AUGUSTA TOWNSHIP
AGENDA
PLANNING ADVISORY COMMITTEE
April 4, 2023 at 6:00 P.M.

REGULAR COMMITTEE – SESSION

A. Call to order

B. Approval of Agenda

C. Approval of Minutes of Previous Meeting- March 8, 2023

D. Disclosure of Interest and Nature Thereof

E. Planning Applications

- Map of Applications Page 5
- Severance: B-15-23 Page 6
  Vacant Lands County Rd 15
- Severance: B-19-23 Page 15
  10295 Land O'Nod Rd
- Deeming: Lots 19-22, Plan 9 (Maitland) Page 24
  1241 & 1243 County Rd 2

F. Correspondence

G. Other Business

H. Discuss Date of Next Meeting – Wednesday, May 3, 2023

I. Adjournment

AUGUSTA TOWNSHIP
MINUTES
PLANNING ADVISORY COMMITTEE MEETING
March 8, 2023 at 6:00 p.m.

PRESENT
Adrian Wynands (Chair), Mayor Jeff Shaver (Ex-officio), Lisa Severson

STAFF PRESENT
Melissa Banford, Jessica Linn

REGRETS
Jonas Cole, Brian Purcell

1. Call to Order

Deputy Mayor Wynands (Chair) called the meeting to order at 6:00 p.m.

2. Approval of Agenda

Moved by Lisa Severson, seconded by Mayor Jeff Shaver
THAT the Committee approve the meeting agenda as presented.
Motion: Carried.

3. Approval of Previous Minutes

Moved by Lisa Severson, seconded by Mayor Jeff Shaver
THAT the Committee approve the minutes of the previous meeting as presented.
Motion: Carried

4. Disclosure of Interest and Nature Thereof

None were noted.

5. Planning Applications

Zoning By-Law Amendment Z-01-23
The Planner provided a brief overview of the Report to the Committee.

The Committee noted no concerns related to these two corrective mapping amendments.

Moved by Lisa Severson, seconded by Mayor Jeff Shaver
THAT the Committee recommend Zoning By-Law Amendment Z-01-23 be approved.

Motion: Carried

Zoning By-Law Amendment Z-02-23

The Planner provided a brief overview of the Report to the Committee.

The Committee discussed the general amendment to permit increased height of accessory buildings in the RU and A Zones. The Committee concurred that this amendment was a welcome improvement.

Moved by Lisa Severson, seconded by Mayor Jeff Shaver
THAT the Committee recommend Zoning By-Law Amendment Z-02-23 be approved.

Motion: Carried

Severance Application B-66-21, amended

The Planner provided a brief overview of the Report to the Committee and reviewed the seven (7) conditions proposed to be recommended to Council. The Committee was advised that the severance was circulated to the Chief Building Official, Fire Chief, and Manager of Public Works whom all replied with no concerns.

The Committee discussed the application.

Moved by Lisa Severson, seconded by Mayor Jeff Shaver
THAT the Planning Advisory Committee recommends that consent application B-66-21 (revised) be approved, subject to the following seven (7) conditions of approval:

1. That the balance of any outstanding taxes, including penalties and interest, (and any local improvement charges, if applicable) (Assessment Roll 0706 000 070 09800) shall be paid to Augusta Township.
2. That an acceptable reference plan, survey or legal description of the severed lands be submitted to Augusta Township.
3. That a cash-in-lieu of parkland levy of $500.00 be paid to Augusta Township, as a new building lot is resulting.
4. That the severed lands be rezoned from Residential Village Zone RV zone to a site-specific RV zone to recognize/permit the existing three (3) residential dwellings at 4751, 4759 and 4765 County Road 15 on one lot and that the retained lands be rezoned from Residential Village Zone RV zone to a site-specific RV zone to recognize/permit the existing residential use storage shed/lean-to.
5. That a groundwater assessment on the suitability of the quantity and quality of groundwater to service the new building lot (the retained lands) be undertaken by a qualified hydrogeological consulting firm to confirm an acceptable opinion of groundwater quantity and quality and shall be provided to the Township of Augusta. This condition is deemed required as the new lot would result in being more than the fifth (5th) lot within a 5 ha area to be serviced by groundwater and/or is in a rural area where there is concentrated existing development.
6. That favourable comments are received by the Consent Approval Authority from circulated commenting agencies to the satisfaction of the Consent Granting Authority.

7. That all costs associated with fulfilment of conditions are at the applicant's sole expense.

Motion: Carried

Severance Application B-14-23
The Planner provided a brief overview of the Report to the Committee and reviewed the four (4) conditions proposed to be recommended.

The Committee discussed the application.

Moved by Mayor Jeff Shaver, seconded by Lisa Severson
THAT the Planning Advisory Committee recommends that consent application B-14-23 be approved, subject to the following four (4) conditions of approval:

1. That the severed lands be registered on title in the exact same name in which the intended recipient/purchaser's abutting land is registered (1590 County Road 2, Assessment Roll 0706 000 055 01900). A copy of the purchaser's registered deed for the abutting land is to be submitted to the Consent Granting Authority; prior to endorsement of consent on the deed for the severed land to ensure this. Section 50(3) of the Planning Act shall apply to any subsequent conveyance or transaction involving the severed land (such that the severed and recipient lands cannot be conveyed separately). The Consent Granting Authority shall be responsible for ensuring the implementation and fulfillment of this condition.
2. That the balance of any outstanding taxes, including penalties and interest, (and any local improvement charges, if applicable) (Assessment Roll 0706 000 055 02000) shall be paid to Augusta Township, or, the tax account be to the satisfaction of the Township Treasurer.
3. That an acceptable reference plan, survey or legal description of the severed lands and the deed or instrument conveying the severed lands be submitted to Augusta Township.
4. All costs associated with fulfilment of conditions are at the applicant's sole expense.

Motion: Carried.

