

**AUGUSTA TOWNSHIP
AGENDA
PLANNING ADVISORY MEETING
March 6, 2024 at 6:00 P.M.**

REGULAR COMMITTEE SESSION

- A. Call to Order
- B. Approval of Agenda
- C. Approval of Minutes of Previous Meeting- February 7, 2024
- D. Disclosure of Interest and Nature Thereof
- E. Planning Applications
 - Map of Applications
 - Severance B-13-24 & B-14-24 (Reaney) 4649 Charleville Road
 - Severance B-24-24 (Kirkland) 26 Church Street, Maitland
- F. Correspondence
 - Decision B-142-23 (Wahd & Nawab – new lot) 6248 6th Concession Road
-complies with Township's recommendations
- G. Other Business
- H. Discuss Date of Next Meeting – April 3, 2024
- I. Adjournment

**AUGUSTA TOWNSHIP
MINUTES
PLANNING ADVISORY COMMITTEE MEETING
February 7, 2024 at 6:00 p.m.**

PRESENT

Deputy Mayor Adrian Wynands, Mayor Jeff Shaver, Rob Jones, Lisa Severson

STAFF PRESENT

Melissa Banford Planner, Leslie Peterson

REGRETS

Brian Purcell

1. Call to Order

Chair Adrian Wynands called the meeting to order at 6:03 p.m.

2. Approval of Agenda

Moved by Lisa Severson, seconded by Rob Jones

THAT the Committee approve the meeting agenda as presented.

Motion: Carried.

3. Approval of Minutes of Previous Meeting- December 6, 2023

Moved by Rob Jones, seconded by Lisa Severson

THAT the Committee approve the Minutes of the previous meeting as presented.

Motion: Carried.

4. Disclosure of Interest and Nature Thereof

Lisa Severson declared a Conflict of Interest on item identified on this meeting's agenda as E: Planning Application Z-10-23 (Nuisance Wildlife Control Inc.).

No other conflicts were declared.

5. Planning Applications

Severance B-135-23 and B-136-23

Applicant Candace Dunwoodie was in attendance (electronically) to speak on the application.

The Planner summarized the report for the Committee.

The Committee discussed the application.

Moved by Lisa Severson, seconded by Rob Jones

THAT the Planning Advisory Committee recommends that consent applications B-135-23 and B-136-23 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 000 030 04400) shall be paid to Augusta Township.

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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 Kyle Road be widened if required to provide for 10 metres from the centreline of the travelled road, across the frontage of the severed lands and the retained lands 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 for each application B-135-23 and B-136-23 (\$1,000.00 total) be paid to Augusta Township, as two (2) new building lots are resulting.
 5. That the owner/applicant enter into a Development Agreement with the Township in relation to the severed lands under B-135-23 and B-136-23, be registered on title to:
 - implement the mitigation recommendations of the Environmental Impact Statement completed by Kilgour & Associates Ltd., dated August 24, 2023; and
 - **implement a development setback of 200m to any new residential dwelling (excludes accessory structures) on the severed lands under B-135-23 and B-136-23 to the existing dog kennel located at 9401 Kyle Road (0706 000 030 04609)**
- Any applicable fee for the Development Agreement shall be confirmed by the applicant with the Township.
6. That all costs associated with fulfillment of conditions are at the applicant's sole expense.
 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 lots (new building lots).

Motion: Carried.

Severance B-155-23

Applicant Brian DeJong was in attendance to speak on the application.

The Planner summarized the application for the Committee.

The Committee discussed the application.

Moved by Lisa Severson, seconded by Rob Jones

THAT the Planning Advisory Committee recommends that consent application B-155-23 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) (roll no. 0706 000 045 01500) 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 Algonquin Road be widened if required to provide for 10 metres from the centreline of the travelled road, across the frontage of the

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severed lands and retained lands 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 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).

Motion: Carried.

Severance B-157-23

No one was in attendance to speak on the application.

The Planner summarized the application for the Committee.

The Committee discussed the application.

Moved by Lisa Severson, seconded by Rob Jones

THAT the Planning Advisory Committee recommends that consent application B-157-23 be approved, subject to the following four (4) 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 000 030 02100) 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 severed lands be rezoned to a site-specific Agricultural (A) zone to permit hobby farm use with a minimum lot area of 1.83 ha (4.5 ac.) +/-, and; that the retained lands be rezoned to a site-specific Agricultural (A) zone to prohibit any dwelling use or any type of residential occupancy. (The applicant should consult with the Township regarding fulfilling this condition / related application fee).
4. That all costs associated with fulfilment of conditions are at the applicant's sole expense.

Motion: Carried.

Severance B-167-23

No one was in attendance to speak on the application.

The Planner summarized the application for the Committee.

The Committee discussed the application.

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Moved by Rob Jones, seconded by Lisa Severson

THAT the Planning Advisory Committee recommends that consent application B-167-23 be approved, subject to the following nine (9) conditions of approval, and one (1) note:

1. That the balance of any outstanding taxes, including penalties and interest, (and any local improvement charges, if applicable) (Roll 0706 000 040 12200) 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 2nd Concession Road be widened, if required, to provide for 10 metres from the centreline of the travelled road, across the frontage of the severed lands and the retained lands 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 one (1) new building lot is resulting.
5. (a) That the owner/applicant receive a favourable assessment by LRL Associates regarding the revised dwelling location as per Seaway Design dated July, 2023 to ensure no impact on the hydraulic function of the wetland. Any added conditions or recommendations to the EIS would be implemented through a Development Agreement with the Township.
(b) That the owner/applicant enter into a Development Agreement with the Township, to be registered on title to the severed lands, to implement the mitigation recommendations and building envelope identified respectively in the Environmental Impact Study (EIS) completed by LRL Associates Ltd., dated June 13, 2023, with the revised dwelling location as per the Site Plan prepared by Seaway Design, dated July, 2023 and any subsequent comments received regarding this revised development location.
(Note: There is a \$750.00 fee for a Development Agreement payable to the Township to complete this condition, plus the applicant will be responsible for any legal cost for registration on title).
6. A geotechnical review for soil bearing capacity, to confirm the stability of the soils for the new dwelling location will be required by the Township, to the satisfaction of the Chief Building Official (CBO), prior to the transfer/deed being stamped with consent and the severance finalized.
7. Minor Variance approval is granted in relation to the retained lands to permit a reduced lot frontage of 22.86m (75 ft.) +/- where the RU, Rural Zone requires a minimum lot frontage of 30m (98.4 ft.) for residential use and 100m (328.08 ft.) for agricultural use. (Note: there is a \$1,000.00 fee to the Township to apply for a Minor Variance, plus agency review fees, if any).
8. That a groundwater assessment/opinion, by a qualified hydrogeological consulting firm, shall be provided to the Township to confirm acceptable groundwater quantity and quality. This condition is deemed required as the severance is being considered as an infill lot and would also result in being more

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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.

