residential use
 - Application is for residential use on land designation for a commercial, industrial or institutional use
 - Does not remove any employment land

9. Existing Use(s) of Property

- 9.1 State all existing use(s) of the property (Check appropriate box(es)):
- Residential
 - Commercial
 - Industrial
 - Institutional
 - Agricultural
 - Vacant
 - Mixed Use: (Please state) _____
 - Other: (Please state) _____

List all existing buildings and structures (including accessory buildings and structures) on the property by completing the following Table: (If more than 5 buildings or structures, please use separate page to provide description):

Item	Building or Structure #1	Building or Structure #2	Building or Structure #3	Building or Structure #4	Building or Structure #5
Existing type or use for each building and structure					
Height (m)					
Setback from front lot line (m)					
Setback from rear lot line (m)					
Setback from side lot line one side (m)					
Setback from side lot line - other side (m)					
Setback from shoreline (m)					
Dimensions (m) or floor area (m ²)					
Year Building or structure constructed					

9.2 How many existing parking spaces are provided on the subject land? _____ spaces.

9.3 State the existing use of land on abutting properties:

North: Village Commercial
 East: Village Residential

South: Village Residential (woods)
 West: Village Residential

10. Proposed use of property

10.1 State proposed use(s) of the property (Check appropriate box(es)):

- Residential
- Commercial
- Industrial
- Institutional
- Agricultural
- Vacant
- Mixed Use: (Please state) _____
- Other: (Please state) _____

10.2 List all proposed buildings and structures to be constructed on the property by completing the following Table: (If more than 5 buildings or structures, please use separate page to provide description)

Item	Building or Structure #1	Building or Structure #2	Building or Structure #3	Building or Structure #4	Building or Structure #5
Existing type or use of each building and structure	Shop				
Height (m)	9.5m				
Setback from front lot line (m)	43.0m				
Setback from rear lot line (m)	55.0m				
Setback from side lot line one side (m)	6.1m				
Setback from side lot line - other side (m)	14.69m				
Setback from shoreline (m)	—				
Dimensions (m) or floor area (m ²)	380.5				
Year Building or structure constructed	2019				
Proposed date of construction	2019				

10.3 Indicate the number of additional parking spaces to be provided? _____ spaces.

10.4 Are there any uses or features on the subject land or within 500 m of the subject property, unless otherwise specified. Complete Table:

Use or feature	On the subject Land	Within 500 m of subject land, unless otherwise specified. (indicate approximate distance)
An agricultural operation including a livestock facility (i.e. barn) or manure storage facility		
A landfill site (active or closed)		
A sewage treatment plant or sewage lagoon		
An industrial use		STORAGE UNITS
A licensed pit or quarry or an aggregate reserve		
An operating mine		
A non-operating mine or mine hazard within 1 km of the subject lands		
An active rail line		
A municipal or federal airport		
A flood plain		
A natural gas or oil pipeline		
A hydro easement		
A provincially significant wetland (within 120 m)		
A designated heritage building, historic site or cemetery (within 100 m)		

11. History of the Subject land.

11.1 Has the subject land ever been the subject of an application for approval of a previous official plan or zoning amendment? Yes No Unknown *If yes, provide the details and decision of the previous application.*

11.2 If this application is a re-submission of a previous application, describe how it has been changed from the original application.

11.3 Provide the date when the subject land was acquired by the current owner. 10 YEARS AGO

11.4 Provide the length of time that the existing uses of the subject land have continued (*Proof may be required*)
Year since current uses have continued: VACANT SURPLUS LANDS

12. Simultaneous Applications

12.1 Is the subject land or any land within 120 m of the subject land subject of any other planning applications at this time? Yes No *If yes, indicate the type and file number (i.e. consent, subdivision, minor variance, site plan control). Please complete following Table:*

Item	Application # 1 (type):	Application # 2 (type):	Any land within 120 m of the subject land:
File Number	PM-18-9598		
Name of approval authority considering application	Township		
Land affected by application	SAME LANDS		

Purpose	SITE PLAN CONTROL		
Status	in Application		
Effect on requested amendment	P		

13. Authorization

13.1 If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.

AUTHORIZATION OF OWNER FOR AGENT TO MAKE THE APPLICATION

I, ELAINE MARSHALL, am the owner of the land that is the subject of this application and I authorize Dave Marshall to make this application on my behalf.

July 10/19
Date

Elaine Marshall
Signature of Owner

13.2 If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below.

AUTHORIZATION OF OWNER FOR AGENT TO MAKE THE APPLICATION

I, ELAINE MARSHALL, am the owner of the land that is the subject of this application and for the purposes of the Freedom of Information and Protection of Privacy Act, I authorize DAVE MARSHALL as my agent for this application, to provide any of my personal information that will be used in this application or collected during the processing of the application.

July 10/19
Date

Elaine Marshall
Signature of Owner

13.3 Consent of the Owner

Complete the consent of the owner concerning personal information below.

CONSENT OF THE OWNER TO THE USE AND DISCLOSURE OF PERSONAL INFORMATION

I, Elaine Marshall, am the owner of the land that is the subject of this application and for the purposes of the Freedom of Information and Protection of Privacy Act, I authorize and consent to the use by or disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application.

July 10/19
Date

Elaine Marshall
Signature of Owner

14. **Additional Studies or Information**

Additional studies or information may be required by the Municipality to support the application. The application may not be considered a complete application unless these studies have been completed. Applicants are advised to pre-consult with the Municipality to determine what additional studies or information is required.

List of Additional Studies or information required by the Municipality:

- € _____
- € _____
- € _____
- € _____
- € _____
- € _____

(NOTE: LIST TO BE PROVIDED BY MUNICIPALITY)

15. **Declaration**

NOTE: ALL APPLICANTS SHALL ENSURE THAT A 'COMPLETE APPLICATION' UNDER THE PLANNING ACT HAS BEEN MADE BEFORE COMPLETING THIS DECLARATION

1. I hereby declare that this application is consistent with the policy statements issued under subsection 3(1) of the Planning Act.
2. I hereby declare that this application conforms or does not conflict with any provincial plan or plans.
3. I hereby declare that the information contained in this application and on the attached plan and any associated information submitted with this application are, to the best of my knowledge, a true and complete representation of the purpose and intent of this application.

