

**AUGUSTA TOWNSHIP
AGENDA
PLANNING ADVISORY MEETING
February 7, 2024 at 6:00 P.M.**

REGULAR COMMITTEE SESSION

- A. Call to Order
- B. Approval of Agenda
- C. Approval of Minutes of Previous Meeting- December 6, 2023
- D. Disclosure of Interest and Nature Thereof
- E. Planning Applications
 - Map of Applications
 - Severance B-135-23 & B-136-23 (14345371 Canada Inc.)
9424 South Branch Road and December 6, 2023 Staff Report
 - Severance B-155-23 (DeJong) v/l Algonquin Road
 - Severance B-157-23 (Streight) 9655 County Road 18
 - Severance B-167-23 (Schroeder) v/l 2nd Concession Road
 - Z-10-23 Zoning Report (Nuisance Wildlife Control Inc.) 7000
County Road 18
- F. Correspondence (Receive and File)
 - United Counties of Leeds and Grenville Update Agricultural Area Review
 - United Counties of Leeds and Grenville Agricultural Area Review- Local Area
Consultation Meetings
 - United Counties of Leeds and Grenville Affordable Housing information
session: Tiny Homes & Additional Residential Units
 - Decision B-123-23 (Steacie – Lot Addition) 3251 County Road 15
-complies with Township's recommendations
- G. Other Business
- H. Discuss Date of Next Meeting – March 6, 2024
- I. Adjournment

**AUGUSTA TOWNSHIP
MINUTES
PLANNING ADVISORY COMMITTEE MEETING
December 6, 2023 at 6:00 p.m.**

PRESENT

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

STAFF PRESENT

Melissa Banford Planner, Shannon Geraghty CAO, Leslie Peterson

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 Rob Jones

THAT the Committee approve the meeting agenda as presented.

Motion: Carried.

3. Approval of Minutes of Previous Meeting- November 1, 2023

Moved by Brian Purcell, 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

None were noted.

5. Planning Applications

B-135-23 and B-136-23 (New Lots)

No one was in attendance to speak on the application.

The Planner summarized the report for the Committee.

The Committee discussed the application extensively specifically in relation to the kennel located across the road and potential implications for the kennel and these new residential uses.

Moved by Rob Jones, seconded by Lisa Severson

THAT the applications be deferred to allow municipal staff to further assess and discuss with the kennel operator their intended kennel plans and licensing; and discuss with the applicant the possibility of imposing a setback distance from the future residential dwellings to the kennel through a Development Agreement registered on title of new lots.

Motion: Carried.

B-142-23 (New Lot)

No one was in attendance to speak on the application.

AUGUSTA TOWNSHIP

The Planner summarized the report for the Committee.

The Committee discussed the application.

Moved by Brian Purcell, seconded by Lisa Severson

THAT the Planning Advisory Committee recommends that consent application B-142-23 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 0706 000 045 08301 and 0706 000 045 08300) 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 6th Concession Road be widened, if required, to provide for 10 metres from the centreline of the travelled road, across the frontage of the severed lands and the retained lands and that a Transfer/Deed conveying the said land to Augusta Township be prepared and executed and such lands be confirmed free/clear of any encumbrances, in consideration of the payment of \$1.00. If such widening already exists, a surveyor shall confirm such with the Township.
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. That the owner/applicant enter into a Development Agreement with the Township, to be registered on title to the severed lands, to implement the mitigation recommendations and building envelope identified in the Environmental Impact Study (EIS) completed by BCH Environmental Consulting Inc. on August 8, 2023. (any applicable fee for the Development Agreement shall be confirmed by the applicant with the Township).
6. That a groundwater assessment on the suitability of the quantity and quality of groundwater to service the severed lands be undertaken by a qualified hydrogeological consulting firm to confirm an acceptable opinion of groundwater quantity and quality and shall be provided to the Township of Augusta. This condition is deemed required as the new lot is being considered as an infill lot and would also result in being more than the fifth (5th) lot within a 5 ha area to be serviced by groundwater and/or is in a rural area where there is concentrated existing development.
7. That all costs associated with fulfillment of conditions are at the applicant's sole expense.

Motion: Carried.

Zoning By-law Amendments (Z-08-23)

No one was 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 corrective mapping Zoning By-Law Amendments related to Part of 2715 McIntosh Road; 2719 McIntosh Road; Part of 2725 McIntosh Road; and Part of Vacant Lands on McIntosh Road, be approved.

Motion: Carried.

AUGUSTA TOWNSHIP

Zoning By-law Amendment (Z-09-23)

No one was in attendance to speak on the application.

The Planner summarized the report for the Committee. She noted that the applicant had confirmed they would be undertaking the hydrogeological assessment after which the matter could advance to Council.

The Committee discussed the application.

Moved by Lisa Severson, seconded by Rob Jones

THAT the Planning Advisory Committee recommends that the Temporary Use Zoning By-law Amendment related to 1237 County Road 2, to permit Assembly Hall use, be recommended to Council, subject to the applicant/owner submitting a favourable hydrogeological assessment by a qualified consultant, to ensure the adequacy of potable water to service the proposed use, without impact on area properties/wells.

Motion: Carried.

Official Plan Amendment No. 4 (File OP-01-23)

The Planner summarized the report for the Committee.

The Committee discussed the Land Use Strategy and proposed Phase I amendments.

Moved by Lisa Severson, seconded by Brian Purcell

THAT the Planning Advisory Committee recommends Official Plan Amendment No. 4, to implement the Augusta Land Use Strategy (West of Prescott) – Phase I, be approved.

Motion: Carried.

6. Correspondence

Email response from Arnold Potvin, agent/applicant Severance application B-118-23 to concerns raised by neighbours Linda & Ray Miller. The Committee had requested receiving a copy of the applicant's response as follow-up to their consideration of the application.

Moved by Lisa Severson, seconded by Rob Jones

THAT the December 6, 2023 Planning Advisory Committee correspondence item(s) be received and filed.

Motion: Carried.

7. Other Business

Mayor Shaver provided an update on the joint Affordable Housing Session held on November 23, 2023 in Prescott. Due to limited capacity and overwhelming interest, a second session will be organized in 2024 with Augusta as possible host.

8. Next Meeting Date

Next meeting is to be determined. The Committee discussed a possible Zoom meeting depending on January 2024 availability.

AUGUSTA TOWNSHIP

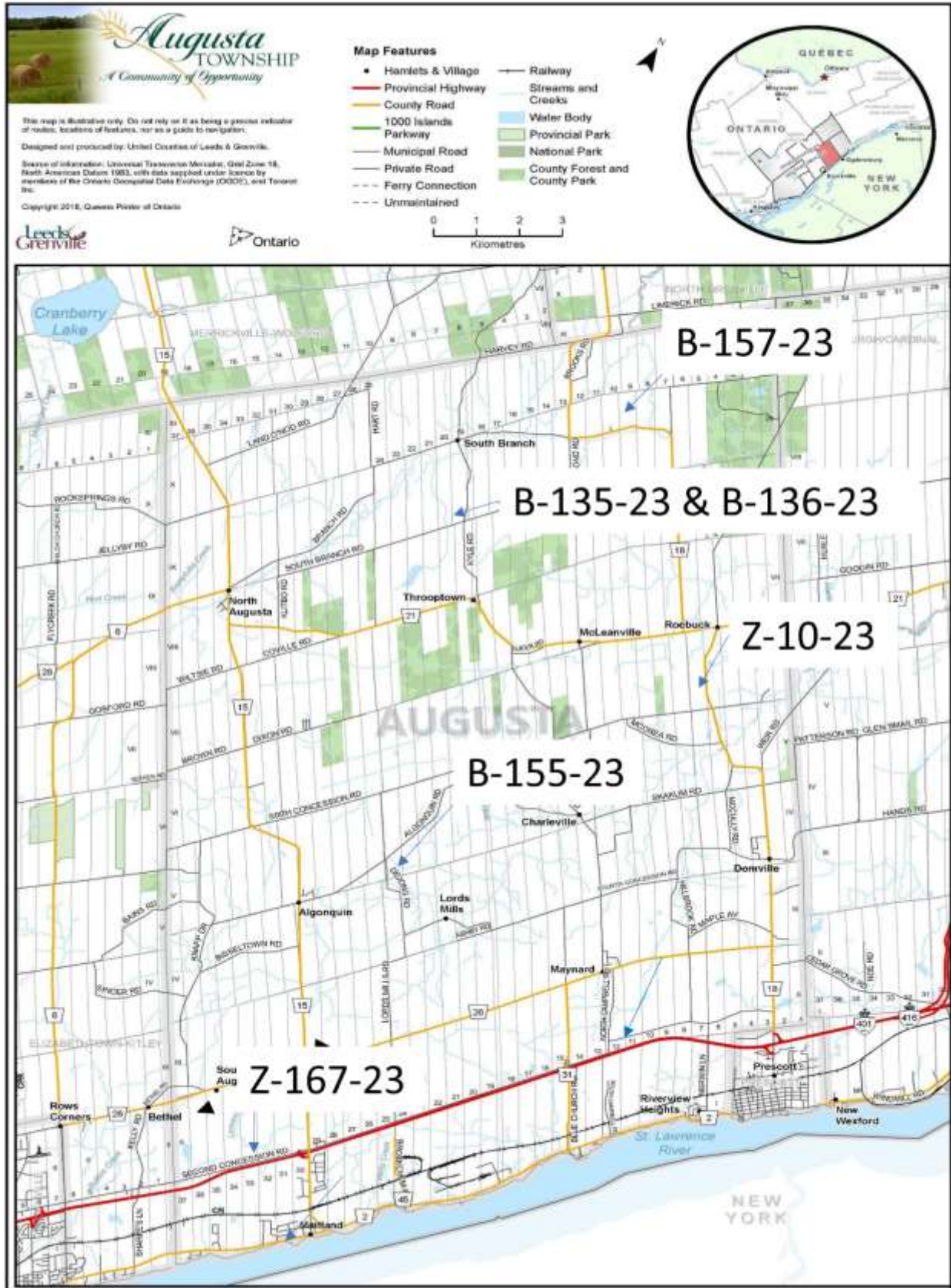
9. Adjournment

Moved by Lisa Severson

THAT the Committee adjourn at 7:25 p.m.

Motion: Carried.

AUGUSTA TOWNSHIP



AUGUSTA TOWNSHIP

TO: PLANNING ADVISORY COMMITTEE (PAC)

DATE: February 7, 2023

RE: Severance Applications B-135-23 and B-136-23 (New Lots)
Con. 9, Pt. Lot 19, Assessment Roll 0706 000 030 04400
9424 South Branch Road
Owner: 14345371 Canada Inc./Applicant: Candace Dunwoodie

AUTHOR: Melissa Banford, Planner

RECOMMENDATION:

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:

AUGUSTA TOWNSHIP

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).

PURPOSE:

To provide a recommendation to Council on severance applications B-135-23 and B-136-23, which propose to:

- B-135-23 proposes to sever 4.05 ha (10 ac.) +/-, with 111 m (364 ft.) road frontage onto Kyle Road, for the purpose of a new residential lot;
- B-136-23 proposes to sever 4.05 ha (10 ac.) +/-, with 111 m (364 ft.) road frontage onto Kyle Road, for the purpose of a new residential lot;
- The resultant retained lands under B-135-23 and B-136-23 would have a lot area of 6.07 ha (15 ac.) +/- with 285 m (935 ft.) of road frontage on South Branch Road and 267m (875 ft.) +/- of road frontage on Hall Road, contains the existing dwelling and agricultural buildings located at 9424 South Branch Road.

BACKGROUND:

At the December 6, 2023 meeting, the Planning Advisory Committee considered a staff report related to severance applications B-135-23 and B-136-23. The applications were deferred by the Committee, to allow staff an opportunity to discuss a potential setback for the new residential dwellings on the severed lots, to an existing dog kennel located across the road at 9401 Kyle Road. A copy of the previous PAC report on the severance applications will be included on the agenda package for the Committee's reference.

Additionally, since PAC considered this matter on December 7, 2023, an email was received from the Counties' on December 13th from a neighbour (attached). It is staff's understanding that the Counties' have been in communication with this neighbour to clarify that an Environmental Impact Study had been submitted in support of the application, and a survey would be required as a condition of approval, should the severances be granted.

ANALYSIS:

As the Committee is aware, there is a licensed small dog kennel located at 9401 Kyle Road, located across the road from the proposed new lots.

The current Zoning By-law regulates kennels, and setbacks to kennels, through the Kennel By-law. Kennel By-law 3645-2023 was recently passed on August 14, 2023 and requires that a new kennel be located a minimum of 300m from an existing residential dwelling or vacant lot. This existing small kennel at 9401 Kyle Road, was established in 2023, prior to this by-law and, as such, was not subject to these setback requirements. As it predates the By-law, this kennel will continue to be able to annually renew its small

AUGUSTA TOWNSHIP

kennel licensing. If the small kennel is proposed to expand to a large kennel (11-30 dogs) in the future, it would be subject to meeting any current by-law setback requirements to area dwellings/vacant lots. The existing kennel may currently be deficient in setback to the vacant lot located between 9436 and 9438 Hall Road and would need to seek an amendment to Council to permit the large kennel, should this be of interest to the owners (\$300.00 application fee, Section 7.16 of Kennel By-law 3645-2023).

There is no current reciprocal setback requirement for a new dwelling to an existing kennel under either the Kennel By-law or Zoning By-law. At the December 6th meeting, PAC discussed imposing a development envelope setback for new dwellings on the severed lots to the small kennel. The proponent was not in attendance at this meeting to discuss this, so the Committee deferred their recommendation to allow staff the opportunity to discuss a potential setback with the proponent and bring the matter back for consideration. At the December 6th meeting, the Committee generally discussed a potential 200m setback, as an appropriate distance to address impacts on both the sensitive residence dwelling uses, as well as future impacts on the kennel operator. A 200m setback has been raised by staff with the proponent Candace Dunwoodie and GIS imagery of the 200m development envelope setback is attached. The proponent had advised that they would be agreeable to a setback as development was also likely to occur on the property to the rear/west of the woodland area along Kyle Road, which would be at a distance of over 200m. The retention of tree/woodlands is also likely to be of assistance in mitigating any potential impact between residential and kennel uses with respect to noise/visual, etc.

