

**AUGUSTA TOWNSHIP
AGENDA
PLANNING ADVISORY MEETING
May 1, 2024 at 6:00 P.M.**

REGULAR COMMITTEE SESSION

- A. Call to Order
- B. Approval of Agenda
- C. Approval of Minutes of Previous Meeting- March 6, 2024 – **Page 2**
- D. Disclosure of Interest and Nature Thereof
- E. Planning Applications
 - **Z-01-24** Zoning By-law Amendment Report– **Page 5**
Streight Property, 9655 County Road 18
 - **B-40-24** New Lot Severance Application Report– **Page 15**
Daoust Property, 9142 County Road 6
- F. Staff Reports (not related to filed applications)
 - Official Plan and Zoning By-Law Review Update - **Page 30**
- G. Correspondence
 - Decision – Township of Edwardsburg Cardinal Official Plan Amendment No. 2 – **Page 33**
 - Notice of Public Meeting - Township of Edwardsburg Cardinal Zoning Bylaw Amendment – **Page 36**
 - Decision – Township of Augusta Official Plan Amendment No. 4 – **Page 38**
 - Decision B-135-23 & B-136-23 (14345371 Canada Inc – new lots) 9424 Branch Road (complies with Township’s recommendations) – **Page 42**
 - Decision B-157-23 (Streight – new lot) 9655 County Road 18 (complies with Township's recommendations) – **Page 44**
- H. Other Business
- I. Discuss Date of Next Meeting – June 5, 2024
- J. Adjournment

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

PRESENT

Deputy Mayor Adrian Wynands, Mayor Jeff Shaver, Rob Jones, Brian Purcell

ABSENT

Lisa Severson

STAFF PRESENT

Melissa Banford Planner, Leslie Peterson

REGRETS

1. Call to Order

Chair Adrian Wynands called the meeting to order at 6:05 p.m.

2. Approval of Agenda

Moved by Rob Jones, seconded by Brian Purcell

THAT the Committee approve the meeting agenda as presented.

Motion: Carried.

3. Approval of Minutes of Previous Meeting- February 7, 2024

Moved by Rob Jones, seconded by Jeff Shaver

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

Motion: Carried.

4. Disclosure of Interest and Nature Thereof

None were noted.

5. Planning Applications

Severance B-13-24 and B-14-24

Applicants, Anne Reaney & Elwood Reaney were in attendance to speak on the application.

The Planner summarized the report for the Committee.

The Committee discussed the application.

Moved by Brian Purcell, seconded by Rob Jones

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.

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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 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).

Motion: Carried.

Severance B-24-24

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 Brian Purcell, seconded by Rob Jones

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.

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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.
Motion: Carried.

6. Correspondence

- Decision B-142-23 (Wahd & Nawab – new lot) 6248 6th Concession Road
-complies with Township's recommendations

Moved by Rob Jones, seconded by Brian Purcell

THAT the March 6, 2024 Planning Advisory Committee correspondence items be received and filed.

Motion: Carried.

7. Other Business

Chair Adrian Wynands requested an update on the Augusta Official Plan Review. The Planner advised that it will be several months before there would be anything to review should the Planning Advisory Committee be chosen by Council to participate as a steering/advisory committee.

Rob Jones asked for clarification on what was public information relating to planning applications. In particular, he enquired if public consultation would be required for a filed Plan of Subdivision application. The Planner advised that any application requiring planning approval would be brought to public consultation through Planning Advisory Committee meetings.

8. Next Meeting Date

Next meeting is currently scheduled for April 3, 2024 at 6:00 p.m.

9. Adjournment

Moved by Rob Jones

THAT the Committee adjourn at 6:40 p.m.

Motion: Carried

AUGUSTA TOWNSHIP

TO: PLANNING ADVISORY COMMITTEE (PAC)

DATE: May 1, 2024

RE: Zoning By-Law Amendment Z-01-24
9655 County Road 18 (Streight property)

AUTHOR: Melissa Banford, Planner
Barbara Kalivas, Planner

RECOMMENDATION:

THAT the Planning Advisory Committee recommends that Zoning By-Law Amendment related to 9655 County Road 18 be approved.

PURPOSE:

This Zoning By-Law Amendment application had been filed by the property owners Robert and Elizabeth Streight to fulfill a Township requested condition of approval on Severance Application B-157-23, a severance of a surplus dwelling and retaining lands for agricultural use only, as a farm consolidation.

The application proposes to rezone the severed lands, to be a 1.62 ha (4 ac.) +/- lot with the existing dwelling, barn, and accessory structures located at 9655 County Road 18, from Agricultural (A) Zone to Agricultural Special Exception Six (A-XR6) Zone. The effect of the A-XR6 zone is to permit continued hobby farm use on a lot having a lot area that is less than 2 ha. (4.94 ac.).

The application also proposes to rezone a portion of the retained lands, to be a 37.64 ha (93 ac.) +/- vacant lot, from Agriculture (A) Zone to Agriculture Special Exception Seven (A-XR7) Zone to prohibit future residential uses on the retained lands.

CONSULTATION:

A Public Meeting before Council is scheduled for April 29, 2024. Notice of the Public Meeting was advertised in the Brockville Recorder and Times on April 6, 2024, to provide public notice as required under the *Planning Act* and related regulations. Notice was also provided to prescribed agencies as required.

In addition, the Notice of Public Meeting was mailed to all property owners within 120m (400 ft.) of the subject property on April 5, 2024. This added notice circulation is a standard Township procedure to give the area property owners direct information regarding these amendments. A copy of the Public Meeting Notice is attached.

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As of the date of this report being prepared (April 26, 2024), the following comments have been received:

- Email from Chief Building Official, dated April 5, 2024, advising of no concerns.
- Email from Enbridge Gas, dated April 17, 2024, advising of no concerns.

Should any other concerns or comments be expressed at the Public Meeting before Council on April 29, 2024, staff will bring this to the Committee's attention.

BACKGROUND:

The subject property is a 40 ha (99 acre) +/- lot, which has an existing dwelling, barn, and accessory structures located at 9655 County Road 18. Under Severance B-157-23, the existing dwelling, barn and a workshop are to be severed with 1.62 ha (4 ac.) +/- as a surplus dwelling of an area farmer, for residential and hobby farm use.

The 37.64 ha (93 ac.) +/- retained vacant lot is to be used for agricultural/crop use by this same area farmer. There are two existing agricultural-use sheds on the retained lands which are proposed to be removed.

The Township had supported the severance with conditions. As required under Condition (4) of B-157-23, the retained 37.64 ha (93 ac.) +/- vacant lot is proposed to be rezoned to an Agriculture Special Exception Zone to prohibit future residential uses on these vacant lands in accordance with the provincial policy statement and Counties and Township Official Plans. Additionally, the 1.62 ha (4 ac.) +/- lot with the existing dwelling is proposed to be rezoned to an Agriculture Special Exception Zone to permit continued hobby farm use.

ANALYSIS:

PLANNING CONTEXT:

Provincial Policy Statement (PPS) (2020)

The PPS Section 2.3 recognizes that prime agricultural areas are to be protected for long-term agricultural use. The creation of new residential use lots by severance is not permitted. The PPS provides an exception under Section 2.3.4.1 where a dwelling that is surplus to a farming operation as a result of a farm consolidation may be permitted, provided the retained farm parcel will be zoned to prohibit residential use.

United Counties of Leeds and Grenville Official Plan

The subject lands are designated Agricultural Area with some Provincially Significant Wetlands under the Counties' Official Plan. The Counties' Official Plan encourages the protection of prime agricultural lands and seeks to minimize fragmentation. The Counties' Official Plan also only permits the severance of a residential lot where the dwelling has been rendered surplus to the farming operation as a result of a farm acquisition.

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Township of Augusta Official Plan

The subject lands are primarily designated Agricultural Resource Lands with a watercourse and Provincially Significant Wetlands along the east side of the lot and rear under Schedule A of the Official Plan. Under Schedule B, Development Constraints, areas are also identified as Floodplain and Significant Woodlands.

Similar to the PPS and the Counties' Official Plan, in the Township's Agricultural Resource Lands designation, severances are very limited and restricted where new residential lots are not permitted to avoid agricultural use conflicts.

