



**THE CORPORATION OF THE TOWNSHIP OF AUGUSTA
BY-LAW NUMBER 3682-2024**

**BEING A BY-LAW TO AMEND THE OFFICIAL PLAN
FOR THE TOWNSHIP OF AUGUSTA (AMENDMENT NO. 4)**

WHEREAS the Official Plan for the Township of Augusta was approved by the Ministry of Municipal Affairs and Housing on December 13, 2011;

AND WHEREAS pursuant to the provisions of Section 17 of the Planning Act, R.S.O. 1990, as amended, the Corporation of the Township of Augusta considers it desirable to adopt Official Plan Amendment No. 4;

AND WHEREAS the Corporation of the Township of Augusta is required to prepare, adopt, and submit an Official Plan Amendment to the United Counties of Leeds and Grenville for approval;

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

1. **THAT** Township of Augusta Official Plan Amendment No. 4 consisting of the attached text and map Schedule 'A1' is hereby adopted.
2. **THAT** the Clerk is hereby authorized to make application to the United Counties of Leeds and Grenville for approval of Official Plan Amendment No. 4 to the Township of Augusta Official Plan.
3. **THAT** this By-Law shall come into force and effect on the day of passing.
4. **THAT** By-Law 3675-2024, relating to this same Official Plan Amendment matter, is hereby rescinded.

**Read a first, second, and third time and finally passed this 29th day of
January, 2024.**


MAYOR


CLERK

**Amendment No. 4
to the
OFFICIAL PLAN
of the
TOWNSHIP OF AUGUSTA**

**Augusta Land Use Strategy (West of Prescott)
Phase I Lands
Township of Augusta
United Counties of Leeds and Grenville**

**Amendment No. 4
to the
OFFICIAL PLAN
of the
TOWNSHIP OF AUGUSTA**

PART A – THE PREAMBLE does not constitute part of this Amendment.

PART B – THE AMENDMENT, consisting of the explanatory text and attached Schedule A1, constitutes Amendment No. 4 to the Official Plan of the Township of Augusta

PART C – APPENDICES does not constitute part of this Amendment.

PART A – THE PREAMBLE

BACKGROUND

A Land Use Strategy (“LUS”) has been prepared for the Township of Augusta, applicable to the lands immediately west of the Town of Prescott, undertaken to further the findings of a Joint Land Development/Needs Analysis, prepared for the Town of Prescott. The LUS provides a detailed analysis of the LUS Area, including an area specific background review and policy analysis, as well as public engagement and stakeholder engagement sessions. Through the extensive review and engagement, an overall vision, guiding principles, opportunities, and constraints were identified for the LUS, supported by policies and guidelines to determine the future development potential of the lands, subject to ongoing joint infrastructure and transportation undertakings between the Township of Augusta and Town of Prescott.

The LUS was developed based on an extensive background review and policy analysis of the LUS Area, including an assessment of the site and surrounding context, existing land use, servicing, and transportation conditions, and existing Township of Augusta and Town of Prescott policies. A series of two-day public consultation workshops further informed the overall vision, guiding principles, and potential of the LUS Area, with information gathered via a Visioning Workshop, Community Design Workshop, and focused stakeholder engagement sessions with landowners, developers, and other agencies and municipal staff. An overall vision and guiding principles for the LUS Area was finalized based on the background review and feedback received, with an overall Neighbourhood Structure and Servicing Strategy prepared to realize the potential of the lands. From this, detailed Open Space, Mobility, and Land Use Structures provided detailed frameworks, policies, and guidelines to inform the development of the lands.

The LUS is intended to be implemented in two phases and through further consultation with stakeholders, particularly at the United Counties of Leeds and Grenville. This Official Plan Amendment (“OPA”) would allow for smaller portions of the LUS Area (the “Phase I Area”) to develop in accordance with the frameworks described within Section 5.0 of the LUS document. The policy framework for the remainder of the lands within the LUS Area (“Phase II”) would be considered at a later date, potentially at the time of the scheduled Township of Augusta Official Plan update, which would propose the redesignation of the lands from Rural Settlement Area to Urban Settlement Area and establishment of the Neighbourhood, Servicing, Mobility, Open Space, and Land Use policies and guidelines contained in Section 5.0 within the updated Official Plan.