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

Note (provided for the benefit/awareness of the applicant):

Permitting from the Ministry of Transportation (MTO) may be required for any construction on this property as it is located within the MTO-regulated corridor permitting area. The applicant should consult directly with MTO regarding this.

Motion: Carried

Zoning By-law Amendment Z-10-23

Darcy Alkerton was in attendance to speak on the application.

The Planner summarized the application for the Committee.

The Committee discussed the application.

Moved by Rob Jones, seconded by Mayor Jeff Shaver

THAT the Planning Advisory Committee recommends that Zoning By-Law Amendment related to 7000 County Road 18 be approved.

Motion: Carried

6. Correspondence

- United Counties of Leeds and Grenville Update Agricultural Area Review
- United Counties of Leeds and Grenville Agricultural Area Review- Local Area Consultation Meetings
- United Counties of Leeds and Grenville Affordable Housing information session: Tiny Homes & Additional Residential Units
- Decision B-123-23 (Steacie – Lot Addition) 3251 County Road 15
-complies with Township's recommendations

Moved by Lisa Severson, seconded by Rob Jones

THAT the February 7, 2024 Planning Advisory Committee correspondence items be received and filed.

Motion: Carried.

7. Other Business

1. Mayor Shaver provided a brief update on the Agricultural Review and Local Area Consultations meetings.

2. Discussion concerning the upcoming Augusta Official Plan review. Members indicated a willingness to participate as a steering/advisory committee in this review. They noted this could take place immediately following regular PAC meetings, should Council designate PAC as the steering committee.

3. Terms of Reference for the Official Plan review to be brought forward as a correspondence item on March meeting agenda.

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8. Next Meeting Date

Next meeting is currently scheduled for March 6, 2024 at 6:00 p.m.

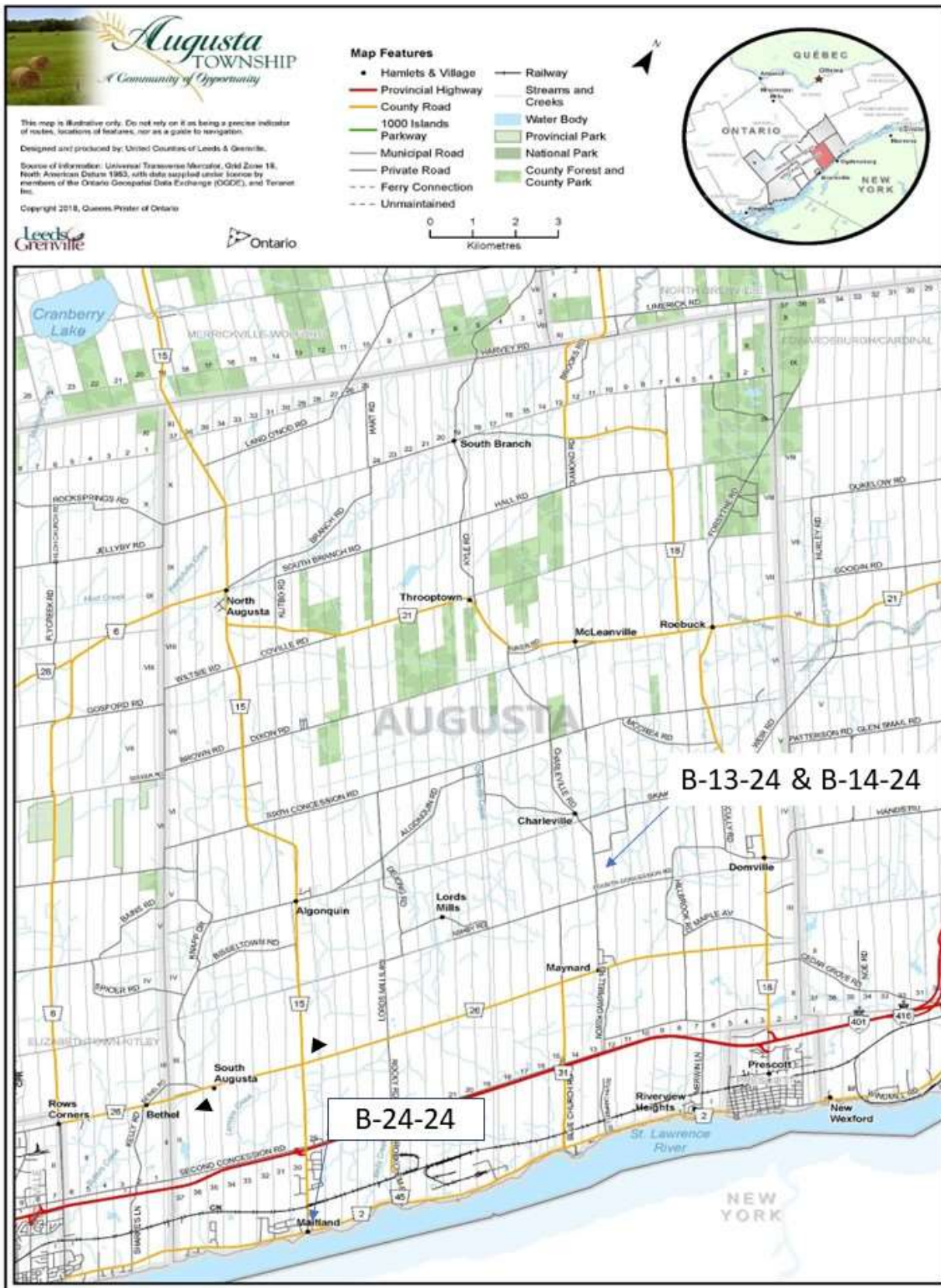
9. Adjournment

Moved by Lisa Severson

THAT the Committee adjourn at 6:45 p.m.

Motion: Carried

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TO: PLANNING ADVISORY COMMITTEE (PAC)

DATE: March 6, 2024

RE: Severance Applications B-13-24 and B-14-23 (2 New Lots)
Con. 4, Pt. Lot 12, Assessment Roll 0706 000 060 09400
4649 Charleville Road
Owner: Elwood and Anne Reaney

AUTHOR: Melissa Banford, Planner

RECOMMENDATION:

THAT the Planning Advisory Committee recommends that consent applications B-13-24 and B-14-24 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) (roll no. 0706 000 060 09400) 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 for each application B-13-24 and B-14-24 (\$1,000.00 total) be paid to Augusta Township, as two (2) new building lots are resulting.
4. That the road allowance of Charleville Road be widened, if required, to provide for 10 metres from the centreline of the travelled road, across the frontage of the two severed lots, and the retained lands, 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.
5. That all costs associated with the fulfillment of conditions are at the applicant's sole expense.
6. 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 lands under B-14-24 and the retained vacant lands under B-13-24 and B-14-24 (the resulting two new vacant/building lots).