Sworn (or declared) before me
at the Township of Augusta
in the County of Leeds + Grenville
this 19 day of August, 2019

**Annette Simonian, Clerk for
Township of Augusta
A Commissioner for taking
affidavits/oaths**

Annette Simonian
Commissioner of Oaths

[Signature]
Applicant or Agent

16. Site Plan

A site plan shall be submitted with this application that provides the following information.

- € The boundaries and dimensions of the subject land;
- € The location size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, the rear lot line, each side yard lot line and the shoreline of any water body, where applicable;
- € The approximate location of all natural and artificial features such as railways, roads, water body, drainage ditches, wetlands, wooded areas, wells and septic tanks, all easements, flood plain, organic (muck) soils or leda clay;
(Note: these features must be shown for both the subject land and on any adjacent lands where these features may affect the application.)
- € The current uses of land that is adjacent to the subject land.
- € The location, width and name of any roads within or abutting the subject land indicating whether it is an unopened road allowance, a public road, a private road or a right-of-way
- € If access to the subject land will be by water only, the location of the parking and docking facilities to be used.
- € North arrow and scale
- € Other (as indicated by Municipality) _____



APPLICATION FOR SITE PLAN CONTROL
Information and material to be provided under Section 41 of the *Planning Act*

FOR OFFICE USE ONLY
Application Number: _____
Assessment Roll Number: _____
Date Received: _____
Date Application Deemed Complete: _____

NOTE:
All questions on this application **must** be answered or the application will be deemed incomplete and will be returned.

Part 1: Applicant Information

Registered Owner

Name(s): ELAINE MARSHALL
Mailing 4325 County Road 18 Address: _____
Prescott ON KOE ITO Telephone _____ (home): _____

(work/cell): 613-803-5956
E-mail: hurricanedave@hotmail.ca Fax: _____

Agent (if applicable)

Name(s): _____
Mailing _____ Address: _____

Telephone _____ (home): _____

(work/cell): _____
E-mail: _____ Fax: _____

Please specify to whom all correspondence should be sent: Owner Agent

If the applicant is not the owner, the owner must appoint the applicant his/her agent see page 8.

Part 2: Property Information

Legal Description of the Property

Assessment Roll Number: 07-06-000-015-0301-0000
Geographic Township: AUGUSTA Concession: _____ Lot: LOT 3
Registered Plan Number (if any): _____ Lot Number: _____
Civic Address: # _____ County Road 18

Part 3: Land Use

Existing Use: Vacant Surplus lands
Proposed Use: Shop (Commercial)

Official Plan
Official Plan Designation*: INDUSTRIAL

Does the proposed development and use **comply with the Current Official Plan requirements** and uses for the subject land?

Yes No (please circle one)

If **No**, has an application for an **Official Plan Amendment** been applied for? Please provide the application number of application and if approved, the by-law number. _____

Zoning
Zoning*: MV - Village Industrial

Does the proposed development and use **comply with Current Zoning requirements** and permitted uses for the subject land?

Yes No (please circle one)

If **No**, has an application for a **Zoning Amendment (rezoning)** or **Minor Variance** been applied for? Please provide the application number of application and if approved, the by-law number.

Zoning Amendment App For - CV - Village Commercial

***If you are unaware as to the Official Plan and/or the current Zoning, please contact the Township of Augusta for this information.**

Purpose of the Application (describe your project)

To get Site Plan Approval For New Shop Development on Site.

Property Characteristics

Lot Frontage (Road) _____ ft 116.229 m (Water) _____ ft _____ m

Lot Depth _____ ft 116.7 m Lot Area _____ ac 5362.2 ~~116~~ m²

Part 4: Building or Structures for Subject Lands

Existing Buildings or Structures for Subject Lands *this includes dwellings, shed, etc...*

Type of Structure	Floor Area m ²	Length m ²	Width m ²	Height m ²	Date Constructed

Proposed Buildings or Structures for Subject Lands

Type of Structure	Floor Area m ²	Length m ²	Width m ²	Height m ²	Date Constructed
Shop	380.5	15.4	24.4	9.5	To Be 2019

Existing Setbacks for all Buildings or Structures for Subject Lands *setbacks are measured from the closest part of the structure to the nearest lot line or high watermark. (if a waterfront property, the water is considered to be the front yard)*

Type of Structure	Front Yard (m)	Rear Yard (m)	Side Yard (m)	Side Yard (m)

Proposed Setbacks for all Buildings or Structures for Subject Lands *setbacks are measured from the closest part of the structure to the nearest lot line or high watermark. (if a waterfront property, the water is considered to be the front yard)*

Type of Structure	Front Yard (m)	Rear Yard (m)	Side Yard (m)	Side Yard (m)
Shop	43.0m	55.0m	6.1m	14.69m

Will the proposal add any of the following:

	Yes	No
Living Area		✓
Bedrooms		✓
Bathrooms	✓	
New Plumbing	✓	

Part 5: Servicing the Property

5.1 Access (Check appropriate box and state road name):

- D Provincial Highway (#) _____
- D Municipal road, maintained year round _____
- D Municipal road, seasonally maintained _____
- County Road (#) 18 _____
- D Private Road _____
- D Right of Way _____
- D Water Access _____

5.2 Water Supply (Check appropriate box for type of service proposed):

- D Privately owned and operated piped water system (communal)
- Drilled well
- D Sand point
- D Lake or other water body
- D Other means (*please state*) _____
- D Water service not proposed

5.3 Sewage Disposal (Check appropriate box for type of service proposed):

- D Publicly owned and operated sanitary sewage system
- Privately owned and operated individual septic system
- D Privately owned and operated communal septic system
- D Privy
- D Holding tank
- D Other (*please state*) _____
- D Sewage disposal service not proposed

Where development will produce more than 4500 litres of effluent a day, applicants are required to submit a servicing options report and a hydrogeological report:

- D Title and date of servicing options report: _____
- D Title and date of hydrogeological report: _____