PURPOSE

The purpose of this Official Plan Amendment is to provide policies to allow the development of the Phase I lands, as identified in Schedule A, in accordance with the Augusta Land Use Strategy, following endorsement by Township Council.

BASIS

Applicable policy frameworks, contextual analysis, and the findings of the Joint Land Development/Needs Analysis were highly considered in determining an approach for the LUS Area. In reviewing the United Counties of Leeds and Grenville and Township of Augusta Official Plans, both policy documents offer support for a range of residential uses with few limitations. Further, a contextual analysis of the Riverview Heights Settlement Area

comparative to others within the Township of Augusta, and location near Prescott has informed an appropriate scale and character envisioned for the Phase I development.

Under the current upper tier and lower tier planning frameworks, the Phase I commercial uses and limited residential uses can be accommodated within the Land Use Strategy Area. For context, a population of 205 residents and dwelling count of 190 units are allocated to Augusta Township by the United Counties of Leeds and Grenville Official Plan. Per the Township of Augusta Official Plan, 60% of new growth is to occur in Settlement Areas and a total population of 123 residents and 114 units are to be directed to all Settlement Areas.

Since 2011, Augusta Township has permitted the development of 79 residential dwelling units in Settlement Areas, ranging from single family dwellings, to semi-detached, rowhouse, and stacked townhouse dwellings. By removing these from the projected new number of units over the lifetime of the United Counties of Leeds and Grenville Official Plan, the remaining number of units to be developed within Settlement Areas is 35 residential dwelling units. Applying a density range of between 12u/ha to 40u/ha, which will help to deliver on a diverse range of housing options, it is anticipated that 1 hectare of land could be developed for residential use under the existing upper tier planning policy framework, as confirmed by the Counties. A detailed analysis in support of this discussion is included below.

The Riverview Heights Rural Settlement Area is situated within a vastly different context than that of the other Rural Settlement Areas in Augusta in that:

- / It is not isolated away from existing “urban” types and forms of development. Specifically, the area abuts the Town of Prescott which is a highly urban context containing built forms that range from single family dwellings to multi-unit apartment dwellings;
- / A broad range of housing types, from single family dwellings, semi-detached dwellings, and stacked townhouse dwellings, currently exist in this Settlement Area;
- / It is situated between two major transportation networks, Highway 401 and County Road 2; and,
- / The extension of municipal servicing is supported by both Augusta Township and the Town of Prescott, and would be feasible here considering the proximity to Prescott. However, extending services would be less feasible for other Rural Settlement Areas in Augusta, which the Official Plans do not contemplate.

Although designated a Rural Settlement Area, the character of this particular area is varied and more contextually urban than other Rural Settlement Areas in Augusta. As such, this area is better suited for a broader range of housing types at a greater density than typically contemplated for Rural Settlement Areas and would be appropriate from a compatibility perspective and would maintain the character of the surrounding area.

Policy 2.3.3 (b) and (d) of the United Counties of Leeds and Grenville Official Plan relate to scale and character of development in rural areas, where (b) directs growth and development to rural settlement areas through infilling and development of vacant lands, as well as via limited intensification. However, the Official Plan does not establish a maximum threshold to which new development can occur. Rather, Policy 2.3.3 (c) enables the local Official Plan to establish a range of permitted uses and land use policies. Additionally, Policy 2.3.3 (d) states that “Rural Settlement areas will generally maintain a rural settlement character and evolve as

service and residential centres for their surrounding Rural Area, where appropriate.” Policy 6.3, regarding Water and Wastewater System contemplates that public and/or private investment in upgrading or expanding municipal sewage services or municipal water services should be focussed in urban settlement areas. However, circumstances may warrant infrastructure investment in rural settlement areas and in rural lands for limited rural development.

