

**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

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**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.
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.

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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 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

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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.

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 2<sup>nd</sup> 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).

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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 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

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-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.

### **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