PURPOSE:

The United Counties of Leeds and Grenville's Consent Granting Authority has received and circulated severance applications B-13-24 and B-14-24 (Reaney) 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. Refer to the **attached application (excerpts) and site sketch**.

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In brief:

- **B-13-24** proposes to sever 1.416 ha (3.5 ac.) +/- with 96 m (315 ft.) +/- of lot frontage on Charleville Road with the existing residence and accessory buildings located at 4649 Charleville Road.
- **B-14-24** proposes to create one new 0.8 ha (1.98 ac.) +/- vacant building lot with 121.92 m (400 ft.) +/- of lot frontage on Charleville Road for residential use.
- The **resulting retained lands** under B-13-24 and B-14-24 will have a lot size of 38.4 ha (95 ac.) +/- with 559 m (1834 ft.) +/- of split frontage on Charleville Road and an additional 330 m (1083 ft.) +/- frontage on Johnston Road and 265 m (869 ft.) +/- frontage on 4th Concession Road. The retained lands are proposed for agricultural and residential use.

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 staff 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 March 6, 2024 PAC meeting.

The standard condition related to the payment of taxes, as recommended by the Treasurer, should apply.

BACKGROUND:

The subject property is currently a 43.7 ha (108 ac.) +/- lot on Charleville Road with additional frontages on Johnston and 4th Concession Road. The applications propose to sever the existing dwelling with 1.416 ha (3.5 ac.) and also sever a 0.8 ha (1.98 ac.) +/- new vacant residential building lot on Charleville Road. The retained 38.4 ha (95 ac.) vacant agricultural lot will also have future residential use potential.

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), however, 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, which are discussed below.

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United Counties of Leeds and Grenville Official Plan

Under the Counties' Official Plan, the lands are designated Rural Lands with some Sand and Gravel Resource Area (Tertiary) located on the east side of the property. All of the subject property is within the 300m adjacent lands. Discussion on this has occurred between Township and Counties' planning staff. The severed lots will be located along Charleville Road, within the adjacent lands, but will in line with the existing development along Charleville Road and outside of the resource area limits.

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. In addition to the eligibility criteria, the severance must also meet the other policies in the Official Plan.

This property is designated Rural under Schedule A of the Official Plan. No Development Constraints under Schedule B have been identified.

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 along Charleville Road and consultation has been undertaken with Public Works with respect to potential road entrances.

Other rural policies to be considered are ensuring that new lot development meets the Minimum Separation Distance (MDS) standards from any livestock barns. No livestock barns were identified during preconsultation.

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 lots will meet the Township's minimum of 0.8 ha (1.98 acres) in the RU zone and Rural designation. As neither of the new resulting building lots under these applications will result in it 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 a zoned Rural (RU) zone.

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The RU zone requires a minimum lot area of 0.8 ha (1.98 ac.) and 30m (98.4) ft of road frontage for residential use. The severed lot under B-13-24 will exceed these requirements. The severed lot under B-14-24 will just meet the 0.8 ha. minimum lot size and, as such, the applicant will need to ensure that this minimum is met in consideration of any potential road widening to the Township on this application.

The resulting retained lot under B-13-24 and B-14-24 will exceed the minimums required for both residential and agricultural use in the RU zone. Any new proposed livestock use on the retained lands will be subject to meeting MDS requirements.

This severance application, subject to the recommended conditions of approval, appears 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 Applications B-13-24 and B-14-24, 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 Banford, Planner



Shannon Geraghty, CAO

Attachments: Severance B-13-24 and B-14-24 excerpts and location map

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B-13-24 Severance Application (excerpts)

HOUSE
CHARLEVILLE RD #1



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

File No. B- 13-24

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

Roll Number 27 06 000 060 09400 0000 (Mandatory 15 digits)

Date consulted with Municipality: Nov. 15, 2023

Date Accepted: February 20, 2024

1. NAME OR OWNER(S): ELWOOD + ANNE REANEY
ADDRESS, CITY/TOWN: 4649 CHARLEVILLE RD PRESCOTT
POSTAL CODE: K0E 1T0 TELEPHONE: (Home) [REDACTED] (Work) N/A
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)

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

3. LOCATION OF THE SUBJECT LAND: MUNICIPALITY AUGUSTA
Former Municipality: _____ Concession No. 4 Lot No. 5 PART LOT 12
Registered Plan No. _____ Lot(s) _____ Block(s) _____ Reference Plan No. _____
Civic Address: 4649 CHARLEVILLE RD PRESCOTT ONT K0E 1T0
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 315' ± (metres) Depth 300' ± (metres) Area (hectares) 3.5 ACRES / 1.416 ha
Existing Use HOUSE/GARAGES GARDEN Proposed Use HOUSE/GARAGES GARDEN
Number and use of buildings and structures:
Existing 1 HOUSE W/ GAZEBO 2 GARAGES Proposed SAME

6. DESCRIPTION OF LAND INTENDED TO BE RETAINED:
Frontage _____ (metres) Depth _____ (metres) Area (hectares) 97 ± / 39.25 ha
Existing Use FARM LAND + BUSH Proposed Use FARM LAND + BUSH
Number and use of buildings and structures: NONE

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

Municipally owned and operated water supply
Well (circle - dug or drilled) ☒
Communal Well ☐
Lake or other water body ☐
Other (Specify) _____

Severed Lot	Retained Lot
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Effective date October 2022

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8. **WHAT TYPE OF SEWAGE DISPOSAL IS PROPOSED?** (Check appropriate space)
- | | | |
|--|--------------------------------------|---------------------------------------|
| Municipally owned and operated sanitary sewers | Severed Lot <input type="checkbox"/> | Retained Lot <input type="checkbox"/> |
| Septic Tank | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Communal septic system | <input type="checkbox"/> | <input type="checkbox"/> |
| Other (Specify) _____ | <input type="checkbox"/> | <input type="checkbox"/> |
9. **TYPE OF ACCESS:** (Check appropriate space)
- | | | |
|---|--------------------------------------|---------------------------------------|
| Provincial Highway _____ | Severed Lot <input type="checkbox"/> | Retained Lot <input type="checkbox"/> |
| County Road _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| Municipal road, maintained all year _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Municipal road, seasonally maintained _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| Right-of-way owned by _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| Water Access (Specify docking and parking facilities and distance of these facilities from the subject land and the nearest public road.) _____ | <input type="checkbox"/> | <input type="checkbox"/> |
10. **OTHER SERVICES:** (Check if the service is Available)
- | | | |
|--------------------|---|---------------------------------------|
| Electricity | Severed Lot <input checked="" type="checkbox"/> | Retained Lot <input type="checkbox"/> |
| School Bussing | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Garbage Collection | <input type="checkbox"/> | <input type="checkbox"/> |
11. **LAND USE:**
- What is the existing UCLG Official Plan designation of the subject land? RURAL, Mineral Aggregates
- 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 1500 metres of the severed or retained land? (If yes, MDS calculations will be required)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
** Are there any tile drains on the land to be severed; if present, show them on the application sketch.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a landfill within 500 metres of severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a sewage treatment plant or waste stabilization plant within 500 metres of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a Provincially Significant Wetland (Class 1, 2 or 3 Wetland) on the severed or retained lands or within 120 metres?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is any portion of the land to be severed or retained located within a Flood Plain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is any portion of the land to be severed or retained within 500 metres of a rehabilitated mine/pit/quarry site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a non-operating mine/pit/quarry site within 1 kilometre of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there an active mine/pit/quarry site within 1 kilometre of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there an active railway line within 300 metres of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a municipal or federal airport within 500 metres of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there any Utility corridor(s) (i.e. towers, etc.) located on the severed or retained lands or within 500 metres?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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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:

No severance since 1986 (B-502-85)

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.

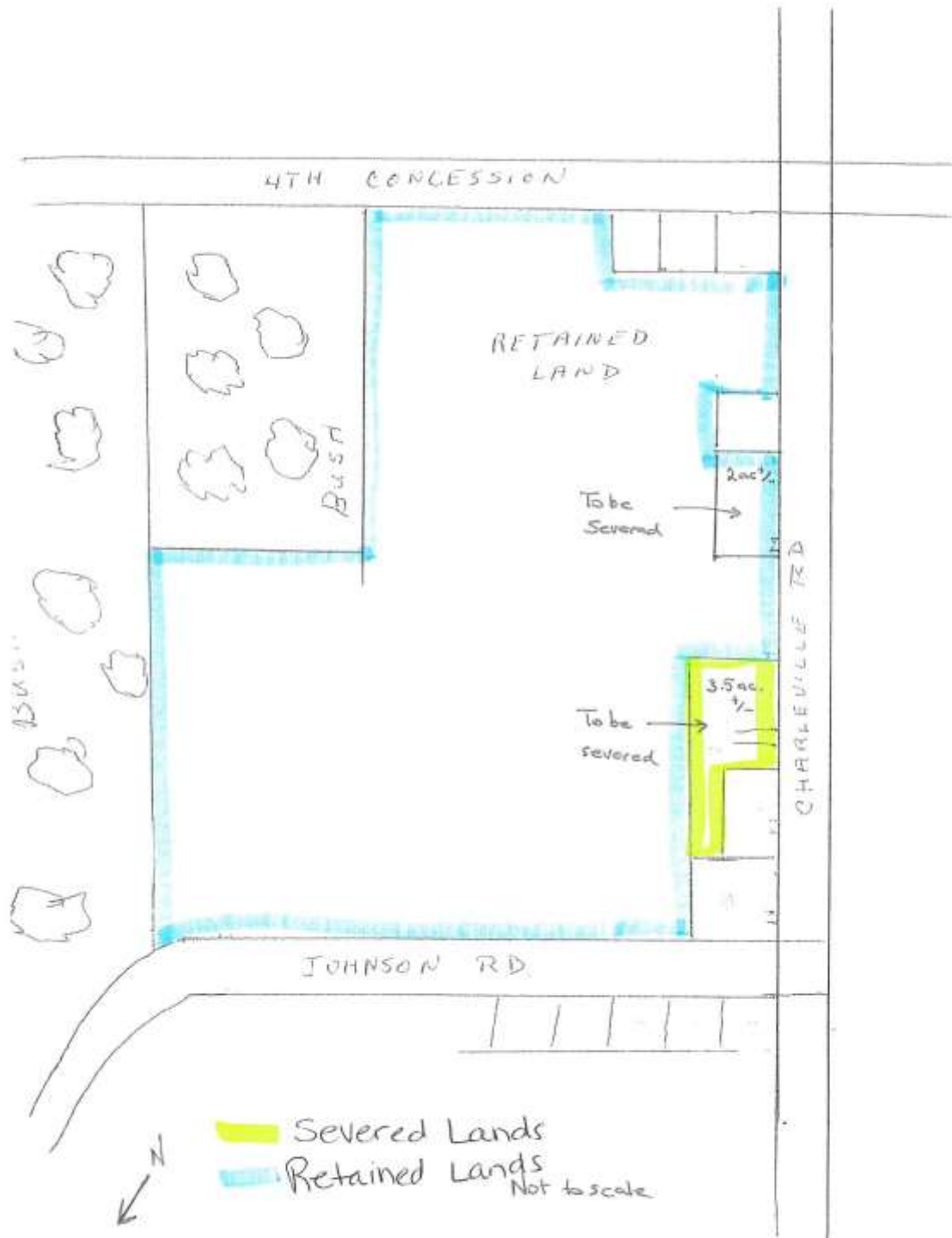
- The dimensions of the subject land, outline the part that is to be severed in yellow and the part that is to be retained in blue.
- The dimensions of any land owned by the owner of the subject land and that abuts the subject land, the distance between the subject land and the nearest Township lot line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

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AUGUSTA TOWNSHIP

B-13-24 - SITE SKETCHES



AUGUSTA TOWNSHIP

4649 Charleville



2023-11-16, 1:37:04 p.m.

Parcel LG_RoadNetwork

Municipal Road

1:2,257
0 0.01 0.03 0.05 mi
0 0.02 0.04 0.08 km

Rendered by: Municipal Property Assessment Corporation (MPAC), and
Geographic Information System (GIS) the United Counties of Leeds and
Lanark

Disclaimer: The data provided is for informational purposes only. UCLG is not liable for publishing inaccuracies, subsequent updates, errors or omissions of data.

AUGUSTA TOWNSHIP

B-14-24 Severance Application (excerpts)



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

File No. B- 14-24

LOT
JOHNSON RD #2
Charleville

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

Roll Number 0706000 060 09480 0000 (Mandatory 15 digits)

Date consulted with Municipality: Nov. 15, 2023

Date Accepted: February 20, 2024

1. NAME OR OWNER(S): ELWOOD + ANNE REANEY
ADDRESS, CITY/TOWN: 4649 CHARLEVILLE RD PRESCOTT
POSTAL CODE: KOE ITO TELEPHONE: (Home) [REDACTED] (Work) N/A
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)

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

3. LOCATION OF THE SUBJECT LAND: MUNICIPALITY AUGUSTA
Former Municipality: _____ Concession No. 4 Lot No. SPART LOT 12
Registered Plan No.: _____ Lot(s) _____ Block(s) _____ Reference Plan No. _____
Civic Address: 4649 CHARLEVILLE RD PRESCOTT KOE ITO
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: 121.90AR
Frontage 335.5 (metres) Depth 230 (metres) Area (hectares) 2 ACRES / 0.8 ha
Existing Use FARM LAND + BUSH Proposed Use BUILDING LOT
Number and use of buildings and structures: _____
Existing NONE Proposed _____