5.4 Other Services (Check if the service is available):

- Electricity
- D School Bussing
- D Garbage Collection

5.5 Storm Drainage (Indicate the proposed storm drainage system):

- D Storm sewers
- Ditches
- D Swales
- D Other (*please state*) _____

Part 6: Additional Information

Existing Uses of Adjacent Lands

To the North: Village Commercial
 To the South: Village Residential
 To the East: Village Residential
 To the West: Village Residential

The length of time the existing uses of the subject property have continued? _____

Uses on or within 500m of subject land

Use or feature	On the subject Land	Within 500 m of subject land, unless otherwise specified. (indicate approximate distance)
An agricultural operation including a livestock facility (i.e. barn) or manure storage facility		
A landfill site (active or closed)		
A sewage treatment plant or sewage lagoon		
An industrial use		STORAGE UNITS
A licensed pit or quarry or an aggregate reserve		
An operating mine		
A non-operating mine or mine hazard within 1 km of the subject lands		
An active rail line		
A municipal or federal airport		
A flood plain		
A natural gas or oil pipeline		
A hydro easement		
A provincially significant wetland (within 120 m)		
A designated heritage building, historic site or cemetery (within 100 m)		

Part 7 - Simultaneous Applications

Is the subject land or any land within 120 m subject to any other planning applications at this time?
 Yes No *If yes, indicate the type and file number (i.e. consent, subdivision, minor variance, site plan control). Please complete following Table:*

Item	Application # 1 (type):	Application # 2 (type):	Any land within 120 m of the subject land:
File Number	PM-18-9598		
Name of approval authority considering application	Township		
Land affected by application	SAME LANDS		
Purpose	Zoning Amend.		
Status	In Application		
Effect on requested amendment	—		

Disclaimer

Personal Information contained on this form is collected under the authority of the Planning Act, Section 41, and will be used to determine the eligibility of the proposed site plan.

NOTE

THE APPROVAL OF A SITE PLAN DOES NOT RELIEVE THE OWNER FROM THE REQUIREMENTS OF THE BUILDING CODE. ALL OTHER APPLICABLE PERMITS MUST BE APPLIED FOR BY THE OWNER.

Submit your application to:

CAO/Clerk/Planner
 Township of Augusta
 3560 County Road 26, R.R. #2, Prescott, ON, K0E 1T0

T: 613-925-4231
 F: 613-925-3499

AFFIDAVIT

I/We, ELAINE MARSHALL of the TOWNSHIP OF AUGUSTA
in the COUNTY OF GREENVILLE solemnly declare that all the above statements
contained in the application are true, and I/We make this solemn declaration conscientiously,
believing it to be true and knowing that this is the same force and effect as if it were made under
oath.

Declared before me at the

Township of Augusta
in the County of Lee & Greenville
this 19 day of August, 2019.

Annette Simon
Annette Simonian, Clerk for
Township of Augusta
A Commissioner for taking
affidavits/oaths



Owner/Agent Signature

OWNERS AUTHORIZATION

I/We, ELAINE MARSHALL being the registered owner(s)
of the subject lands hereby authorize David Marshall to prepare
and submit the application for Site Plan Control on my/our behalf to the Corporation of the
Township of Augusta.

Elaine Marshall

Signature(s)

July 10/19

Date

CONSENT OF OWNER

Consent of Owner(s) to the use and disclosure of personal information and to allow site visits to be conducted.

I/We, ELAINE MARSHALL, being the registered owner(s) of the lands subject of this application, and for the purpose of the *Municipal Freedom of Information and Protection of Privacy Act*, hereby authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the *Planning Act* for the purposes of processing this application.

I/We also authorize and consent to representatives from the Township of Augusta and the persons and public bodies conferred with under the *Planning Act* entering upon the subject lands of this application for the purpose of conducting any site inspections as may be necessary to assist in the evaluation of this application.

Elaine Marshall

Signature of Owner(s)

July 10/19

Date

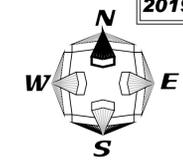
SITE PLAN CHECKLIST

A site plan shall be submitted with this application that provides the following information **to scale.**

- D The boundaries and dimensions of the subject land;
- D The location size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, the rear lot line, each side yard lot line and the shoreline of any water body, where applicable;
- D Any vegetation or structures within the 15m ribbon of life;
- D The approximate location of all natural and artificial features such as railways, roads, water body, drainage ditches, wetlands, wooded areas, wells and septic tanks, all easements, flood plain, organic (muck) soils or leda clay;
(Note: these features must be shown for both the subject land and on any adjacent lands where these features may affect the application.)
- D The current uses of land that is adjacent to the subject land;
- D The location, width and name of any roads within or abutting the subject land indicating whether it is an unopened road allowance, a public road, a private road or a right-of-way;
- D If access to the subject land will be by water only, the location of the parking and docking facilities to be used;
- D North arrow and scale;
- D Other (as indicated by Municipality) _____

