



CORPORATION OF THE TOWNSHIP OF AUGUSTA
BY-LAW NUMBER 2859

**A BY-LAW TO AUTHORIZE THE EXECUTION OF
A SITE PLAN CONTROL AGREEMENT WITH THE
LEEDS & GRENVILLE VETERINARY PROFESSIONAL CORPORATION**

WHEREAS: The Council of the Corporation of the Township of Augusta deems it advisable to enter into a Site Plan Control Agreement with the Leeds & Grenville Veterinary Professional Corporation respecting the development of a property described as:

Part of Lot 2, Concession 2
2725 County Road 18
Township of Augusta, County of Grenville
Roll No. 0706-000-010-03800-0000

AND WHEREAS: Authority is granted under Section 41 of the Planning Act, RSO 1990, c.P.13, as amended, to the Council of the Corporation of the Township of Augusta to enter into such an agreement;

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

1. That the Reeve and Clerk be and are hereby authorized to execute an agreement with the Leeds & Grenville Veterinary Professional Corporation.
2. A copy of the said agreement is attached to this By-law.

READ a first and second time this 13th day of December 2010.

READ a third time and passed this 13th day of December 2010.


REEVE


CLERK



**Leeds Grenville Veterinary
Professional Corporation
Application for Site Plan Approval**

2725 Edward Street North
County Road 18

Application submitted by Agent
Collett Surveying Ltd.

December 6, 2010

1.0 Introduction

An application has been received for a Site Plan approval respecting an addition to an existing veterinary hospital located on part of Lot 2, Concession 2 and known municipally as 2725 Edward Street North. .

1.1 OVERVIEW

The property is located on Edward Street North which is also known as County Road 18. It is currently the site of an existing veterinary hospital housed in a 1 storey brick building of approximately 273 m² (2930 ft²). The site is serviced by a paved semi-circular access to the roadway which leads to a paved parking area. The front and sides of the subject property are attractively landscaped and there is an existing commercial sign along the frontage of the lot. Water and waste water services are provided by a well and septic system. Surrounding lands are vacant and forested. The closest land use is a commercial auto dealership and associated accessory dwelling which is located approximately 100 metres to the south on the opposite side of Edward Street. .



The owners propose to expand the existing building with an addition of approximately 252 m² (2712 ft²) to be located at the back of the existing structure and a small covered entry over the existing main entrance.

Leeds Grenville Veterinary Professional Site Plan Review

1.2 REGULATORY CONTROL REVIEW

1.2.1 Provincial Policy Statement

The Provincial Policy Statement (PPS) provides for appropriate development while protecting resources of provincial interest, public health and safety and the quality of the natural environment. The statement passed under Section 3 of the Planning Act directs development review and approvals to be consistent with the outlined policy areas. In this instance development review would need to ensure that the proposed development can occur in a manner which will not result in negative impacts on the natural environment, can be serviced appropriately without unanticipated impacts on municipal finances and is appropriate development from an economic and cultural perspective.

A review of the site's characteristics shows no natural heritage component's (wetlands, significant woodlands, habitat) are present. Private services can be accommodated, subject to the required permits and the site is well serviced by the county road.

Accordingly the proposed development application is consistent with Provincial Policy Statement.

1.2.2 Official Plan and Zoning

The property is designated Rural on Schedule 'A' of the current Official Plan of the Township of Augusta. Similarly it is designated Rural on Schedule A of the recently adopted Official Plan which is awaiting final approval by the Ministry of Municipal Affairs and Housing. Both documents provide for commercial development of the type which exists on the subject lands and the proposed expansion is also allowed.

Both Official Plans provide for the use of Site Plan Control to ensure that development will meet specified municipal standards. Issues such as site access, water and waste water servicing, site esthetics and functionality and the mitigation of potential negative impacts are addressed in the Township's Official plan documents.

The Township's Zoning By-law provides the site specific development standards which must be applied. Lot size, frontage and yard requirements as well as additional performance standards such as required parking and loading spaces are included in the Zoning By-law. The lands are zoned Highway Commercial – Exception 6 (C2-6). The exception is to specifically permit the use of an animal clinic on this property.