In reviewing the Township of Augusta Official Plan, objectives of residential development in Settlement Areas include:

- / To ensure the provision of an adequate supply of residential land;
- / To provide for a range of housing types subject to the ability to provide private or communal services;
- / To provide for neighbourhood facilities and amenities which are appropriate to a residential living environment;
- / To ensure the provision of roads and other municipal services necessary to the development of functional neighbourhood areas.

Permitted uses include “a range of residential uses consistent with servicing types”, as well as parks and open spaces, and local commercial uses on appropriate collector roads.

The objectives of commercial / industrial development in Settlement Areas include:

- / To permit commercial / industrial uses which are compatible with the surrounding community;
- / To permit commercial / industrial development which can be appropriately serviced;
- / To ensure a broad range of commercial uses in order to provide local employment opportunities;
- / To facilitate control over the location and character of commercial development;
- / To help develop a range of local employment opportunities.

A range of permitted uses, including retail, service commercial, office, warehousing, manufacturing, etc. are permitted by the Augusta Official Plan in Settlement Areas.

The objectives and policies for residential, commercial, and industrial development for the Phase I lands in the Land Use Strategy Area are in accordance with the United Counties of Leeds and Grenville Official Plan and are of a nature which is compatible with and in keeping with the character of Rural Settlement Areas. In this instance, permitting the initial commercial area of 4.85 hectares, as required by the Joint Land Development/Needs Analysis and a residential area of 1.0 hectares, within residential development ranging between 12u/ha to 40u/ha, maintains the objectives of the Rural Settlement Area and allows the area to evolve as a service and residential centre, further supported when considering the generally more urban context surrounding this settlement area.

The Official Plan Amendment to the Township of Augusta Official Plan would allow the Phase I Commercial/Light Industrial and Residential lands to be developed in the near term without full redesignation to an Urban Settlement Area. Schedule A1 is included and referenced in the Official Plan Amendment to describe the general location of the Phase I lands, while the policy

language makes reference to the LUS Concept Report for guidance on the overall Servicing Strategy, as well as Neighbourhood, Mobility, Open Space, and Land Use Frameworks.

Site Specific Zoning By-law Amendments in accordance with above would be required for the Phase I lands to permit the uses and establish performance standards (lot area, frontage, building heights, densities, setbacks, landscaping, amenity space, parking rates, etc). These amendments are intended to be initiated by the developer of the lands, with zoning requirements and performance standards determined in collaboration with the developer through the development review process and regard for development standards on full municipal services.

A policy framework for the remainder of the lands within the LUS Area (“Phase II”) would be considered at a later date, potentially at the time of the scheduled Township of Augusta Official Plan update, which would seek to redesignate the LUS Area from Rural Settlement Area to Urban Settlement Area in the Township of Augusta Official Plan, and establish the Neighbourhood, Servicing, Mobility, Open Space, and Land Use policies and guidelines (contained in Section 5.0 of the LUS Concept Report) within the updated Official Plan. The redesignation from a Rural Settlement Area to an Urban Settlement Area would typically be considered at the time of the United Counties of Leeds and Grenville municipal comprehensive review, however considering the changes proposed to the Provincial Policy Statement via Bill 97, the concept of municipal comprehensive reviews of Official Plans has not been carried forward into the 2023 Provincial Planning Statement. Therefore, with no requirement for municipal comprehensive reviews, the Township and United Counties may have the ability to consider settlement area redesignation at any time.

CONCLUSION

In order to allow the Phase I area of the LUS to develop, the Township of Augusta Official Plan is required to introduce policy direction to reflect and implement the intent of the LUS in accordance with the Rural Settlement Area designation, until such a time that redesignation of the Settlement Area is pursued through the Township of Augusta Official Plan update. It should be noted that a comprehensive review of the United Counties of Leeds and Grenville Official Plan is expected in 2026.

PART B – THE AMENDMENT

All of this part of the document entitled Part B - THE AMENDMENT, consisting of the attached map (Schedule A1) and the explanatory text, constitutes Amendment No. 4 to the Official Plan of the Township of Augusta.