Official Plan, Section 3.2.5, provides that new lots for existing dwellings that are surplus to a farming operation as a result of a farm consolidation may be permitted, provided the retained farm parcel will be zoned to prohibit residential use. This section defines a farm consolidation as the consolidation of one farm operation with another located within 20 kilometers of the lot where the main farm buildings are located. It is understood that the lands were recently acquired by a farmer who meets this 20-kilometer criteria. The property owner wishes to sell the dwelling but retain the balance of the lands for agricultural/crop purposes only.

Official Plan Section 3.2.2.1, states that the new lot for the surplus dwelling "shall be kept to the minimum required for site services and local development standards in order to limit the loss of prime agricultural land." The PPS (Section 2.3.4.1) also limits the new lot to the "minimum size needed to accommodate the uses and proposed sewage and water services". The proposed 1.62 ha (4 ac.) +/- lot was assessed by Township staff in conformance with this policy as being able to accommodate a dwelling with the existing barn structure(s) to allow for limited hobby farm use.

Township of Augusta Zoning By-Law

The subject lands are currently zoned A, Agricultural Zone, PSW, Provincially Significant Wetlands, and FP, Floodplain under Zoning By-Law 2965, Schedule B. The area of the retained lands currently zoned PSW are proposed to remain unchanged.

The severed lands under B-157-23 will be a 1.62 ha (4 ac.) +/- lot proposed to be used for residential and hobby farm use. The A Zone requires a minimum lot size of 1.42 ha (4.94 ac.) to permit hobby farm/livestock uses which the severed lot meets. As the severed lands will be under the minimum lot area required, a site-specific A-XR6 zone is proposed to allow for continued hobby farm use. The proposed lot size variation is minimal.

The 37.64 ha (93 ac.) retained lands, meets the 20 ha (49.42 ac.) minimum lot size and 100m (328.08 ft.) minimum lot frontage required in the A zone to permit agricultural use. The rezoning to a Special Exception A-XR7 Zone, prohibiting future residential use, will meet the severance approval requirements as well as the policy intents of the PPS and the Counties and Township Official Plans.

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LINK TO MUNICIPAL PLANS:

The proposed Zoning By-Law Amendment to Schedule B appears to align with the Agricultural land policies of Augusta's Official Plan and is **recommended for approval**.



Melissa Banford, Planner



Shannon Geraghty, CAO

Attachments: Notice of Public Meeting and Draft Zoning Amendment By-law

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THE CORPORATION of the TOWNSHIP OF AUGUSTA NOTICE OF PUBLIC MEETING



CONCERNING PROPOSED AMENDMENT TO ZONING BY-LAW 2965, AS AMENDED (Schedule B) 9655 County Road 18

YOU HAVE BEEN CIRCULATED THIS NOTICE as you are a prescribed person or public body to be circulated under O.Reg 545/06, of this proposed amendment (and provided mailed notice as per the Township's practice of providing added public notice). Formal Notice of the Public Meeting will be given by publication in the Brockville Recorder and Times Newspaper on April 6, 2024. Attached is a Location Map of the subject lands to be rezoned on Schedule B.

TAKE NOTICE that a complete application to amend the Zoning By-law has been received in relation to the above-noted lands and the Council of the Corporation of the Township of Augusta will hold a Public Meeting on **Monday, April 29, 2024 at 6:00 p.m.** at the Township Municipal building located at 3560 County Road 26, in Maynard, Ontario to consider the following proposed Zoning By-law Amendment under Section 34 of the *Planning Act*, R.S.O., 1990:

9655 County Road 18; Con. 9, Pt. Lot 8; Assessment Roll No. 0706 000 030 02100

The subject property is currently a 39.5 ha (97 ac.) lot and is the subject of a consent/severance application under the *Planning Act* (File B-157-23). The purpose of this Zoning By-Law Amendment application is to rezone the severed and retained lands to fulfill a condition of severance approval.

The application proposes to rezone the severed lands, to be a 1.62 ha (4 ac.) +/- lot with the existing dwelling located at 9655 County Road 18, from Agricultural (A) Zone to Agricultural Special Exception Six (A-XR6) Zone. The effect of the A-XR6 zone is to permit continued hobby farm use on a lot having a lot area that is less than 2 ha. (4.94 ac.).

The application also proposes to rezone a portion of the retained lands, to be a 37.64 ha (93 ac.) +/- vacant lot, from Agriculture (A) Zone to Agriculture Special Exception Seven (A-XR7) Zone. The effect of the special exception zone is to prohibit future residential uses on the retained lands.

The land areas to be rezoned are designated Agricultural Resource Lands and Provincially Significant Wetlands in the Official Plan.

ANY PERSON may attend the public meeting and/or make written or verbal representation either in support of, or in opposition to the proposed amendments. If you wish to attend virtually, please contact the Clerk, by phone or email, as noted below to arrange such attendance. If you wish to provide written comments, but are unable to attend the meeting, please ensure that your comments are received by noon on April 29, 2024, so your comments can be relayed to Council at the public meeting.

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THE CORPORATION of the TOWNSHIP OF AUGUSTA NOTICE OF PUBLIC MEETING



IF YOU WISH TO BE NOTIFIED OF THE DECISION of the Township of Augusta on the proposed Zoning By-law amendment, you must make a written request to the Clerk, Township of Augusta, 3560 County Road 26, Maynard, ON K0E 1T0 or via email to asimonian@augusta.ca.

IF a person or public body would otherwise have an ability to appeal the decision of the Council of Augusta Township to the Ontario Land Tribunal, but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Augusta before the by-law is passed, the person or public body is not entitled to appeal the decision.

IF a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Augusta before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

ADDITIONAL INFORMATION relating to the proposed amendment to the Zoning By-law is available during business hours at the Township of Augusta administration office at 3560 County Road 26, Maynard, ON.

FOR MORE INFORMATION about this matter, including information about appeal rights, contact the Planner by phone at 613-925-4231, Ext. 104 or via email to mbanford@augusta.ca.

Dated the 5th day of April, 2024.

A handwritten signature in black ink, appearing to read "Annette Simonian", is written over a horizontal line.

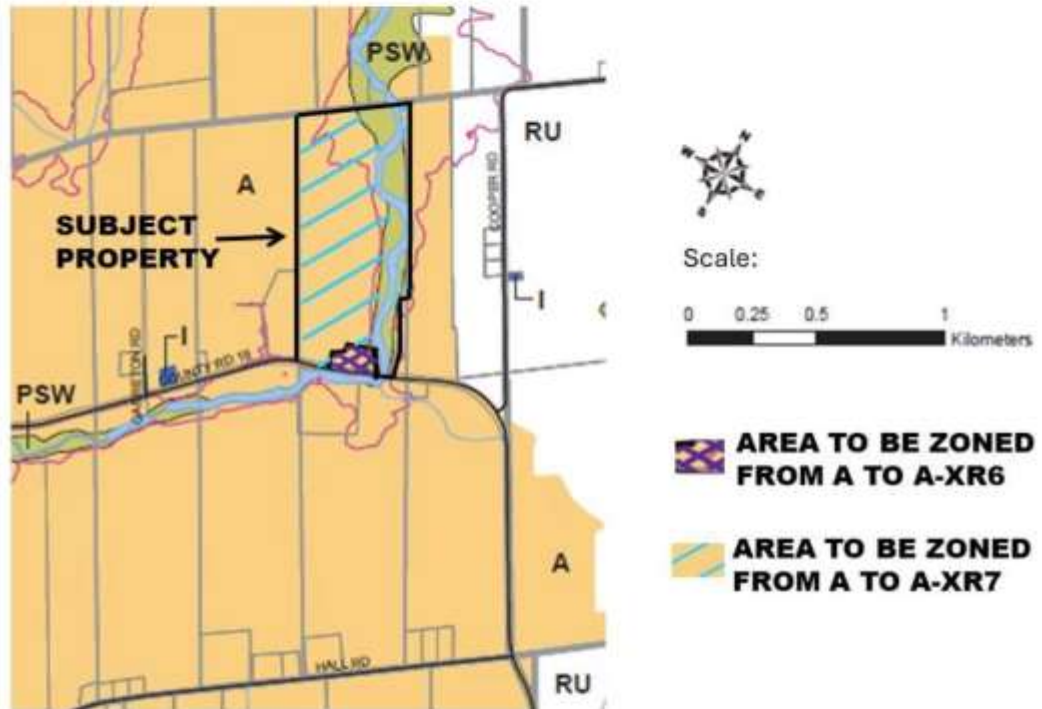
Annette Simonian
Clerk, Township of Augusta
3560 County Road 26
Prescott, ON, K0E 1T0
Telephone: (613) 925-4231 ext. 105
Email: asimonian@augusta.ca