6. Other Business

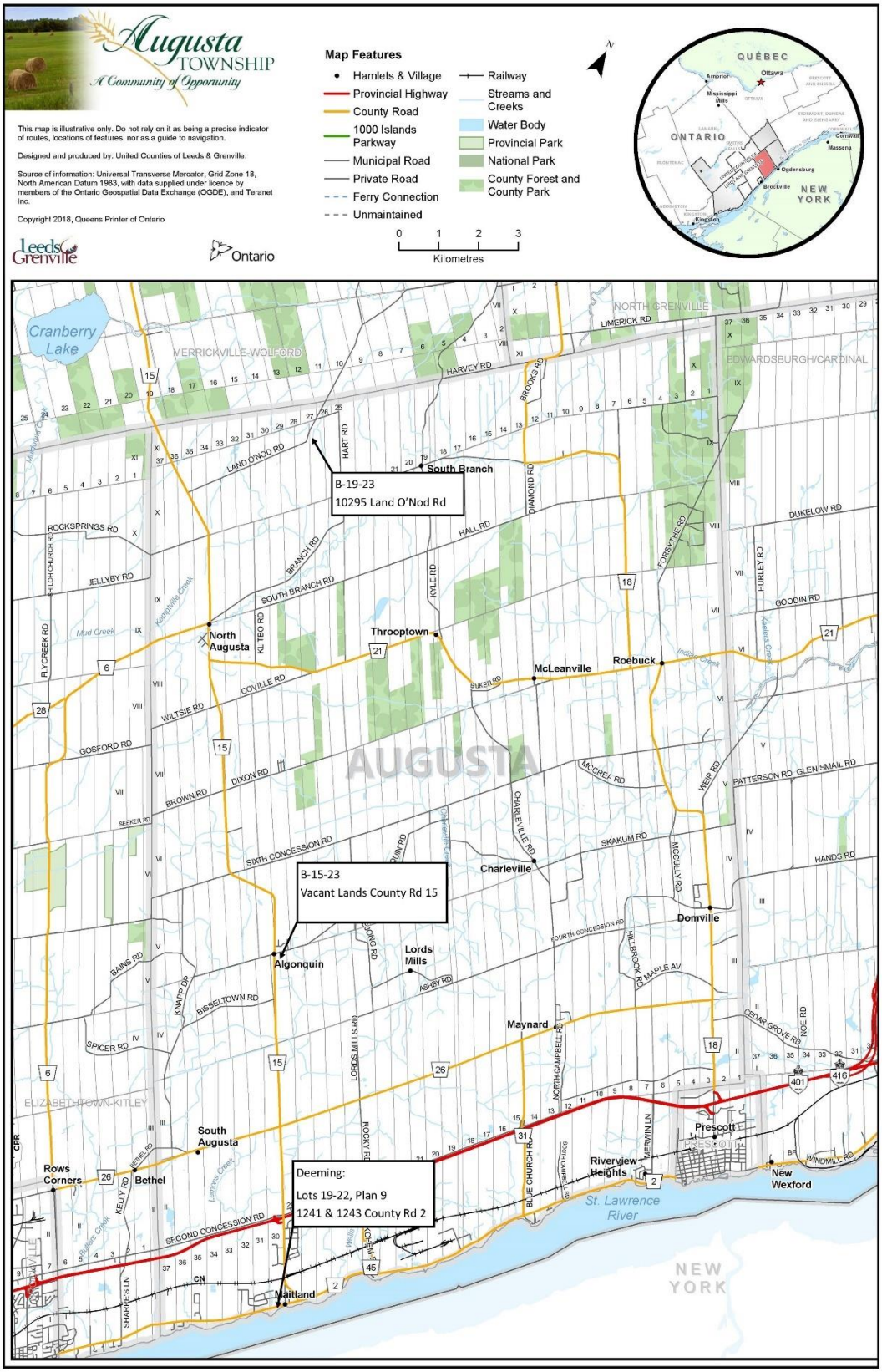
Lisa Severson mentioned Frontenac County's proposed use of communal water/sewer systems.

7. Next Meeting – Tuesday, April 4, 2023 at 6:00pm

8. Adjournment

Moved by Lisa Severson
THAT this Committee do now adjourn at 6:30 p.m.
Motion: Carried.

AUGUSTA TOWNSHIP



AUGUSTA TOWNSHIP

TO: PLANNING ADVISORY COMMITTEE (PAC)

DATE: April 5, 2023

RE: Severance Application B-15-23 - New Lot
Con. 4, Pt. Lot 29, Pt. 1 & 2, 15R-12137
Owners/Applicant: Wendy Onstein, Bruce Weir and Paula Dixon
Currently Part of Assessment Roll 0706 000 070 09800
Vacant Lands County Road 15

AUTHOR: Melissa Banford, Planner

RECOMMENDATION:

THAT the Planning Advisory Committee recommends that consent application B-15-23 be approved, subject to the following six (6) conditions of approval:

1. That the balance of any outstanding taxes, including penalties and interest, (and any local improvement charges, if applicable) (currently part of Assessment Roll 0706 000 070 09800) shall be paid to Augusta Township.
2. That an acceptable reference plan, survey or legal description of the severed lands be submitted to Augusta Township.
3. That a cash-in-lieu of parkland levy of $500.00 be paid to Augusta Township, as a new building lot is resulting.
4. That a groundwater assessment on the suitability of the quantity and quality of groundwater to service the new building lot (the retained lands) be undertaken by a qualified hydrogeological consulting firm to confirm an acceptable opinion of groundwater quantity and quality and shall be provided to the Township of Augusta. This condition is deemed required as the new lot would result in being more than the fifth (5th) lot within a 5 ha area to be serviced by groundwater and/or is in a rural area where there is concentrated existing development.
5. That favourable comments are received by the Consent Approval Authority from circulated commenting agencies to the satisfaction of the Consent Granting Authority.
6. That all costs associated with fulfilment of conditions are at the applicant's sole expense.

PURPOSE:

The United Counties of Leeds and Grenville's Consent Granting Authority has received and circulated severance application, B-15-23, to prescribed/required agencies, to area property owners within the prescribed distance and to the Township for comment. The application has been filed by the property owners for the purpose of creating a new lot. Refer to the attached application (excerpts), site sketch and location map.

CONSULTATION:

As of the date of this report, Township planning staff have not received any comments from the United Counties' Consent Granting Authority, regarding their public consultation and circulation of the application to prescribed agencies and area property owners.

At the Township level, the proposed severance was circulated internally by the Township's Planner to the Chief Building Official, Public Works Department, Fire Chief and Treasurer. No concerns or foreseeable issues are anticipated, however, staff will confirm if any comments otherwise are received at the April 4, 2023 PAC meeting. The standard condition on severances requiring payment of any outstanding taxes or the tax account, to the satisfaction of the Treasurer, should apply.

BACKGROUND:

The subject property is a 3.35 ha (8.29 acre) +/- vacant lot with 75m (256 ft.) +/- frontage on County Road 15. The property has an existing residential use storage shed/lean-to. This property is also the "retained lands" under recent severance application B-66-21 (revised) that proposes to sever the three (3) exiting dwellings at located at 4751, 4759, and 4765 County Road 15. Application B-66-21 (revised) was considered by PAC on March 1, 2023 and subsequently recommended by Council on March 13, 2023. The severance is awaiting the final decision of the Counties. As a Township-requested condition of this previous severance approval, the subject property is to be rezoned to recognize the existing residential storage building.

In brief:

- B-15-23 proposes to sever 0.9 ha (2.25 ac.) +/- with 30 m (100 ft.) +/- of lot frontage on County Road 15 as a residential building lot;

- The retained lands will have a lot area of 2.44 ha (6.04 ac.) +/- with 45 m (148 ft.) frontage on County Road 15, with the existing storage shed/lean-to.

ANALYSIS:

Provincial Policy Statement (PPS)

The PPS recognizes that settlement areas are to be the focus of development and growth (Section 1.1.3.1). Settlement areas are to provide for a mix of lands uses as well as a range of housing options through opportunities for intensification and redevelopment (Section 1.1.3.2). The development standards for intensification and redevelopment of residential uses are detailed within the Township of Augusta's Official Plan, settlement area policies, discussed below.

United Counties of Leeds and Grenville Official Plan

The subject lands are designated Rural Settlement Area under the Counties' Official Plan. The Counties' Official Plan encourages the intensification of residential development in rural settlement areas under Section 2.4.

Township of Augusta Official Plan

Under the Township's Official Plan, the property is designated Settlement Area under Schedule A and no Development Constraints have been identified under Schedule B.

In the Settlement Area designation, there is no limit on the number of lots that can be created from a property, provided that the division is consistent with proposed servicing types and considered to be low density development.

The severed and retained lots are proposed to be serviced by private well and septic systems and the proposed lot sizes of 2.25 ac. and 6.04 ac. which would appear to be sufficient to accommodate servicing for the two properties.

Section 4.2.2.3, low-density development in the Settlement Areas, is generally defined as single detached, semi-detached or duplex dwellings, up to a maximum of two (2) units per net hectare. The proposed severance will not exceed this low-density scale of development.