DETAILS OF THE AMENDMENT

1. Section 4.0 Where We Live – Our Villages and Hamlets is hereby amended by inserting a new subsection in Section 4.2 as follows:

○ **4.2.2.4 Phase I Augusta Land Use Strategy - Residential Policies**

- Notwithstanding the policies of Section 4.2.1 and 4.2.2, the Phase I Residential area of 1.0 hectare, as shown on Schedule A1, shall be developed with a range of residential uses in accordance with the vision, guiding principles, policies, and guidelines of the Augusta Land Use Strategy. New residential development within the Phase I Residential Area shall comply with Land Use policies in Section 4.2.2.5, applicable Open Space and Mobility policies in Sections 4.2.10 and 4.2.11, respectively and all applicable guidelines described within the Land Use Strategy.
- The Phase I Residential area shall be no greater than 1.0 hectare in size, with a residential density of 12 to 40 units per hectare and shall be located along the eastern boundary of the Land Use Strategy Area. The exact location and shape of the Phase I Residential area to be determined based on the feasibility of full municipal servicing and road network extensions, is to be determined through the development application process.

4.2.2.5 – Augusta Land Use Strategy Area - Residential Land Use Policies

The following policies apply to the Residential designation of the Augusta Land Use Strategy Area:

- A variety of built form typologies and architectural styles shall be provided to create distinctive character and to accommodate a wide range of housing types and tenures, in accordance with the policies below.
- A broad range of residential built forms and tenures will be provided to support a variety of age groups and households, including but not limited to individual households, families with children, and seniors.
- The Residential area should allow for an adequate range of affordable housing options to be provided. New development shall seek opportunities to provide affordable housing options, where possible, particularly within higher density and multi-unit residential built forms.
- Approximately 60% of residential development shall consist of low density residential built forms, including single detached, semi-detached, duplex, triplex,

and other residential dwellings with an average density of 20 units / gross hectare. Low density residential uses shall be located in the Residential areas, as described in the Land Use Strategy on Schedule A3.

- Approximately 30% of residential development shall consist of medium density residential built forms, including triplex, rowhouse, traditional townhouse, back-to-back townhouse, and other residential dwellings with an average density of 35 units / gross hectare. Medium density residential uses may be located in the Residential and Residential Core areas, as described in the Land Use Strategy on Schedule A3.
- Approximately 10% of residential development shall consist of high density residential built forms, including townhouse, back-to-back townhouse, stacked townhouse, low-rise apartment, and other residential dwellings with an average density of 60 units / gross hectare. High density residential uses shall be located in the Residential Core areas, as described in the Land Use Strategy on Schedule A3.
- The Residential area may accommodate institutional uses to serve the community, such as a school, library, community centre, or other public use, subject to the demands of future population growth. Where provided, these institutional uses shall be centrally located to the Residential area to best serve the community.
- New residential development shall be oriented towards the street and address the street in a manner that supports an active streetscape for pedestrians. Primary building entrances shall be oriented towards the public realm.
- Buildings on corner lots shall articulate façades along both street frontages, with the principal façade oriented towards the higher-order street.
- Parking, driveways, servicing, and utilities shall be designed in a manner which minimizes their presence on the streetscape. Communal parking areas should be located away from the street and public realm.
- Where new development is located in close proximity to the Open Space areas, built forms will be designed to be sensitive and complementary to these areas and maintain and create opportunities for views and vistas to these areas, where appropriate.
- Excellence in building design, including architectural features, building materials, style, colour and other design elements, is encouraged.

4.2.9 Phase I Augusta Land Use Strategy – Commercial / Light Industrial Lands Policies

- Notwithstanding the policies of Section 4.2.4, 4.2.5 and 4.2.7, the Phase I Commercial / Light Industrial area of no greater than 4.85 hectares in size, as shown on Schedule A1, shall be developed in accordance with the vision, guiding

principles, policies, and guidelines of the Augusta Land Use Strategy. New development within the Phase I Commercial / Light Industrial area shall comply with Land Use policies in Sections 4.2.9.1 and 4.2.9.2, respectively, applicable Open Space and Mobility policies in Sections 4.2.10 and 4.2.11, respectively, and all applicable guidelines described within the Land Use Strategy.