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THE CORPORATION of the TOWNSHIP OF AUGUSTA
NOTICE OF PUBLIC MEETING



LOCATION MAP – 9655 COUNTY ROAD 18



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THE CORPORATION OF THE TOWNSHIP OF AUGUSTA BY-LAW NUMBER XXXX-2024 - DRAFT

BEING A BY-LAW TO AMEND ZONING BY-LAW NO. 2965, AS AMENDED (9655 County Road 18)

WHEREAS pursuant to the provisions of the Planning Act, Section 34, the Council of a Municipality may enact by-laws to regulate the use of land, buildings or structures for any purpose set out therein that is otherwise prohibited;

AND WHEREAS By-Law No. 2965, as amended, regulates the use of land and the use and erection of buildings and structures within the Township of Augusta;

AND WHEREAS the Municipal Council of the Corporation of the Township of Augusta deems it desirable to amend Zoning By-Law No. 2965, as amended, under Section 34 of the Planning Act, R.S.O. 1990, as amended;

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

1. **THAT** Section 7.16.4 Exception Zones is amended by adding the following subsection:

7.16.4.6 Agricultural Exception Six Zone (A-XR6)

Notwithstanding the permitted uses listed in Section 7.16.1, on lands zoned Agricultural Exception Six Zone (A-XR6):

- The minimum lot area for a hobby farm accessory to a single-family dwelling shall be 1.62 ha (4 ac).

2. **THAT** Section 7.16.4 Exception Zones is amended by adding the following subsection:

7.16.4.7 Agricultural Exception Seven Zone (A-XR7)

Notwithstanding the permitted uses listed in Section 7.16.1, on lands zoned Agricultural Exception Seven Zone (A-XR7):

- A Single Detached Dwelling and Accessory Dwelling Units are prohibited. All other uses listed in 7.16.1 continue to be permitted.

3. **THAT** Schedule B of By-Law 2965, as amended, is hereby amended by changing the zone symbol of the subject lands from Agricultural – A zone to Agricultural Exception Six Zone (A-XR6) and Agricultural Exception Six Zone (A-XR7), as shown on Schedule A of this By-Law.
4. **THAT** Zoning By-Law 2965 is amended hereby to give effect to the foregoing, but Zoning By-Law 2965 shall remain in all other respects, in full force and effect save as may be amended otherwise or dealt with hereafter.
5. **THAT** this By-Law shall come into force on the date it is passed by the Council of the Corporation of the Township of Augusta subject to:
 - (a) The expiration of the time period specified for the filing of objections by the Notice of Passing of this By-Law, provided that no Notice of Objection has been filed within the time period specified; or

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(b) The approval of the By-Law by the Ontario Land Tribunal, where an objection to the approval of this By-Law has been filed within the time period specified in the Notice of Passing of this By-Law.

Read a first, second, and third time and finally passed this day of ,
2023.

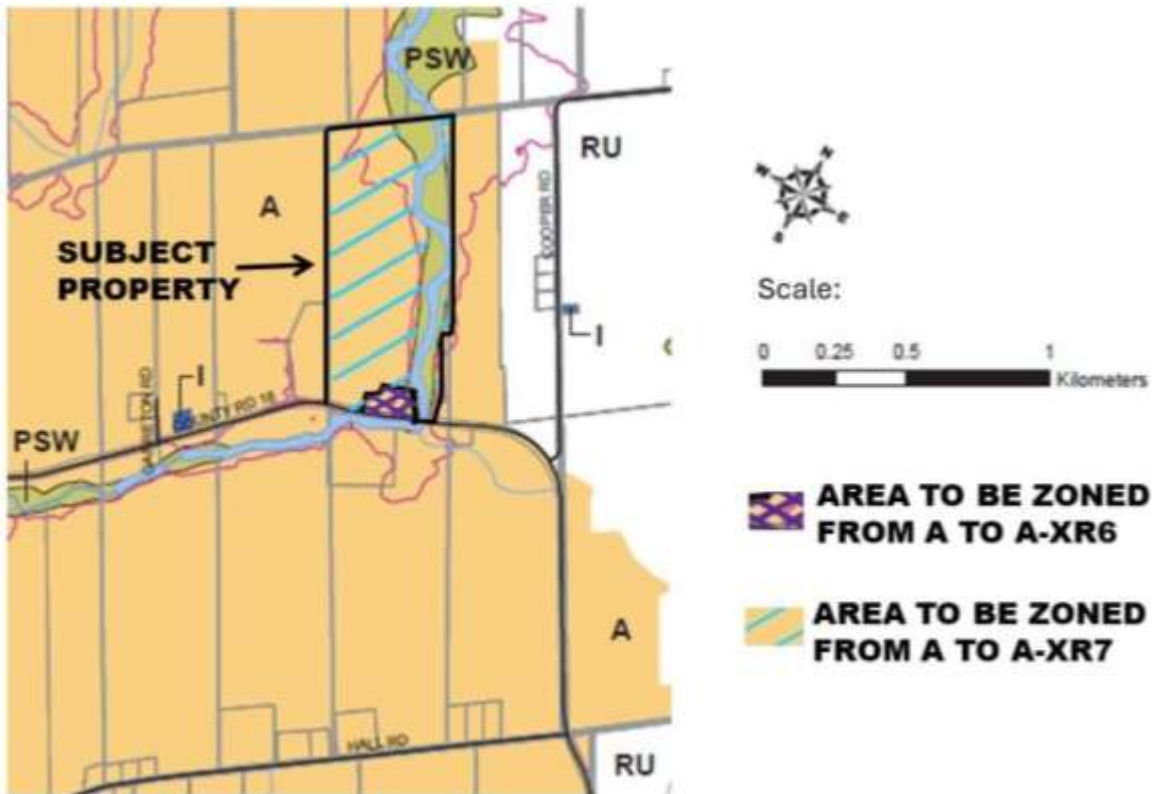
MAYOR

CLERK

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SCHEDULE A to BY-LAW XXXX-2024 (9655 County Road 18)

To amend Schedule B of Zoning By-Law 2965, as amended
Applicable to Current Roll No. 0706 000 000 030 02100
(Severed and Retained Lands under Consent B-157-23)



AUGUSTA TOWNSHIP

TO: PLANNING ADVISORY COMMITTEE (PAC)

DATE: May 1, 2024

RE: Severance Application B-40-24 - New Lot
Con. 1, Pt. Lot 5
Owners/Applicant: Patrick & Tracy Daoust
Currently Part of Assessment Roll 0706 000 050 18300
9142 County Road 6

AUTHOR: Melissa Banford, Planner

RECOMMENDATION:

THAT the Planning Advisory Committee recommends that consent application B-40-24 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) (currently part of Assessment Roll 0706 000 050 18300) shall be paid to Augusta Township.
2. That an acceptable reference plan, survey or legal description of the severed lands be submitted to Augusta Township.
3. That a cash-in-lieu of parkland levy of \$500.00 be paid to Augusta Township, as a new building lot is resulting.
4. That a groundwater assessment on the suitability of the quantity and quality of groundwater to service the new building lot (the 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 would result in being more than the fifth (5th) lot within a 5 ha area to be serviced by groundwater and/or is in a rural area where there is concentrated existing development.
5. That the following note be placed on the Decision related to B-40-24, to read as follows:
Note: The applicant/property owner acknowledges that the severed lands are adjacent to an existing active agricultural use, within the rural area designation to the north/rear, and the property owner may reasonably experience normal farm practices with respect to odour, noise, dust, light, and vibration. The applicant/property owner is encouraged to advise future property owners of the severed lands of this.
6. That all costs associated with fulfilment 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-40-24, 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 property owners for the purpose of creating a new lot. Refer to the attached application (excerpts), site sketch and location map.

CONSULTATION:

At the Township level, the proposed severance was circulated internally by the Township's Planner to the Chief Building Official, Public Works Department, Fire Chief and Treasurer. No concerns or foreseeable issues are anticipated, however, staff will confirm if any comments otherwise are received at the May 1, 2024 PAC meeting.

As of the date of this report, Township planning staff have received an email from L. Armstrong, dated April 24, 2024, further discussed in more detail, later in this report.

No other comments have been received from the United Counties' Consent Granting Authority, regarding their public consultation and circulation to prescribed agencies and area property owners.