6. DESCRIPTION OF LAND INTENDED TO BE RETAINED:
Frontage 1155.3 (metres) Depth 145.2 (metres) Area (hectares) 95 +/- / 38.4 ha
Existing Use FARM LAND + BUSH Proposed Use FARM LAND + BUSH
Number and use of buildings and structures: NONE

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

Municipally owned and operated water supply
Well (circle - dug or drilled)
Communal Well
Lake or other water body
Other (Specify) _____

Severed Lot	Retained Lot
<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Effective date: October 2022

AUGUSTA TOWNSHIP

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8. **WHAT TYPE OF SEWAGE DISPOSAL IS PROPOSED?** (Check appropriate space)
- | | Severed Lot | Retained Lot |
|--|-------------------------------------|--------------------------|
| Municipally owned and operated sanitary sewers | <input type="checkbox"/> | <input type="checkbox"/> |
| Septic Tank | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Communal septic system | <input type="checkbox"/> | <input type="checkbox"/> |
| Other (Specify) _____ | <input type="checkbox"/> | <input type="checkbox"/> |
9. **TYPE OF ACCESS:** (Check appropriate space)
- | | Severed Lot | Retained Lot |
|---|-------------------------------------|--------------------------|
| Provincial Highway _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| County Road _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| Municipal road, maintained all year <u>AR</u> <u>EP</u> | <input type="checkbox"/> | <input type="checkbox"/> |
| Municipal road, seasonally maintained <u>Johnson Road</u> <u>Charleville Rd.</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Right-of-way owned by _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| Water Access (Specify docking and parking facilities and distance of these facilities from the subject land and the nearest public road.) _____ | <input type="checkbox"/> | <input type="checkbox"/> |
10. **OTHER SERVICES:** (Check if the service is Available)
- | | Severed Lot | Retained Lot |
|--------------------|-------------------------------------|--------------------------|
| Electricity | <input type="checkbox"/> | <input type="checkbox"/> |
| School Bussing | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Garbage Collection | <input type="checkbox"/> | <input type="checkbox"/> |
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 1500 metres of the severed or retained land? (if yes, MDS calculations will be required)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
** Are there any tile drains on the land to be severed; if present, show them on the application sketch.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a landfill within 500 metres of severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a sewage treatment plant or waste stabilization plant within 500 metres of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a Provincially Significant Wetland (Class 1, 2 or 3 Wetland) on the severed or retained lands or within 120 metres?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is any portion of the land to be severed or retained located within a Flood Plain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is any portion of the land to be severed or retained within 500 metres of a rehabilitated mine/pit/quarry site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a non-operating mine/pit/quarry site within 1 kilometre of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there an active mine/pit/quarry site within 1 kilometre of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there an active railway line within 300 metres of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a municipal or federal airport within 500 metres of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there any Utility corridor(s) (i.e. towers, etc.) located on the severed or retained lands or within 500 metres?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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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:

NO SEVERANCES SINCE 1986 (B502-B53)

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.

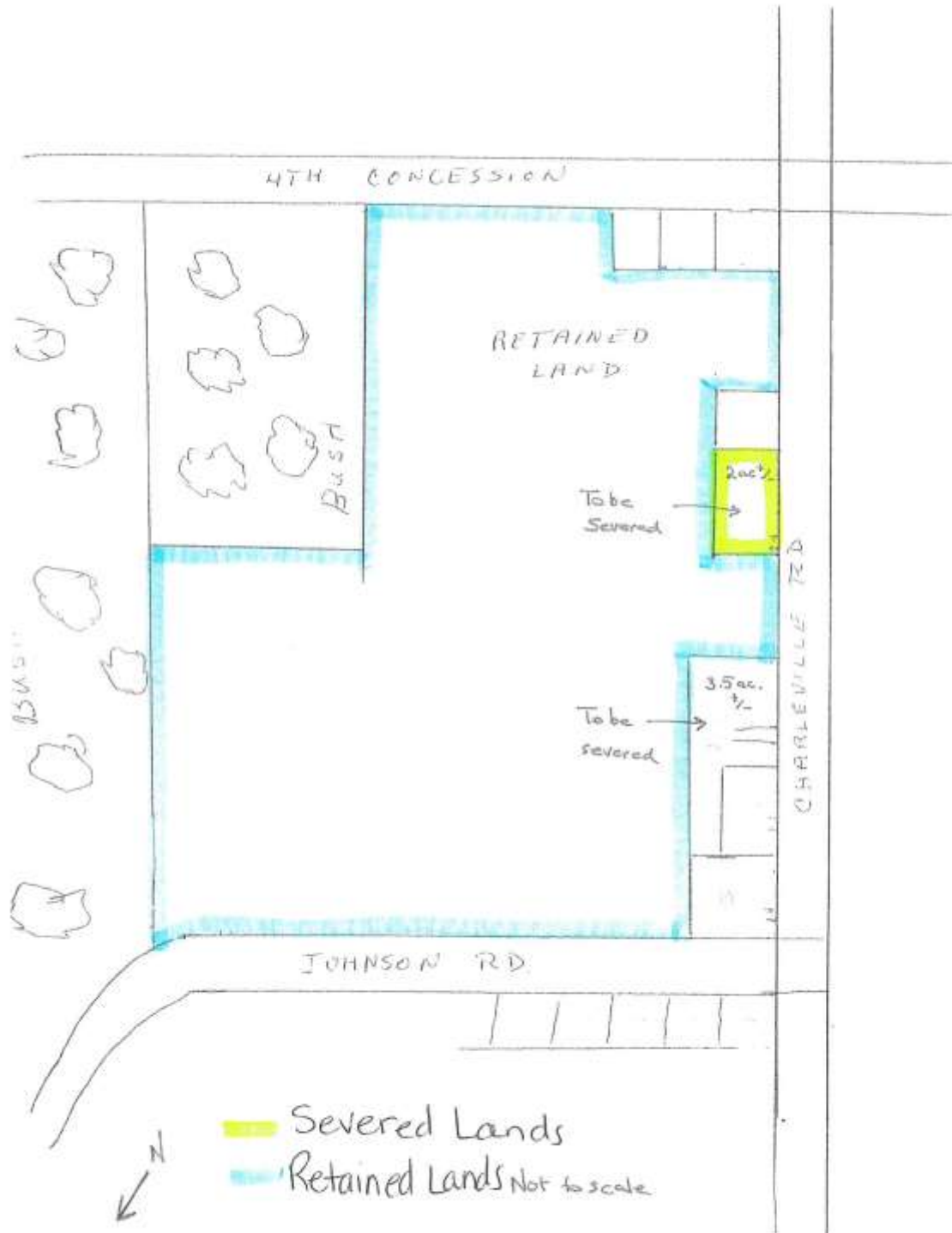
- The dimensions of the subject land, outline the part that is to be severed in yellow and the part that is to be retained in blue.
- The dimensions of any land owned by the owner of the subject land and that abuts the subject land, the distance between the subject land and the nearest Township lot line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