Township of Augusta Zoning By-law

Under the Township's Zoning By-law 2965, as amended, the property appears to be zoned Residential Village (RV) zone. The RV zone requires a minimum lot area of 0.4 ha (1 ac.) and 30m (98.4) ft of road frontage. Both the severed and retained lands meet/exceed the RV minimum requirements.

Minimum Separation Distance (MDS) has not been assessed for this application as MDS I is not applicable to Settlement Areas (MDS Guideline #36).

This severance application, subject to the recommended conditions of approval, appear to conform with the intent of the Provincial Policy Statement (2020), the United Counties of Leeds and Grenville Official Plan, the Augusta Official Plan and the Augusta Zoning By-law. The recommended conditions capture policy considerations and current standard conditions of approval by the Township for severances.

POLICY IMPLICATIONS:

There are no implications for current policies, subject to recommended conditions of approval.

FINANCIAL CONSIDERATIONS:

There are no budgetary requirements for the Township.

OPTIONS:

- 1. Support the severance application proceeding to the Counties Consent Granting Authority based on the planner's recommendation with conditions as written.
- 2. Support the severance application proceeding to the Counties Consent Granting Authority based on the planner's recommendation with revisions as may be deemed appropriate by the Planning Advisory Committee.

LINK TO MUNICIPAL PLANS:

The recommendations on Severance Application B-15-23, with stated conditions, appear to align with the settlement area severance policies of the Augusta's Official Plan and will meet/exceed the zone provisions of Augusta's Zoning By-law.

Melissa Bamford, Planner

Steve McDonald, CAO

Attachments:
- Severance B-15-23 excerpts and location map

AUGUSTA TOWNSHIP

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

File No. B- 15-23

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

Roll Number 0706 000 070 09800 GR ~~0706 000 070 09700~~ **(Mandatory 15 digits)**

Date consulted with Municipality: 2022/2023 Date Accepted: March 8/23

1. **NAME OR OWNER(S):** Wendy Onstein, Paula Dixon, Bruce Weir
   ADDRESS, CITY/TOWN:
   POSTAL CODE: **TELEPHONE: (Home)** [redacted] **(Work)**
   EMAIL ADDRESS: [redacted]

2. **AGENT/APPLICANT:** Name of the person who is to be contacted about the application, if different than owner. **Please include your email address.** (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)
   IN Engineering
   ADDRESS, CITY/TOWN: 51 King St. E Brockville
   POSTAL CODE: K6V 1A8 **TELEPHONE: (Home)** **(Work)** 613-342-2611

3. **LOCATION OF THE SUBJECT LAND:** **MUNICIPALITY** Augusta
   Former Municipality: Concession No. 4 Lot No. 29
   Registered Plan No.: Lot(s) Block(s) L Reference Plan No.
   Civic Address: 4701 + 4751 – 4765 County Rd 15
   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 +/- 45 (metres) Depth 202.4 (metres) Area (hectares) 2.25A / 0.6H
   Existing Use Vacant Proposed Use Residential
   Number and use of buildings and structures:
   Existing Ø Proposed Residential

6. **DESCRIPTION OF LAND INTENDED TO BE RETAINED:**
   Frontage 30 m (metres) Depth 202.4 irreg. (metres) Area (hectares) 6.04 A / 2.44 Hect.
   Existing Use Vacant Proposed Use Same
   Number and use of buildings and structures: Shed / Barn

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

	Severed Lot	Retained Lot
Municipally owned and operated water supply	☐	☐
Well (circle – dug or drilled)	☒	☐
Communal Well	☐	☐
Lake or other water body	☐	☐
Other (Specify)	☐	☐

Effective date October 2022

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

	Severed Lot	Retained Lot
Municipally owned and operated sanitary sewers	☐	☐
Septic Tank	☒	☐
Communal septic system	☐	☐
Other (Specify) _____	☐	☐

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

	Severed Lot	Retained Lot
Provincial Highway _____	☐	☐
County Road 15	☒	☐
Municipal road, maintained all year _____	☐	☐
Municipal road, seasonally maintained _____	☐	☐
Right-of-way owned by _____	☐	☐
Water Access (Specify docking and parking facilities and distance of these facilities from the subject land and the nearest public road.)_____	☐	☐

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

	Severed Lot	Retained Lot
Electricity	☒	☒
School Bussing	☒	☒
Garbage Collection	☐	☐

11. **LAND USE:**

What is the existing UCLG Official Plan designation of the subject land? Rural Settlement Area

What is the existing Municipal Official Plan designation of the subject land? Settlement Area

What is the Zoning of the subject land? Village Residential

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 1500 metres of the severed or retained land? (if yes, MDS calculations will be required)	☒	☐
**** Are there any tile drains on the land to be severed; if present, show them on the application sketch.**	☐	☒
Is there a landfill within 500 metres of severed or retained land?	☐	☒
Is there a sewage treatment plant or waste stabilization plant within 500 metres of the severed or retained land?	☐	☒
Is there a Provincially Significant Wetland (Class 1, 2 or 3 Wetland) on the severed or retained lands or within 120 metres?	☐	☒
Is any portion of the land to be severed or retained located within a Flood Plain?	☐	☒
Is any portion of the land to be severed or retained within 500 metres of a rehabilitated mine/pit/quarry site?	☐	☒
Is there a non-operating mine/pit/quarry site within 1 kilometre of the severed or retained land?	☐	☒
Is there an active mine/pit/quarry site within 1 kilometre of the severed or retained land?	☐	☒
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)	☐	☒
Is there an active railway line within 300 metres of the severed or retained land?	☐	☒
Is there a municipal or federal airport within 500 metres of the severed or retained land?	☐	☒
Is there any Utility corridor(s) (i.e. towers, etc.) located on the severed or retained lands or within 500 metres?	☐	☒

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.