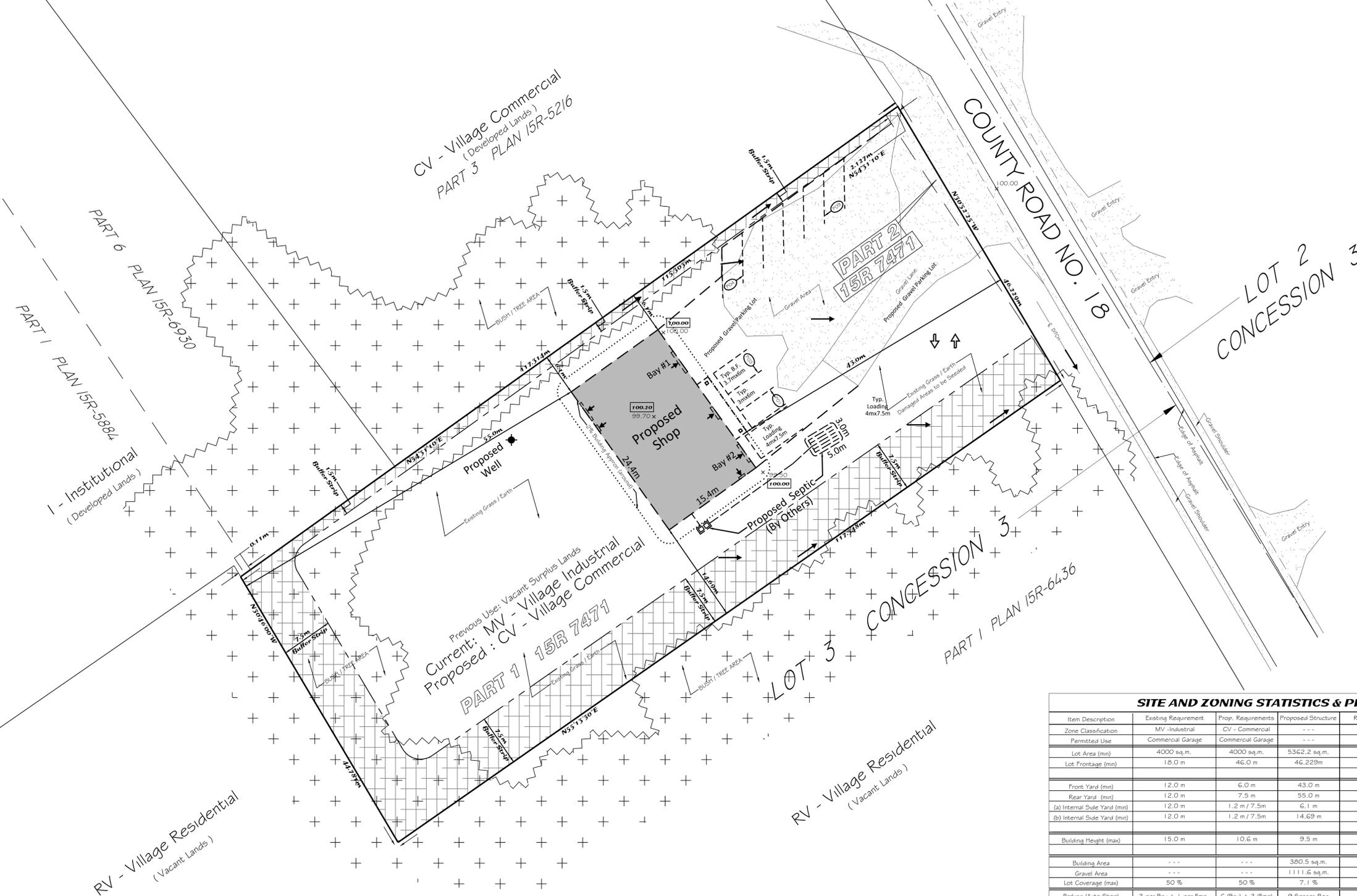
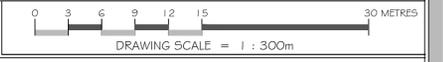
CAUTION
 Annable Designs is NOT a Survey Firm. This is NOT a Plan of Survey.
 This Plan should be read as a Compiled Plan of Data Available
 to the Public. This Plan shall not be used for any other purpose except
 for the purpose indicated in the Title Block.

2019



Site Plan Proposal

For:
**Hurricane Performance
 Proposed Development**
 Being:
**PART OF LOTS 3 CONCESSION 3
 TOWNSHIP OF AUGUSTA
 COUNTY OF GRENVILLE**



DESIGN NOTES:

- D1. This Site Plan should be read in conjunction with Architectural Plans that have been prepared by Annable Designs for this Property.
 - D2. All Design Elements and Site Construction Features shall conform to the Existing Official Plan and Zoning By-Laws of the Local Township Authority.
- GENERAL NOTES:**
- G1. This is not a Plan of Survey. Plan information for Boundary, Elevations, and Site Features have been compiled from Reference Plan 15R-7471.
 - G2. Measurements have been conducted by Annable Designs to confirm only certain areas of the Exterior Features and Structures of this property. Some Features are to be assumed 'Approximate' or 'For Illustration Only'.
 - G3. Distances shown on this Plan are in METERS and can be converted to Feet by Dividing by 0.3048.
 - G4. Elevations are ASSUMED.
 - G6. Contractor to contact utility companies to determine Type, Location and Configuration of Any and All Services.
 - G7. Contractor to obtain all necessary permits and to verify all dimensions and elevations prior to start of construction.

#	By	Date of Rev.	Description of Revision
1	DTA	July 8-19	Updated per Planner Comments - Reissued for Approval
2	DTA	MAY 3-19	ISSUED FOR SITE PLAN # ZONING AMENDMENT

REVISIONS & RELEASES

PLAN LEGEND:

TTTTTT	- DENOTES Existing Building	10.80m	- DENOTES Proposed Building Top
X 89.99	- DENOTES Existing Spot Elevation	100.00	- DENOTES Proposed Building
		→	- DENOTES Proposed Drainage Direction
			- DENOTES Proposed Elevation

Item Description	Existing Requirement	Prop. Requirements	Proposed Structure	Req'd Relief	Notes
Zone Classification	MV - Industrial	CV - Commercial	---	---	---
Permitted Use	Commercial Garage	Commercial Garage	---	---	---
Lot Area (min)	4000 sq.m.	4000 sq.m.	5362.2 sq.m.	NONE	---
Lot Frontage (min)	18.0 m	46.0 m	46.229m	NONE	---
Front Yard (min)	12.0 m	6.0 m	43.0 m	NONE	---
Rear Yard (min)	12.0 m	7.5 m	55.0 m	NONE	---
(a) Internal Side Yard (min)	12.0 m	1.2 m / 7.5m	6.1 m	NONE	---
(b) Internal Side Yard (min)	12.0 m	1.2 m / 7.5m	14.69 m	NONE	---
Building Height (max)	15.0 m	10.6 m	9.5 m	NONE	*PEAK HEIGHT
Building Area	---	---	380.5 sq.m.	---	---
Gravel Area	---	---	1111.6 sq.m.	---	---
Lot Coverage (max)	50 %	50 %	7.1 %	NONE	---
Parking (Auto Shop)	3 per Bay + 1 per Emp.	6 (Bay) + 3 (Emp)	9 Spaces Req	---	---
Barrier Free Parking	1 per 20 Spaces	---	1 BF Space	---	---
Loading Parking	1 Space (250-1000m2)	---	1 Space	---	---

Plan Certification & Validation
 If the Signature on this plan is not in ORIGINAL RED INK, then this plan is to be considered Preliminary or an Unauthorized Duplicate. Please Confirm with Annable Designs before using Unauthorized Plans for any purpose.