- The Phase I Commercial / Light Industrial area shall be no greater than 4.85 hectares in size and shall be located along the eastern boundary in the northern portion of the Land Use Strategy Area, as shown on Schedule A1. The exact location and shape of the Phase I Commercial / Light Industrial area will be determined based on the feasibility of full municipal servicing and road network extensions, to be determined through the development application process.

4.2.9.1 – Augusta Land Use Strategy Area - Commercial Land Policies

- The Commercial area is intended to provide for commercial, light industrial, and other non-residential uses which address the needs of the community and complement existing uses in the surrounding area.
- Primary permitted uses for the Commercial area include, but are not limited to new retail uses, personal service uses, offices, medical offices or clinics, breweries, and restaurants.
- Service commercial uses are encouraged in the Commercial area to support nearby existing and future residential areas, and may include uses which serve the surrounding community, including uses such as convenience retail, recreational, health and fitness uses, personal services, banks, service stations, and/or gas bars.
- Light Industrial uses are permitted in accordance with policies for Light Industrial below.
- Uses within the Commercial area shall provide jobs for and serve residents of Prescott and Augusta, and complement new residential uses planned for the Augusta Land Use Strategy Area.
- The lot size and shape for uses in the Commercial area should be appropriate to allow the use and all related accessory uses, adequate ingress and egress, as well as buffering such as fencing, landscaping, and distance separation.
- Large scale or extensive areas of open storage of goods or materials shall be discouraged.
- New buildings and primary entrances should be oriented towards the street and/or the public realm, such as a public park. Smaller scale, service commercial uses are recommended to locate along the street.

- Required parking should be located away from the public realm, within the side yard or rear yard, where possible.

4.9.2.2 – Augusta Land Use Strategy Area - Light Industrial Land Policies

- Light industrial uses should be limited to the range of uses should be limited to uses which are less likely to cause significant off-site impacts, such as:
 - a. light manufacturing, warehousing, distribution and storage;
 - b. automotive and heavy equipment sales and service;
 - c. trades, such as carpenters, plumbers, electricians and heating, ventilation and air conditioning; and,
 - d. office uses.
- Light Industrial uses shall be restricted to uses that do not:
 - a. require large quantities of water;
 - b. pose problems for the disposal of wastes; or,
 - c. create nuisance from smoke, dust, noise or similar obnoxious features.
- Light industrial uses shall be compatible with surrounding uses, both existing and proposed, particularly with regard to appearance, traffic generation potential, noise and any other potential nuisance features. Adequate separation distance between light industrial uses and other sensitive land uses is recommended.