BACKGROUND:

The subject property is a 1.214 ha (3 ac.) +/- vacant lot with 224.3 m (736 ft.) +/- frontage on County Road 6. The property has an existing residential dwelling and accessory structure(s).

In brief:

- B-40-24 proposes to sever 0.4 ha (1 ac.) +/- with 64 m (210 ft.) +/- of lot frontage on County Road 6 as a residential building lot;
- The retained lands will have a lot area of 0.8 ha (2 ac.) +/- with 160.3 m (526 ft.) frontage on County Road 6, with the existing dwelling at 9142 County Road 6.

ANALYSIS:

Provincial Policy Statement (PPS)

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

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United Counties of Leeds and Grenville Official Plan

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

Township of Augusta Official Plan

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

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

The severed and retained lots are proposed to be serviced by private well and septic systems and the proposed lot sizes of 1 ac. and 2 ac. which would appear to be sufficient to accommodate servicing for the two properties.

Section 4.2.2.3, low-density development in the Settlement Areas, is generally defined as single detached, semi-detached or duplex dwellings, up to a maximum of two (2) units per net hectare. The proposed severance appears to be generally in keeping with the low-density scale of development in the rural settlement areas.

Township of Augusta Zoning By-law

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

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

An email of concern was received from L. Armstrong, and abutting property owner of 9148 County Road 6, on April 24, 2024. A copy of this correspondence is attached.

The concerns appear to be related to two main issues:

- **Whether the lot is eligible for a severance as it was understood that the property was not able to be severed by past owners/inquiries.**
Staff have reviewed the eligibility criteria for this property. As the lot is located in the Settlement Area, there are no limits to the number of severances, provided that it meets the other policy considerations in the current Official Plan, adequate site servicing, and Counties entrance review, etc. The Counties have advised they will be following up directly to respond to inquiries on past entrance requests.
- **The ability for the existing barn at 9148 County Road 6 to continue to be used for livestock.** As the new lot under this severance application is located within a Settlement Area, is it exempt from MDS. It is understood from the owner of the barn at 9148 County Road that they currently own beef cattle located on another property at this exact time. Beef/livestock have been located in this barn

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- in the past and the property owner intends to use the barn for beef again in the future. The barn owner noted that new residential use/owners in the area may make complaints regarding the agricultural use occurring in the area. In order to try to bring this to the applicants/future property owners attached, staff are suggesting that a note could be included on the Decision (recommended Condition (6) for PAC's consideration).

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

POLICY IMPLICATIONS:

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

FINANCIAL CONSIDERATIONS:

There are no budgetary requirements for the Township.

OPTIONS:

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

LINK TO MUNICIPAL PLANS:

The recommendations on Severance Application B-40-24, with stated conditions, appear to align with the settlement area severance policies of the Augusta's Official Plan and will meet/exceed the zone provisions of Augusta's Zoning By-law.



Melissa Banford, Planner



Shannon Geraghty, CAO

Attachments:

- Severance B-40-24 application (excerpts)
- Email from neighbour L Armstrong
- GIS imagery of barn location at 9148 County Road 6

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B-40-24 Severance Application (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. 26, 2024</u></p> <p><u>[Signature]</u> Signature of Municipal Official</p>	<p>FILE NO. B- <u>40-24</u></p> <hr/> <p>Date Received:</p> <p>Date Revised:</p> <p>Date Deemed Complete: <u>April 12, 2024</u></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 style="width: 100%; border: none;"> <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>Water assessment/opinion re: water quality & quantity.</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

<p>Name of Registered Owner(s) as shown on Deed:</p> <p><u>Patrick Joseph Daoust & Tracy Daoust</u></p>		
<p>Telephone Numbers:</p> <p>Home: [Redacted] Cell: [Redacted] Other: [Redacted]</p> <p>E-mail: [Redacted]</p>		
<p>Mailing Address: <u>9142 County Rd 6</u></p> <p>City/Province: <u>North Augusta</u> Postal Code: <u>K0G 1R0</u></p>		

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): _____ Mailing Address: _____
City/Province: _____ Postal Code: _____
Phone: _____ E-mail: _____

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

Municipality: <u>AUGUSTA</u>	Registered Plan Number: _____
Former Municipality: _____	Registered Plan Lot Number(s): _____
Lot Number(s): <u>35</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>9</u>	If YES, provide location on sketch and describe below.
Reference (Survey) Plan Number: _____	
Part Number(s): _____	
Assessment Roll #: <u>0.706 000-050-183.00</u>	
Name of Street/Road: <u>County Road 6</u>	
Civic Address Number: <u>9142</u>	

4. PURPOSE OF APPLICATION

Transfer: Creation of a New Lot Addition to a Lot

Other: Right-of-Way (ROW) Easement Correction of Title Charge Lease

Other Purpose (please specify): _____

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): _____

If this a lot addition, ROW, or Easement, identify the lands to which the severed lands will be added.

Name of Street/Road: _____ Civic Address Number: _____

Assessment Roll #: 0 - - - - -

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>64</u>	Road Frontage (metres): <u>160.3</u>
Water Frontage (metres): <u>N/A</u>	Water Frontage (metres): <u>N/A</u>
Depth (metres): <u>63.4</u>	Depth (metres): <u>63 (irres)</u>
Area (hectares): <u>1</u>	Area (hectares): <u>2</u>
Existing Use(s): <u>lot</u>	Existing use(s): <u>Residential</u>
Proposed Use(s): <u>lot - building</u>	Proposed Use(s): <u>Residential</u>
Describe Existing Building(s) or Structure(s): <u>Ø</u>	Describe Existing Building(s) or Structure(s): <u>house</u>
Describe Proposed Building(s) or Structure(s): <u>building lot</u>	Describe Proposed Building(s) or Structure(s): <u>N/A</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.

The portion of the lot wanting to be severed is not being used.

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

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

AUGUSTA TOWNSHIP

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

	Severed Lands	Retained Lands
Municipally owned and operated sanitary sewers		
Septic tank	✓	✓
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		
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	✓	✓
School Bussing	✓	✓
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>Village Residential</u>

AUGUSTA TOWNSHIP

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

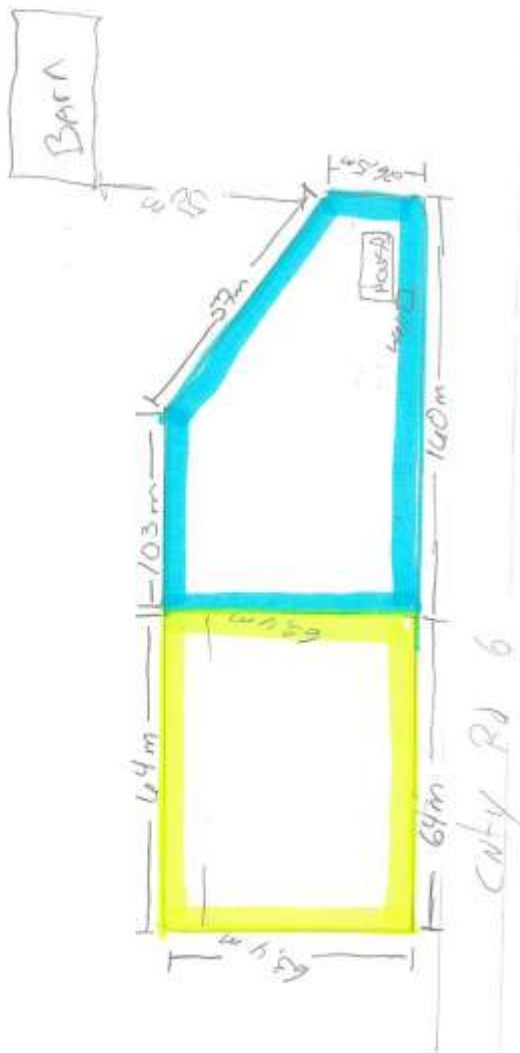
If yes, you MUST complete "Minimum Distance Separation (MDS)" calculations for each applicable barn (attach all information to application). *N/A - as lands are in Settlement Area map*

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?	<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. 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"/>