Planning Consultant / Designer
Annable Designs
 ARCHITECTURE-CONSULTING-PLANNING
 Brockville Offices: Unit 7 - 2211 Parkedale Ave, Brockville, Ontario
 613-926-5350
 info@annabledesigns.ca
 www.annabledesigns.ca

PROJECT ID NUMBER	SHEET NUMBER
966	SP1

AUTHORIZATION SIGNATURE - CONSULTANT	COMPLETION DATE: MAY 2019
ANNABLE DESIGNS DAVID T. ANNABLE - DESIGNER	COMPUTER NO: 966-SP1.DWG BY: D. T. ANNABLE SCALE: 1 : 300m
	Rev. 01

PLANNING REPORT

To: Planning Advisory Committee
From: Marko Cekic, Land Use Planner
Date: September 18, 2019
Re: Marshall Zoning By-law Amendment Application

Recommendation:

That the Planning Advisory Committee recommend that the Council of the Township of Augusta approve the proposed Zoning By-law Amendment to rezone the subject lands (Roll# 070600001503101) from Village Industrial to Village Commercial in order to permit the proposed commercial garage.

1.0 PURPOSE OF THE APPLICATION

A Zoning By-law Amendment application, submitted by Dave Marshall, has been received by the Township of Augusta. The subject Zoning By-law Amendment application proposes to rezone the subject lands from Village Industrial (MV) to Village Commercial (CV) in order to permit the proposed Hurricane Performance Shop, a commercial garage. It is important to note that, although the MV Zone permits the commercial garage use, the proposal would not conform to the minimum interior side yard requirement. The proponent, therefore, is proposing a rezoning to the CV Zone as the proposed development meets the required performance standards and the proposed use is permitted.

The applicant, in addition to the above noted Zoning By-law Amendment application, has also submitted a Site Plan Control application. The submitted Site Plan has been reviewed concurrently and another report will be submitted to the Planning Advisory Committee if Council approves the rezoning.

2.0 BACKGROUND

The subject lands are located in part of Lot 3, Concession 3, Township of Augusta and front on County Road 18. The subject lands are currently vacant with an existing entrance onto County Road 18. The subject lands are 1.325 acres (5,363.2 m²) in area with 46.229 m of frontage on County Road 18. The subject lands are characterized by maintained lawn, as well as trees along the southern property line. Figure 1 below illustrates the lands subject to the Zoning By-law Amendment and Site Plan Control Applications.

The applicant is proposing to develop a commercial garage on the subject lands. The proposed 380.5 m² (4095.67 ft²) shop would consist of a reception and show room area, storage room, bathroom, machine shop area and an area to work on automobiles and other equipment. Associated landscape buffers and required parking are also proposed.



Figure 1: Subject Lands

3.0 POLICY FRAMEWORK AND REGULATORY CONTROL REVIEW

3.1 Provincial Policy Statement

Matters of provincial interest are addressed in Section 2 of the Planning Act and through the Provincial Policy Statement 2014 (PPS) issued under the authority of Section 3 of the Planning Act. The Planning Act requires that planning matters “be consistent with” the PPS. The subject lands are designated Rural Settlement Area in the United Counties of Leeds and Grenville Official Plan and Settlement Area in the Township Official Plan. The PPS promotes and directs development in settlement areas provided that land is used efficiently, the development does not result in the provision of unplanned municipal services, that the development can be

appropriately serviced without unanticipated impacts on municipal finances and does not result in negative impacts on natural heritage features.

A review of the subject lands shows that the property is an existing lot of record and intended for the type of use proposed. The development will be serviced by private water and waste water services. Confirmation that the drilled well can supply an adequate quantity of water has been confirmed by the well driller, while the quality of water was tested and confirmed to be acceptable through Public Health Ontario. The Leeds, Grenville & Lanark District Health Unit reviewed the septic system and issued a Sewage System Completion Certificate. The subject lands have direct existing access to County Road 18, a public road that is maintained year-round and are not constrained by natural heritage features. Accordingly, the proposal is considered to be consistent with the applicable provisions of the PPS.

3.2 United Counties of Leeds and Grenville Official Plan

The subject lands are designated Rural Settlement Area pursuant to Schedule A of the United County of Leeds and Grenville Official Plan (UCLG Official Plan). The UCLG Official Plan provides that rural settlement areas may experience growth through infilling and development of vacant lands, in addition to limited intensification. The proposed rezoning would permit limited development on private water and waste water services on a vacant existing lot of record that is intended for this type of use. The proposal would also result in limited intensification on the edge of the Hamlet of Domville, without the provision of unplanned municipal services and infrastructure.

The UCLG Official Plan requires that local municipalities establish policies in their Official Plans related to settlement area development, including permitted uses, and the Township of Augusta Official Plan has incorporated these policies. Accordingly, the proposed rezoning and development is considered consistent with the UCLG Official.

3.3 Township of Augusta Official Plan

The subject lands are designated Settlement Area pursuant to Schedule A of the Township of Augusta Official Plan. The Settlement Area designation permits various commercial uses, including the one proposed by the applicant. The Official Plan requires that the commercial developments must be appropriately serviced, compatible with the surrounding community and protect natural heritage features. The proposed development can be adequately serviced by private onsite water and waste water services and is located on the edge of a hamlet where similar uses exist, ensuring that it is compatible with the surrounding neighbourhood. The proposed development is not constrained by natural heritage features and, therefore, it is not anticipated to have a negative impact on those features.