The site's performance standards were reviewed by the Chief Building Official and it was confirmed that the frontage, yard setbacks and parking and loading provisions can be met.

Leeds Grenville Veterinary Professional Site Plan Review

1.2.3 Site Development Issues

The proposed expansion is taking place behind the existing building and as such there is no need to alter the existing site access, landscaping or signage. The site has sufficient area to ensure adequate parking and loading facilities and this has been verified by the CBO. Subject to confirmation by the Health Unit that the site can be adequately serviced with private water and waste water services and confirmation by the Counties Road department that County Road access to the expanded building can be continued using the current access configuration and that a permit, if required, can be issued.

1.3 RECOMMENDATION

The proposal is a permitted use of zoning by-law 1818, complies with Official Plan policies and is consistent with provincial interests. The proposed expansion will not have any impacts on municipal services or on adjacent properties. Accordingly it is our recommendation that the Site Plan be approved subject to the following conditions:

1. Confirmation that the site can be serviced with private water and waste water services and that any required permits be obtained
2. Confirmation from the Leeds and Grenville Public Works department that the site can continue to be accessed by the county road and that any required permits be obtained.

Respectfully Submitted



Pierre R. Mercier, MCIP, RPP
Managing Principal – Senior Planner
Planning and Landscape Architecture
Stantec Consulting Ltd.



Leeds, Grenville & Lanark District
HEALTH UNIT

Your Partner in Health

May 6, 2009

Jerome Billett
Leeds Grenville Veterinarian Professional Corp.
2725 Edward St. North
Prescott ON K0E 1T0

Dear Mr. Billett:

Re: Sewage System Permit #6003,
Lot 2, Conc. 2, Township of Augusta

We have received the revised proposal from Elmer's Construction for your proposed private sewage system on May 6, 2009.

Our office has no objection to the revisions as per the conditions on the attached permit.

If you have any questions, please do not hesitate to contact me.