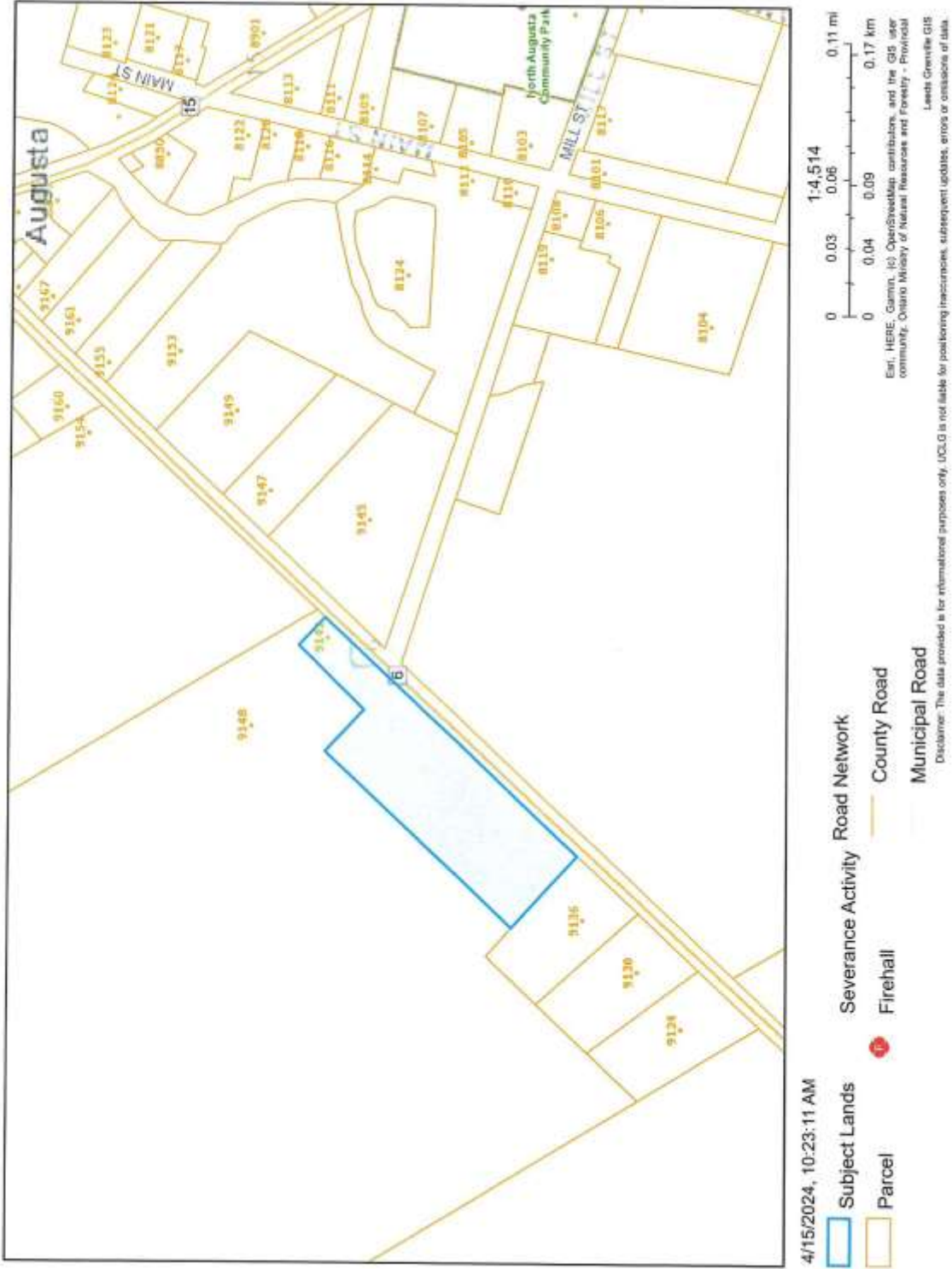
AUGUSTA TOWNSHIP



- Severed Lands
- Retained Lands

AUGUSTA TOWNSHIP

B-40-24 Daoust Severance



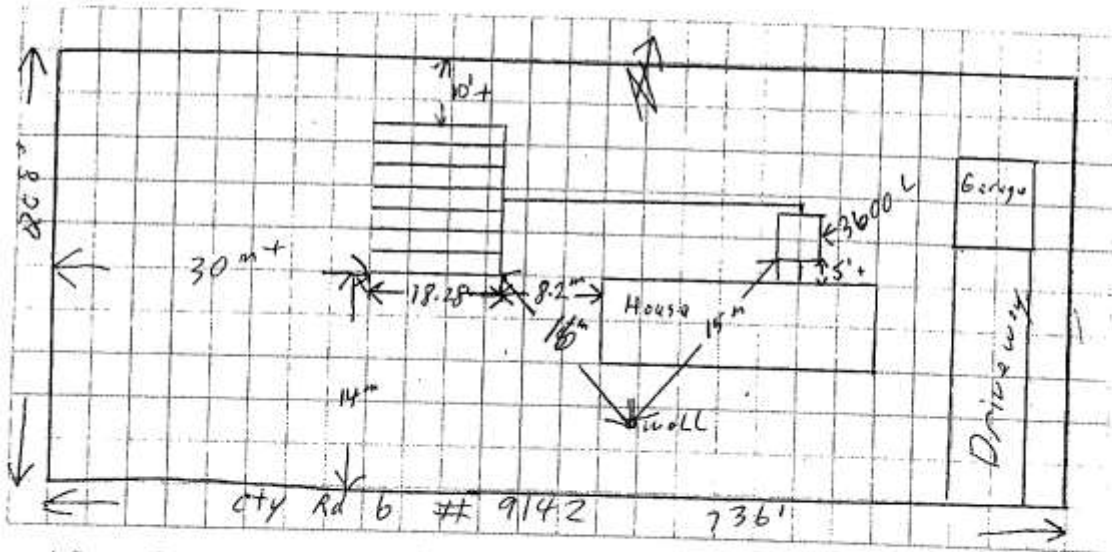
AUGUSTA TOWNSHIP

**LEEDS, GRENVILLE AND LANARK
DISTRICT HEALTH UNIT**

Permit # 01060

Lot Diagram and Sewage System Plan: Draw indicating north point and showing:

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



A Sewage System Permit for this application is refused for the reasons given on Page 1, Section II

Inspected and Recommended by:	Refused by C.B.O.	Date	Reviewed by
SEWAGE SYSTEM PERMIT			
<p>Application approved and this Sewage System Permit under the Building Code Act is hereby issued for the proposal outlined on Pages 1, 2 and 3 of the application and its attachments, as amended by the requirements and conditions of Section 1) provided that the sewage system shall be completed within 12 months of the issue hereof or such extended period as the Health Unit Chief Building Official allows.</p>			
Inspected and Recommended by:	Approved by C.B.O.	Date	Reviewed by
<i>[Signature]</i>	<i>[Signature]</i>	Sept. 25/01	<i>[Signature]</i>

Information contained on this form is collected pursuant to the Ontario Building Code Act, 1992 as amended, and will be used for the purpose of considering your application for a sewage system permit. The information may be released to members of the public upon request for a file search. Questions regarding the collection of this information should be directed to the Chief Building Official of the Leeds, Grenville and Lanark District Health Unit.

AUGUSTA TOWNSHIP

L. Armstrong Email

From: [REDACTED]
To: krista.weidenaar@judg.on.ca
Cc: Melissa.Panford
Subject: Applicatin #B-40-24
Date: April 24, 2024 10:14:27 AM

MY CONCERNS TO AUGUSTA TOWNSHIP

AND

UNITED COUNTIES OF LEEDS & GRENVILLE

THE FARM ON LOT 35 CON9- 9 OF AUGUSTA

AFTER THE WORLD WAR 2, VICTOR SUNDERLAND GAVE HIS DAUGHTER AND SON IN LAW, WHICH CAME BACK FROM THE WAR , THE LOT THAT PAT & TRACY DASOUST NOW OWN IN THE EARLY 1970.S

IRVINE SALMON BOUGHT THE SOUTH/EAST CORNER LOT-. I BOUGHT THE REMAININGH 136 ACRES FROM VICRTOR.

NORMAN TENNANT BOUGHT THE PROPERTY THAT IS NOW PAT AND TRACY DAOUST HE WANTED TO GET THE LOT THEY ARE APPLYING FOR NOW SEVERED FOR HIS SON BILL AND WAS TOLD HE

CANNONT GET A SEVERENCE ON A SEVERENCE.
THE SAME LOT RON HINDMAND WANTED, STEVE DAVIS TO BUY FROM HIM AND WAS TURNED DOWN BY THE TOWNSHIP.