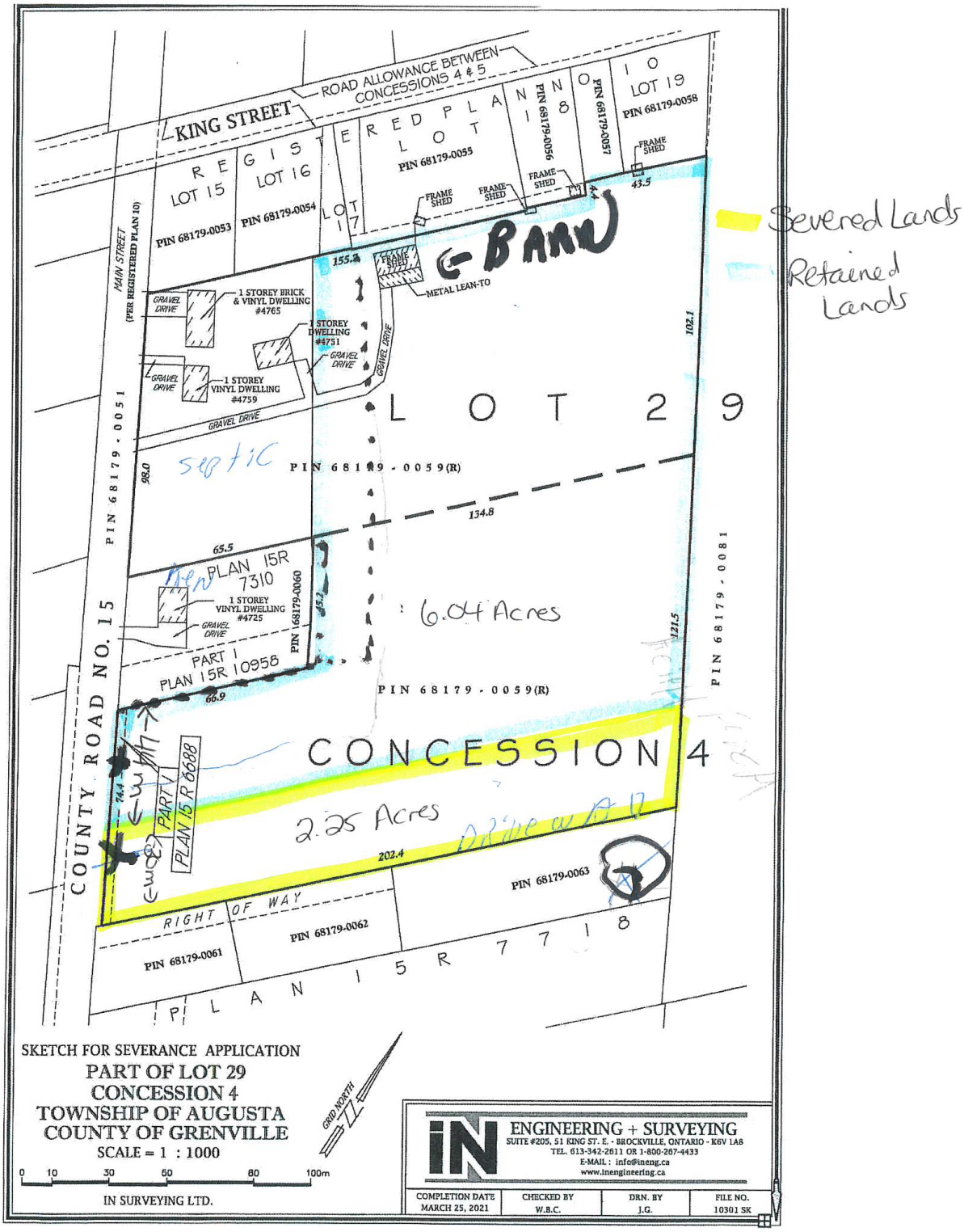
15. SKETCH: The application shall be accompanied by a sketch **no larger than 8.5" by 14"** showing the following:
Please refer to the sample sketch on page 6 of this form.

- 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.

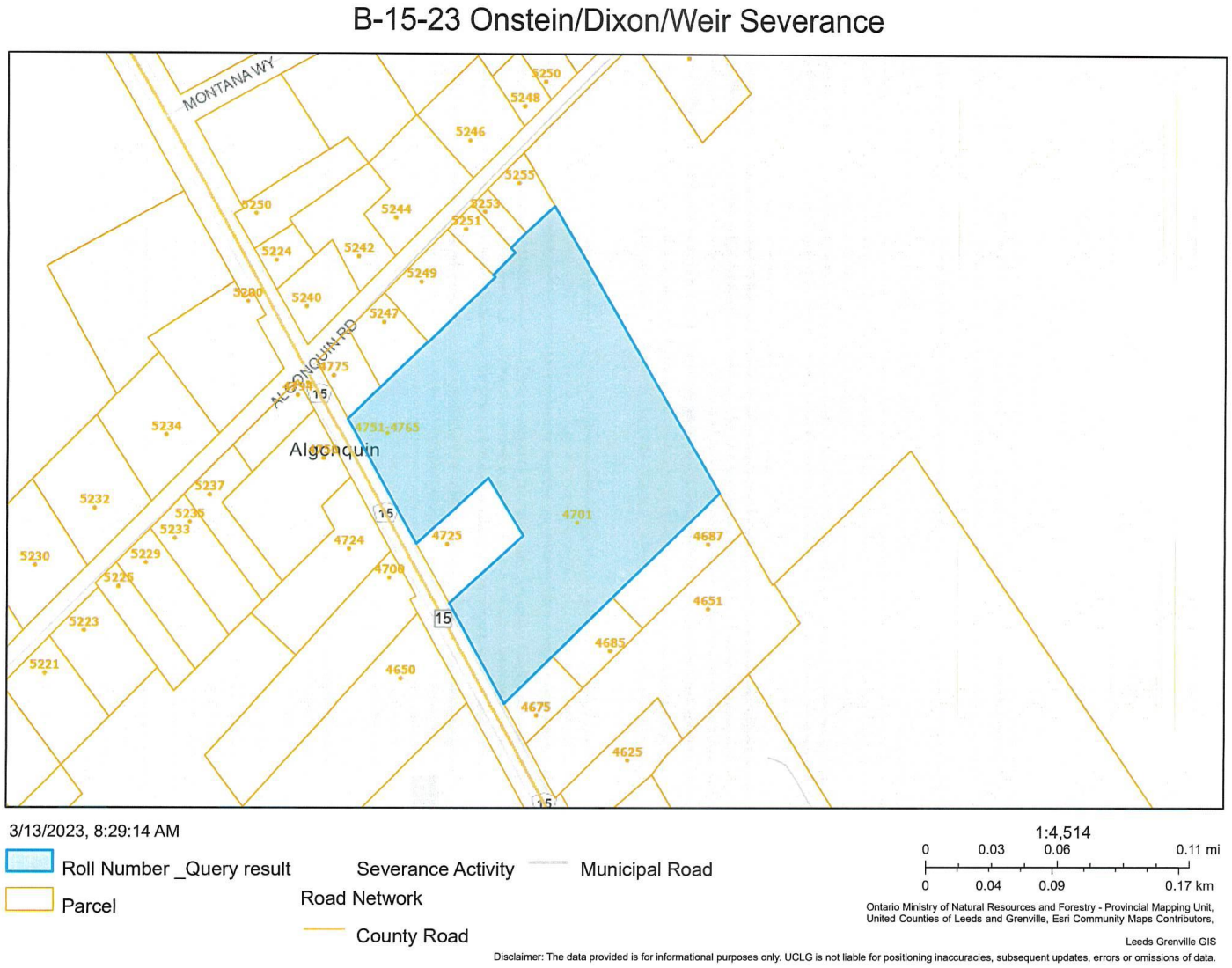
AUGUSTA TOWNSHIP

B-15-23 SITE SKETCH



AUGUSTA TOWNSHIP

B-15-23 LOCATION MAP



AUGUSTA TOWNSHIP

TO: PLANNING ADVISORY COMMITTEE (PAC)

DATE: April 5, 2023

RE: Severance Application B-19-23 - New Lot
Con. 10, Pt. Lot 26 & 27, Pt. 1, 15R-10409
Owners/Applicant: Samuelle Toohey-Carignan and Joshua Freake
Assessment Roll 0706 000 050 19050
10295 Land O'Nod Road

AUTHOR: Melissa Banford, Planner

RECOMMENDATION:

THAT the Planning Advisory Committee recommends that consent application B-19-23 be approved, subject to the following seven (7) conditions of approval:

1. That the balance of any outstanding taxes, including penalties and interest, (and any local improvement charges, if applicable) (roll no. 0706 000 050 19050) shall be paid to Augusta Township.
2. That an acceptable reference plan, survey or legal description of the severed lands be submitted to Augusta Township.
3. That the road allowance of Land O'Nod Road be widened if required to provide for 10 metres from the centreline of the travelled road, across the frontage of the severed/new building lot and that a Transfer/Deed conveying the said land to Augusta Township be prepared and executed and such lands be confirmed free/clear of any encumbrances, in consideration of the payment of $1.00. If such widening already exists, a surveyor shall confirm such with the Township.
4. That a cash-in-lieu of parkland levy of $500.00 be paid to Augusta Township, as a new building lot is resulting.
5. That all costs associated with fulfilment of conditions are at the applicant's sole expense.
6. That favourable comments are received by the Consent Granting Authority from circulated commenting agencies to the satisfaction of the Consent Granting Authority.
7. That the following note be placed on the Decision, to read as follows:
   Note: The Township of Augusta advises that it is the responsibility of the property owner to ensure an adequate supply and quality of potable water to service the severed lot (new building lot).

