



**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**

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**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 13<sup>th</sup> day of December 2010.

**READ** a third time and passed this 13<sup>th</sup> day of December 2010.

  
REEVE

  
CLERK



**Stantec**

**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**

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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 m<sup>2</sup> (2930 ft<sup>2</sup>). 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 m<sup>2</sup> (2712 ft<sup>2</sup>) to be located at the back of the existing structure and a small covered entry over the existing main entrance.

**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.

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

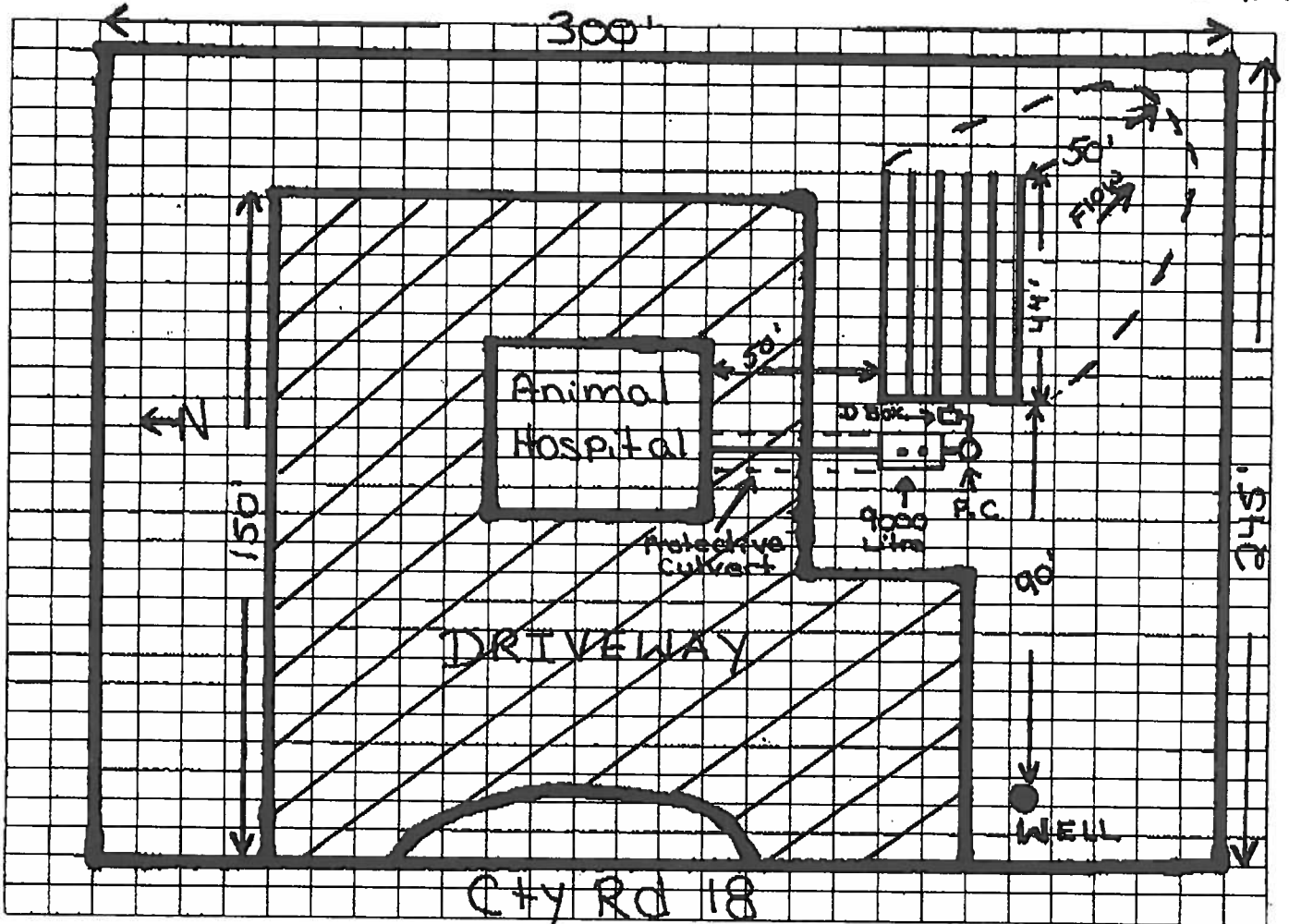
*An Accredited Health Unit Since 1990*

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

6. Provide the following information:

- a) 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.
- b) 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. 20 08