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 applications proceeding to the Counties' Consent Granting Authority based on the planner's recommendation with conditions as written and discussed in the previous December 6, 2023 staff report, to now include a 200m development setback in the recommended Development Agreement condition to any new residential dwellings (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).
- 2. Support the severance applications proceeding to the Counties' Consent Granting Authority based on the planner's recommendation with revisions as may be deemed appropriate by the Planning Advisory Committee (PAC).

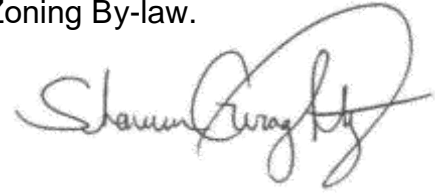
AUGUSTA TOWNSHIP

LINK TO MUNICIPAL PLANS:

The recommendations on Severance Applications B-135-23 and B-136-23, with stated conditions, appear to align with the rural severance policies of Augusta's Official Plan and will meet/exceed the zone provisions of Augusta's Zoning By-law.



Melissa Banford, Planner



Shannon Geraghty, CAO

Attachments:

- GIS Airphoto Imagery (proposed 200m development setback to kennel)
- Email from neighbour, dated December 7, 2023

200m+/- setback to kennel



A number line with two scales. The top scale is labeled 'mi' and has major tick marks at 0, 0.03, 0.06, and 0.11. The bottom scale is labeled 'km' and has major tick marks at 0, 0.04, 0.09, and 0.17. The value 1.4514 is written above the top scale, and a vertical line connects it to the 0.09 mark on the bottom scale.

Teranet Inc., Municipal Property Assessment Corporation (MPAC), and Geographic Information System (GIS) the United Counties of Leeds and

Leeds Grenville G15

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

AUGUSTA TOWNSHIP

Weidenaar, Krista

From: Taylor Rutherford-Blouin [REDACTED]
Sent: December 7, 2023 12:04 PM
To: Weidenaar, Krista
Subject: Comments: Notice of Consent Application 9424 South Branch Road

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good Afternoon Krista Weidenaar,

I am a resident of Augusta Township contacting you with regard to the proposed creation of new lots by means of severance of the property at 9424 South Branch Road which, if approved, appear to be permitting the development of lands which are **designated significant woodlands** without appropriate assessment and mitigation of the potential ecological implications.

In accordance with the Township of Augusta's Official Plan, development on property classed as significant woodland should be permitted **only if it has been demonstrated through an environmental impact assessment** that there will be no negative impacts on the natural features or on the ecological functions for which the area is identified. See Schedule B - Development Constraints.

Please note, development is defined in the United Counties of Leeds and Grenville Official Plan as "the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act".

Therefore, I am inquiring as to whether or not an environmental impact assessment been completed and submitted alongside this application?

One of the guiding environmental principles for the Township of Augusta dictates that the Township will protect and enhance our natural environment in accordance with Provincial policy and in a manner which is respectful of land owner concerns and recognizes the need for long term sustainability.

With regard to long term sustainability, I will highlight the below section of the Official Plan with regard to endangered or threatened species habitat given that this wetland property constitutes an environmentally sensitive area with direct and proximate connections to the Provincially Significant Wetlands known as the Kemptville Creek and the Limerick-Indian Creek Wetland. It should be noted that the closer of these two wetlands, the Kemptville Creek, forms an integral component of the local ecological landscape and is a known home to endangered, threatened and special concern Species at Risk and constitutes a Critical Habitat Zone.

"6.1.2.2: Where a planning application for development or site alteration is submitted in an area of the screening map that delineates potential for significant habitat of threatened and endangered species, the Township shall require an Ecological Site Assessment as supporting information to determine if significant habitat is present and delineate the extent of any significant habitat within or adjacent to the area proposed for development. In cases where an environmental impact assessment is triggered by this Plan, the above requirements may be addressed by the environmental impact assessment, provided it is undertaken by a qualified individual."

It appears that the new owner of 9424 South Branch Road has been advertising the property for sale in excess of 60 days now with solely the proposed retained lands, giving no consideration to due process as administered by the Consent Granting Authority and prior to the formal ruling on any applications. See MLS #1364123.

Additionally, I am not aware of a recent land survey completed for this property to inform the proposed property lines and do not see survey stakes or other such markers in place indicating the proposed lots. Can you please confirm that an

AUGUSTA TOWNSHIP

authorized land survey has been completed and submitted in association with this application? There is a discrepancy in the location of the property line on the provided "sketch" and the registered land survey that I am in possession of which indicates considerable encroachment of proposed lot A (B-135-23) onto the neighbouring property at 9420 Kyle Road.

In closing - it is outlined in the Official Plan that the creation of rural lots by severance can result in numerous negative impacts on the rural landscape. The loss of significant woodlands, disappearance of the small family farm and changes in the land use practices of wetland environments due to development are examples of such negative impacts. I ask that you please ensure this is taken into consideration in your review.

I look forward to hearing from you in response and wish to be made aware of any further developments, public meetings and/or decisions involved in the review of this application.

Regards,

Taylor Rutherford-Blouin

AUGUSTA TOWNSHIP

TO: PLANNING ADVISORY COMMITTEE (PAC)

DATE: December 6, 2023

RE: Severance Applications B-135-23 and B-136-23 (New Lots)
Con. 9, Pt. Lot 19, Assessment Roll 0706 000 030 04400
9424 South Branch Road
Owner: 14345371 Canada Inc./Applicant: Candace Dunwoodie

AUTHOR: Melissa Banford, Planner

RECOMMENDATION:

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
 - provide notice to the current property owners/future property owners of the existing licensed dog kennel in the area, being located at 9401 Kyle Road. (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 lot (new building lot).

AUGUSTA TOWNSHIP

PURPOSE:

The United Counties of Leeds and Grenville's Consent Granting Authority has received and circulated severance applications, B-135-23 and B-136-23 to prescribed/ required agencies, to area property owners within the prescribed distance and to the Township for comment. Refer to the **attached applications (excerpts) and site sketches**.

In brief:

- B-135-23 proposes to sever 4.05 ha (10 ac.) +/-, with 111 m (364 ft.) road frontage onto Kyle Road, for the purpose of a new residential lot;
- B-136-23 proposes to sever 4.05 ha (10 ac.) +/-, with 111 m (364 ft.) road frontage onto Kyle Road, for the purpose of a new residential lot;
- The resultant retained lands under B-135-23 and B-136-23 would have a lot area of 6.07 ha (15 ac.) +/- with 285 m (935 ft.) of road frontage on South Branch Road and 267m (875 ft.) +/- of road frontage on Hall Road, contains the existing dwelling and agricultural buildings located at 9424 South Branch Road.

CONSULTATION:

As of the date of this report, Township planning staff have not received any comments from the United Counties' Consent Granting Authority, regarding their public consultation and circulation of the application to prescribed agencies and area property owners.

At the Township level, the proposed severance/site location was circulated internally by staff to the Chief Building Official, Public Works Department, Fire Chief and Treasurer. No concerns have been received to date. Staff will confirm if any further comments are received at the December 6, 2023 PAC meeting.

BACKGROUND:

The subject property is a 14.2 ha (35 acre) +/- lot, which has an existing dwelling and accessory structures, including a small barn, located at 9424 South Branch Road. Two (2) 4.05 ha (10 ac.) vacant lots are proposed to be created. The existing dwelling and structures are to be retained on a 6.07 ha (15 ac.) +/- lot.

ANALYSIS:

Provincial Policy Statement (PPS)

The PPS directs that settlement areas are to be the focus of development and growth (Section 1.1.4.2) but limited development in the rural areas may be permitted. Development in the rural area is to have consideration for the preservation of rural characteristics and that regard is to be given to the scale of development as well as the ability to provide appropriate servicing (Section 1.1.4.3).

AUGUSTA TOWNSHIP

The development standards for rural land uses are detailed within the Township of Augusta's Official Plan, rural area policies, discussed below.

United Counties of Leeds and Grenville Official Plan

Under the Counties' Official Plan, the lands are designated Rural Lands.

Township of Augusta Official Plan

Under the Township's Official Plan, lot creation by severance from an original lot that existed as of July 26, 2004, may result in the creation of three (3) lots (including the retained lot, in effect, two (2) new building lots) subject to meeting other policies in the plan. The subject property is eligible for severance consideration, as no previous severance appears to have been taken off the original lot since the eligibility date.

This property is designated Rural under Schedule A of the Official Plan. Under the Development Constraints Schedule B, Significant Woodlands and 120m adjacent lands, have been identified on the subject property, in the area of the proposed new lots.

The severance applications appear to be in keeping with the Township's rural policies for low density residential development and the preservation of the identity and character of the rural area (Official Plan Section 3.1.1). The application does not appear to be creating or extending strip development.

Under Section 6.1.10.4 of the Official Plan, development within the Significant Woodlands, or the 120m adjacent lands, needs to be supported by an Environmental Impact Study (EIS), which demonstrates that there will be no negative impacts on the natural features or on their ecological functions. An Environmental Impact Statement was prepared by Kilgour & Associates on August 24, 2023 and submitted with the severance applications. The EIS, which included a Species at Risk screening, concluded that the new development/severances would not have negative impacts on the woodlands natural features or on their ecological functions, providing that the mitigation measures detailed in the EIS are implemented. Such mitigation measures include: certain times of the year when clearing should not be undertaken due to migratory bird nesting and bat breeding/roosting; sediment control fencing during construction; and the management of waste and construction materials/equipment on site, etc. In order to implement the EIS and the mitigation measures, a Development Agreement is recommended to be registered on title to both of severed lots.

Other rural policies to be regarded are ensuring that new lot development meets the Minimum Separation Distance (MDS) standards from any livestock barns in the area. Staff identified an existing barn on the retained lands, understood to have been used for horses with a two-stall capacity. MDS was calculated to require a minimum distance setback of 266 ft. from the livestock facility located on the retained lands to the new severed lots. MDS appears to have been exceeded and the calculations have been attached to this report. Any new livestock barn(s), or expansions to the existing barn, will need to comply with MDS.

AUGUSTA TOWNSHIP

There is a dog kennel located at 9401 Kyle Road which is currently licensed by the Township and located across the road from the proposed new lots. A letter has also been received from this kennel owner, a copy of which is attached to this report. The current Zoning By-law regulates kennels, and setbacks to kennels, through the Kennel By-law. Kennel By-law 3645-2023 was recently passed on August 14, 2023 and requires that a new kennel be located a minimum of 300m from an existing residential dwelling or vacant lot. There is no current reciprocal setback requirement from a new dwelling to an existing kennel. To provide notice to future property owners of the existing licensed dog kennel in the area, staff are recommending that a note regarding the kennel be also included in the Development Agreement. The kennel at 9401 Kyle Road will continue to be regulated by By-law 3645-2023, which regulates canine-related nuisance matters.

The subject lands are located within a highly vulnerable aquifer. Development is proposed on private services (well/septic) to service the two severed lots. The need for any groundwater quality/quantity assessment is to be considered on a case-by-case basis, subject to criteria endorsed by Council (Resolution No. 6, March 28, 2022). The severed lots do not meet the Township's criteria for requiring a hydrogeological assessment. It is recommended, however, that a note be placed on the Decisions to flag that the provision of an adequate supply and quality of water is the property owners' responsibility.

Township of Augusta Zoning By-law

Under the Township's Zoning By-law 2965, as amended, the property appears to be zoned Rural (RU) zone. The RU zone requires a minimum lot area of 0.8 ha (1.98 ac.) and 30m (98.4) ft of road frontage for residential use. Both of the severed lots and the retained lot meet/exceed these minimums. Under Section 7.17.3, hobby farm is permitted as a residential accessory use in the RU zone provided that the lot has a minimum lot size of 2 ha (4.94 ac.) and 38m (124.7 ft.) road frontage). The two severed lots will exceed these requirements and will be permitted potential hobby farm use, subject to meeting MDS requirements. The retained lands will also meet these minimums and will be permitted to continue hobby farm use, again, subject to MDS.

This severance applications, 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.

AUGUSTA TOWNSHIP

OPTIONS:

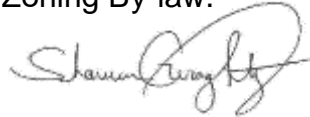
- 1. Support the severance applications proceeding to the Counties Consent Granting Authority based on the planner's recommendation with conditions as written.
- 2. Support the severance applications proceeding to the Counties Consent Granting Authority based on the planner's recommendation with revisions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

LINK TO MUNICIPAL PLANS:

The recommendations on Severance Applications B-135-23 and B-136-23, with stated conditions, appear to align with the rural severance policies of Augusta's Official Plan and will meet/exceed the zone provisions of Augusta's Zoning By-law.