PURPOSE:

The United Counties of Leeds and Grenville's Consent Granting Authority has received and circulated severance application, B-19-23 (Toohey-Carignan/Freake), to prescribed/ required agencies, to area property owners within the prescribed distance and to the

Township for comment. The application has been filed by the owners. Refer to the **attached application (excerpts) and site sketch.**

In brief:

- B-19-23 proposes to create one new 0.801 ha (1.98 ac.) +/- vacant building lot with 67.056 m (220 ft.) +/- of lot frontage on Land O'Nod Road and;

- The retained lands will have a lot size of 3.318 ha (8.2 ac.) +/- with 213.36 m (700 ft.) +/- of frontage, which contains the existing dwelling and accessory buildings at 10295 Land O'Nod Road.

CONSULTATION:

As of the date of this report, Township planning staff have not received any comments from the United Counties' Consent Granting Authority, regarding their public consultation and circulation of the application to prescribed agencies and area property owners.

At the Township level, the proposed severance/site location was circulated internally by the Township's Planner to the Chief Building Official, Public Works Department, Fire Chief and Treasurer. No concerns or foreseeable issues are anticipated, however, staff will confirm if any comments otherwise are received at the April 4, 2023 PAC meeting. The standard condition requiring payment of any outstanding taxes, as previously discussed with the Treasurer, should apply to all severance approvals.

BACKGROUND:

The subject property is a 4.05 ha (10 acre) +/- lot, which has an existing dwelling and accessory structures located at 10295 Land O'Nod Road. A 0.801 ha (1.98 ac.) vacant residential building lot is proposed to be created. The existing dwelling and structures are to be retained on a 3.318 ha (8.2 ac.) +/- lot.

ANALYSIS:

Provincial Policy Statement (PPS)

The PPS directs that settlement areas are to be the focus of development and growth (Section 1.1.4.2) but limited development in the rural areas may be permitted. Development in the rural area is to have consideration for the preservation of rural characteristics and that regard is to be given to the scale of development as well as the ability to provide appropriate servicing (Section 1.1.4.3).

The development standards for rural land uses are detailed within the Township of Augusta's Official Plan, rural area policies, discussed below.

United Counties of Leeds and Grenville Official Plan
Under the Counties' Official Plan, the lands are designated Rural Lands.

Township of Augusta Official Plan
Under the Township's Official Plan, lot creation by severance from an original lot that existed as of July 26, 2004, may result in the creation of three (3) lots (including the retained lot, in effect, two (2) new building lots) subject to meeting other policies in the plan. The subject property is eligible for severance consideration, as no previous severance appears to have been taken off the original lot since the eligibility date. The severance must also meet the other policies in the Official Plan.

This property is designated Rural under Schedule A of the Official Plan. There are no constraints identified on Development Constraints Schedule B.

The application appears to be in keeping with the Township's rural policies for low density residential development and the preservation of the identity and character of the rural area (Official Plan Section 3.1.1). The application does not appear to be creating or extending strip development.

Other rural policies to be regarded are ensuring that new lot development meets the Minimum Separation Distance (MDS) standards from any livestock barns in the area. During preconsultation with Township staff, an existing barn was identified on the retained lands. It is understood from the property owner that the barn was originally a horse barn but is not currently used for livestock but may again be used for livestock in the future. Based on the building size, and estimated livestock capacity, the required MDS from this structure to the new residential lot is 85m (279 ft.). The new severed lot will exceed this required distance.

Development is proposed on private services (well/septic) to service the severed lot. The lot to be severed is located within a highly vulnerable aquifer. The need for any groundwater quality/quantity assessment is to be considered on a case-by-case basis, subject to criteria endorsed by Council (Resolution No. 6, March 28, 2022). The proposed new lot will be 0.801 ha (1.98 ac.) in size and meets the Township's minimum of 0.8 ha (1.98 acres) in the RU zone and Rural designation. As the severed lot will not result in being the 6th development within a 5 ha area, a hydrogeological assessment would not be required. It is recommended that a note be placed on the Decision to flag that the provision of an adequate supply and quality of water is the property owners' responsibility.

Township of Augusta Zoning By-law
Under the Township's Zoning By-law 2965, as amended, the property appears to be zoned Rural (RU) zone. The RU zone requires a minimum lot area of 0.8 ha (1.98 ac.) and 30m (98.4) ft of road frontage. Both the severed and retained lands meet/exceed the RU minimum requirements. The retained lands, with the existing unoccupied livestock barn, will be permitted potential hobby farm use subject to MDS requirements. Under Section 7.17.3, hobby farm is permitted as a residential accessory use in the RU

zone provided that the lot has a minimum lot size of 2 ha (4.94 ac.) and 38m (124.7 ft.) road frontage). The retained lands will exceed these requirements.

This severance application, subject to the recommended conditions of approval, appear to conform with the intent of the Provincial Policy Statement (2020), the United Counties of Leeds and Grenville Official Plan, the Augusta Official Plan and the Augusta Zoning By-law. The recommended conditions capture policy considerations and current standard conditions of approval by the Township for severances.

POLICY IMPLICATIONS:

There are no implications for current policies, subject to recommended conditions of approval.

FINANCIAL CONSIDERATIONS:

There are no budgetary requirements for the Township.

OPTIONS:

- 1. Support the severance application proceeding to the Counties Consent Granting Authority based on the planner's recommendation with conditions as written.
- 2. Support the severance application proceeding to the Counties Consent Granting Authority based on the planner's recommendation with revisions as may be deemed appropriate by the Planning Advisory Committee (PAC).

LINK TO MUNICIPAL PLANS:

The recommendations on Severance Application B-19-23, with stated conditions, appear to align with the rural severance policies of Augusta's Official Plan and will meet/exceed the zone provisions of Augusta's Zoning By-law.