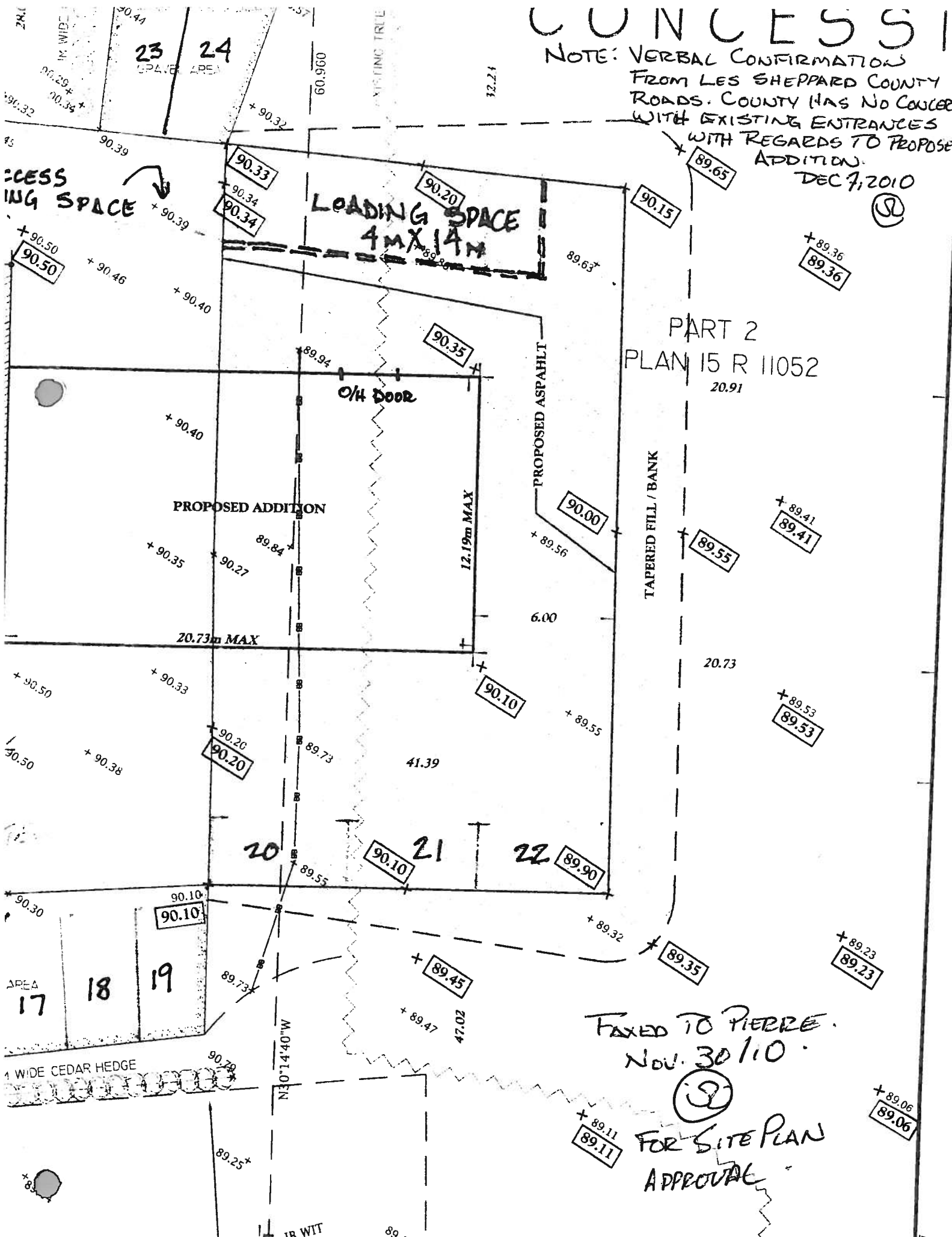
Inspector's Report: - No objection to this proposed revision to permit. System to be installed as per the contractor's design.

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>Jon May</u>
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Official use only:  
 Copy to Applicant **FAXED** Copy to Municipal Building Official May 7, 2009 (Date)  
 O: LC 05/05 - 326

# CONCESSION

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



FXED TO PIERRE.  
NOV. 30/10.

FOR SITE PLAN  
APPROVAL