Melissa Banford, Planner



Shannon Geraghty, CAO

Attachments:

- Severance B-135-23 and B-136-23 excerpts
- MDS I – 9424 South Branch Road
- Letter from Sherry Curan, Spotted Acres, 9401 Kyle Road

AUGUSTA TOWNSHIP

B-135-23 - APPLICATION (excerpts)



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

File No. B- 135-23

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

Roll Number 0706 0000 300 4400 (Mandatory 15 digits)

Date consulted with Municipality: August 2023

Date Accepted: November 9/23

1. **NAME OR OWNER(S):** 14345371 Canada Inc.
ADDRESS, CITY/TOWN: 6769 Deer Run Place North Gower ON
POSTAL CODE: L0T 1R0 **TELEPHONE: (Home)** [REDACTED] **(Work)** [REDACTED]
EMAIL ADDRESS: [REDACTED]
2. **AGENT/APPLICANT:** Name of the person who is to be contacted about the application, if different than owner. **Please include your email address.** (This may be a person or firm acting on behalf of the owner – An owner's authorization is required if the applicant is not the owner)
ADDRESS, CITY/TOWN: _____
POSTAL CODE: _____ **TELEPHONE: (Home)** _____ **(Work)** _____
3. **LOCATION OF THE SUBJECT LAND:** **MUNICIPALITY** Augusta
Former Municipality: _____ Concession No. 9 Lot No. 19
Registered Plan No.: _____ Lot(s) _____ Block(s) _____ Reference Plan No. 1585794
Civic Address: 9404 South Branch Rd North Augusta
Are there any easements or restrictive covenants affecting the subject land? ☐ Yes ☒ No
4. **PURPOSE OF THIS APPLICATION:** (Check appropriate box)
☒ Creation of New Lot ☐ Addition to a Lot ☐ An easement/right-of-way
☐ Other - Correction of Title Or Lease
Name of person(s), if known, to who this land or interest in land is to be transferred, leased or charged
Unknown
* If a lot addition, identify on the required sketch the lands to which the parcel will be added
5. **DESCRIPTION OF LAND INTENDED TO BE SEVERED:**
Frontage 111m (metres) Depth 316.5m (metres) Area (hectares) 10 ACRES / 4.05 ha
Existing Use Residential Proposed Use Residential
Number and use of buildings and structures:
Existing 0 Proposed Unknown
6. **DESCRIPTION OF LAND INTENDED TO BE RETAINED:**
Frontage 285 (metres) Depth 365 (11m) (metres) Area (hectares) 25 ACRES / 10.12 ha
Existing Use Residential Proposed Use Residential
Number and use of buildings and structures: 4
7. **WHAT TYPE OF WATER SUPPLY IS PROPOSED?** (Check appropriate space)

	Severed Lot	Retained Lot
Municipally owned and operated water supply	<input type="checkbox"/>	<input type="checkbox"/>
Well (circle – dug or drilled)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Communal Well	<input type="checkbox"/>	<input type="checkbox"/>
Lake or other water body	<input type="checkbox"/>	<input type="checkbox"/>
Other (Specify) _____	<input type="checkbox"/>	<input type="checkbox"/>

Effective date October 2022

AUGUSTA TOWNSHIP

B-135-23 - APPLICATION (excerpts)

Page 2

8. **WHAT TYPE OF SEWAGE DISPOSAL IS PROPOSED?** (Check appropriate space)
- | | Severed Lot | Retained Lot |
|--|-------------------------------------|-------------------------------------|
| Municipally owned and operated sanitary sewers | <input type="checkbox"/> | <input type="checkbox"/> |
| Septic Tank | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Communal septic system | <input type="checkbox"/> | <input type="checkbox"/> |
| Other (Specify) _____ | <input type="checkbox"/> | <input type="checkbox"/> |
9. **TYPE OF ACCESS:** (Check appropriate space)
- | | Severed Lot | Retained Lot |
|---|-------------------------------------|-------------------------------------|
| Provincial Highway _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| County Road _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| Municipal road, maintained all year _____ | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Municipal road, seasonally maintained _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| Right-of-way owned by _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| Water Access (Specify docking and parking facilities and distance of these facilities from the subject land and the nearest public road.) _____ | <input type="checkbox"/> | <input type="checkbox"/> |
10. **OTHER SERVICES:** (Check if the service is Available)
- | | Severed Lot | Retained Lot |
|--------------------|-------------------------------------|-------------------------------------|
| Electricity | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| School Bussing | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Garbage Collection | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
11. **LAND USE:**
- What is the existing UCLG Official Plan designation of the subject land? Rural Lands (GN)
- What is the existing Municipal Official Plan designation of the subject land? Rural & Sig. Woodlands (GN)
- What is the Zoning of the subject land? Rural (GN)

12. **Please check YES or NO to the following:**

USE OR FEATURE	YES	NO
Is there an agricultural operation including livestock facility or stockyard located on or within 1500 metres of the severed or retained land? (if yes, MDS calculations will be required)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
** Are there any tile drains on the land to be severed; if present, show them on the application sketch.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a landfill within 500 metres of severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a sewage treatment plant or waste stabilization plant within 500 metres of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a Provincially Significant Wetland (Class 1, 2 or 3 Wetland) on the severed or retained lands or within 120 metres?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is any portion of the land to be severed or retained located within a Flood Plain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is any portion of the land to be severed or retained within 500 metres of a rehabilitated mine/pit/quarry site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a non-operating mine/pit/quarry site within 1 kilometre of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there an active mine/pit/quarry site within 1 kilometre of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there an industrial or commercial use, including propane distributors, located within 500 metres of the severed or retained land? (If yes, specify the use)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there an active railway line within 300 metres of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a municipal or federal airport within 500 metres of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there any Utility corridor(s) (i.e. towers, etc.) located on the severed or retained lands or within 500 metres?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Effective date October 2022

AUGUSTA TOWNSHIP

B-135-23 - APPLICATION (excerpts)

Page 3

13. History of the Subject Land:

Has the subject land ever been the subject of an application for approval of consent or a plan of subdivision under the Planning Act? ☒ **No** ☐ **Yes** ☐ **Unknown** If yes and if known, provide the application file number and the decision made on the application, the dates of transfers, the names of the transferees and the land use:

Has any land been severed from the parcel originally acquired by the owner of the subject land? ☒ **No** ☐ **Yes**
If yes, provide for each parcel severed, the date of transfer, the name of the transferee and the land use.

14. Current Applications:

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

☒ **No** ☐ **Yes** ☐ **Unknown** If yes, and if known, specify the appropriate file number and status of application(s).

Is the subject land the subject of an application for a zoning by-law amendment, Minister's zoning order amendment, minor variance, consent or approval of a plan of subdivision?

☒ **No** ☐ **Yes** ☐ **Unknown** If yes, and if known, specify the appropriate file number and status of application.

15. SKETCH: The application shall be accompanied by a sketch **no larger than 8.5" by 14"** showing the following:
Please refer to the sample sketch on page 6 of this form.

- The dimensions of the subject land, outline the part that is to be severed in yellow and the part that is to be retained in blue.
- The dimensions of any land owned by the owner of the subject land and that abuts the subject land, the distance between the subject land and the nearest Township lot line or landmark, such as a railway crossing or bridge.
- The location of all land previously severed from the parcel originally acquired by the current owner of the subject land.
- The approximate location of all natural and artificial features on the subject land and adjacent lands that in the opinion of the applicant may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- The existing use(s) on adjacent lands.
- The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or right-of-way.
- If access to the subject land is by water only, the location of the parking or boat docking facilities to be used.
- The location and nature of any easement affecting the subject land.

16. OTHER INFORMATION: Is there any other information that you think may be useful to the Consent Granting Authority or other agencies in reviewing this application? If so, explain below or attach a separate page.

Effective date October 2022

AUGUSTA TOWNSHIP

B-135-23 SITE SKETCH



AUGUSTA TOWNSHIP

B-135-23 and B-136-23 LOCATION MAP

B-135-23 & B-136-23 14345371 Canada Inc. Severance



11/10/2023, 10:14:02 AM

Subject Lands

Parcel

Severance Activity

Road Network

Municipal Road

1:18,056

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

Esri Community Maps Contributors, Province of Ontario, Esri Canada, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., METAPASA, USGS, EPA,

Leeds Grenville GIS

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

AUGUSTA TOWNSHIP

B-136-23 - APPLICATION (excerpts)



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

File No. B- 136-23

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

Roll Number 0706 0000 300 4400 (Mandatory 15 digits)

Date consulted with Municipality: August 2023

Date Accepted: November 9/23

- NAME OR OWNER(S):** 14345371 Canada Inc.
ADDRESS, CITY/TOWN: 6769 Deer Run Place North Gower ON
POSTAL CODE: K0T 8T7 **TELEPHONE: (Home)** [REDACTED] **(Work)** [REDACTED]
EMAIL ADDRESS: [REDACTED]
- AGENT/APPLICANT:** Name of the person who is to be contacted about the application, if different than owner. **Please include your email address.** (This may be a person or firm acting on behalf of the owner – An owner's authorization is required if the applicant is not the owner)
ADDRESS, CITY/TOWN: _____
POSTAL CODE: _____ **TELEPHONE: (Home)** _____ **(Work)** _____
- LOCATION OF THE SUBJECT LAND:** **MUNICIPALITY** Augusta
Former Municipality: _____ Concession No. 9 Lot No. 19
Registered Plan No.: _____ Lot(s) _____ Block(s) _____ Reference Plan No. 15R5794
Civic Address: 9404 South Branch Rd North Augusta
Are there any easements or restrictive covenants affecting the subject land? ☐ Yes ☒ No
- PURPOSE OF THIS APPLICATION:** (Check appropriate box)
☒ Creation of New Lot ☐ Addition to a Lot ☐ An easement/right-of-way
☐ Other - Correction of Title, Or Lease
Name of person(s), if known, to who this land or interest in land is to be transferred, leased or charged
Unknown
* If a lot addition, identify on the required sketch the lands to which the parcel will be added
- DESCRIPTION OF LAND INTENDED TO BE SEVERED:**
Frontage 111 (metres) Depth 365 (metres) Area (hectares) 10 ACRES / 4.05 ha
Existing Use Residential Proposed Use Residential
Number and use of buildings and structures:
Existing 0 Proposed Unknown
- DESCRIPTION OF LAND INTENDED TO BE RETAINED:**
Frontage 285 (metres) Depth 278 (irregular) (metres) Area (hectares) 15 ACRES / 6.07 ha
Existing Use Residential Proposed Use Residential
Number and use of buildings and structures: 4
- WHAT TYPE OF WATER SUPPLY IS PROPOSED?** (Check appropriate space)

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

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

Effective date October 2022

AUGUSTA TOWNSHIP

B-136-23 – APPLICATION (excerpts)

Page 2

8. **WHAT TYPE OF SEWAGE DISPOSAL IS PROPOSED?** (Check appropriate space)
- | | Severed Lot | Retained Lot |
|--|-------------------------------------|-------------------------------------|
| Municipally owned and operated sanitary sewers | <input type="checkbox"/> | <input type="checkbox"/> |
| Septic Tank | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Communal septic system | <input type="checkbox"/> | <input type="checkbox"/> |
| Other (Specify) _____ | <input type="checkbox"/> | <input type="checkbox"/> |

9. **TYPE OF ACCESS:** (Check appropriate space)
- | | Severed Lot | Retained Lot |
|---|-------------------------------------|-------------------------------------|
| Provincial Highway _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| County Road _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| Municipal road, maintained all year _____ | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Municipal road, seasonally maintained _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| Right-of-way owned by _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| Water Access (Specify docking and parking facilities and distance of these facilities from the subject land and the nearest public road.) _____ | <input type="checkbox"/> | <input type="checkbox"/> |

10. **OTHER SERVICES:** (Check if the service is Available)
- | | Severed Lot | Retained Lot |
|--------------------|-------------------------------------|-------------------------------------|
| Electricity | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| School Bussing | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Garbage Collection | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |

11. **LAND USE:**
- What is the existing UCLG Official Plan designation of the subject land? Rural Lands (RM)
- What is the existing Municipal Official Plan designation of the subject land? Rural & Significant Woodlands (RM)
- What is the Zoning of the subject land? Rural (RM)

12. **Please check YES or NO to the following:**

USE OR FEATURE	YES	NO
Is there an agricultural operation including <u>livestock facility</u> or stockyard located on or within 1500 metres of the severed or retained land? (if yes, MDS calculations will be required)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
** Are there any tile drains on the land to be severed; if present, show them on the application sketch.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a landfill within 500 metres of severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a sewage treatment plant or waste stabilization plant within 500 metres of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a Provincially Significant Wetland (Class 1, 2 or 3 Wetland) on the severed or retained lands or within 120 metres?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is any portion of the land to be severed or retained located within a Flood Plain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is any portion of the land to be severed or retained within 500 metres of a rehabilitated mine/pit/quarry site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a non-operating mine/pit/quarry site within 1 kilometre of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there an active mine/pit/quarry site within 1 kilometre of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there an industrial or commercial use, including propane distributors, located within 500 metres of the severed or retained land? (if yes, specify the use)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there an active railway line within 300 metres of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a municipal or federal airport within 500 metres of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there any Utility corridor(s) (i.e. towers, etc.) located on the severed or retained lands or within 500 metres?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Effective date October 2022

AUGUSTA TOWNSHIP

B-136-23 - APPLICATION (excerpts)

Page 3

13. History of the Subject Land:

Has the subject land ever been the subject of an application for approval of consent or a plan of subdivision under the Planning Act? ☒ No ☐ Yes ☐ Unknown If yes and if known, provide the application file number and the decision made on the application, the dates of transfers, the names of the transferees and the land use:

Has any land been severed from the parcel originally acquired by the owner of the subject land? ☒ No ☐ Yes If yes, provide for each parcel severed, the date of transfer, the name of the transferee and the land use.

14. Current Applications:

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

☒ No ☐ Yes ☐ Unknown If yes, and if known, specify the appropriate file number and status of application(s).

Is the subject land the subject of an application for a zoning by-law amendment, Minister's zoning order amendment, minor variance, consent or approval of a plan of subdivision?

☒ No ☐ Yes ☐ Unknown If yes, and if known, specify the appropriate file number and status of application.

15. SKETCH: The application shall be accompanied by a sketch **no larger than 8.5" by 14"** showing the following:
Please refer to the sample sketch on page 6 of this form.