4.2.10 Augusta Land Use Strategy – Open Space Policies

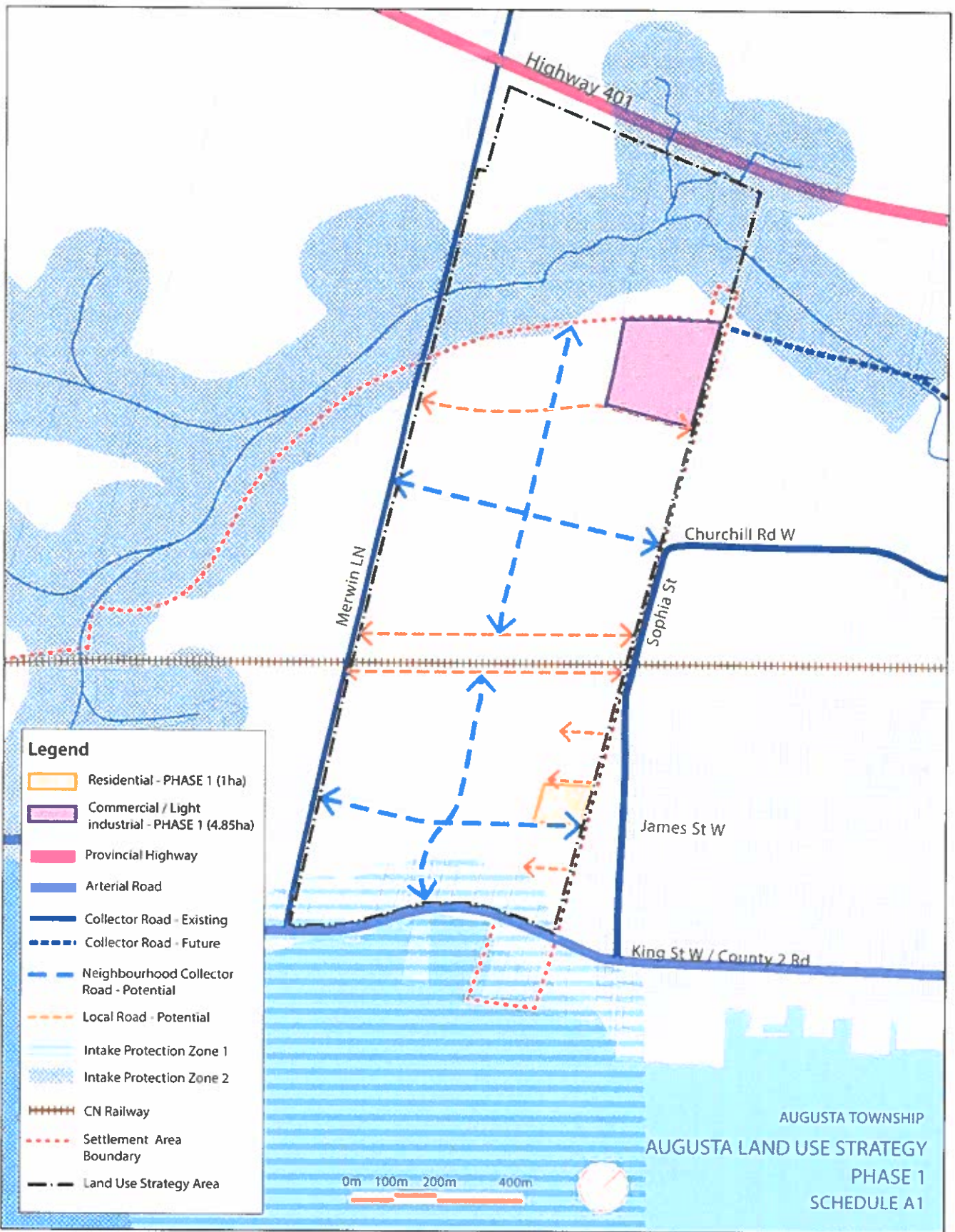
- While there are no designated Open Space areas shown in Phase 1, existing natural open space systems and natural features should be maintained and enhanced. This may include natural areas associated with Bradley’s Creek to the north and other natural features throughout the Land Use Strategy Area.
- New green connections should be considered within existing natural areas, providing connections to new open spaces and active transportation networks. Development, infrastructure, and alterations which may be considered within or adjacent to existing natural open space systems include:
 - a. Stormwater management facilities; and,
 - b. Parks and recreational trails.
- Opportunities for open space enhancements shall be considered in the future design of street networks, active transportation networks, trails, and other connections.
- New, central open spaces shall be provided within each residential area in association with redevelopment of areas identified in the Land Use Strategy’s Schedule A1. The Township may secure parkland dedication in accordance with the provisions of the Planning Act.

- Each neighbourhood requiring future public open space, such as a neighbourhood park and/or parkette, is identified in the Augusta Land Use Strategy. Where the neighbourhood contains more than one property owner, the provision of new open space should be coordinated between property owners. A cost-sharing agreement may be considered between all property owners within that neighbourhood to ensure a central open space and well integrated open space systems are provided.
- Smaller open spaces, including privately owned public spaces (POPS), multi-use trails, mid-block connections, and other spaces shall be encouraged for in the Land Use Strategy Area to ensure a well-connected, functional, and accessible community.
- Connectivity between open spaces and existing natural heritage features should be maintained and enhanced, with future connections provided to link open spaces to the broader community and Town of Prescott.
- Open spaces shall be designed to be safe and universally accessible for all users, at all times of the day.