Melissa Bamford, Planner

Steve McDonald, CAO

Attachments:
- Severance B-19-23 excerpts

AUGUSTA TOWNSHIP

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

File No. B-19-23

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

Roll Number 0706 000 050 19050 **(Mandatory 15 digits)** March 23/23

Date consulted with Municipality: January 5th 2023 Date Accepted: ~~January 20th 2023~~

1. **NAME OR OWNER(S):** Samuelle Toohey-Carignan, Joshua Freake
ADDRESS, CITY/TOWN: 10295 Land O Nod Road North Augusta
POSTAL CODE: K0G1R0 **TELEPHONE: (Home)** [redacted] **(Work)** [redacted]
EMAIL ADDRESS: [redacted]

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)

ADDRESS, CITY/TOWN:
POSTAL CODE: **TELEPHONE: (Home)** **(Work)**

3. **LOCATION OF THE SUBJECT LAND:** **MUNICIPALITY** Augusta Township
Former Municipality: Concession No. 10 Lot No. 26/27
Registered Plan No.: ____ Lot(s)____ Block(s)____ Reference Plan No. pt. 1 15R10409
Civic Address: 10295 Land O Nod Rd North Augusta
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 220 ft 67.056 m Depth 400 ft 121.92 m Area (acres/hectares) 1.98 ac /0.801 HA
Existing Use Not being used Proposed Use New construction
Number and use of buildings and structures:
Existing 0 Proposed Residential

6. **DESCRIPTION OF LAND INTENDED TO BE RETAINED:**
Frontage 700 ft 213.36 m Depth 400ft 121.92 m Area (acres/hectares) 8.2 /3.318 HA
Existing Use Single family dwelling Proposed Use single family dwelling
Number and use of buildings and structures: 2 buildings (main residence/ old barn for storage), 1 structure (carport)

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

	Severed Lot	Retained Lot
Municipally owned and operated water supply	☐	☐
Well (circle – dug or drilled)	☑	☑
Communal Well	☐	☐
Lake or other water body	☐	☐
Other (Specify)	☐	☐

Effective date January 1, 2019

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

	Severed Lot	Retained Lot
Municipally owned and operated sanitary sewers	☐	☐
Septic Tank	☑	☑
Communal septic system	☐	☐
Other (Specify) _____	☐	☐

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

	Severed Lot	Retained Lot
Provincial Highway _____	☐	☐
County Road _____	☐	☐
Municipal road, maintained all year _____	☑	☑
Municipal road, seasonally maintained _____	☐	☐
Right-of-way owned by _____	☐	☐
Water Access (Specify docking and parking facilities and distance of these facilities from the subject land and the nearest public road.)_____ _____	☐	☐

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

	Severed Lot	Retained Lot
Electricity	☑	☑
School Bussing	☑	☑
Garbage Collection	☐	☐

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?	☐	☑
**** Are there any tile drains on the land to be severed; if present, show them on the application sketch.**	☐	☑
Is there a landfill within 500 metres of severed or retained land?	☐	☑
Is there a sewage treatment plant or waste stabilization plant within 500 metres of the severed or retained land?	☐	☑
Is there a Provincially Significant Wetland (Class 1, 2 or 3 Wetland) on the severed or retained lands or within 120 metres?	☐	☑
Is any portion of the land to be severed or retained located within a Flood Plain?	☐	☑
Is any portion of the land to be severed or retained within 500 metres of a rehabilitated mine/pit/quarry site?	☐	☑
Is there a non-operating mine/pit/quarry site within 1 kilometre of the severed or retained land?	☐	☑
Is there an active mine/pit/quarry site within 1 kilometre of the severed or retained land?	☐	☑
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)	☐	☑
Is there an active railway line within 300 metres of the severed or retained land?	☐	☑
Is there a municipal or federal airport within 500 metres of the severed or retained land?	☐	☑
Is there any Utility corridor(s) (i.e. towers, etc.) located on the severed or retained lands or within 500 metres?	☐	☑

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?

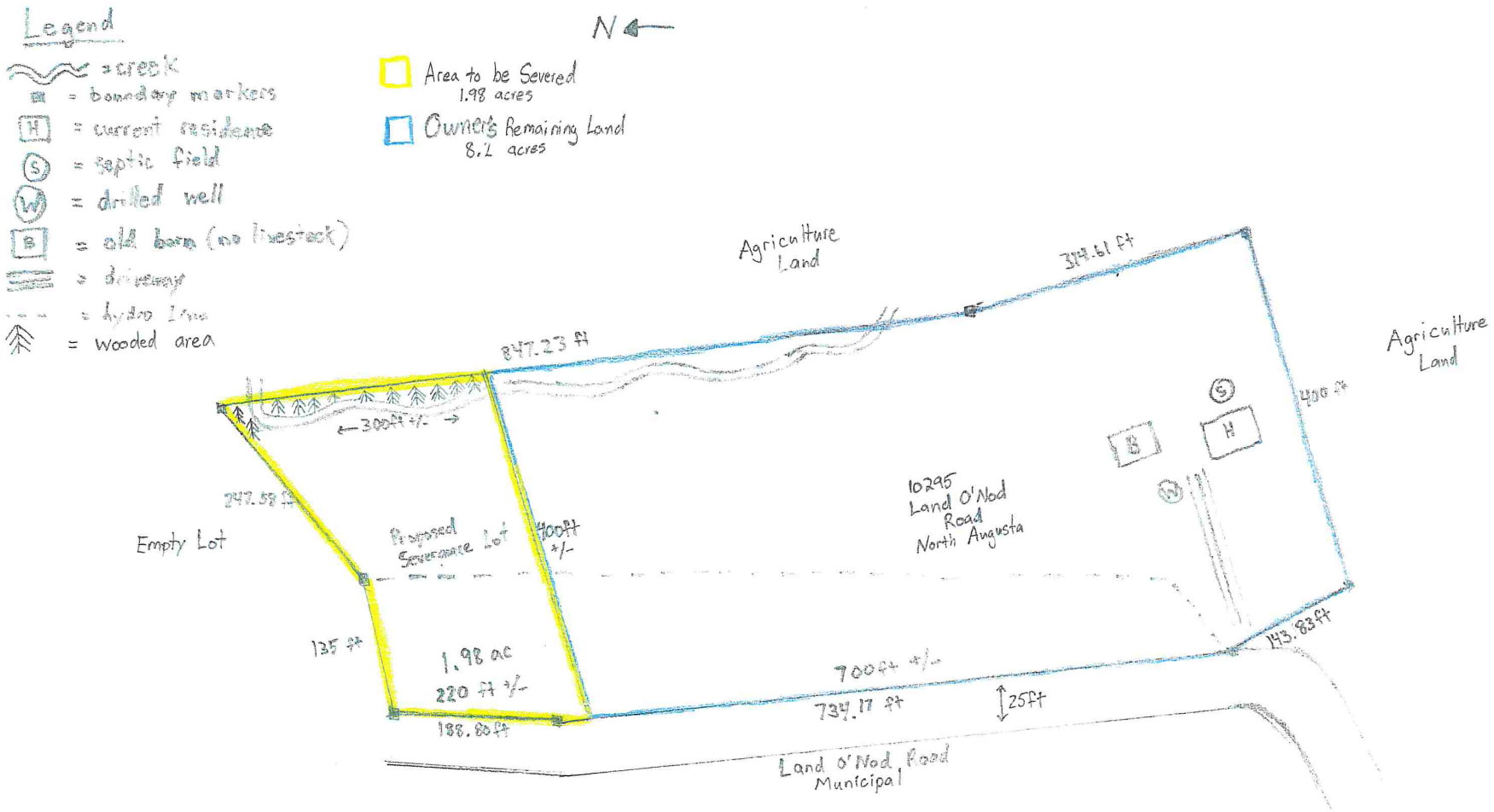
☑ **No** ☐ **Yes** ☐ **Unknown** If yes, and if known, specify the appropriate file number and status of application.

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.