- The dimensions of the subject land, outline the part that is to be severed in yellow and the part that is to be retained in blue.
- The dimensions of any land owned by the owner of the subject land and that abuts the subject land, the distance between the subject land and the nearest Township lot line or landmark, such as a railway crossing or bridge.
- The location of all land previously severed from the parcel originally acquired by the current owner of the subject land.
- The approximate location of all natural and artificial features on the subject land and adjacent lands that in the opinion of the applicant may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- The existing use(s) on adjacent lands.
- The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or right-of-way.
- If access to the subject land is by water only, the location of the parking or boat docking facilities to be used.
- The location and nature of any easement affecting the subject land.

16. OTHER INFORMATION: Is there any other information that you think may be useful to the Consent Granting Authority or other agencies in reviewing this application? If so, explain below or attach a separate page.

Effective date October 2022

AUGUSTA TOWNSHIP

B-136-23 SITE SKETCH



AUGUSTA TOWNSHIP



AgriSuite

MDS I

General information

Application date Nov 22, 2023	Municipal file number	Proposed application Lot creation for a maximum of three non-agricultural use lots
Applicant contact information ⓘ 14345371 Canada Inc. 9424 South Branch Road ON	Location of subject lands United Counties of Leeds and Grenville Township of Augusta AUGUSTA Concession 9, Lot 19 Roll number: 070600003004400	

Calculations

9424 South Branch (retained)

Farm contact information ⓘ ON	Location of existing livestock facility or anaerobic digester United Counties of Leeds and Grenville Township of Augusta AUGUSTA Concession 9, Lot 19 Roll number: 070600003004400	Total lot size 35.85 ac
----------------------------------	---	----------------------------

Livestock/manure summary				
Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Horses, Medium-framed, mature; 227 - 580 kg (including unweaned offspring)	2	2 NU	500 ft²

Setback summary				
Existing manure storage	V3. Solid, outside, no cover, >= 30% DM			
Design capacity	2 NU			
Potential design capacity	2 NU			
Factor A (odour potential)	0.7	Factor B (design capacity)	150	
Factor D (manure type)	0.7	Factor E (encroaching land use)	1.1	

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	81 m (266 ft)
Actual distance from livestock barn	NA
Storage base distance 'S' (minimum distance from manure storage)	81 m (266 ft)
Actual distance from manure storage	NA

AUGUSTA TOWNSHIP

Preparer signoff & disclaimer

Preparer contact information

Melissa Banford
Township of Augusta
3560 County Road 26
Prescott, ON
K0E 1T0
613-925-4231 x104
mbanford@augusta.ca

Signature of preparer


Melissa Banford, Planner

November 22, 2023

Date (mmm-dd-yyyy)

Note to the user

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.

© King's Printer for Ontario, 2012-23

AUGUSTA TOWNSHIP

MDS 1 - 9424 South Branch Road



2023-11-22, 2:47:06 p.m.

Parcel LG_RoadNetwork
Municipal Road

0 0.03 0.06 0.11 mi
0 0.04 0.09 0.17 km

Terraset Inc., Municipal Property Assessment Corporation (MPAC), and
Geographic Information System (GIS) the United Counties of Leeds and

Leeds Grenville GIS

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

AUGUSTA TOWNSHIP

To whom it may concern,

My name is Sherry Curran, my husband Robert and I own a dog boarding kennel, Spotted Acres at 9401 Kyle Road, Spotted Acres is a registered, Licensed and insured business. November 16th, 2023, we received two notices of consent applications for neighbours (B-135-23 & B-136-23) regarding a request to sever property at 9424 South Branch Road. The proposed lot on application B-135-23 a lot is directly opposite the street from our Kennel/ dwelling on Kyle Road, application B-136-23 is the proposed lot next to it.

We have four major concerns with the severance proposal above.

1. Current small Kennel and zoning By-laws compliance
2. Complaints
3. Kennel License renewal
4. Expansion to large kennel and zoning By-law compliance

1. Current small Kennel and Zoning By-laws compliance

Our kennel, Spotted Acres was established in June 2023, and we have a valid kennel licence (June 20th, 2023). We are currently in compliance with the updated Kennel and Zoning by-laws.

7.17. No person shall establish or operate a kennel within 300m (984 ft.) of a dwelling on another lot, or where there is an abutting vacant lot; no person shall establish or operate a kennel within 300m (984 ft.) of the property line. Abutting includes lands located across a highway or unopened road allowance. Site Specific exceptions to this provision are detailed in Schedule C.

Should the land severance proposed above be approved, it may compromise our ability to operate our Dog Boarding and daycare kennel and to contribute to our community in a meaningful way. If no person shall establish or operate a kennel with 300m of a dwelling on another lot, then it stands to reason that no person or entity shall establish a dwelling within 300m of an already established kennel. Should a person or entity be allowed to establish a dwelling within 300m of a kennel, said kennel would no longer comply with the Kennel by-law. As our kennel has been established before the requested land severance, we feel it would be unfair to our business, our community as well as our way to earn a living if our kennel was forced to shut down.

Additionally, we have invested tens of thousands of dollars into our kennel business to meet and respect the bylaws and guidelines, and to become fully operational.

AUGUSTA TOWNSHIP

What are the options or stipulations that would need to be agreed upon? If these lots were severed, would there be a stipulation that no dwelling shall be established on these lots within 300m of our kennel? How will this stipulation (or condition) be monitored and reinforced? How do we protect our kennel from ever being forced to shut down because of an overseen loophole?

2. Complaints

We expect that one of the reasons for implementing the Kennel and Zoning By-laws is to help protect all parties from possible complaints. Setting clear By-laws is reasonable and helps to prevent complaints from neighbours for a number of disturbances that could be present when living in the vicinity of a kennel. Currently, as stated previously, Spotted Acres Boarding is established within the By-laws and, as such, is protected from complaints such as noise and disturbances. To allow a dwelling to erect within 300m of our kennel would compromise that protection. We are concerned that not only now, but in the years to come, a complaint from a neighbour who was allowed to build a dwelling within 300m of our kennel would result in repercussions ranging from fines to being forced to shut down. We have selected this location and area to operate our kennel exactly for those reasons: Location and area. We have been operating since June of 2023 without a complaint, in fact we have received numerous praises and compliments for providing a service in such high demand in our community. We wish to continue to do so for many years to come.

3. Kennel License Renewal

As to be expected, a Kennel Licence must be renewed yearly to be able to operate a kennel. As things are now, we will renew Spotted Acres Boarding kennel license shortly (if not already done by the time this letter reaches its destination). Our concern lies with the ability to continue to renew our kennel license in the years to come, when/if one is granted the ability to build a dwelling within 300m of our kennel. What guarantee do we have that, 7 years from now for example, when we try to renew our kennel license, we are denied because there is a pending application to build a dwelling within 300m of our kennel? This is a very real concern for us as we plan to operate our kennel indefinitely for our community. We fear that our ability and right to renew our kennel license in the future will be stripped away from us when an application to build a dwelling or severe the property into vacant land within 300m of our kennel is received.

AUGUSTA TOWNSHIP

4. Expansion to large kennel and zoning By-law compliance

Naturally, when a business thrives and continues to succeed, the next step is to expand. This is precisely our goal at Spotted Acres. We aim to expand our “small” kennel operation to a “large” kennel operation. Our plans include erecting a separate building on our property to allow for up to 30 dogs to be on the premise at the same time. We have other plans to expand as well, but the “small” to “large” kennel expansion is the only plan relevant to the land severance application. Same as concern #1, we have concerns that a future dwelling or vacant land within 300m of our kennel would compromise our ability and right to operate our kennel (small or large).

Spotted Acres Boarding and Day Care contributes to the Augusta and surrounding communities in meaningful ways. In addition to boarding and day care, Spotted Acres provides a safe place for community dog events that help bring people, dogs and communities together. In July 2023, Spotted Acres was host to a Charity Fundraiser called Dog Daze Festival. Dog Daze Festival was very successful in its inaugural launch, bringing people and dogs together in support of Eastern Ontario Potcakes Rescue (EOPR) and raising hundreds of dollars for this great not-for-profit organization. We had vendors come from Augusta, Brockville and even Ottawa to participate in the event. Over 200 people attended throughout the 6-hour event. We obtained all necessary licenses to host the event, and Spotted Acres is looking forward to hosting this yearly event and many others in the future.

Please consider the impact allowing the severance of these lots will have on the future of Spotted Acres and the positive contributions we provide our community.

Thank you for your time,

Sherry Curran
Spotted Acres

AUGUSTA TOWNSHIP

TO: PLANNING ADVISORY COMMITTEE (PAC)

DATE: February 7, 2024

RE: Severance Application B-155-23 - New Lot
Vacant Lands Algonquin Road
Con. 5, Pt. Lot 23, 24, 25; Assessment Roll 0706 000 045 01500
Owners: Frank and Elsie DeJong
Applicant/Agent: Brian DeJong

AUTHOR: Melissa Banford, Planner

RECOMMENDATION:

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).

PURPOSE:

The United Counties of Leeds and Grenville's Consent Granting Authority has received and circulated severance application, B-155-23 (DeJong), to prescribed/ required agencies, to area property owners within the prescribed distance and to the Township for comment. The application has been filed by the owners. Refer to the **attached application (excerpts), site sketch and location map.**

In brief:

- B-155-23 proposes to create one new 1.17 ha (2.89 ac.) +/- vacant building lot with 90m (295 ft.) +/- of lot frontage on Algonquin Road and;

AUGUSTA TOWNSHIP

- The retained lands will have a lot size of 39.29 ha (100 ac.) + with 625 m (2050 ft.) +/- of split frontage on Algonquin Road and 525 m (1720 ft.) +/- frontage on DeJong Road.

CONSULTATION:

As of the date of this report, Township planning staff have not received any comments from the United Counties' Consent Granting Authority, regarding their public consultation and circulation of the application to prescribed agencies and area property owners.

At the Township level, the proposed severance/site location was circulated internally by staff. No concerns with the severance have been raised to date.

BACKGROUND:

The subject property is a 40 ha (100 acre) + lot, which is currently vacant and is comprised of some agricultural fields and brush. A new 1.17 ha (2.89 ac.) vacant residential building lot is proposed to be created on Algonquin Road, to the east of 5333 Algonquin Road.

ANALYSIS:

Provincial Policy Statement (PPS)

The PPS directs that settlement areas are to be the focus of development and growth (Section 1.1.4.2) but that limited development in the rural areas, may be permitted.

Development in the rural area is to have consideration for the preservation of rural characteristics and that regard is to be given to the scale of development as well as the ability to provide appropriate servicing (Section 1.1.4.3). The development standards for rural land uses are detailed within the Township of Augusta's Official Plan, rural area policies, discussed below.

United Counties of Leeds and Grenville Official Plan

Under the Counties' Official Plan, the lands are designated Rural Lands with some areas of Tertiary – Sand and Gravel Resource Area (Tertiary) under Schedule B on the retained lands. The severed lands are located within the 300m adjacent lands of an area of tertiary deposits at the centre of retained lands however, the proposed new smaller-sized lot, will abut a cluster of existing development on Algonquin Road.

Township of Augusta Official Plan

Under the Township's Official Plan, lot creation by severance from an original lot that existed as of July 26, 2004, may result in the creation of three (3) lots (including the retained lot, in effect, two (2) new building lots) subject to meeting other policies in the plan. The subject property is eligible for severance consideration as it does not appear that there have been any lots created from the original holding since the eligibility date.

In addition to meeting eligibility requirements, the severance must also meet the other policies in the Official Plan. The property appears to be designated Rural with some

AUGUSTA TOWNSHIP

watercourse(s) under the Official Plan Schedule A. No constraints have been identified on the Development Constraints Schedule B.

The application appears to be in keeping with the Township's rural policies for low-density residential development and the preservation of the identity and character of the rural area (Official Plan Section 3.1.1).

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

Development is proposed on private services (well/septic) to service the severed lot. The lot to be severed is located within a highly vulnerable aquifer. The need for any groundwater quality/quantity assessment is to be considered on a case-by-case basis, subject to criteria endorsed by Council (Resolution No. 6, March 28, 2022). The proposed new lot will be 1.17 ha (2.89 ac.) +/- in size and meets the Township's minimum of 0.8 ha (1.98 acres) in the RU zone and Rural designation. As the severed lot will not result in being the 6th development within a 5 ha area, a hydrogeological assessment would not be required. It is recommended that a note be placed on the Decision to flag that the provision of an adequate supply and quality of water is the property owners' responsibility.

Township of Augusta Zoning By-law

Under the Township's Zoning By-law 2965, as amended, the property appears to be zoned Rural (RU). The RU zone requires a minimum lot area of 0.8 ha (1.98 ac.) and 30m (98.4) ft of road frontage for residential use, which the severed lot will meet. The retained lands will meet/exceed the RU minimum requirements for residential use as well as the 20 ha. (49.42 ac.) lot area and 100m (328.08 ft.) RU zone requirements for agricultural use.

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

POLICY IMPLICATIONS

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

FINANCIAL CONSIDERATIONS

There are no budgetary requirements for the Township.

OPTIONS:

- 1. Support the severance application proceeding to the Counties' Consent Granting Authority based on the planner's recommendation with conditions as written.

AUGUSTA TOWNSHIP

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

LINK TO MUNICIPAL PLANS:

The recommendations on Severance Application B-155-23, with stated conditions, appear to align with the rural severance policies of Augusta's Official Plan and will meet/exceed the zone provisions of Augusta's Zoning By-law.