4.2.11 Augusta Land Use Strategy – Mobility Policies

- The Mobility Structure shall provide for a well-connected and integrated network of streets, pathways, and trails that enhance connectivity and accommodate various modes of active transportation.
- The Mobility Structure shall be planned to provide direct connections to the existing street and active transportation network in the Town of Prescott and Township of Augusta, with future streets, pathways, and trails extending through the Land Use Strategy Area.
- The future extension of the future Industrial Road Collector Road extension (within the Town of Prescott) westwards into the Land Use Strategy Area shall be further studied through a transportation infrastructure update. The final alignment of this future Collector Road extension may result in revisions to the Commercial land use designation, which may be addressed through an update or amendment to the Land Use Strategy and policies.
- A northern extension of the existing Sophia Street Collector Road to connect to the future Industrial Road Collector Road extension should be advanced as part of a future transportation infrastructure update.
- New developments that are adjacent to existing street networks shall pursue opportunities to integrate with or connect to existing streets.
- A grid-oriented street network shall be encouraged as a means of distributing vehicular traffic efficiently and providing more direct and accessible routes for pedestrians and cyclists.

- A mix of lot frontages within pedestrian oriented, walkable street blocks will be encouraged. Long blocks will be discouraged.
 - The Arterial, Collector, and Neighbourhood Collector road network shall provide for dedicated active transportation infrastructure, including cycling lanes and pedestrian sidewalks.
 - Local Roads shall be planned and designed to accommodate for on-road, active transportation infrastructure within the ROW, with dedicated pedestrian sidewalks on both sides of the street.
 - A network of cycling routes and multi-use trails will be provided through the Land Use Strategy Area and to the surrounding context.
 - Dedicated trails and multi-use pathways shall be well integrated into the existing and planned system, providing connections between natural features, parks, open spaces, and land uses in a safe, comfortable and accessible manner.
 - Opportunities for active transportation networks within natural features or along the CN rail corridor shall be considered.
 - Landscaping strategies should be incorporated into the street and active transportation network, where new street trees and a combination of local ground cover are integral components of the complete street network.
 - Traffic calming measures and pedestrian crossing shall be considered at key intersections of Collector and Local roads, intersections of trails and multi-use pathways, and where open spaces are provided.
2. That Schedule A1, Augusta Land Use Strategy, Phase 1 be added to the Schedules in the Official Plan of the Township of Augusta to demonstrate the size, shape, and general location of the Phase I Areas.
3. **Section 4.3 Municipal Services** is hereby amended by inserting a new subsection as follows:
- **4.3.1.4** Notwithstanding the above policies of Section 4.3, the Phase I Residential and Commercial / Light Industrial Areas described on Schedule A1 may develop in accordance with the Servicing Strategy of the Augusta Land Use Strategy and through the extension of municipal services from the Town of Prescott as set out in the appropriate agreements.



- Legend**
- Residential - PHASE 1 (1ha)
 - Commercial / Light industrial - PHASE 1 (4.85ha)
 - Provincial Highway
 - Arterial Road
 - Collector Road - Existing
 - Collector Road - Future
 - Neighbourhood Collector Road - Potential
 - Local Road - Potential
 - Intake Protection Zone 1
 - Intake Protection Zone 2
 - CN Railway
 - Settlement Area Boundary
 - Land Use Strategy Area

AUGUSTA TOWNSHIP
 AUGUSTA LAND USE STRATEGY
 PHASE 1
 SCHEDULE A1

0m 100m 200m 400m

PART C – APPENDICES

Appendix 1 – Augusta Land Use Strategy (West of Prescott) Final Concept Report, June 2023

Appendix 2 – Joint Land Development/Needs Analysis, December 2021