Yours truly,

THE CORPORATION OF THE LEEDS, GRENVILLE
AND LANARK DISTRICT HEALTH UNIT

M. Green, B.A., C.P.H.I. (C)
Chief Building Official
Part VIII Program

MG/lm

cc: Township Building Official

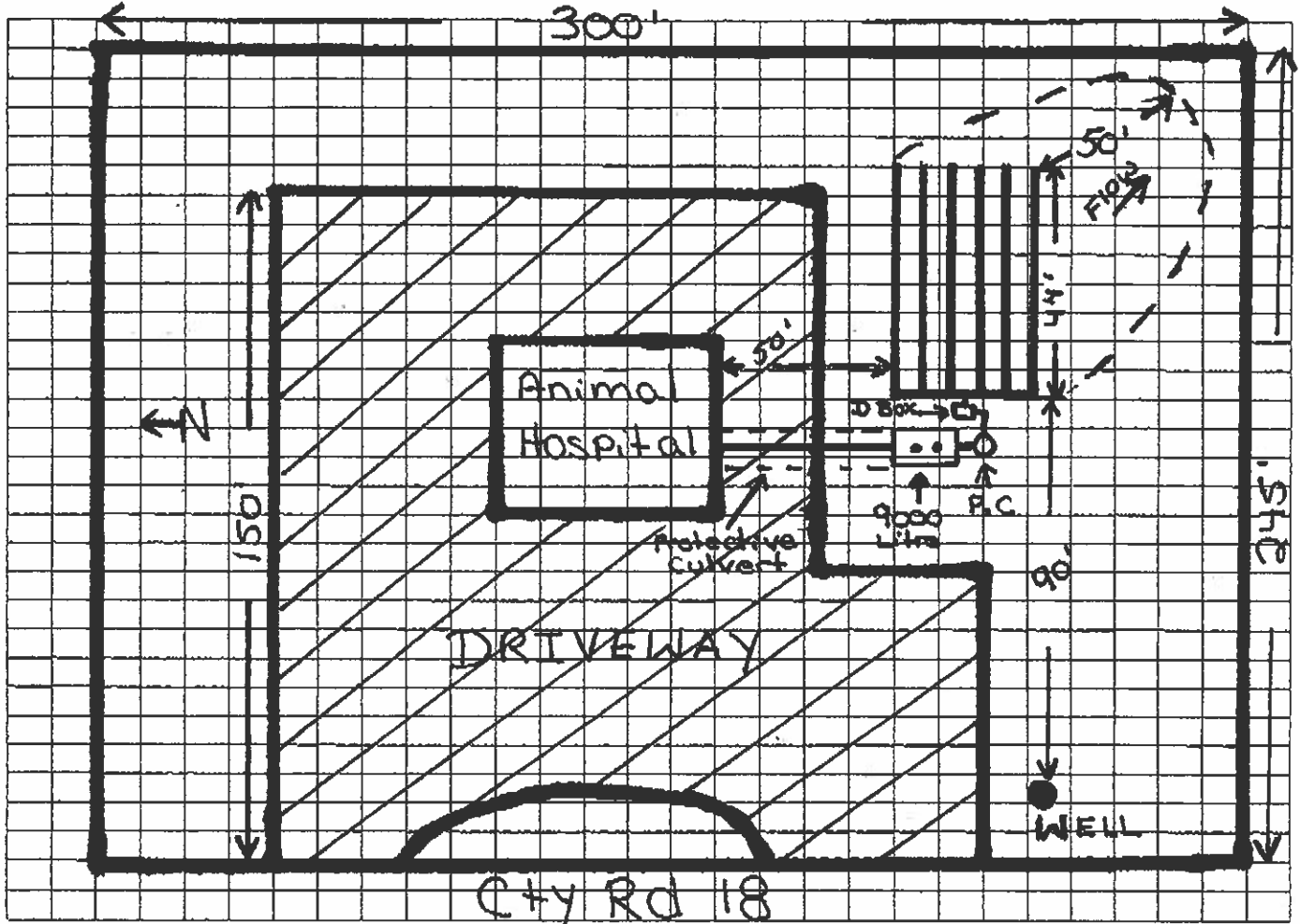
cc: Elmer's Construction

An Accredited Health Unit Since 1990

- MAIN OFFICE:**
458 Laurier Blvd.
Brockville, ON
K6V 7A3
(613) 345-5685
FAX: (613) 345-2879
- SMITHS FALLS OFFICE**
52 Abbott St. N.
Unit #2
Smiths Falls, ON K7A 1W3
(613) 283-2740
FAX: (613) 283-1679
- KEMPTVILLE OFFICE**
Box 343
2685 Concession Rd.
Kemptonville, ON K0G 1J0
(613) 258-5941
FAX: (613) 258-1407
- ALMONTE OFFICE**
79 Spring St.
Unit #3
Almonte, ON K0A 1A0
(613) 256-1203
FAX: (613) 256-1217
- GANANOQUE OFFICE**
375 William St. S.
Suite 200
Gananoque, ON K7G 1T2
(613) 382-4231
FAX: (613) 382-7599

6. Provide the following information:
- Location of sewage system components (eg. tanks, leaching bed). Locate and show horizontal distances from system to adjacent existing or proposed buildings, water supplies (including neighbours), existing on-site sewage systems, driveways, property lines, lakes, rivers, water courses, swimming pools.
 - Lot dimensions, topographic features (e.g. swamps, steep slopes) near system.

 Parking Area



7. Inspection Date: Sept. 17 Representing Owner: Dr. Billett

Inspection Time: 11:30 A.M. P.M. 2008

Inspector's Report: - No objection to this proposed revision to permit. System to be installed as per the contractor's design