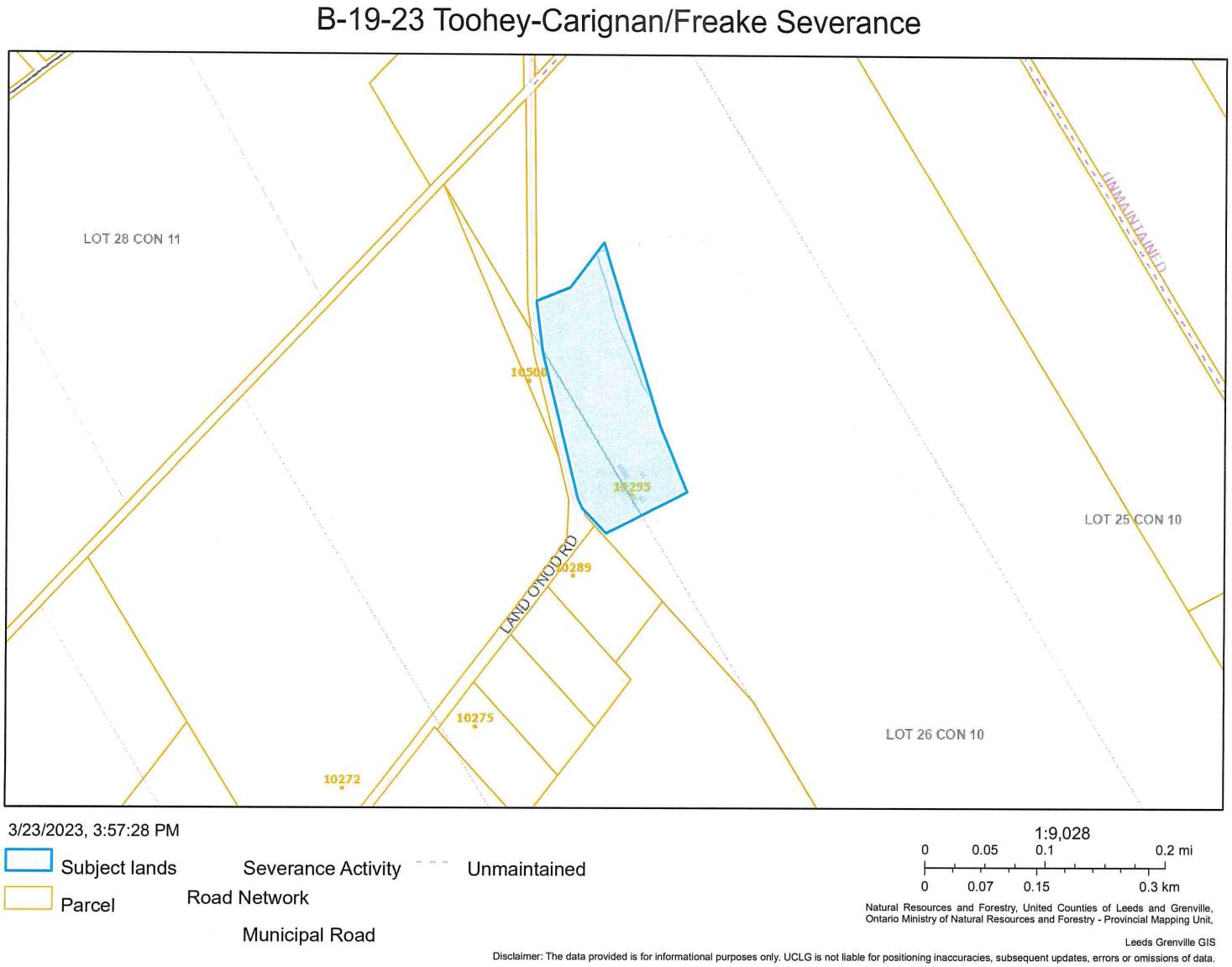
- The dimensions of the subject land, outline the part that is to be severed in yellow and the part that is to be retained in blue.
- The dimensions of any land owned by the owner of the subject land and that abuts the subject land, the distance between the subject land and the nearest Township lot line 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.

B-19-23 - SITE SKETCH



B-19-23 – LOCATION MAP



AUGUSTA TOWNSHIP

TO: PLANNING ADVISORY COMMITTEE (PAC)

DATE: April 5, 2023

RE: Request to Deem (Merge)
Lots 19, 20, 21, 22 and Unnumbered Block South of King Street and West of Lot 19, Reg. Plan 9 (Maitland)
Not to be a Registered Plan of Subdivision
Con. 1, Pt. Lot 30, Pt. 3 & 4, Ref. Plan 15R-10364
Assessment Roll 0706 000 035 13800
1241 and 1243 County Road 2 (Maitland Tower Corporation Property)

AUTHOR: Melissa Banford, Planner

RECOMMENDATION:

THAT the Planning Advisory Committee recommends the deeming of Lots 19, 20, 21, 22 and Unnumbered Block South of King Street and West of Lot 19 in Registered Plan 9 (Maitland).

PURPOSE:

This deeming application request is a result of a development proposal/Zoning By-law Amendment application which has been filed with the Township in relation to 1241 and 1243 County Road 2. The agent and property owner have been advised of the need to deem/merge the lands prior to the Zoning By-law Amendment application advancing.

BACKGROUND:

The subject property is a 2.6 ha (6.32 ac.) +/- lot, which is comprised of Lots 19, 20, 21, 22 and Unnumbered Block South of King Street and West of Lot 19 in Registered Plan 9. The property has a number of existing structures located on it, including old stables, workshop, garage, greenhouse, charthouse, dry boathouse and tower.

Lots 19, 20, 21, 22 and the Unnumbered Block South of King Street and West of Lot 19 are currently legally five (5) separate/conveyable lots under old Registered Plan 9 (Maitland). The deeming will, in effect, “erase” the lot lines between Lots 19, 20, 21, 22 and the Unnumbered Block. The deeming would result in the lot having an improved lot area and would correct the deficiencies of existing structures and uses where they currently straddle these lot lines. After the deeming, the subject property would have a resulting lot area of 6.32 ac. +/- with 872.65 ft. road frontage +/-. The deeming will allow for future development proposals to advance without the constraints of multiple separate lots, and resulting required setbacks to these multiple lots lines, as which currently exists.

An excerpt from Registered Plan 9 and Reference Plan 15R-10364 have been attached to illustrate the subject lands and the proposed deeming.

Should the deeming proposal be recommended by PAC, a By-law will be advanced to Council.

Deeming Process:
Any subdivisions, or parts thereof, that have been registered for more than 8 years can be deemed/merged by By-law by Council (as per Sec. 50(4) of the *Planning Act*). Registered Plan 9 was registered on June 26, 1885.

Within 30 days of passing a By-law, notice of the passing is to be given to the owner of land to which the By-law applies. Upon expiration of the 20 day appeal period, a copy of the By-law needs to be lodged with the United Counties of Leeds & Grenville as the approval authority under Section 50(26) of the *Planning Act* and a certified copy of the By-law is to be registered at the Land Registry Office under Section 50(28). The deeming By-law is not effective until it is registered on title and costs related to the registration will be at the expense of the property owner.

POLICY IMPLICATIONS:

There are no implications for current policies.

FINANCIAL CONSIDERATIONS:

There are no budgetary requirements for the Township.