Melissa Banford, Planner



Shannon Geraghty, CAO

Attachments:

- Severance Application B-155-23 excerpts
- Location Map

AUGUSTA TOWNSHIP

B-155-23 - APPLICATION (excerpts)



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

File No. B- 155-23

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

Roll Number 0706 0000 450 1500 (Mandatory 15 digits)

Date consulted with Municipality: May 10, 2022

Date Accepted: December 21, 2023

1. NAME OR OWNER(S): Frank + Claire DeJong
ADDRESS, CITY/TOWN: 5325 DeJong Road, Brockville Ontario
POSTAL CODE: K6V 5T2 TELEPHONE: (Home) [REDACTED] (Work) [REDACTED]
EMAIL ADDRESS: [REDACTED]
2. AGENT/APPLICANT: Name of the person who is to be contacted about the application, if different than owner. Please include your email address. (This may be a person or firm acting on behalf of the owner - An owner's authorization is required if the applicant is not the owner)
Brian DeJong
ADDRESS, CITY/TOWN: 3321 Algonquin Rd - Brockville Ontario
POSTAL CODE: K6V 5T2 TELEPHONE: (Home) [REDACTED] (Work) [REDACTED]
3. LOCATION OF THE SUBJECT LAND: MUNICIPALITY Augusta
Former Municipality: _____ Concession No. 54 Lot No. Part 5 23121125
Registered Plan No.: _____ Lot(s) _____ Block(s) _____ Reference Plan No. _____
Civic Address: Algonquin Rd.
Are there any easements or restrictive covenants affecting the subject land? ☐ Yes ☒ No
4. PURPOSE OF THIS APPLICATION: (Check appropriate box)
☒ Creation of New Lot ☐ Addition to a Lot ☐ An easement/right-of-way
☐ Other - Correction of Title, Or Lease
Name of person(s), if known, to who this land or interest in land is to be transferred, leased or charged
Ken + Lindsey Carew
* If a lot addition, identify on the required sketch the lands to which the parcel will be added
5. DESCRIPTION OF LAND INTENDED TO BE SEVERED:
Frontage 90 (metres) Depth 130 (metres) Area (hectares) 1.17 HA
Existing Use Vacant Proposed Use Building Lot
Number and use of buildings and structures:
Existing 0 Proposed 1 - Shop/house * (100 Acres)
6. DESCRIPTION OF LAND INTENDED TO BE RETAINED:
Frontage 71-713 (metres) Depth 71-900 (metres) Area (hectares) 39.29 HA
Existing Use Vacant Proposed Use Vacant
Number and use of buildings and structures: 0
7. WHAT TYPE OF WATER SUPPLY IS PROPOSED? (Check appropriate space)

	Severed Lot	Retained Lot
Municipally owned and operated water supply	<input type="checkbox"/>	<input type="checkbox"/>
Well (circle - dug or <u>drilled</u>)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Communal Well	<input type="checkbox"/>	<input type="checkbox"/>
Lake or other water body	<input type="checkbox"/>	<input type="checkbox"/>
Other (Specify) _____	<input type="checkbox"/>	<input type="checkbox"/>

Effective date October 2022

AUGUSTA TOWNSHIP

Page 2

8. **WHAT TYPE OF SEWAGE DISPOSAL IS PROPOSED?** (Check appropriate space)
- | | | |
|--|---|---------------------------------------|
| Municipally owned and operated sanitary sewers | Severed Lot <input checked="" type="checkbox"/> | Retained Lot <input type="checkbox"/> |
| Septic Tank | <input type="checkbox"/> | <input type="checkbox"/> |
| Communal septic system | <input type="checkbox"/> | <input type="checkbox"/> |
| Other (Specify) _____ | <input type="checkbox"/> | <input type="checkbox"/> |
9. **TYPE OF ACCESS:** (Check appropriate space)
- | | | |
|---|--------------------------------------|---------------------------------------|
| Provincial Highway _____ | Severed Lot <input type="checkbox"/> | Retained Lot <input type="checkbox"/> |
| County Road _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| Municipal road, maintained all year <u>Algonquin Road</u> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Municipal road, seasonally maintained _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| Right-of-way owned by _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| Water Access (Specify docking and parking facilities and distance of these facilities from the subject land and the nearest public road.) _____ | <input type="checkbox"/> | <input type="checkbox"/> |
10. **OTHER SERVICES:** (Check if the service is Available)
- | | | |
|--------------------|---|---------------------------------------|
| Electricity | Severed Lot <input checked="" type="checkbox"/> | Retained Lot <input type="checkbox"/> |
| School Bussing | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Garbage Collection | <input type="checkbox"/> | <input type="checkbox"/> |
11. **LAND USE:**
- What is the existing UCLG Official Plan designation of the subject land? Rural
- What is the existing Municipal Official Plan designation of the subject land? Rural
- What is the Zoning of the subject land? Rural

12. **Please check YES or NO to the following:**

USE OR FEATURE	YES	NO
Is there an agricultural operation including <u>livestock facility</u> or stockyard located on or within 1500 metres of the severed or retained land? (if yes, MDS calculations will be required)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
** Are there any tile drains on the land to be severed; if present, show them on the application sketch.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a landfill within 500 metres of severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a sewage treatment plant or waste stabilization plant within 500 metres of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a Provincially Significant Wetland (Class 1, 2 or 3 Wetland) on the severed or retained lands or within 120 metres?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is any portion of the land to be severed or retained located within a Flood Plain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is any portion of the land to be severed or retained within 500 metres of a rehabilitated mine/pit/quarry site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a non-operating mine/pit/quarry site within 1 kilometre of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there an active mine/pit/quarry site within 1 kilometre of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there an industrial or commercial use, including propane distributors, located within 500 metres of the severed or retained land? (If yes, specify the use)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there an active railway line within 300 metres of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a municipal or federal airport within 500 metres of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there any Utility corridor(s) (i.e. towers, etc.) located on the severed or retained lands or within 500 metres?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Effective date October 2022

AUGUSTA TOWNSHIP

Page 3

13. History of the Subject Land:

Has the subject land ever been the subject of an application for approval of consent or a plan of subdivision under the Planning Act? ☒ No ☐ Yes ☐ Unknown If yes and if known, provide the application file number and the decision made on the application, the dates of transfers, the names of the transferees and the land use:

Has any land been severed from the parcel originally acquired by the owner of the subject land? ☒ No ☐ Yes If yes, provide for each parcel severed, the date of transfer, the name of the transferee and the land use.

14. Current Applications:

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

☒ No ☒ Yes ☐ Unknown If yes, and if known, specify the appropriate file number and status of application(s).

Is the subject land the subject of an application for a zoning by-law amendment, Minister's zoning order amendment, minor variance, consent or approval of a plan of subdivision?

☒ No ☐ Yes ☐ Unknown If yes, and if known, specify the appropriate file number and status of application.

15. SKETCH: The application shall be accompanied by a sketch **no larger than 8.5" by 14"** showing the following:
Please refer to the sample sketch on page 6 of this form.

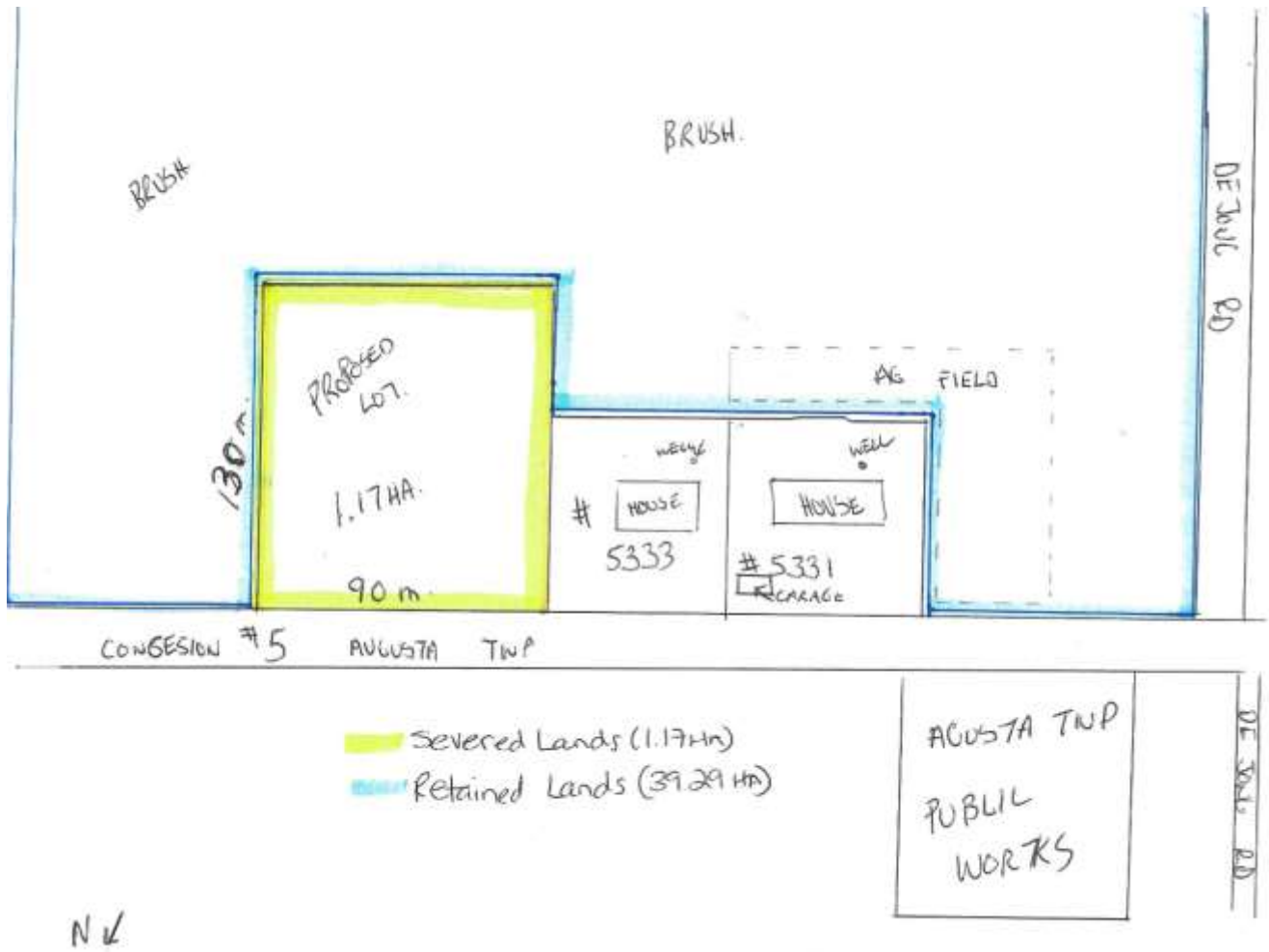
- The dimensions of the subject land, outline the part that is to be severed in yellow and the part that is to be retained in blue.
- The dimensions of any land owned by the owner of the subject land and that abuts the subject land, the distance between the subject land and the nearest Township lot line or landmark, such as a railway crossing or bridge.
- The location of all land previously severed from the parcel originally acquired by the current owner of the subject land.
- The approximate location of all natural and artificial features on the subject land and adjacent lands that in the opinion of the applicant may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- The existing use(s) on adjacent lands.
- The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or right-of-way.
- If access to the subject land is by water only, the location of the parking or boat docking facilities to be used.
- The location and nature of any easement affecting the subject land.

16. OTHER INFORMATION: Is there any other information that you think may be useful to the Consent Granting Authority or other agencies in reviewing this application? If so, explain below or attach a separate page.

Effective date October 2022

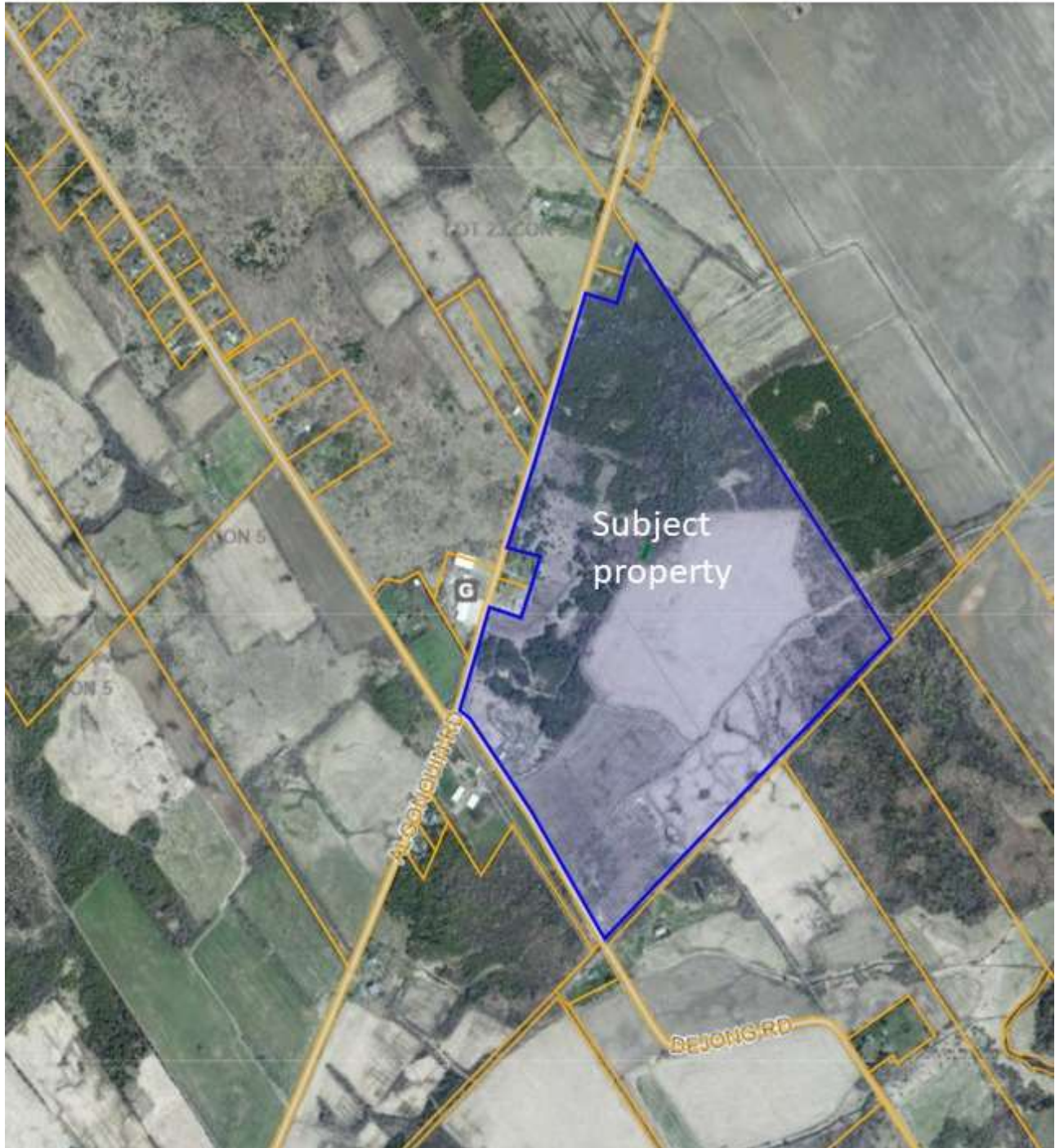
AUGUSTA TOWNSHIP

B-155-23 – SITE SKETCH



AUGUSTA TOWNSHIP

B-155-23 – LOCATION MAP



AUGUSTA TOWNSHIP

TO: PLANNING ADVISORY COMMITTEE (PAC)