The Township Official Plan also provides for the use of Site Plan Control to ensure that development will meet specific municipal standards, regulate physical character and ensure compatibility with established areas. The applicant has submitted a Site Plan Control application, which is being reviewed concurrently with the rezoning application. Site Plan Control approval is subject to a separate report once the Zoning By-law Amendment is in full force and effect.

The proposed Zoning By-law Amendment is considered to be in conformity with the purpose and intent of the Official Plan.

3.4 Zoning By-law No. 2965

The subject lands are zoned Village Industrial (MV) pursuant to Zoning By-law No. 2965. As noted previously, the proposed use, a commercial garage, is permitted in the MV Zone but the proposed development would not conform to the minimum interior side yard requirements. A Zoning By-law Amendment application was, therefore, submitted to rezone the subject lands to Village Commercial (CV). The proposed development is a permitted use and meets the required performance standards of the CV Zone.

4.0 CONCLUSION AND RECOMMENDATION

Based on the review of subject Zoning By-law Amendment application, the proposed rezoning is consistent with the applicable provisions of the PPS. The rezoning also conforms to the purpose and intent of the UCLG and Township of Augusta Official Plans. Although the use is currently permitted, the Zoning By-law Amendment is required to permit the proposed interior side yard setback. In addition to the rezoning, a Site Plan Control application has been submitted to the Township. Site Plan Control approval is subject to a separate report once the Zoning By-law Amendment is in full force and effect.

In conclusion, the application to rezone the subject lands to Village Commercial is an appropriate use of the subject lands, is in the public interest, and represents good planning. It is, therefore, recommended that the Planning Advisory Committee recommend that the Council of the Township of Augusta approve the proposed Zoning By-law Amendment to rezone the subject lands (Roll# 070600001503101) from Village Industrial to Village Commercial in order to permit the proposed commercial garage.

Respectfully submitted,

McIntosh Perry Consulting Engineers Ltd.



Marko Cekic, MES Pl.

Land Use Planner

T: 613.714.4629

E: m.cekic@mcintoshperry.com

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Via E-mail (asimonian@augusta.ca)

September 18, 2019

Annette Simonian, Clerk
 Township of Augusta
 3560 County Road 26
 Maynard, Ontario
 K0E 1T0

Re: **Zoning By-law Amendment**
County Road 18, Concession 3, Lot 2
Township of Augusta
Dave Marshall

Dear Ms. Simonian,

South Nation Conservation (SNC) has reviewed the above zoning by-law amendment to change the zoning of the lands from industrial to commercial.

We have considered the impact of this Zoning By-law Amendment on the local environment, as outlined under Sections 2.1 (Natural Heritage) and 3.1 (Natural Hazards) of the Provincial Policy Statement (April 2014), issued under Section 3 of the *Planning Act*, 1990. The following natural heritage and natural hazards were considered, based on a desktop review.

Natural Heritage Features (S.2.1 PPS):	Natural Hazards (S.3.1 PPS):	Clean Water Act (2006)
Significant wetlands	Hazardous lands	Source Protection Areas
Significant woodlands	<i>Flooding</i>	
Significant valleylands	<i>Erosion</i>	
Significant wildlife habitat	Hazardous sites	
Significant Areas of Natural and Scientific Interest	<i>Unstable soils</i>	
	<i>Unstable bedrock</i>	
Fish habitat		

In addition, we review the application in accordance with the Source Water Protection Agreement between the Township of Augusta and SNC.



SOUTH NATION
CONSERVATION
DE LA NATION SUD

Natural Heritage Features

A desktop review indicated that there are no natural heritage features on the subject property.

Significant Woodlands

A review of the Township of Augusta Official Plan indicates that the subject property does not contain significant woodlands.

Natural Hazards

A desktop review did not identify any natural hazards on the subject property.

Conclusion

SNC does not object to the application and no conditions are requested.

I trust the above is to your satisfaction. Please feel free to contact our office if there are any questions or concerns.

Kind regards,

A handwritten signature in cursive script that reads "Bradley Wright".

Bradley Wright, M.E.S., G.I.T.
Watershed Planner
South Nation Conservation



THE CORPORATION OF THE TOWNSHIP OF AUGUSTA BY-LAW NUMBER **xxxx-2019**

A BY-LAW RESPECTING MAINTENANCE AND CARE OF PROPERTY IN THE TOWNSHIP

WHEREAS Sections 10(2) clauses 5 & 6, 127, 128 and 131 of the Municipal Act 2001, SO 2001 c. 25 as amended authorizes municipalities to pass by-laws for requiring the cleaning and clearing of yards, for prohibiting the depositing of refuse on private and public lands; and for prohibiting automotive wrecking yards;

ANDWHEREAS Section 446 of the Municipal Act 2001, SO 2001 c. 25 permits a municipality to enact a by-law to require that a matter or thing be done by a person and in default, the matter or thing may be done by the municipality at the person's expense and further that the costs of doing so may be added to the tax rolls and collected in the same manner as taxes;

AND WHEREAS it is deemed desirable to enact this by-law to enhance the quality of communities and neighbourhoods, to protect the safety, health and well-being of the public and promote economic development in the Township of Augusta;

NOW THEREFORE the Council of the Corporation of the Township of Augusta hereby enacts as follows that:

1. Scope

This by-law shall apply to all lands within the Township of Augusta with the exception of lands zoned and used for agricultural purposes, whereby the provisions of the by-law would apply to the residential portions.

This by-law does not apply so as to prevent a farm operation or practice meeting the definition of "agricultural operation" and "normal farm practice" under the Farming and Food Production Protection Act, 1998, SO 1998, c.1 as amended from carrying out a normal farm practice as provided for and defined under that Act. Nothing in this by-law prevents the spreading of nutrients on farm fields in accordance with acceptable farm practices.