I WENT TO REV. MEL CAMPBELL AND INQUIRED ABOUT THIS LOT AND WAS TOLD THE ONLY WAY THIS LOT COULD BE SEVERED WOULD BE SEVERED TO ME AND NO SEPERATE INDENTITY. BUT TURNED BACK INTO THE MAIN FARM WHICH I OWN. BECAUSE THE BARN WAS TO CLOSE FOR ANY BODY TO BUILD A HOUSE ON UNLESS IT WAS HE FARM OWNER. AT THAT TIME DUE TO MY DRIVEWAY CONFLICTING WITH PAT, I SUGGESTED TO THEM I WOULD GIVE UP MY DRIVEWAY AND SQUARE THEIR LOT OFF TO GIVE THEM MORE ROOM BEHIND THEIR HOUSE AND I WOULD TAKE THE LOT THEY WANT SEVERED NOW. I WOULD MAKE DRIVEWAY INTO MY FARM. BUT DUE TO EXPENSES OR SURVEY AND SEVERANCE THEY DECLINED

MY MAIN FEAR IS IF THIS LOT IS SEVERED IT IS TO CLOSE TO MY BARN AS I WAS TOLD PRIOR AND SOME CITY PERSON BUYS THIS LOT AND BE COMPLAINING CONTSANTLY ABOUT FARM SMELLS AND MACHINERY OPERATION.

FOR THESE REASONS I AM APPOSED TO THE PROPOSAL

THANK YOU

LEE ARMSTRONG
[REDACTED]

AUGUSTA TOWNSHIP

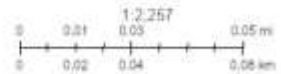
9148 County Road 6 – Barn Location

9148 County Road 6 Barn Location



2024-04-26, 11:34:36 a.m.

Parcel



Ontario Ministry of Natural Resources and Forestry - Provincial Mapping Unit
United Counties of Leeds and Grenville

Leeds Grenville GIS

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

AUGUSTA TOWNSHIP

TO: PLANNING ADVISORY COMMITTEE (PAC)
DATE: May 1, 2024
RE: Official Plan and Zoning By-Law Review Update
AUTHOR: Melissa Banford, Planner
Barbara Kalivas, Planner

RECOMMENDATION:

THAT the Planner’s Report on the Official Plan and Zoning By-law Review Update dated May 1, 2024 be received.

PURPOSE:

Attached for information is a copy of Report Number 2024-044 that is being presented to Council at their April 29, 2024 meeting. The Report updates Council on the comprehensive Official Plan and Zoning By-law review and recommends that: the Planning Advisory Committee (PAC) review submitted requests for proposals on this project and make a recommendation to Council on the consulting firm to be retained and; the PAC be appointed as the Steering Committee to lead this project and make recommendations to Council.

A verbal update resulting from Council’s April 29, 2024 meeting will be provided to PAC at your May 1, 2024 meeting.

BACKGROUND/DISCUSSION:

A Request for Proposals (RFP) for consulting services on these projects was issued on April 26, 2024 with a proposed closing date of May 31, 2024 and the award of contract by June 28, 2024. A hard copy of the RFP will be provided to PAC at the Committee’s May 1, 2024 meeting. A link to the RFP as posted on the Township’s website is as follows:
<https://augusta.ca/notices/request-for-proposal-2024-09-official-plan-review-and-zoning-by-law-review/>



Melissa Banford, Planner



Shannon Geraghty, CAO

Attachment: Report Number 2024-044

AUGUSTA TOWNSHIP

REPORT NUMBER: 2024-044
REPORT TO COUNCIL: April 29, 2024
RE: Official Plan and Zoning By-Law Review Update
AUTHOR: Melissa Banford, Planner

RECOMMENDATION:

THAT Council receive report 2024-044; and

THAT the Planning Advisory Committee (PAC) is requested to review the submitted Request for Proposals (RFP) for the Official Plan and Zoning By-Law review, and make a recommendation to Council on the consulting firm to be retained; and

THAT the Planning Advisory Committee (PAC) be appointed as the Official Plan and Zoning By-Law Review Steering Committee.

PURPOSE:

The purpose of this report is to update Council on the Township's comprehensive Official Plan and Zoning By-Law review and to appoint PAC as an Ad-Hoc Steering Committee for this review.

BACKGROUND:

A Request for Proposals (RFP) for consulting services on these projects was issued on April 26, 2024 with a proposed closing date of May 31, 2024 and the award of contract by June 28, 2024.

The outlined Terms of Reference for the project highlights the scope of work for the Official Plan and Zoning By-Law reviews and would include:

- policy compliance with the Provincial Policy Statement (PPS), and compliance with changes to the proposed draft Provincial Planning Statement once it receives Royal Assent (prior to the approval of the new Official Plan and Zoning By-Law);
- regard and compliance with the United Counties Official Plan (February 19, 2016), taking into consideration any needed changes resulting from the Provincial Planning Statement, after it receives Royal Assent;
- inclusion of OPA No. 4 and other policies/phasing opportunities in the Augusta Land Use Strategy: West of Prescott;
- regard to permissive second unit/additional residential unit policies in the Official Plan and other opportunities to promote affordable housing;
- a review of severance policies, minimum lot sizes, etc.; and
- revisions/updates to the Township's GIS mapping resulting from updated land use information.

AUGUSTA TOWNSHIP

DISCUSSION:

Under the Terms of Reference, PAC was established by Council to provide recommendations specific to community planning matters, development and policies and to make recommendations and provide guidance on land use planning/applications. PAC's duties require knowledge of provincial policy, Counties and Township planning documents and plans.

PAC has expressed a desire to work alongside Council, the retained consultants, and Township staff on the Official Plan and Zoning By-Law review projects.

Given PAC's experience with planning policy and current planning documents, it would be appropriate that they be appointed to review and make recommendation to Council on the submitted RFPs and also be appointed as the Official Plan and Zoning By-Law Review Steering Committee, to make recommendations to Council.

POLICY IMPLICATIONS:

The project will result in a repeal of the Township's current 2012 Official Plan and Zoning By-Law and the adoption of a new Official Plan and Zoning By-Law.

FINANCIAL CONSIDERATIONS:

The comprehensive Official Plan and Zoning By-Law review project was an approved Capital Project under the 2024 budget.

OPTIONS:

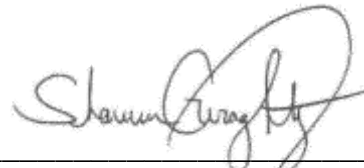
1. Council directs that PAC be appointed to review, lead, and make recommendations to Council on the submitted RFPs; and that PAC be appointed as the Official Plan and Zoning By-Law Review Steering Committee, or
2. Council leads the Official Plan and Zoning By-Law Review.

LINK TO MUNICIPAL PLANS:

The recommendations align with the development objectives of provincial policy and the requirement for a comprehensive review of the Augusta Official Plan and Zoning By-Law.



Melissa Banford, Planner



Shannon Geraghty, CAO

AUGUSTA TOWNSHIP

Date of Decision: March 1, 2024

Date of Notice: March 1, 2024

Last Date of Appeal: March 21, 2024

Counties File No.: D09-LOPA-EC-2023-01

Municipality: Township of Edwardsburgh Cardinal

Applicant/Agent: Township of Edwardsburgh Cardinal

Subject Lands: All lands within the Township of Edwardsburgh Cardinal

Notice of Decision With respect to an Official Plan Amendment Subsection 17(34) of the Planning Act

A decision was made on the date noted above to approve all of Official Plan Amendment No. 2 to the Official Plan of the Township of Edwardsburgh Cardinal, as adopted by Township By-law No. 2023-64.

Purpose and Effect of the Official Plan Amendment:

The purpose of the Official Plan Amendment is to revise the minimum lot area requirement from 1.0 hectare to 0.4 hectares in the Rural Policy Area in order to support additional housing opportunities within the Township's rural area. The amendment further revises other sections of the Official Plan to ensure policy consistency and to ensure development is supported by the appropriate servicing. The effect of the amendment is to allow smaller lots to be created on private or partial services. To ensure that the smaller lots do not have an adverse impact on the environment or public health, the amendment is also supported by a Council policy titled "Implementing Official Plan Consent Policies for Hydrogeological Assessment & Terrain Analysis". This implementing policy will ensure that an appropriate hydrogeological report and/or terrain analysis will be undertaken for lots that are undeveloped, require partial or private services and are less than 1 hectare in size or the new lot is in a potential influence area (waste disposal, quarry etc.).

