

THE TOWNSHIP OF AUGUSTA

REPORT NUMBER: 2021-080
REPORT TO COUNCIL: October 12, 2021
RE: Planner's Report
AUTHOR: Myron Belej

RECOMMENDATION:

THAT Augusta Council recommend to the Land Division Committee of Leeds and Grenville that consent application B-117-21 (Bell) be approved subject to the following conditions:

1. That the balance of any outstanding taxes, including penalties and interests, (and any local improvement charges, if applicable) shall be paid to Augusta Township.
2. That the applicant is to submit an acceptable reference plan, survey, or legal description of the severed lands and the deed or instrument conveying the severed lands shall be submitted to Augusta Township.

PURPOSE:

This report makes recommendation for the support of consent application B-117-21 (Bell) to the Land Division Committee of the United Counties of Leeds and Grenville.

BACKGROUND:

The Township of Augusta has received a consent application for an approximately 7.29-acre rural parcel, municipally known as 1604 County Road 2. This property is located on the north side County Road 2 about 780 metres east of South Campbell Road.

The applicant seeks to sever 3.496 acres from the parent parcel, to be added onto the neighbouring property to the west, municipally known as 1602 County Road 2. At 1.11 acres, 1602 County Road 2 is presently considered an undersized Rural lot under the zoning provisions of the Augusta Zoning By-law, however this lot addition will bring the lot area into conformity.

With an approved application, both 1602 County Road 2 and 1604 County Road 2 will meet the requirements for lot area and lot frontage in the Rural zone.

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Both 1602 County Road 2 and 1604 County Road 2 are existing lots with existing residential dwellings and driveways in place. 1604 County Road 2 is located about 200 metres west of the Riverview Heights Settlement Area.

This severance application aligns with the goals and provisions for rural lands in the Provincial Policy Statement (2020), the United Counties of Leeds and Grenville Official Plan, the Augusta Official Plan and the Augusta Zoning By-law.

As such, the Planner recommends that Augusta Council support its approval by the Land Division Committee of Leeds and Grenville.

POLICY IMPLICATIONS:

None.

FINANCIAL CONSIDERATIONS:

None.

OPTIONS:

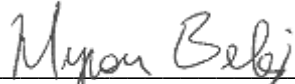
Augusta Council may recommend approval to the Land Division Committee of the United Counties of Leeds and Grenville; not recommend approval; or defer recommendation for this application.

CONSULTATION:

Pre-consultation was completed with the applicants and the application was discussed at the October 6, 2021 meeting of the Agriculture and Rural Affairs Committee with members expressing consensus for approval.

LINK TO MUNICIPAL PLANS:

The recommendations support the planning principles and policies for lot creation, growth, development and land use established in Augusta's Official Plan and Zoning By-Law.



Myron Belej, RPP, MCIP

Bryan Brown, CAO