2. Definitions

- a) Administration fee means the costs incurred by the Township for the administration and enforcement of this by-law.
- b) Derelict vehicles means any car, trailer, boat, machinery any other recreational vehicle or objects or parts thereof that are inoperative, unused, discarded, in disrepair or unlicensed.
- c) Economic Development means an effort that seek to improve economic wellbeing and quality of life for a Augusta Township by creating and/or retaining jobs and supporting or growing incomes and the tax base.
- d) Infestation means the overrunning of a property by vermin, rodents and insects.
- e) Notice/Order means any notice or order of non-compliance issued under this by-law.
- f) Occupant means the registered owner of property or person for the time being managing or receiving the rent from the property, whether on his own account or on account of an agent or trustee of any person, or any one of the aforesaid.
- g) Officer means a Municipal By-Law Enforcement Officer appointed by Council of the Township of Augusta, an agent and/or his or her designate assigned the responsibility for enforcing and administering this by-law.
- h) Property means any parcel of land or registered water lot and, without limiting the generality of the foregoing, shall mean lands whether residential, commercial, industrial or institutional, and includes vacant property.
- i) Refuse or Debris means any article, thing or matter that;
 - i. has been cast aside or discarded or abandoned, whether of any value or not, or that has been used up in whole or in part, or expended, or worn out in whole or in part.
 - ii. Is visible to the naked eye to the extent it is identifiable from the road or adjacent property.
 - iii. Is likely to encumber economic development.
 Without restricting the generality of the foregoing, refuse or debris may include:
 - i. garbage, rubbish, junk or litter.
 - ii. excessive accumulations or piles of grass clippings, tree and garden cuttings, brush and leaves which are not part of a horticultural or composting process.
 - iii. discarded weighty or bulky materials such as stoves, refrigerators and other such appliances, furniture, furnace parts, pipes, water or fuel tanks.
 - iv. any unused, abandoned, dismantled, wrecked or inoperative vehicle or automotive parts or accessories, mechanical parts, unmounted or mounted tires, accessories or adjuncts to any vehicle or mechanical equipment
 - v. broken concrete or asphalt pavement, patio/sidewalk slabs, unusable building materials.
 - vi. discarded, unused or waste materials resulting from or as part of construction, alteration, repair or demolition of any building or

- structure, or old or decayed lumber.
- vii. any material or conditions that may create a health, environment, fire or accident hazard.
- j) Excessive Vegetation means grass, weeds and other plant growth which is unsightly and causes a health risk or hazard due to fire or is a harborage for excessive harmful insects and vermin.
- k) Vehicle means an automobile, motorcycle, motor assisted bicycle, traction engine, farm tractor or farm machinery, road building machine, construction vehicle, bulldozer, backhoe, excavator, grader, asphaltter, earth mover, compactor, crane, lift, skid steer, generator, welder, street car or other vehicle running only on rails, motorized snow vehicle, off road vehicle, trailer, boat, bicycle, or any vehicle drawn, propelled or driven by any kind of power, including but not limited to mechanical power, muscular power or wind power.
- l) Noxious Weeds means a plant that is deemed to be a noxious weed under the Weed Control Act, 1990.

3. General Provisions

- a) Every owner of property shall comply with this standard with the exception of the Township's waste transfer stations.
- b) Every owner or occupant of land shall keep land free and clear of:
 - I. Any refuse, debris and waste of any kind.
 - II. Commercial waste bins or dumpsters on residential properties bins except on a temporary basis during construction or demolition projects ~~which have been properly permitted by the Municipality.~~
 - III. Excessive vegetation and noxious weeds.
 - IV. Derelict vehicle including a trailer or any part of such vehicle shall be parked, stored or left outdoors on any property in the Township with the following exceptions:
 - i. unlicensed vehicles used primarily for agricultural purposes on ~~lands zoned agricultural~~ with an ongoing agricultural operation;
 - ii. if the vehicle is properly enclosed in a garage or shed or other suitable enclosure.
 - iii. Property is licenced by the Municipality as a salvage shop or yard.
 - iv. Where it is a part of an automotive repair establishment on lands permitted for such under the Zoning By-law.
 - v. Where vehicle is operative and has an up-to-date license plate that has been registered.
 - V. Excavations or holes in land or accumulation of standing water that may create an accident or health hazard to any member of the public
 - VI. The accumulation of building material visible to the public for more than 15 days without a valid permit;
 - VII. A fence, retaining wall, or wood ties to become

- unstable or unsafe, or be rotting, crumbling, cracking, leaning, peeling or rusting;
- VIII. Infestation of any part of the property by rodents, vermin or destructive insects; and
- IX. The accumulation of uncontrolled growth, cut tree branches, dead trees, leaves, dead bushes or other growth, unstacked firewood, dirt piles or uncontained compost material.

4. Enforcement and Inspection

- a) This by-law shall be complaint driven.
- b) This By-law shall be enforced by Municipal By-law Enforcement Officers and is authorized and empowered to enforce the provisions of the By-law.
- c) The Municipality's goal is always to work with the property owner to achieve compliance.
- d) Upon receipt of a complaint:
 - I. An Officer acting under this By-law will determine any one or both of the following:
 - i. Whether there is compliance with this by-law
 - ii. Whether there is compliance with any order made under this By-law.
- e) The Officer may enter on land at any reasonable time for the purpose of carrying out an inspection for the purposes of making a determination of whether or not this by-law or notice of violation made under this By-law are being complied with.
Pursuant to Section 435 and 436 of the Municipal Act, SO 2001, c.25 as amended, an officer may enter upon property, at any reasonable time, for the purpose of carrying out inspections of or on such property to determine whether or not the provisions of this by-law are being complied with in accordance with the provisions of Section 426(1) of the Municipal Act, RSO 2001, c.25 as amended, no person shall hinder, interfere with, or otherwise obstruct, either directly or indirectly, an officer in the lawful exercise or power or duty under this by-law.
- f) If the By-law Enforcement Officer is satisfied that a violation or contravention this By-law has occurred, the Officer may contact the owner and will determine whether a time allowance for voluntary compliance will be sought or whether a Notice to Comply will be issued. The Officer may serve written notice upon the owner of the property, directing that the violation be remedied within a specific period and what needs to be done. Said Notice shall be sent by registered mail to the last known address as shown on the last revised assessment rolls of the municipality or delivered personally to the registered owner or person responsible for the property.
(Appendix A)
- g) Where a Notice has been sent pursuant to and the requirements of the Notice have not been complied with, the officer may order that

the work be done at the expense of the registered owner. An Order shall be sent by registered mail to the last known address as shown on the last revised assessment rolls of the municipality, or delivered personally to the registered owner or person responsible for the property. (Appendix B) An invoice will be sent to the owner for reimbursement of work done to be paid within an allotted time. If not paid the expense incurred may be recovered by action or by adding the costs to the tax roll and collecting them in the same manner as taxes, pursuant to Section 446(3) of the Municipal Act, SO 2001, c. 25, as amended. The municipality has the option to apply a reasonable administration fee to this process should it be necessary.