Effect of Written Submissions on the Decision:

There were no written comments received by the approval authority on this Official Plan Amendment. The Township received three written submissions from the public which were considered by the Township but did not result in any changes to the amendment. The Township's public meeting was held on November 20, 2023 and the public meeting minutes noted there were two residents who made oral submissions. The first resident's comments concerned issues such as: including an amendment related to development near quarries, concerns with water supply availability, consideration of all environmental impacts of the intensification and when a hydrogeological study may be needed. The second resident supported the proposal to encourage more housing and had other concerns unrelated to the amendment.

AUGUSTA TOWNSHIP

Notice of Decision for LOPA-EC-2023-01

In response to the Township agency circulation, the Ministry of Environment, Conservation and Parks (MOECP) provided written comments noting that the amendment was premature and not in keeping with the Provincial Policy Statement if the implementation related to hydrogeological assessments and terrain analysis was not resolved. As a result, the Township moved the implementation policy forward by having a consultant undertake a peer review of the draft implementation policy related to the OPA. On February 26, 2024, Township Council endorsed the implementation policy. MOECP supported this step and had no further comments. No other agencies had concerns with the amendment. No changes were made to the amendment as a result of any comments received by the Township.

Who Can File an Appeal:

Only individuals, corporations or public bodies may appeal a decision of the approval authority to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the official plan amendment was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

When and How to File an Appeal:

Any appeal to the Ontario Land Tribunal must be received by the Manager of Planning Services of the United Counties of Leeds and Grenville no later than 20 days from the date of this notice, as shown as the last date of appeal.

The appeal should be sent to the Manager of Planning Services, United Counties of Leeds and Grenville, at the address shown and it must:

1. set out the specific part of the proposed official plan amendment to which the appeal applies;
2. set out the reasons for the appeal;
3. be accompanied by the fee charged under the *Ontario Land Tribunal Act*, for **\$1,100.00** payable by certified cheque to the Minister of Finance. An appellant may request a reduction of the filing fee to \$400.00, if the Appellant is a private citizen or eligible community group. The request for a reduction in the fee must be made at the time of filing the appeal using the appropriate form.

Please refer to the Tribunal website for the Appellant Form (A1) and more information on filing an appeal (<https://olt.gov.on.ca/appeals-process/forms/>).

AUGUSTA TOWNSHIP

Notice of Decision for LOPA-EC-2023-01

When the Decision is Final:

The decision of the Corporation of the United Counties of Leeds and Grenville is final if a notice of appeal is not received on or before the last date for filing a notice of appeal.

Other Related Planning Act Applications:

Zoning By-law Amendment No. 2023-65

Additional Information:

Additional information about the Official Plan Amendment is available by contacting Cherie Mills, Manager of Planning Services at (613) 342-3840, extension 2419 or by email at cherie.mills@uclg.on.ca during regular office hours (8:00 a.m. to 4:00 p.m.) at the United Counties of Leeds and Grenville offices. Information is also available from the Township of Edwardsburgh Cardinal municipal office.

Mailing Address for Filing a Notice of Appeal:

United Counties of Leeds and Grenville
25 Central Avenue West, Suite 100
Brockville, Ontario K6V 4N6
Attention: Manager of Planning Services

AUGUSTA TOWNSHIP



NOTICE OF PUBLIC MEETING CONCERNING PROPOSED ZONING BY-LAW AMENDMENT

**Annable Designs Co. Ltd & Fotenn Consultants Inc. on behalf of Denis Simard
Lot 374 & Part of Lots 363, 364, 372, 373, 375, 376, 377 of Plan 25
161-163 Shanly Road, Cardinal ON**

TAKE NOTICE that the Township of Edwardsburgh Cardinal has received a Zoning By-law amendment application which was deemed to be a complete application on March 19th, 2024

AND TAKE NOTICE that the Council of the Corporation of the Township of Edwardsburgh Cardinal will hold a public meeting at **6:00 p.m.** on **April 22, 2024** at the South Edwardsburgh Community Centre located at 24 Sutton Drive, Johnstown ON to consider the following item:

- A proposed site-specific amendment to Zoning By-law No. 2022-37, as amended, under the *Planning Act*, R.S.O., 1990, Chapter P.13, Section 34, for lands located in Lot 374 & Part of Lots 363, 364, 372, 373, 375, 376, 377 of Plan 25, known municipally as 161-163 Shanly Road. The purpose of the amendment is to change the zoning on an approximately 0.12 ha portion of the property from General Commercial (CG) to General Commercial – Special Exception (CG-X) in order to permit a single dwelling as an additional use, increase lot coverage, establish minimum parking requirements, and reduce the minimum required setback from a parking area abutting a residential zone to 0m. The amendment also proposes to change the zoning on an approximately 0.18 ha portion of the property from General Commercial (CG) to Residential Third Density – Special Exception (R3-X) in order to permit a 12 unit apartment building with surface parking on the property and establish site specific zone standards to accommodate the residential use including increased density, reduced lot frontage and to reduce the minimum required setback from a parking area abutting a residential zone to 0m. The effect of the proposed amendment would be to fulfil a consent condition which applies to the severed and retained lands of a severance application.

ANY PERSON may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the above item. In the event that you are unable to attend the meeting but wish to submit written comments, please ensure that your comments are delivered to the Community Development Coordinator's office prior to the day of the meeting. Additional information and material about the proposed by-law will be available to the public for inspection during regular business hours by contacting the Community Development Coordinator's office.

IF A PERSON OR PUBLIC BODY would otherwise have an ability to appeal the decision of the Township of Edwardsburgh Cardinal to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Edwardsburgh Cardinal before the by-law is passed, the person or public body is not entitled to appeal the decision.

IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting or make written submissions to the Township of Edwardsburgh Cardinal before the by-law is passed, the person or public body may not be added as a party to a hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

THE SUBJECT LANDS are subject to a related consent application which was provisionally approved by the United Counties of Leeds and Grenville Consent Granting Authority under File No. B-82-23.

IF YOU WISH TO BE NOTIFIED of the decision of the Township of Edwardsburgh Cardinal on the proposed zoning by-law amendment, you must make a written request to the Township of Edwardsburgh Cardinal at the address indicated below.

AUGUSTA TOWNSHIP



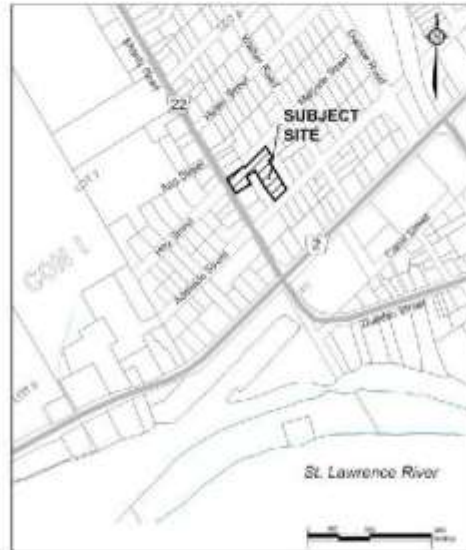
FOR MORE INFORMATION about this matter, including information about appeal rights and [information on how to register for and participate in the public meeting online](#), contact the Community Development Coordinator's office during regular business hours from Monday to Friday (tel: 613-658-3055 ext. 101; email wvankeulen@twpec.ca), or at the address below.

DATED AT THE TOWNSHIP OF EDWARDSBURGH CARDINAL
THIS 28th DAY OF MARCH, 2024.

SIGNED:

WENDY VAN KEULEN,
COMMUNITY DEVELOPMENT COORDINATOR
TOWNSHIP OF EDWARDSBURGH CARDINAL
BOX 129
18 CENTRE ST
SPENCERVILLE, ONTARIO K0E 1X0

KEY MAP



AUGUSTA TOWNSHIP

Date of Decision: March 20, 2024
Date of Notice: March 20, 2024
Last Date of Appeal: April 9, 2024

Counties File No.: D09-LOPA-AUG-2023-01
Municipality: Township of Augusta
Applicant/Agent: Township of Augusta
Subject Lands: Lands located to the west of the Town of Prescott boundary described as Part of Lot 5, Concession 1, Township of Augusta

Notice of Decision

With respect to an Official Plan Amendment

Subsection 17(34) of the Planning Act

A decision was made by the United Counties of Leeds and Grenville on the date noted above to approve **Official Plan Amendment No. 4** to the Township of Augusta Official Plan, as adopted by Township By-law No. 3682-2024.