DATE: February 7, 2024

RE: Severance Application B-157-23 (New Lot)
Con. 9, Pt. Lot 8, Assessment Roll 0706 000 030 02100
9655 County Road 18
Owner: Robert & Elizabeth Streight

AUTHOR: Melissa Banford, Planner

RECOMMENDATION:

THAT the Planning Advisory Committee recommends that consent application B-157-23 be approved, subject to the following four (4) conditions of approval:

CONDITIONS OF APPROVAL:

1. That the balance of any outstanding taxes, including penalties and interest, (and any local improvement charges, if applicable) (Assessment Roll 0706 000 030 02100) shall be paid to Augusta Township.
2. That an acceptable reference plan, survey or legal description of the severed lands be submitted to Augusta Township.
3. That the severed lands be rezoned to a site-specific Agricultural (A) zone to permit hobby farm use with a minimum lot area of 1.83 ha (4.5 ac.) +/-, and; that the retained lands be rezoned to a site-specific Agricultural (A) zone to prohibit any dwelling use or any type of residential occupancy. (The applicant should consult with the Township regarding fulfilling this condition / related application fee).
4. That all costs associated with fulfilment of conditions are at the applicant's sole expense.

PURPOSE:

The United Counties of Leeds and Grenville's Consent Granting Authority has received and circulated severance application B-157-23 to prescribed/required agencies, to area property owners within the prescribed distance, and to the Township for comment. The application has been filed by the property owners. Refer to the **attached application (excerpts) and site sketch**.

In brief:

- B-157-23 proposes to sever a 1.83 ha (4.5 ac.) +/- lot, with 195 m (640 ft.) road frontage onto County Road 18, with the existing dwelling, accessory buildings and barn for residential/hobby farm use;
- The retained lands will be a 38.87 ha (96 ac.) +/- lot, with 135 m (443 ft.) road frontage onto County Road 18, for agricultural/crop purposes only.

AUGUSTA TOWNSHIP

CONSULTATION:

As of the date of this report, Township planning staff have received no comments from the Consent Granting Authority, regarding their public consultation and circulation of the application to prescribed agencies and area property owners.

At the Township level, the proposed severance was circulated internally by staff. No concerns with the application have been received, however, staff will advise if any comments otherwise are received at the February 7, 2024 PAC meeting.

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. The existing dwelling, barn and a workshop are to be severed with 1.83 ha (4.5 ac.) +/- as a surplus dwelling to an area farmer, for residential and hobby farm use. The 38.87 ha (96 ac.) +/- retained vacant lot is to be used for agricultural/crop use. There are two existing agricultural-use sheds on the retained lands which are proposed to be removed.

ANALYSIS:

Provincial Policy Statement (PPS)

Under the Provincial Policy Statement (PPS), severances are very limited and restricted, whereby new residential lots are not permitted to be created in the Agriculture Resource Lands designation to avoid agricultural use conflicts. Section 2.3.4 of the PPS permits the severance of a dwelling that is surplus to a farming operation as a result of farm consolidation, provided that the size of the severed lot is limited to accommodate water and sewage servicing, and that new residential uses/dwellings are prohibited on the remnant farmland parcel.

United Counties of Leeds and Grenville Official Plan

Under the Counties' Official Plan, the lands are designated Agricultural Area and Provincially Significant Wetlands. There are some Sand and Gravel Resource Areas (Tertiary) have also been identified on Schedule B.

Township of Augusta Official Plan

This property is primarily designated Agricultural Resource Lands with a watercourse and Provincially Significant Wetlands (PSW) under Schedule A of the Official Plan. Under the Development Constraints Schedule B, the property is identified as part Floodplain, in the area of the watercourse, and some Significant Woodlands/120m adjacent lands located at the north.

Under Agricultural Resource Lands Section 3.2.5.1 of the Official Plan, new lots for existing dwellings, that are surplus to a farming operation as a result of farm consolidation are permitted, provided the lands are to be consolidated with a farm operation located within 20 km of the subject property. Section 3.2.5.2 further requires that there is a restrictive condition imposed on a farm consolidation severance to prohibit a new dwelling on the vacant parcel that is created as a result of the severance.

AUGUSTA TOWNSHIP

The property owner is a farmer with other farmlands in Augusta Township. The main farm property is located south of Bishops Mills and within 5 km +/- of the subject lands. The property owner is aware of the requirement to rezone to prohibit a residential dwelling on the retained/vacant lands. It is understood that they are proposing to use the property for agricultural purposes/to be tile drained for crops.

The severed lot with the surplus dwelling should be limited to the minimum size needed to accommodate the use and appropriate sewage and water services, so as to retain as much of the land as possible with the agricultural use lot. The dwelling on the severed lot contains an existing barn, formerly a beef barn, which is not currently used for livestock. The severed lot is proposed to be 1.83 ha (4.5 ac.) +/- in size to accommodate the structures and will include lands to the east, between the existing house and the west side of the watercourse.

Township of Augusta Zoning By-law

Under the Township's Zoning By-law 2965, as amended, the subject property appears to be zoned Agricultural, Provincially Significant Wetlands (PSW) zone and Floodplain with a watercourse. The A zone requires a minimum lot area of 0.8 ha (1.98 ac.) and 30m (98.4) ft of road frontage for residential use. The severed lot will meet/exceed these minimums. Under Section 7.16.3, hobby farm is permitted as a residential accessory use in the A zone provided that the lot has a minimum lot size of 2 ha (4.94 ac.) and 38m (124.7 ft.) road frontage). The severed lot will not meet the minimum lot area required for hobby farm use. It is proposed that this property be rezoned to a site-specific A zone to allow hobby farm use of the existing barn structure on the severed lands.

The retained lands will exceed the 20 ha (49.42 ac.) lot area and 100m (328 ft.) lot frontage minimum requirements for agricultural use.

Minimum Separation Distance (MDS) does not apply to the retained lands as no new residential dwelling will be permitted on this property. Any new barns, or extensions to the existing barn on the severed lands, will be subject to Minimum Separation Distance (MDS).

The small area of PSW along the watercourse of the retained lands would not permit any new clearing or site alteration. The placing of fill or drainage within the PSW requires the approval of the Township and conservation authority. Existing agricultural uses within the PSW zone are permitted to continue (excluding buildings).

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

AUGUSTA TOWNSHIP

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:

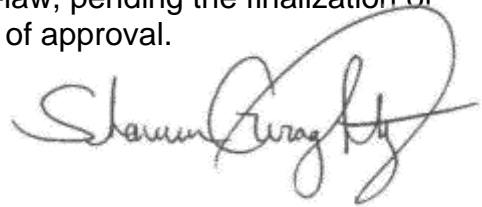
- 1. Support the severance applications proceeding to the Counties' Consent Granting Authority based on the planner's recommendation with conditions as written.
- 2. Support the severance applications proceeding to the Counties' Consent Granting Authority based on the planner's recommendation with revisions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

LINK TO MUNICIPAL PLANS:

The recommendations on Severance Application B-157-23, with stated conditions and a note, appear to align with the Agricultural severance policies of Augusta's Official Plan and will meet zone provisions of Augusta's Zoning By-law, pending the finalization of the zoning by-law amendment required as a condition of approval.



Melissa Banford, Planner



Shannon Geraghty, CAO

Attachments:

- Severance B-157-23 excerpts

AUGUSTA TOWNSHIP

B-157-23 – APPLICATION (excerpts)



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

File No. B- 157-23

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

Roll Number 0706 000 030 02100 (Mandatory 15 digits)

Date consulted with Municipality: OCT 18 2023

Date Accepted: December 21, 2023

1. **NAME OR OWNER(S):** ROBERT STREIGHT ELIZABETH STREIGHT
ADDRESS, CITY/TOWN: 370 COUNTY RD 13 OXFORD STATION
POSTAL CODE: K0G1T0 **TELEPHONE: (Home)** [REDACTED] **(Work)** [REDACTED]
EMAIL ADDRESS: [REDACTED]
2. **AGENT/APPLICANT:** Name of the person who is to be contacted about the application, if different than owner. Please include your email address. (This may be a person or firm acting on behalf of the owner – An owner's authorization is required if the applicant is not the owner)
ADDRESS, CITY/TOWN: [REDACTED]
POSTAL CODE: [REDACTED] **TELEPHONE: (Home)** [REDACTED] **(Work)** [REDACTED]
3. **LOCATION OF THE SUBJECT LAND:** **MUNICIPALITY** AUGUSTA
Former Municipality: AUGUSTA Concession No. 9 Lot No. 8
Registered Plan No.: [REDACTED] Lot(s) [REDACTED] Block(s) [REDACTED] Reference Plan No. [REDACTED]
Civic Address: 9655 COUNTY RD 13 NORTH AUGUSTA ONT K0G1R0
Are there any easements or restrictive covenants affecting the subject land? ☐ Yes ☒ No
4. **PURPOSE OF THIS APPLICATION:** (Check appropriate box)
☒ Creation of New Lot ☐ Addition to a Lot ☐ An easement/right-of-way
☐ Other - Correction of Title, Or Lease
Name of person(s), if known, to who this land or interest in land is to be transferred, leased or charged
N/A
* If a lot addition, identify on the required sketch the lands to which the parcel will be added
HOUSE SURPLUS TO OUR FARM OPERATION
5. **DESCRIPTION OF LAND INTENDED TO BE SEVERED:** (v 4.5 acres)
Frontage 195 m (metres) Depth 100 m (metres) Area (hectares) 1.83 hectares
Existing Use AGRICULTURE Proposed Use AGRICULTURE
Number and use of buildings and structures:
Existing HOUSE/BARN/SHOP Proposed SAME
6. **DESCRIPTION OF LAND INTENDED TO BE RETAINED:** (96 acres +)
Frontage 135 m (metres) Depth 1000 m (metres) Area (hectares) 38.87 hectares
Existing Use AGRICULTURE Proposed Use AGRICULTURE
Number and use of buildings and structures: 2 small sheds (to be removed)
7. **WHAT TYPE OF WATER SUPPLY IS PROPOSED?** (Check appropriate space)

	Severed Lot	Retained Lot
Municipally owned and operated water supply	<input type="checkbox"/>	<input type="checkbox"/>
Well (circle – dug or drilled)	<input checked="" type="checkbox"/>	<input type="checkbox"/> N/A
Communal Well	<input type="checkbox"/>	<input type="checkbox"/>
Lake or other water body	<input type="checkbox"/>	<input type="checkbox"/>
Other (Specify) _____	<input type="checkbox"/>	<input type="checkbox"/>

Effective date October 2022

AUGUSTA TOWNSHIP

B-157-23 - APPLICATION (excerpts)

Page 2

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

	Severed Lot	Retained Lot
Municipally owned and operated sanitary sewers	<input type="checkbox"/>	<input type="checkbox"/>
Septic Tank	<input checked="" type="checkbox"/>	<input type="checkbox"/> N/A
Communal septic system	<input type="checkbox"/>	<input type="checkbox"/>
Other (Specify) _____	<input type="checkbox"/>	<input type="checkbox"/>

9. TYPE OF ACCESS: (Check appropriate space)

	Severed Lot	Retained Lot
Provincial Highway _____	<input type="checkbox"/>	<input type="checkbox"/>
County Road _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Municipal road, maintained all year _____	<input type="checkbox"/>	<input type="checkbox"/>
Municipal road, seasonally maintained _____	<input type="checkbox"/>	<input type="checkbox"/>
Right-of-way owned by _____	<input type="checkbox"/>	<input type="checkbox"/>
Water Access (Specify docking and parking facilities and distance of these facilities from the subject land and the nearest public road.) _____	<input type="checkbox"/>	<input type="checkbox"/>

10. OTHER SERVICES: (Check if the service is Available)

	Severed Lot	Retained Lot
Electricity	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
School Bussing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Garbage Collection	<input type="checkbox"/>	<input type="checkbox"/>

11. LAND USE:

What is the existing UCLG Official Plan designation of the subject land? AGRICULTURE

What is the existing Municipal Official Plan designation of the subject land? AGRICULTURE

What is the Zoning of the subject land? AGRICULTURE / WETLANDS

12. Please check YES or NO to the following:

USE OR FEATURE	YES	NO
Is there an agricultural operation including livestock facility or stockyard located on or within 1500 metres of the severed or retained land? (if yes, MDS calculations will be required)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
** Are there any tile drains on the land to be severed; if present, show them on the application sketch.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a landfill within 500 metres of severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a sewage treatment plant or waste stabilization plant within 500 metres of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a Provincially Significant Wetland (Class 1, 2 or 3 Wetland) on the severed or retained lands or within 120 metres?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is any portion of the land to be severed or retained located within a Flood Plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is any portion of the land to be severed or retained within 500 metres of a rehabilitated mine/pit/quarry site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a non-operating mine/pit/quarry site within 1 kilometre of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there an active mine/pit/quarry site within 1 kilometre of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there an industrial or commercial use, including propane distributors, located within 500 metres of the severed or retained land? (If yes, specify the use)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there an active railway line within 300 metres of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a municipal or federal airport within 500 metres of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there any Utility corridor(s) (i.e. towers, etc.) located on the severed or retained lands or within 500 metres?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Effective date October 2022

AUGUSTA TOWNSHIP

B-157-23 – APPLICATION (excerpts)

Page 3

13. History of the Subject Land:

Has the subject land ever been the subject of an application for approval of consent or a plan of subdivision under the Planning Act? ☒ **No** ☐ **Yes** ☐ **Unknown** If yes and if known, provide the application file number and the decision made on the application, the dates of transfers, the names of the transferees and the land use:

Severance by previous owner circa 1990.