Inspected by: <u>Mark Green</u>	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Refused by C.B.O. <u>Mark Green</u>	Date: <u>May 7/09</u>	Reviewed by: <u>John May</u>
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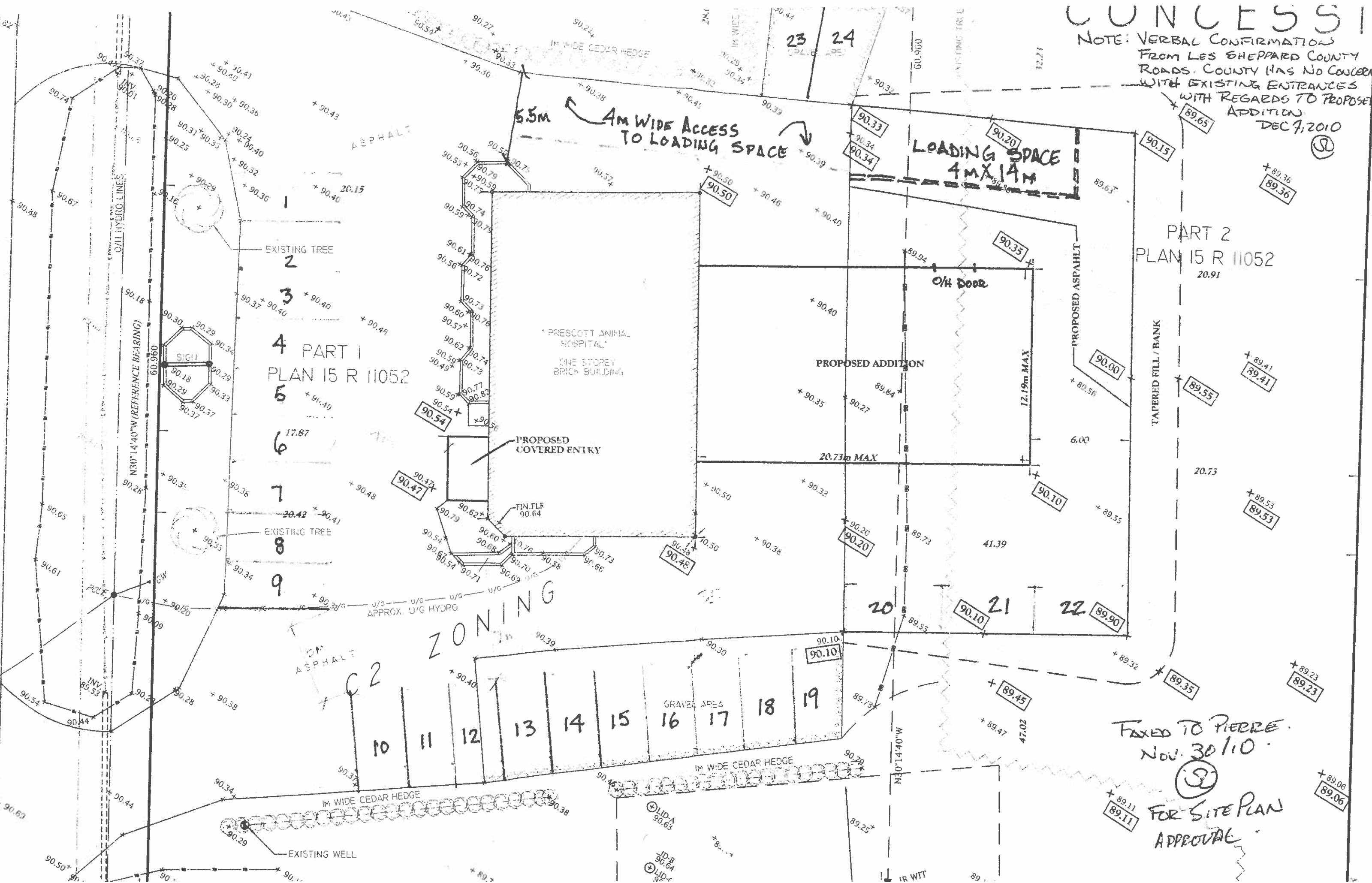
Official use only:
 Copy to Applicant
 Copy to Municipal Building Official
May 7, 2009 (Date)

CUNCESSI

NOTE: VERBAL CONFIRMATION FROM LES SHEPPARD COUNTY ROADS COUNTY HAS NO CONCERN WITH EXISTING ENTRANCES WITH REGARDS TO PROPOSED ADDITION
DEC 7, 2010



PART 2
PLAN 15 R 11052
20.91



FIXED TO PIERRE
Nov. 30/10



FOR SITE PLAN
APPROVAL