Purpose and Effect of the Official Plan Amendment:

The purpose of Official Plan Amendment No. 4 is to implement Phase 1 of the Augusta Land Use Strategy by adding designations for two locations, as shown on Schedule A1 of the Amendment, and adding policies for their development. The first area is a 4.85-hectare parcel, located in the north-east part of the study area, which will be designated as Commercial/Light Industrial – Phase 1. The second area is a 1-hectare parcel, located in the south-east part of the study area, which will be designated Residential – Phase 1 to permit a higher residential density of 12 to 40 units per hectare. Both areas are to be serviced by municipal water and wastewater treatment services as provided through an agreement with the Town of Prescott.

Effect of Written Submissions on the Decision:

There were no written comments received by the approval authority on Official Plan Amendment No. 4 and no changes were made to the Amendment. There were two written comments received by the Township from residents requesting notice of the decision. At the Township's public meeting on December 11, 2023, the minutes of public meeting note that one member of the public spoke asking a question about road construction and maintenance for an area that was determined to be within the Town of Prescott municipal limits. None of the commenting agencies had any concerns with the amendment. No changes were made to the amendment as a result of any public or agency comments received by the Township.

Who Can File an Appeal:

Only individuals, corporations or public bodies may appeal a decision of the approval authority to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

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No person or public body shall be added as a party to the hearing of the appeal unless, before the official plan amendment was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

When and How to File an Appeal:

Any appeal to the Ontario Land Tribunal must be received by the Manager of Planning Services of the United Counties of Leeds and Grenville no later than 20 days from the date of this notice, as shown as the last date of appeal.

The appeal should be sent to the Manager of Planning Services, United Counties of Leeds and Grenville, at the address shown and it must:

1. set out the specific part of the proposed official plan amendment to which the appeal applies;
2. set out the reasons for the appeal;
3. be accompanied by the fee charged under the *Ontario Land Tribunal Act*, for **\$1,100.00** payable by certified cheque to the Minister of Finance. An appellant may request a reduction of the filing fee to \$400.00, if the Appellant is a private citizen or eligible community group. The request for a reduction in the fee must be made at the time of filing the appeal using the appropriate form.

Please refer to the Tribunal website for the Appellant Form (A1) and more information on filing an appeal (<https://olt.gov.on.ca/appeals-process/forms/>).

When the Decision is Final:

The decision of the Corporation of the United Counties of Leeds and Grenville is final if a notice of appeal is not received on or before the last date for filing a notice of appeal.

Other Related Planning Act Applications:

None.

Additional Information:

Additional information about Official Plan Amendment No. 4 is available by contacting Cherie Mills, Manager of Planning Services at (613) 342-3840, extension 2419 or by email at cherie.mills@uclg.on.ca during regular office hours (8:00 a.m. to 4:00 p.m.) at the United Counties of Leeds and Grenville offices. Information is also available from the Township of Augusta municipal office.

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**United Counties of Leeds and Grenville
Notice of Decision for D09-LOPA-AUG-2023-01**

Mailing Address for Filing a Notice of Appeal:
United Counties of Leeds and Grenville
25 Central Avenue West, Suite 100
Brockville, Ontario K6V 4N6
Attention: Manager of Planning Services

AUGUSTA TOWNSHIP

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



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

UNITED COUNTIES OF LEEDS AND GRENVILLE CONSENT GRANTING AUTHORITY

DECISION

APPLICATION B-135-23

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 **March 27, 2024**. The said decision was reached on the application of **14345371 Canada Inc.** to sever a parcel of land being; part of Lot 19, Concession 9; **Township of Augusta** having dimensions of approximately 111 metres by 365 metres with an area of 4.05 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:

Two written comments were submitted by members of the public on this consent application to the approval authority. One member of the public was concerned about their dog boarding kennel across the road and zoning by-law compliance, complaints, kennel license renewal and expansion. The second member of the public had concerns with development on lands designated as significant woodlands without appropriate assessment. The first commenter's concerns resulted in a setback clause in the development agreement. The second commenter's concerns were addressed in the submitted Environmental Impact Statement. All written comments were considered by the Consent Granting 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 **March 28, 2026**.
- (2) 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.
- (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 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.
- (5) That a cash-in-lieu of parkland levy of \$500.00 be paid to Augusta Township, as a new building lot is resulting.
- (6) That the owner/applicant enter into a Development Agreement with the Township in relation to the severed lands, to 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 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.
- (7) That all costs associated with fulfillment of conditions are at the applicant's sole expense.
- (8) The applicant provides South Nation Conservation with a signed letter stating that all private

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- sewage systems are a minimum of three (3) metres from the proposed property lines.
- (9) That written release of conditions 2, 3, 4, 5, 6 and 7 from the Township be submitted to the Consent Granting Authority prior to endorsement of consent on the deed for the severed land.
 - (10) That written release of condition 8 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 and 7 are complied with.
 - 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).
- (2) Rideau Valley Conservation Authority had no objection.
 - The western quarter of the severed lot and the north-west corner of the retained lot are unevaluated wetlands. There are possible unstable organic soils associated with these areas. A 30-metre development setback should be respected from the unevaluated wetland boundaries.
- (3) South Nation Conservation (Septic Review) had no objection providing condition 8 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 **March 28, 2024**

The last date for appealing this decision is **April 17, 2024**

AUGUSTA TOWNSHIP

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



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

UNITED COUNTIES OF LEEDS AND GRENVILLE CONSENT GRANTING AUTHORITY

DECISION

APPLICATION B-157-23

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 **March 27, 2024**. The said decision was reached on the application of **Robert & Elizabeth Streight** to sever a parcel of land being; part of Lot 8, Concession 9; **Township of Augusta** having dimensions of approximately 195 metres by 100 metres with an area of 1.83 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 **March 28, 2026**.
- (2) 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.
- (3) That an acceptable reference plan, survey or legal description of the severed lands be submitted to Augusta Township.
- (4) 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).
- (5) That all costs associated with fulfilment of conditions are at the applicant's sole expense.
- (6) The applicant provides South Nation Conservation with a signed letter stating that all private sewage systems are a minimum of three (3) metres from the proposed property lines.
- (7) The applicant provides South Nation Conservation with a signed letter acknowledging that a site visit may be conducted in the spring.
- (8) That road widening across the severed and retained parcel to 13.1 metres from existing centerline of the road allowance of County Road 18 (if required) be conveyed to the Corporation of the United Counties of Leeds and Grenville. Should sufficient road allowance exist, a letter from a surveyor and confirmation of registration from a lawyer would meet the Counties' condition. The lands to be transferred for road widening purposes shall be free and clear of all encumbrances. The deed for this road widening is to be registered and submitted to the Consent Granting Authority prior to endorsement on the deed to the severed land.
- (9) That written release of conditions 2, 3, 4 and 5 from the Township be submitted to the Consent Granting Authority prior to endorsement of consent on the deed for the severed land.
- (10) That written release of conditions 6 and 7 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.

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NOTES:

- (1) The Township had no objection providing conditions 2, 3, 4 and 5 are complied with.
- (2) Rideau Valley Conservation Authority had no objection.
 - Kemptville Creek is along the entire eastern boundary of the property and there is a 1:100-year flood plain identified under Ontario Regulation 174/06 in this area on portions of the severed and the retained lot. It should be noted that development within the flood plain is prohibited.
 - The Kemptville Creek Provincially Significant Wetland Complex (PSW) is located along the entire eastern boundary of the retained lands and the PSW is located along Kemptville Creek. It should be noted that the 120 metre adjacent lands to the Kemptville Creek Provincially Significant Wetland Complex (PSW) are within the entire severed lot and the eastern half of the retained lot. It should also be noted that the 120 metre adjacent lands to the PSW are regulated by the RVCA. These lands are subject to regulation and review under Ontario Regulation 174/06, the "Development, Interference with Wetlands and Alterations to Shorelines and Watercourses". A permit (with a development fee) may be required from RVCA for development on the severed and retained lands.
- (3) South Nation Conservation (Septic Review) had no objection providing conditions 6 and 7 are complied with.
- (4) County Roads Department had no objection providing condition 8 is complied with.
 - Existing field entrance is acceptable on the retained lands and no new entrance has been requested


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 **March 28, 2024**

The last date for appealing this decision is **April 17, 2024**