Has any land been severed from the parcel originally acquired by the owner of the subject land? ☒ **No** ☐ **Yes** If yes, provide for each parcel severed, the date of transfer, the name of the transferee and the land use.

14. Current Applications:

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

☒ **No** ☐ **Yes** ☐ **Unknown** If yes, and if known, specify the appropriate file number and status of application(s).

Is the subject land the subject of an application for a zoning by-law amendment, Minister's zoning order amendment, minor variance, consent or approval of a plan of subdivision?

☒ **No** ☐ **Yes** ☐ **Unknown** If yes, and if known, specify the appropriate file number and status of application.

15. SKETCH: The application shall be accompanied by a sketch **no larger than 8.5" by 14"** showing the following:
Please refer to the sample sketch on page 6 of this form.

- The dimensions of the subject land, outline the part that is to be severed in yellow and the part that is to be retained in blue.
- The dimensions of any land owned by the owner of the subject land and that abuts the subject land, the distance between the subject land and the nearest Township lot line or landmark, such as a railway crossing or bridge.
- The location of all land previously severed from the parcel originally acquired by the current owner of the subject land.
- The approximate location of all natural and artificial features on the subject land and adjacent lands that in the opinion of the applicant may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- The existing use(s) on adjacent lands.
- The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or right-of-way.
- If access to the subject land is by water only, the location of the parking or boat docking facilities to be used.
- The location and nature of any easement affecting the subject land.

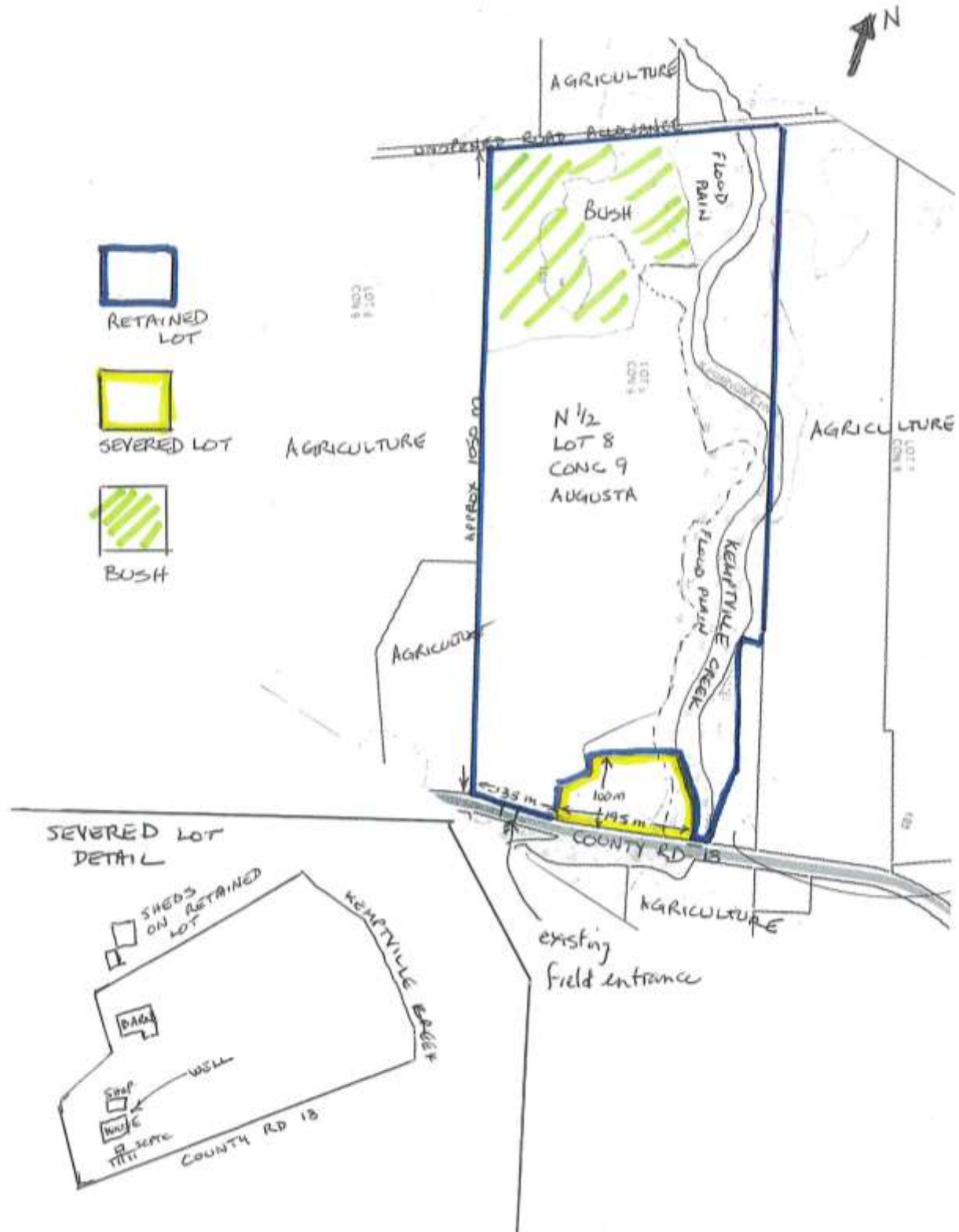
16. OTHER INFORMATION: Is there any other information that you think may be useful to the Consent Granting Authority or other agencies in reviewing this application? If so, explain below or attach a separate page.

House surplus to our farming operation

Effective date October 2022

AUGUSTA TOWNSHIP

B-157-23 – SITE SKETCH



AUGUSTA TOWNSHIP

B157-23 – SITE SKETCH

10/2/23, 2:29 PM

Google Maps

Google Maps



Imagery ©2023 CNES / Airbus, Maxar Technologies, Map data ©2023 20 m

Measure distance

Total area: 18,154.20 m² (195,410.21 ft²)

Total distance: 563.45 m (1,848.59 ft)

<https://www.google.ca/maps/@44.8381986,-75.8591154,407m/data=!3m1!1e3?entry=ttu>

AUGUSTA TOWNSHIP

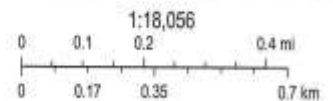
B-157-23 - LOCATION MAP

B-157-23 Streight Severance



12/21/2023, 10:04:22 AM

- | | | |
|---|--|--|
|  Subject Lands |  Severance Activity |  Municipal Road |
|  Parcel |  Road Network |  Other Road |
| |  County Road | |



Esri Community Maps Contributors, Province of Ontario, Esri Canada, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., METANASA, USGS, EPA,

Leeds Grenville GIS

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

AUGUSTA TOWNSHIP

TO: PLANNING ADVISORY COMMITTEE (PAC)

DATE: February 7, 2024

RE: Severance Application B-167-23 (New Lot)
Con. 2, Pt. Lot 33, Assessment Roll 0706 000 040 12200
Vacant Lands 2nd Concession Road (new lot to east of #2190)
Owner: Harold Schroeder

AUTHOR: Melissa Banford, Planner

RECOMMENDATION:

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

1. That the balance of any outstanding taxes, including penalties and interest, (and any local improvement charges, if applicable) (Roll 0706 000 040 12200) shall be paid to Augusta Township.
2. That an acceptable reference plan, survey or legal description of the severed lands be submitted to Augusta Township.
3. That the road allowance of 2nd Concession Road be widened, if required, to provide for 10 metres from the centreline of the travelled road, across the frontage of the severed lands and the retained lands and that a Transfer/Deed conveying the said land to Augusta Township be prepared and executed and such lands be confirmed free/clear of any encumbrances, in consideration of the payment of \$1.00. If such widening already exists, a surveyor shall confirm such with the Township.
4. That a cash-in-lieu of parkland levy of \$500.00 be paid to Augusta Township, as one (1) new building lot is resulting.
5. (a) That the owner/applicant receive a favourable assessment by LRL Associates regarding the revised dwelling location as per Seaway Design dated July, 2023 to ensure no impact on the hydraulic function of the wetland. Any added conditions or recommendations to the EIS would be implemented through a Development Agreement with the Township.
(b) That the owner/applicant enter into a Development Agreement with the Township, to be registered on title to the severed lands, to implement the mitigation recommendations and building envelope identified respectively in the Environmental Impact Study (EIS) completed by LRL Associates Ltd., dated June 13, 2023, with the revised dwelling location as per the Site Plan prepared by Seaway Design, dated July, 2023 and any subsequent comments received regarding this revised development location.

(Note: There is a \$750.00 fee for a Development Agreement payable to the Township to complete this condition, plus the applicant will be responsible for any legal cost for registration on title).

AUGUSTA TOWNSHIP

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):

- 1) 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.

PURPOSE:

The United Counties of Leeds and Grenville's Consent Granting Authority has received and circulated severance application B-167-23 to prescribed/ required agencies, to area property owners within the prescribed distance and to the Township for comment.

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

In brief:

- B-167-23 proposes to sever 1.42 ha (3.5 ac.) +/-, with 137 m (450 ft.) road frontage on 2nd Concession Road, for the purpose of a new residential lot.
- The retained lands will have a lot area of 38.86 ha (96 ac.) +/- with 22.86 m (75 ft.) of road frontage on 2nd Concession Road, containing two existing storage shed/garage structures.

CONSULTATION:

As of January 25, 2024, Township planning staff have received a copy of South Nation Conservation's (SNC) comments, as attached. No further comments from the United Counties' Consent Granting Authority, regarding their public consultation and circulation of the application to prescribed agencies and area property owners have been received.

At the Township level, the proposed severance/site location was circulated internally by staff. No concerns have been received as of January 25, 2024. Staff will confirm if any further comments are received at the February 7, 2024 PAC meeting.

AUGUSTA TOWNSHIP

BACKGROUND:

The subject property is a vacant 40.28 ha (99.5 acre) +/- lot, with split frontage onto 2nd Concession Road. A 1.42 ha (3.5 ac.) +/- new lot is proposed to be created on the eastern portion of frontage on 2nd Concession Road (to the east of 2190 2nd Concession Road) for the purpose of a residential building lot. The existing storage shed/garage structures are to be retained on a 38.86 ha (96 ac.) +/- lot, with the balance of frontage on 2nd Concession Road, on the west side (between 2190 and 2178 2nd Concession Road).

ANALYSIS:

Provincial Policy Statement (PPS)

The PPS directs that settlement areas are to be the focus of development and growth (Section 1.1.4.2) but limited development in the rural areas may be permitted. Development in the rural area is to have consideration for the preservation of rural characteristics and that regard is to be given to the scale of development as well as the ability to provide appropriate servicing (Section 1.1.4.3).

The development standards for rural land uses are detailed within the Township of Augusta's Official Plan, rural area policies, discussed below.

United Counties of Leeds and Grenville Official Plan

Under the Counties' Official Plan, the lands are designated Rural Lands and Provincially Significant Wetlands. Unstable Soils, in the area of the severed lot, have been identified on Schedule D. Sand and Gravel Resource Areas (Tertiary) have also been identified primarily on the retained lands on Schedule B.

Township of Augusta Official Plan

Under the Township's Official Plan, lot creation by severance from an original lot that existed as of July 26, 2004, may result in the creation of three (3) lots (including the retained lot,) subject to meeting other policies in the plan. The subject property is eligible for severance consideration, as no previous severance appears to have been taken off the original lot since the eligibility date.

This property is designated Rural and Provincially Significant Wetlands (PSW) under Schedule A of the Official Plan. Under the Development Constraints Schedule B, Organic Soils have been identified in the area of the severed lot and in the area of the desired dwelling location. In consultation with the Township's Chief Building Official, in order to confirm the stability of the soil for the new dwelling, a geotechnical review for soil-bearing capacity would be required by the Township prior to issuing any Building Permits. To ensure that building a dwelling in the desired location is possible, it is recommended that this geotechnical evaluation, to the satisfaction of the Chief Building Official (CBO), be undertaken as a condition of severance approval.

AUGUSTA TOWNSHIP

The severance application appears to be in keeping with the Township's rural policies for low-density residential development and the preservation of the identity and character of the rural area (Official Plan Section 3.1.1). The Official Plan discourages strip and scattered development in the rural areas, however, it does provide some policies permitting limited infill development. Given the existing split frontage for the property, the existing development in the area, and that there appears to be 45 m +/- between the dwellings at 2178 and 2190 2nd Concession Road, it would appear that the proposed severance, specifically the retained lot, would generally meet the intent of this infill policy.

A supportive hydrogeological assessment/opinion by a qualified consultant would be required as a condition of approval to support the severance to confirm the suitability of the quality and quantity of water under Official Plan Section 3.1.3.3. The new lot would result in more than five (5) lots within a 5 ha area to be serviced by groundwater and/or is in a rural area where there is concentrated existing development, also triggering this need for a water assessment as per Township standard procedure under Council Resolution 6, March 28, 2022.