Effective date October 2022

AUGUSTA TOWNSHIP

B-14-24 - SITE SKETCHES



AUGUSTA TOWNSHIP

0706 000 060 09400 4649 Charleville Rd



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B-13-24 and B-14-24 - LOCATION MAP

B-13-24 & B-14-24 Reaney Severances



AUGUSTA TOWNSHIP

TO: PLANNING ADVISORY COMMITTEE (PAC)

DATE: March 6, 2024

RE: Severance Application B-24-24 (Lot Addition)
Part Lot 7, Plan 9, Pt. 1, 15R-177, Assessment Roll 0706 000 035 17700
26 Church Street (lot addition onto 28 Church Street)
Owner: Shirley Kirkland
Agent/Applicant: Michele Bowman/ Angela Seecharan

AUTHOR: Melissa Banford, Planner

RECOMMENDATION:

THAT the Planning Advisory Committee recommends that consent application B-24-24 be approved, subject to the following five (5) 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 (28 Church Street, Assessment Roll 0706 000 035 17701). 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 000 035 17700) 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. Minor Variance approval is granted in relation to the retained lands to permit a reduced lot frontage of 21.43 m (70.3 ft.) +/- and a reduced lot area of 0.19 ha (0.473 ac.) +/- where the current RV, Residential Village Zone, requires a minimum lot frontage of 30m (98.4 ft.) and lot area of 0.4 ha (1 ac.) for single detached dwelling residential use. (Note: there is a \$1,000.00 fee to the Township to apply for a Minor Variance, plus agency review fees, if any).
5. All costs associated with fulfillment of conditions are at the applicant's sole expense.

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PURPOSE:

The United Counties of Leeds and Grenville's Consent Granting Authority has received and circulated severance application B-24-24, 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 of the recipient lot at 28 Church Street.

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, staff circulated the proposed severance internally to Township Departments. No concerns or foreseeable issues are anticipated however, staff will confirm if any comments otherwise are received at the March 6, 2024, PAC meeting.

BACKGROUND:

The subject property is a 0.21 ha (0.52 ac.) lot with an existing dwelling and accessory structure(s) located at 26 Church Street.

Refer to the **attached application (excerpts) and site sketch**. In brief:

- B-24-24 proposes to sever 0.019 ha (0.047 ac.) +/- with 4.58 m (15 ft.) +/- lot frontage on Church Street for the purpose of a lot addition onto the abutting property at 28 Church Street;
- The retained lands will have a lot area of 0.19 ha (0.473 ac.) +/- with 21.43 m (70.3 ft.) +/- of frontage, which contains an existing dwelling at 26 Church Street.

ANALYSIS:

This application is for the purpose of a lot addition only. As no new lot is to result, the eligibility policy for the creation of new lots under the Township's Official Plan is not applicable.

Under the Counties' Official Plan, the subject property is designated Rural Settlement Area.

The subject property is designated Settlement Area under Schedule A of the Township's Official Plan. No development constraints have been identified on Schedule B of the Official Plan.

Both the severed lands at 26 Church Street and the recipient lot at 28 Church Street are existing undersized lots of record with respect to lot area and frontage under current Zoning By-law 2965, as amended. The proposed severance is to sever and add the

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existing driveway belonging to the house at 28 Church Street, which was recently confirmed as being partially located on the abutting property at 26 Church Street.

The retained lands at 26 Church Street currently have a lot area of 0.21 ha (0.52 ac.) and 26.01 m (85.33 ft.) frontage which is undersized from the current RV zone minimum requirements of 0.4 ha (1 ac.) lot area and 30m (98.4 ft.) lot frontage for single detached dwelling residential use. The proposed lot addition will further reduce the retained land's lot area to 0.19 ha (0.473 ac.) +/- and 21.43 m (70.3 ft.) +/- of frontage. To address this increased deficiency in lot area and frontage, relief through a Minor Variance application needs to be sought as a condition of severance approval. The existing dwelling at 26 Church Street will be 3.12 m (10.24 ft.) at minimum to the "new" interior side yard as a result of the severance, which will meet the RV Zone minimum setback of 3m (9.8 ft.), so no additional minor variance relief appears to be required.

This severance application, subject to the recommended conditions of approval, appears 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.

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LINK TO MUNICIPAL PLANS:

The recommendations on Severance Application B-24-24, with stated conditions, appear to align with the Settlement Areas severance policies of Augusta's Official Plan and will meet/exceed the zone provisions of Augusta's Zoning By-law.



Melissa Banford, Planner



Shannon Geraghty, CAO

Attachments: Severance Application B-24-24 (excerpts)

AUGUSTA TOWNSHIP

B-24-24 APPLICATION FORM (excerpts)



APPLICATION FOR CONSENT

Under Section 53 of the Planning Act

UNITED COUNTIES OF LEEDS AND GRENVILLE

TO BE COMPLETED BY LOCAL MUNICIPALITY	TO BE COMPLETED BY UCLG PLANNING DEPARTMENT									
<p>The applicant has undertaken Severance Pre-Consultation. The signature below does not imply Municipal support for the application.</p> <p>Date: <u>Jan 22/2024</u></p> <p><u>[Signature]</u> Signature of Municipal Official</p>	<p>FILE NO. B- <u>24-24</u></p> <p>Date Received: Date Revised: Date Deemed Complete:</p>									
<p>TO BE COMPLETED BY LOCAL MUNICIPALITY – (describe studies required)</p> <p>The Municipal Pre-Consultation Review has determined that the following studies and/or reports will be required and are to be submitted <u>with</u> your application:</p> <table border="0"><tr><td><input type="checkbox"/> Aggregate Impact Study</td><td><input type="checkbox"/> Hydrogeological Study</td><td><input type="checkbox"/> MDS Calculations</td></tr><tr><td><input type="checkbox"/> Archaeological Study</td><td><input type="checkbox"/> Noise and/or Vibration Study</td><td><input type="checkbox"/> Environmental Impact Study</td></tr><tr><td><input type="checkbox"/> Professional Planning Rationale</td><td colspan="2"><input type="checkbox"/> Other (Specify):</td></tr></table> <p>The Municipal Pre-Consultation Review has determined that the following studies and/or reports will be conditions of provisional consent:</p> <p><u>None. Minor Variance approval will be required as a condition of approval (re: lot size/frontage)</u></p>		<input type="checkbox"/> Aggregate Impact Study	<input type="checkbox"/> Hydrogeological Study	<input type="checkbox"/> MDS Calculations	<input type="checkbox"/> Archaeological Study	<input type="checkbox"/> Noise and/or Vibration Study	<input type="checkbox"/> Environmental Impact Study	<input type="checkbox"/> Professional Planning Rationale	<input type="checkbox"/> Other (Specify):	
<input type="checkbox"/> Aggregate Impact Study	<input type="checkbox"/> Hydrogeological Study	<input type="checkbox"/> MDS Calculations								
<input type="checkbox"/> Archaeological Study	<input type="checkbox"/> Noise and/or Vibration Study	<input type="checkbox"/> Environmental Impact Study								
<input type="checkbox"/> Professional Planning Rationale	<input type="checkbox"/> Other (Specify):									