LINK TO MUNICIPAL PLANS:

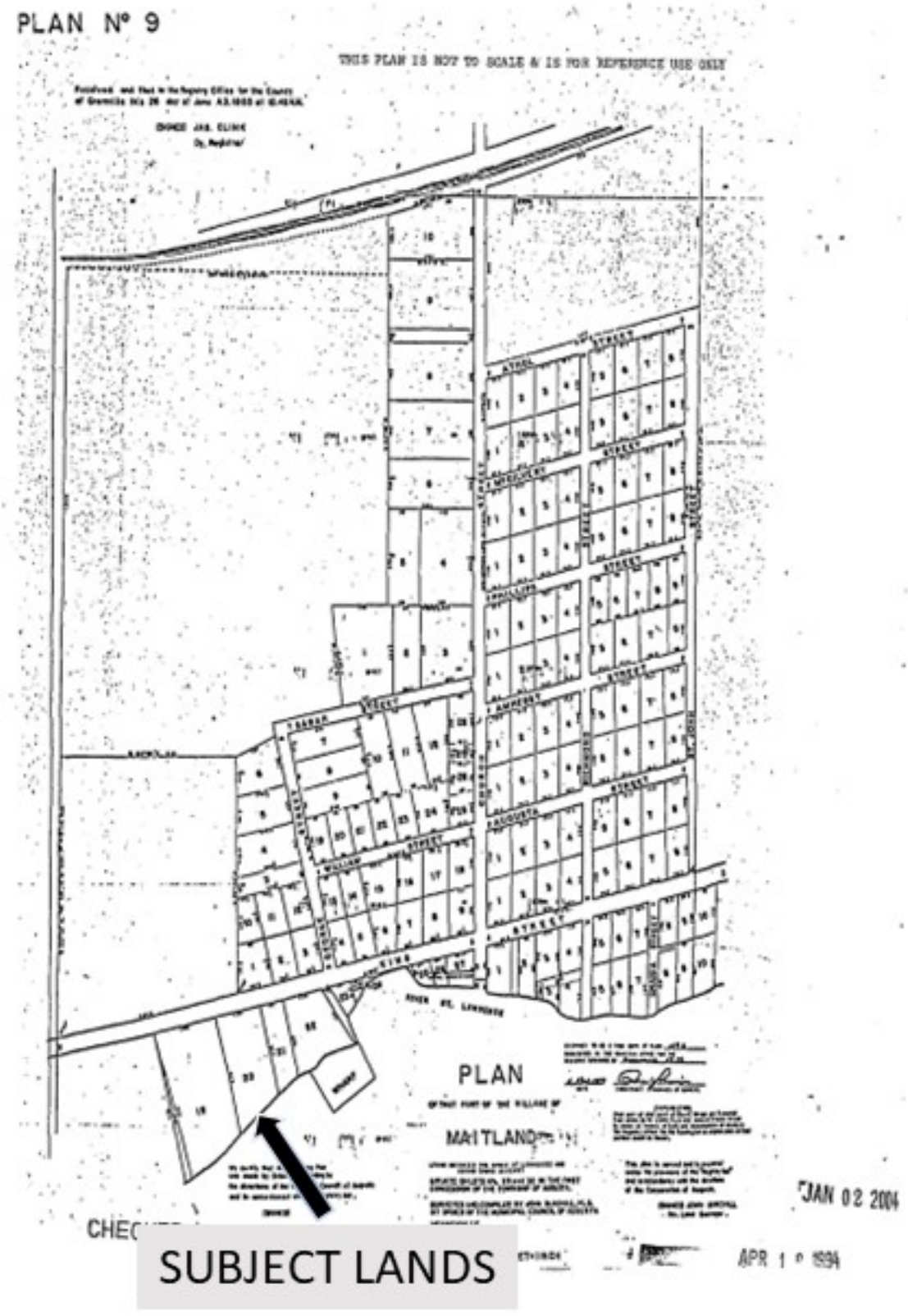
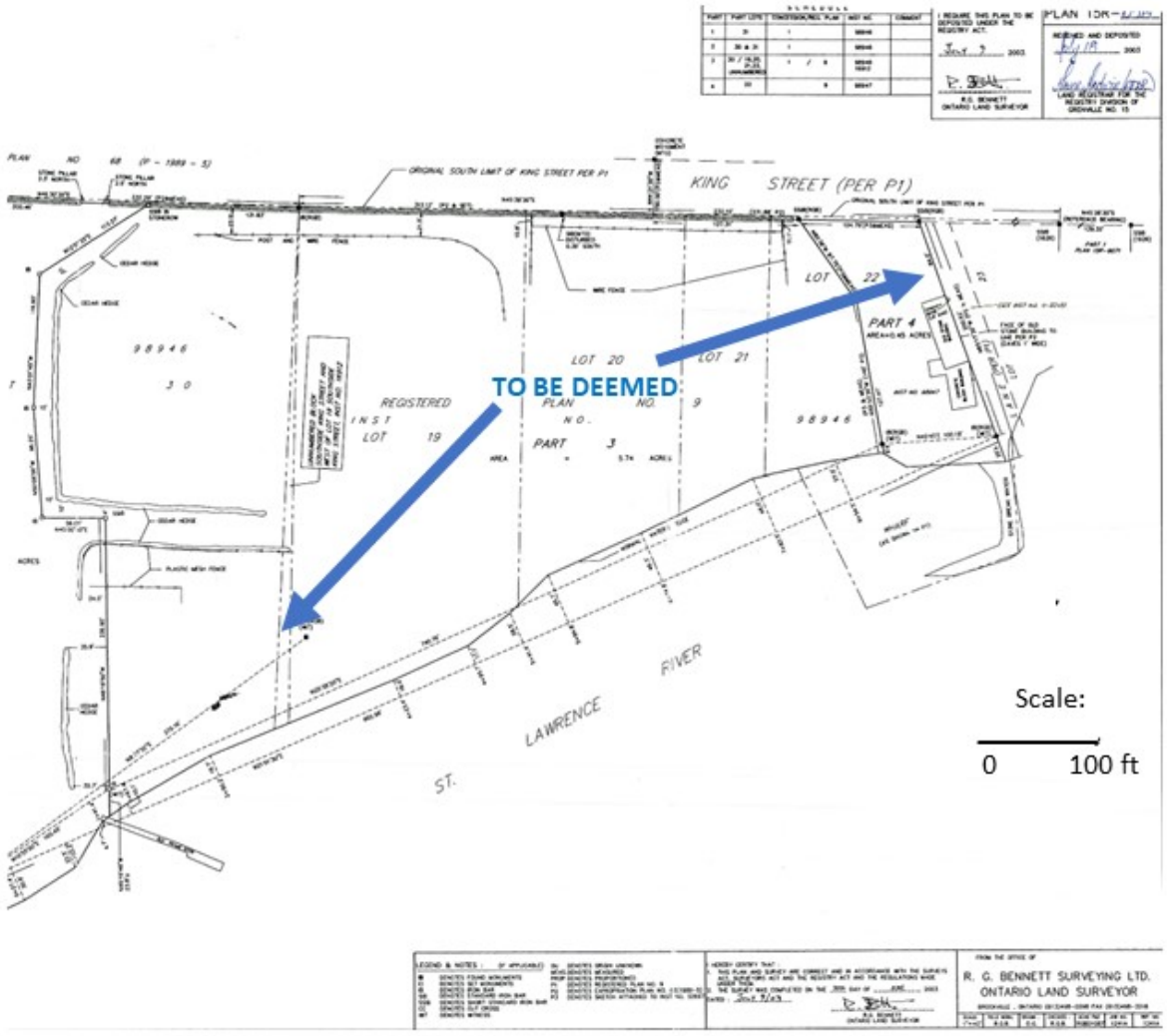
The proposed deeming appears to align with the policies of Augusta's Official Plan and is **recommended for approval.**

Melissa Banford, Planner

Steve McDonald, CAO

Attachments:
- Registered Plan 9 and Reference Plan 15R-10364 excerpts

REGSITERED PLAN 9 (Maitland)



Excerpt Reference Plan 15R-10364