- h) In the case of a health, safety or fire hazard, an officer may order that the hazard be removed forthwith without the Notice.
- i) In the event an officer is unable to serve a Notice and/or Order by registered mail or personally, the Notice and/or Order may be posted in a conspicuous place on the property, and the placing of the Notice and/or Order shall be deemed to be sufficient service of the Notice and/or Order on the property owner.
- j) The Officer shall have the right to enter in and upon the lands and to restore the lands and carry out remedial action specified in the Order at the owner's expense; and
 - i) shall not be liable to compensate such owner or occupant or any other person having interest in the property by reason of anything done by or on behalf of the Township under the provisions of this Section; and
 - ii) where any materials or things are removed in accordance with this Section, the materials or things may be immediately disposed of by the officer and any recovered salvage value or other actual recovery of money made upon such disposal shall be credited against costs; and
 - iii) where a vehicle has been removed, impounded, restrained or immobilized according to Section 170(15) of the Highway Traffic Act, RSO 1990, as amended, in violation of this by-law, all costs associated with the removal, impoundment, restraining or immobilization will be the responsibility of the registered owner of the vehicle.
- k) For clarity, where the owner fails to comply with an Order issued under this by-law within the time specified for compliance, the Township in addition to all other remedies:
 - i. shall have the right to enter in and upon the lands and to restore the lands and carry out remedial action specified in the Order at the owner's expense; and
 - ii. shall not be liable to compensate such owner or occupant or any other person having interest in the property by reason of anything done by or on behalf of the Township under the provisions of this Section; and

- iii. where any materials or things are removed in accordance with this Section, the materials or things may be immediately disposed of by the officer and any recovered salvage value or other actual recovery of money made upon such disposal shall be credited against costs; and
- iv. where a vehicle has been removed, impounded, restrained or immobilized according to Section 170(15) of the Highway Traffic Act, RSO 1990, as amended, in violation of this by-law, all costs associated with the removal, impoundment, restraining or immobilization will be the responsibility of the registered owner of the vehicle.

5. Liability

Pursuant to Section 448 of the Municipal Act, RSO 2001, c. 25 as amended, no proceeding for damages or otherwise shall be commenced against a member of Council or an officer, employee or agent of the municipality or a person acting under the instructions of the officer, employee or agent for any act done in good faith in the performance or intended performance of a duty or authority under this by-law for any alleged neglect or default in the performance in good faith of the duty or authority.

6. Penalty

Any person who jeopardizes the health or safety of the inhabitants of the municipality or creates a public nuisance in violation of the provisions of this by-law shall be liable to a fine up to \$5,000.00 per occurrence, maximum penalty. Each calendar day a violation of continues is deemed to a separate offence.

- c) Where this by-law is contravened and a conviction entered, in addition to any other remedy and to any penalty imposed, the court in which the conviction has been entered, and any court of competent jurisdiction thereafter, may make an order prohibiting the continuation or repetition of the offence by the person convicted, pursuant to Section 431 of the Municipal Act, SO 2001, c. 25, as amended.

7. APPEALS

Any owner or occupant of a property, who has been served an order, may appeal this order, or any part thereof to the Property Committee of the Corporation of the Township of Augusta.

Any owner or occupant of a property who is appealing an order, or any part thereof, to the Property Committee must do so within fourteen (14) days of the service of the order or as otherwise specified in the order.

Where no appeal is filed the order shall be complied with.

8. Validity

a) Should a court of competent jurisdiction declare a part or whole of any provisions of this by-law to be invalid or of no force and effect, the provision or part is deemed severable from this by-law. It is the intention of Council that the remainder survive and be applied and enforced in accordance with its terms to the extent possible under the law so as to protect the public by ensuring a minimum standard for maintenance of yards is maintained.

b) Where a provision of this by-law conflicts with the provisions of another by-law, Act or Regulation in force within the Township of Augusta, the provisions that establish the higher standards to protect the health and safety of persons shall prevail.

Any By-law inconsistent with this By-law are hereby repealed.

This by-law shall be in force and effect upon passing.

Read a first, second, and third time and finally passed this 24 day of June, 2019

MAYOR

CLERK

Appendix A
TOWNSHIP OF AUGUSTA Maintenance and Care of Property BY-LAW xxxx-2019

NOTICE

Township of Augusta
By-law Enforcement
3560 Cty Rd 26
Prescott, ON K0E 1X0

DATE ISSUED: _____

ISSUED TO: _____

ADDRESS: _____

An inspection has revealed that a provision(s) of a municipal by-law is being contravened. You are hereby directed to correct the following violation(s) within _____ days/hours. Charges MAY be forthcoming if the violation is not corrected within the time shown above. This Notice DOES NOT authorize continuance of the violation(s).

MUNICIPAL BY-LAW	VIOLATION(S)

If you wish to discuss this matter further with the officer, please contact the undersigned at (613)925-4231.



Appendix B
TOWNSHIP OF AUGUSTA Maintenance and Care of Property BY-LAW xxxx-2019

ORDER

Township of Augusta
By-law Enforcement
3560 Cty Rd 26
Prescott, ON KOE 1X0

DATE ISSUED: _____

ISSUED TO _____

ADDRESS: _____

An inspection has revealed that a provision or provisions of a municipal by-law is being contravened. You are hereby directed to correct the following violation(s) within _____ days/hours. Charges MAY be forthcoming if the violation is not corrected within the time shown above. This Order DOES NOT authorize continuance of the violation(s).

MUNICIPAL BY-LAW	VIOLATION(S)

If you wish to discuss this matter further with the officer, please contact the undersigned at (613)925-4231.

