

**AUGUSTA TOWNSHIP
MINUTES
PLANNING ADVISORY COMMITTEE MEETING
April 9, 2025 at 6:00 p.m.**

PRESENT

Deputy Mayor Adrian Wynands (Chair), Rob Jones, Glenn Mackey, Brian Purcell, Lisa Severson

STAFF PRESENT

Melissa Banford (Planner), Shannon Geraghty (CAO), Jessica Linn

REGRETS

Mayor Jeff Shaver

1. Call to Order

Chair Adrian Wynands called the meeting to order at 6:00 p.m.

2. Approval of Agenda

Moved by Lisa Severson seconded by Glenn Mackey

THAT the Committee approve the meeting agenda as presented.

Motion: Carried.

3. Approval of Minutes of Previous Meeting – February 19, 2025

Moved by Lisa Severson, seconded by Rob Jones

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

- Severances B-13-25, B-14-25, B-15-25 and B-16-25

The applicant was in attendance virtually.

The Planner summarized the staff report for the Committee.

The Committee discussed the application, asking for clarification on the amount of acreage retained, and mentioned that this is a settlement area where severances are encouraged.

The Chair opened the floor to the applicant who spoke on the application.

Moved by Brian Purcell, seconded by Glenn Mackey

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THAT the Planning Advisory Committee recommends that consent applications B-13-25, B-14-25, B-15-25 and B-16-25 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 000 020 11800) shall be paid to Augusta Township.
2. That an acceptable reference plan, survey or legal description of the Severed Lands under B-13-25, B-14-25, B-15-25, and B-16-25 be submitted to Augusta Township.
3. That a cash-in-lieu of parkland levy of \$617.00 (2025 rate) *per lot* (total \$2,468.00) be paid to Augusta Township, as four (4) new building lots are resulting.
4. That a groundwater assessment on the suitability of the quantity and quality of groundwater to service the four (4) new building lots 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 lots 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. The groundwater assessment should also have regard for Section 5.2.5.2 of the Official Plan, with respect to any potential impacts on the Mineral Aggregate Resource Policy Area/MX Zone located within 300 m of the subject lands.
5. That the owner/applicant enter into a Development Agreement with the Township, to be registered on title, to include:
 - (1) any conditions or recommendations resulting from the groundwater assessment, as required under Condition (4), in relation to Severed Lands under B-13-25, B-14-25, B-15-25, and B-16-25; and
 - (2) the notice/caution, as detailed in the Mineral Resource Impact Assessment prepared by Milestone Aggregate Consulting Services Inc., dated December 6, 2024, related to Lot 3 (Severed Lands under B-15-25) and Lot 4 (Severed Lands under B-16-25) regarding the operating pit located 165 m +/- to the southeast.

(Note: There is a \$771.00 fee (2025 rate) for the Township to draft a Development Agreement, plus costs for the applicant's solicitor to register it on title).
6. That all costs associated with fulfilment of conditions are at the applicant's sole expense.

- Stop Up and Close a Road Allowance

The applicant was in attendance virtually.

The Planner summarized the staff report for the Committee.

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The Committee discussed the application. The Committee asked for clarification on if this would land-lock any property, to which the Planner advised it would not, as there are other unopened road allowances in the immediate area.

The Chair opened the floor to the applicant. The applicant was advised that a survey could now be completed.

Moved by Brian Purcell, Seconded by Lisa Severson

THAT the Planning Advisory Committee (PAC) recommends to Council that the stop up and closure of the road allowance located between Concession 1 and 2, Part Lots 1 and 2, Township of Augusta be approved.

6. Correspondence

- 2025-026 Planner's Year End Report 2024
- Merrickville-Wolford Notice of Discussion Draft Zoning By-Law
- B-140-24 decision (Complies with Township's recommendation)
- B-142-24 decision (Complies with Township's recommendation)
- B-141-24 decision (Complies with Township's recommendation)

Moved by Lisa Severson, seconded by Rob Jones

THAT the correspondence items are received and filed.

Motion: Carried.

7. Other Business

8. Next Meeting Date

Next meeting is currently scheduled for Wednesday, May 7, 2025 at 6:00 p.m.

9. Adjournment

Moved by Lisa Severson

THAT the Committee adjourn at 6:34 p.m.

Motion: Carried