1. APPLICATION INFORMATION

Name of Registered Owner(s) as shown on Deed: <u>Shirley Kirkland</u>	
Telephone Numbers: Home: <u>[REDACTED]</u> Cell: _____ Other: _____	
E-mail: _____	
Mailing Address: <u>Box 252 26 Church St.</u>	
City/Province: <u>Midland</u>	Postal Code: <u>K0G-1P0</u>

AUGUSTA TOWNSHIP

2. AUTHORIZED AGENT

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. Complete Section 17 of this application if the applicant is not the owner.

Name(s): Michele Bowman Mailing Address: 280 Church St. Box 183
City/Province: Mainland Postal Code: K0C-1P0
Phone: [REDACTED] E-mail: [REDACTED]

3. LOCATION OF THE SUBJECT LANDS (Complete ALL applicable lines)

Municipality: <u>Augusta</u>	Registered Plan Number: <u>9</u>
Former Municipality: <u>—</u>	Registered Plan Lot Number(s): <u>7 (Part Lot)</u>
Lot Number(s): <u>Part Lot 7, Plan 9</u>	Are there any right-of-way easements or restrictive covenants affecting the severed or retained land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Concession Number(s): <u>—</u>	If YES, provide location on sketch and describe below.
Reference (Survey) Plan Number: <u>ISR-177</u>	
Part Number(s): <u>1</u>	
Assessment Roll #: <u>0706-000-035-17700</u>	
Name of Street/Road: <u>Church Street</u>	
Civic Address Number: <u>26</u>	

4. PURPOSE OF APPLICATION

Transfer: <input type="checkbox"/> Creation of a New Lot <input checked="" type="checkbox"/> Addition to a Lot
Other: <input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement <input type="checkbox"/> Correction of Title <input type="checkbox"/> Charge <input type="checkbox"/> Lease (ROW)
Other Purpose (please specify): <u>—</u>
Name(s) of person(s), to which land or interest in land is to be transferred, leased or charged – this section must be completed for an Addition to a Lot, ROW, Easement or Other: FULL NAME(S): <u>Michele Bowman / Angela Seacharan</u>
If this a lot addition, ROW, or Easement, identify the lands to which the severed lands will be added. Name of Street/Road: <u>Church Street</u> Civic Address Number: <u>28</u> Assessment Roll #: <u>0706-000-035-17701</u>

AUGUSTA TOWNSHIP

5. DESCRIPTION OF SUBJECT LAND (All measurements are to be provided in **METRIC ONLY** and must be shown on a sketch)

DESCRIPTION OF LAND INTENDED TO BE SEVERED:	DESCRIPTION OF LAND INTENDED TO BE RETAINED:
Road Frontage (metres): <u>3m +/- (9.8') +/-</u>	Road Frontage (metres): <u>23m (75.5 ft.) +/-</u>
Water Frontage (metres): <u>—</u>	Water Frontage (metres): <u>—</u>
Depth (metres): <u>80m +/- (265') +/-</u>	Depth (metres): <u>80m +/- (265') +/-</u>
Area (hectares): <u>246 sqm (2650 sq. ft.) +/-</u>	Area (hectares): <u>1858 sq.m +/- (20,000 sq.ft.)</u> <u>0.46 ac.</u>
Existing Use(s): <u>Residential (driveway)</u>	Existing use(s): <u>Residential</u>
Proposed Use(s): <u>Residential</u>	Proposed Use(s): <u>Residential</u>
Describe Existing Building(s) or Structure(s): <u>Dwelling - driveway used by 28 Church St.</u>	Describe Existing Building(s) or Structure(s): <u>Dwelling (26 Church)</u>
Describe Proposed Building(s) or Structure(s): <u>none</u>	Describe Proposed Building(s) or Structure(s): <u>none</u>

6. EXPLANATION FOR SEVERANCE:

An explanation as to the reason and purpose for this severance **MUST** be provided or the application will be deemed incomplete.

correct the drive away that is on 26 → to make it part of 28 Church St.

7. WHAT TYPE OF WATER SUPPLY IS PROPOSED? (Check Appropriate)

	Severed Lands	Retained Lands
Municipally owned and operated water supply		
Well (dug or drilled)	X	X
Lake or other water body		
Other (please specify) (i.e. Communal well): _____		

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8. WHAT TYPE OF SEWAGE DISPOSAL IS PROPOSED? (Check Appropriate)

	Severed Lands	Retained Lands
Municipally owned and operated sanitary sewers		
Septic tank	X	X
Other (please specify): (i.e. Communal septic system) _____		

9. TYPE OF ACCESS? (Check Appropriate)

	Severed Lands	Retained Lands
Provincial Highway		
County Road		
Municipal Road, maintained all year	X	X
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 to the nearest public road)		

10. OTHER SERVICES

	Severed Lands	Retained Lands
Electricity	X	X
School Bussing	X	X
Garbage Collection		

11. LAND USE (Planning Documents)

a) What is the existing UCLG Official Plan Designation on the subject lands?	<u>Rural Settlement Area</u>
b) What is the existing Municipal Official Plan Designation on the subject lands?	<u>Settlement Area</u>
c) What is the existing zoning on the subject lands?	<u>RV, Residential Village Zone</u>

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12. LAND USE

Are there any barns/buildings located within **1500 metres** of the subject property which currently house, or are capable of housing livestock now or historically? ☐ Yes ☒ No

If yes, you MUST complete "Minimum Distance Separation (MDS)" calculations for each applicable barn (attach all information to application).

Also, please indicate their approximate location and distance to the subject lands (severed and retained) on the accompanying sketch.

You **MUST** answer YES or NO to the following:

USE OR FEATURE	Yes	No
Is there a landfill site (waste site) within 500 metres of severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a sewage treatment plant or waste stabilization plant within 500 metres of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a provincially significant wetland (Class 1, 2 or 3 wetland) on the severed or retained lands or within 120 metres?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is any portion of the land to be severed or retained located within a Flood Plain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is any portion of the land to be severed or retained within 500 metres of a rehabilitated mine/pit/quarry site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a non-operating mine/pit/quarry site within 1 kilometre of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there an active mine/pit/quarry site within 1 kilometre of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there an industrial or commercial land use located within 500 metres of the severed or retained land? (If yes, specify the use) _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there an active railway line within 500 metres of the severed or retained land? (150m to north +/-)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there a municipal or federal airport within 500 metres of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there any utility corridor(s) (i.e. high voltage power lines, pipe lines or communication lines) located on, or within 500 metres of the severed or retained lands?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

AUGUSTA TOWNSHIP

13. HISTORY OF 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?

☐ Yes ☒ No ☐ 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?

☐ Yes ☒ No

If yes, provide for each parcel severed, the date of transfer, the name of the transferee, and the land use.

14. CURRENT APPLICATIONS ON SUBJECT LAND

Is the subject land currently the subject of a proposed UCLG and/or Municipal Official Plan Amendment(s)?

☐ Yes ☒ No ☐ 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, minor variance, another consent application, or approval of a plan of subdivision?

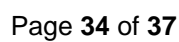
☐ Yes ☒ No ☐ Unknown

If yes, and if known, specify the appropriate file number, and status of application(s).

15. 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-24-24 SITE SKETCH



AUGUSTA TOWNSHIP

B-24-24 LOCATION MAP

B-24-24 Lot Addition - 26 & 28 Church Street



AUGUSTA TOWNSHIP

Phone 613-342-3840 – Ext. 2414
Fax 613-342-2101
E-Mail: krista.weidenaar@ucig.on.ca



25 Central Avenue West
Suite 100,
Brockville, ON, K6V 4N6

UNITED COUNTIES OF LEEDS AND GRENVILLE CONSENT GRANTING AUTHORITY

DECISION

APPLICATION B-142-23

We the undersigned members of the Consent Granting Authority of the United Counties of Leeds and Grenville; do hereby certify that the following is a decision reached by us at a hearing held at the Counties Offices, 25 Central Avenue, Brockville, Ontario on **January 31, 2024**. The said decision was reached on the application of **Nazim Wahd & Sadaf Nawab** to sever a parcel of land being; part of Lot 28, Concession 6; **Township of Augusta** having dimensions of approximately 60 metres by 220 metres with an area of 2 hectares.

DECISION: **GRANTED** providing the conditions as stated below are met.

REASONS:

Division of land is compatible with the intent and purpose of the Official Plan and meets the criteria in Section 51 (24) of the Planning Act providing conditions are met.

EFFECT OF WRITTEN SUBMISSIONS ON THE DECISION:

No written comments were submitted on this consent application to the approval authority.

CONDITIONS:

- (1) That all conditions imposed in the granting of this decision be met and one (1) original paper copy and one (1) digital copy of the deposited reference plan of the subject lands, which conforms substantially with the application as submitted, and the instrument relating to the transaction (deed/transfer, Service Ontario parcel register, grant of right-of-way, etc.) be presented to the Secretary-Treasurer of the Consent Granting Authority for the Certificate of Consent no later than **January 31, 2026**.
- (2) That the balance of any outstanding taxes, including penalties and interest, (and any local improvement charges, if applicable) (Roll 0706 000 045 08301 and 0706 000 045 08300) shall be paid to Augusta Township.
- (3) That an acceptable reference plan, survey or legal description of the severed lands be submitted to Augusta Township.
- (4) That the road allowance of 6th Concession Road be widened, if required, to provide for 10 metres from the centreline of the travelled road, across the frontage of the severed lands and the retained lands 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.
- (5) That a cash-in-lieu of parkland levy of \$500.00 be paid to Augusta Township, as one (1) new building lot is resulting.
- (6) That the owner/applicant enter into a Development Agreement with the Township, to be registered on title to the severed lands, to implement the mitigation recommendations and building envelope identified in the Environmental Impact Study (EIS) completed by BCH Environmental Consulting Inc. on August 8, 2023 (any applicable fee for the Development Agreement shall be confirmed by the applicant with the Township).
- (7) That a groundwater assessment on the suitability of the quantity and quality of groundwater to service the severed 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 is being considered as an infill lot and would also 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.
- (8) That all costs associated with fulfillment of conditions are at the applicant's sole expense.
- (9) The applicant provides South Nation Conservation (Septic Review) with a signed letter stating that all private sewage systems are a minimum of three (3) metres from property lines.

AUGUSTA TOWNSHIP

- (10) That written release of conditions 2, 3, 4, 5, 6, 7 and 8 from the Township be submitted to the Consent Granting Authority prior to endorsement of consent on the deed for the severed land.
- (11) That written release of condition 9 from South Nation Conservation (Septic Review) be submitted to the Consent Granting Authority prior to endorsement of consent on the deed for the severed land.

NOTES:

- (1) The Township had no objection providing conditions 2, 3, 4, 5, 6, 7 and 8 are complied with.
- (2) South Nation Conservation had no objection.
- The severed and retained lots contain Provincially Significant Wetlands (PSW) and areas within 120m of a PSW, and the retained lot contains a mapped watercourse on the northeast side. These features are regulated under Ontario Regulation 170/06.
 - Development, including vegetation removal, is not permitted within a PSW. Any proposed development within or 120m adjacent to the wetland may require a permit from SNC, and restrictions may apply.
 - Development of the severed lot will require a permit from SNC. SNC note the proposed retained lot is already developed.
 - Any interference with the existing channel of a watercourse, including a municipal drain, requires a permit from SNC, and restrictions may apply.
 - The retained lot contains part of the Charleville Creek PSW Complex, and the severed lot contains an area within 120m of the Charleville Creek PSW, located on the south side of 6th Concession Road.
 - The Augusta Township Official Plan prohibits development and site alteration within a PSW. Development or site alteration within 120 metres of a PSW may be permitted, where it is demonstrated that no negative impacts on the wetland's natural features or ecological function will occur.
 - The retained lot contains organic soils identified on the Augusta Township Official Plan.
 - Section 7.5.1 of the Augusta Township Official Plan prohibits development on organic soils, unless it can be demonstrated the site is suitable for development using accepted engineering practices.
- (3) South Nation Conservation (Septic Review) had no objection providing condition 9 is complied with.

ADDITIONAL INFORMATION:

- You will be entitled to receive notice of any changes to the conditions of the provisional consent, if you have made a written request to be notified of changes to the conditions of the provisional consent.
- Any appeal to the Ontario Land Tribunal must be received by the Secretary-Treasurer of the Consent Granting Authority at the United Counties of Leeds & Grenville no later than the appeal date of this notice and it must:
 - Set out the reasons for the appeal; and,
 - Be accompanied by the fee charged under the Ontario Land Tribunal Act.

I hereby certify this to be a true and exact copy



Chair



Secretary-Treasurer

This Decision was mailed on **February 1, 2024**

The last date for appealing this decision is **February 21, 2024**