Minimum Separation Distance (MDS) has been reviewed by staff and there do not appear to be any livestock barns in the area.

Under Section 6.1.5.5 of the Official Plan, development within 120m of Provincially Significant Wetlands (PSW) needs to be supported by an Environmental Impact Study (EIS), which demonstrates that there will be no negative impacts on the natural features or on their ecological functions. The severed lot is located all within the 120m influence area of the PSW. The applicant retained LRL Associates Ltd. to prepare an Environmental Impact Study (EIS), dated June 13, 2023, in support of the severance application. The EIS concluded that the new development/severance, which proposed a dwelling construction within the wetlands as zoned/designated, would not have direct negative impacts on the wetland's natural features or their ecological functions, providing the mitigation measures detailed in the EIS are implemented.

During the preliminary review of the severance and EIS, the dwelling location was proposed to encroach into the limits of the PSW, which would not be permitted under the Official Plan or zoning. A revised site sketch prepared by Seaway Design, dated July 2023 (page 9 of this report), and submitted showing the dwelling outside the PSW. It is recommended that the revised dwelling location, outside the PSW, be assessed by LRL Associates to ensure no negative impact on the hydraulic function of the wetlands, as per South Nations's comments.

To implement the EIS and any recommended mitigation measures, a Development Agreement should be registered on title to the severed lands.

Township of Augusta Zoning By-law

Under the Township's Zoning By-law 2965, as amended, the subject property appears to be zoned Rural (RU) zone, Provincially Significant Wetlands (PSW) zone with a watercourse(s). The RU zone requires a minimum lot area of 0.8 ha (1.98 ac.) and 30m

AUGUSTA TOWNSHIP

(98.4 ft.) of road frontage for residential use. The severed lot will meet/exceed these minimums.

The retained lands, with the existing frontage on the west side, will only have 22.86 m (75 ft.) of lot frontage. Minor Variance approval will be required to recognize this reduced frontage, where 30 m (98.4 ft.) is required for residential use and where 100 m (328 ft.) is required for agricultural use in the RU zone.

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

POLICY IMPLICATIONS:

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

FINANCIAL CONSIDERATIONS:

There are no budgetary requirements for the Township.

OPTIONS:

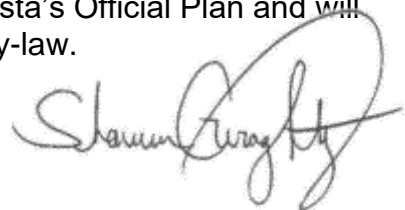
- 1. Support the severance application proceeding to the Counties' Consent Granting Authority based on the planner's recommendation with conditions as written.
- 2. Support the severance application proceeding to the Counties' Consent Granting Authority based on the planner's recommendation with revisions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

LINK TO MUNICIPAL PLANS:

The recommendations on Severance Application B-167-23, with stated conditions, appear to align with the rural severance policies of Augusta's Official Plan and will meet/exceed the zone provisions of Augusta's Zoning By-law.



Melissa Banford, Planner



Shannon Geraghty, CAO

Attachments:

- Severance B-167-23 excerpts
- Letter from Laura Crites, SNC, dated January 25, 2024
- SNC Severance Inspection – Septic, dated January 8, 2024

AUGUSTA TOWNSHIP

B-167-23 - APPLICATION (excerpts)



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

File No. B-

167-23

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

Roll Number 0706 000 040 12200 (Mandatory 15 digits)

Date consulted with Municipality: Oct. 6, 2023

Date Accepted: December 21, 2023

1. NAME OR OWNER(S): Harold G. Schroeder + Judith Schroeder
ADDRESS, CITY/TOWN: 29 Caintown Rd. Malloratown ON
POSTAL CODE: K0E 1R0 TELEPHONE: (Home) [REDACTED] (Work) [REDACTED]
EMAIL ADDRESS: [REDACTED]
2. AGENT/APPLICANT: Name of the person who is to be contacted about the application, if different than owner. Please include your email address. (This may be a person or firm acting on behalf of the owner – An owner's authorization is required if the applicant is not the owner)
Devan Schroeder + Brianna Schroeder
ADDRESS, CITY/TOWN: 5400 County Rd. 15 North Augusta
POSTAL CODE: K6V 5T9 TELEPHONE: (Home) [REDACTED] (Work) [REDACTED]
3. LOCATION OF THE SUBJECT LAND: MUNICIPALITY Augusta
Former Municipality: — Concession No. 2 Lot No. 33
Registered Plan No.: — Lot(s) — Block(s) — Reference Plan No. —
Civic Address: Vacant Lands 2nd Concession Rd
Are there any easements or restrictive covenants affecting the subject land? ☐ Yes ☒ No severed lot
(hydro easement at rear)
4. PURPOSE OF THIS APPLICATION: (Check appropriate box)
☒ Creation of New Lot ☐ Addition to a Lot ☐ An easement/right-of-way
☐ Other - Correction of Title, Or Lease
Name of person(s), if known, to who this land or interest in land is to be transferred, leased or charged
Devan Schroeder
* If a lot addition, identify on the required sketch the lands to which the parcel will be added
5. DESCRIPTION OF LAND INTENDED TO BE SEVERED:
Frontage 450' ± (137.16m) (metres) Depth 325' (99.06m) (metres) Area (hectares) 3.5 ac ± (1.42 ha)
Existing Use Vacant Proposed Use Residential
Number and use of buildings and structures:
Existing Vacant Proposed 1 dwelling + attached garage
6. DESCRIPTION OF LAND INTENDED TO BE RETAINED:
Frontage 75' ± (22.86m) (metres) Depth 3600' ± (1097.28m) (metres) Area (hectares) 96.03 ac ± (38.86 ha)
Existing Use Vacant / Sheds (storage) Proposed Use same
Number and use of buildings and structures: 1 shed / 1 garage
7. WHAT TYPE OF WATER SUPPLY IS PROPOSED? (Check appropriate space)

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

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

Effective date October 2022

AUGUSTA TOWNSHIP

B-167-23 - APPLICATION (excerpts)

Page 2

8. **WHAT TYPE OF SEWAGE DISPOSAL IS PROPOSED?** (Check appropriate space)
- | | Severed Lot | Retained Lot |
|--|-------------------------------------|--------------------------|
| Municipally owned and operated sanitary sewers | <input type="checkbox"/> | <input type="checkbox"/> |
| Septic Tank | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Communal septic system | <input type="checkbox"/> | <input type="checkbox"/> |
| Other (Specify) _____ | <input type="checkbox"/> | <input type="checkbox"/> |

9. **TYPE OF ACCESS:** (Check appropriate space)
- | | Severed Lot | Retained Lot |
|---|-------------------------------------|-------------------------------------|
| Provincial Highway _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| County Road _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| Municipal road, maintained all year <u>2nd Concession Rd.</u> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Municipal road, seasonally maintained _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| Right-of-way owned by _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| Water Access (Specify docking and parking facilities and distance of these facilities from the subject land and the nearest public road.) _____ | <input type="checkbox"/> | <input type="checkbox"/> |

10. **OTHER SERVICES:** (Check if the service is Available)
- | | Severed Lot | Retained Lot |
|--------------------|-------------------------------------|-------------------------------------|
| Electricity | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| School Bussing | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Garbage Collection | <input type="checkbox"/> | <input type="checkbox"/> |

11. **LAND USE:**
- What is the existing UCLG Official Plan designation of the subject land? Rural
- What is the existing Municipal Official Plan designation of the subject land? Rural & Provincially Significant Wetlands
- What is the Zoning of the subject land? RU, Rural & Provincially Significant Wetlands

12. **Please check YES or NO to the following:**

USE OR FEATURE	YES	NO
Is there an agricultural operation including <u>livestock facility</u> or stockyard located on or within 1500 metres of the severed or retained land? (if yes, MDS calculations will be required)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
** Are there any tile drains on the land to be severed; if present, show them on the application sketch.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a landfill within 500 metres of severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a sewage treatment plant or waste stabilization plant within 500 metres of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a Provincially Significant Wetland (Class 1, 2 or 3 Wetland) on the severed or retained lands or within 120 metres?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is any portion of the land to be severed or retained located within a Flood Plain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is any portion of the land to be severed or retained within 500 metres of a rehabilitated mine/pit/quarry site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a non-operating mine/pit/quarry site within 1 kilometre of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there an active mine/pit/quarry site within 1 kilometre of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there an industrial or commercial use, including propane distributors, located within 500 metres of the severed or retained land? (If yes, specify the use)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there an active railway line within 300 metres of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a municipal or federal airport within 500 metres of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there any Utility corridor(s) (i.e. towers, etc.) located on the severed or retained lands or within 500 metres?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Effective date October 2022

AUGUSTA TOWNSHIP

B-167-23 - APPLICATION (excerpts)

Page 3

13. History of the Subject Land:

Has the subject land ever been the subject of an application for approval of consent or a plan of subdivision under the Planning Act? ☐ No ☒ Yes ☐ Unknown If yes and if known, provide the application file number and the decision made on the application, the dates of transfers, the names of the transferees and the land use:

Severance - 1988

Has any land been severed from the parcel originally acquired by the owner of the subject land? ☐ No ☒ Yes If yes, provide for each parcel severed, the date of transfer, the name of the transferee and the land use.

14. Current Applications:

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

☒ No ☐ Yes ☐ Unknown If yes, and if known, specify the appropriate file number and status of application(s).

Is the subject land the subject of an application for a zoning by-law amendment, Minister's zoning order amendment, minor variance, consent or approval of a plan of subdivision?

☒ No ☐ Yes ☐ Unknown If yes, and if known, specify the appropriate file number and status of application.

15. SKETCH: The application shall be accompanied by a sketch **no larger than 8.5" by 14"** showing the following:
Please refer to the sample sketch on page 6 of this form.

- The dimensions of the subject land, outline the part that is to be severed in yellow and the part that is to be retained in blue.
- The dimensions of any land owned by the owner of the subject land and that abuts the subject land, the distance between the subject land and the nearest Township lot line or landmark, such as a railway crossing or bridge.
- The location of all land previously severed from the parcel originally acquired by the current owner of the subject land.
- The approximate location of all natural and artificial features on the subject land and adjacent lands that in the opinion of the applicant may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- The existing use(s) on adjacent lands.
- The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or right-of-way.
- If access to the subject land is by water only, the location of the parking or boat docking facilities to be used.
- The location and nature of any easement affecting the subject land.

16. OTHER INFORMATION: Is there any other information that you think may be useful to the Consent Granting Authority or other agencies in reviewing this application? If so, explain below or attach a separate page.

Effective date October 2022

AUGUSTA TOWNSHIP

B-167-23 – SITE SKETCHES

070600004012200



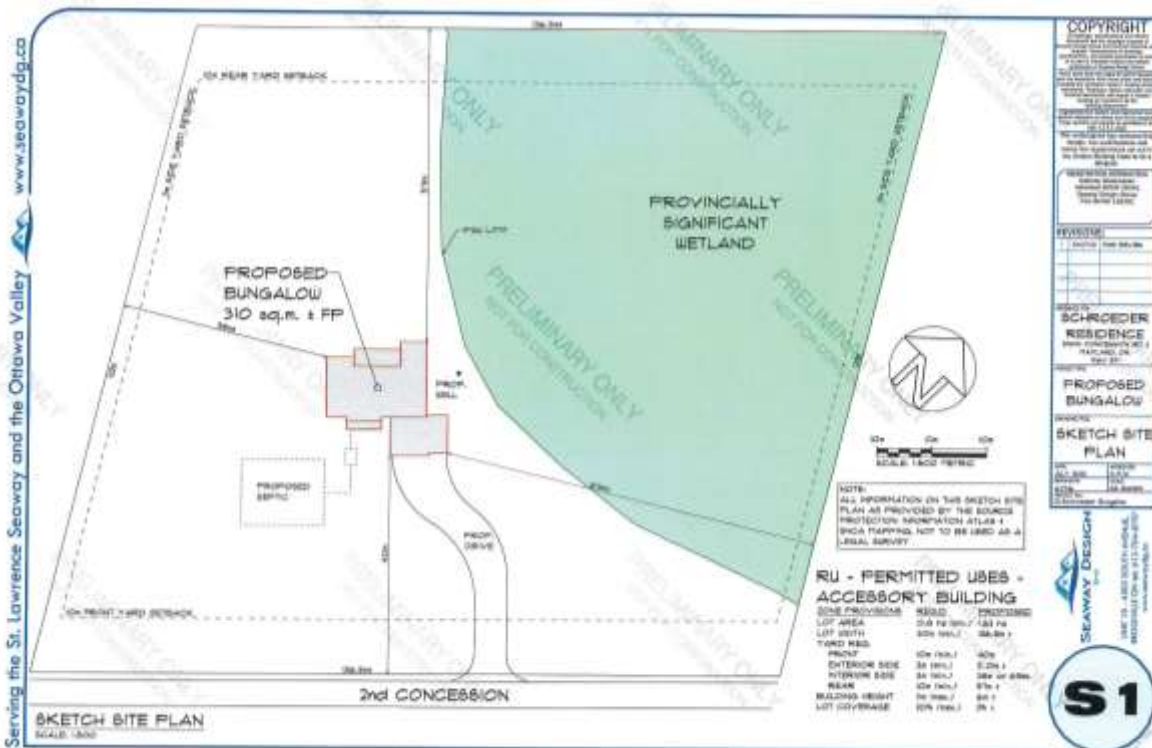
2023-10-06, 10:21:00 a.m.

Parcel

Municipal Road

Severed Lands
Retained Lands

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



AUGUSTA TOWNSHIP

B-167-23 – LOCATION MAP

070600004012200



AUGUSTA TOWNSHIP

Conservation Partners Partenaires en conservation



Via E-mail (Krista.Weidenaar@uclg.on.ca)

January 25, 2024

Ms. Krista Weidenaar
Secretary/Treasurer of Consent Granting Authority
25 Central Ave. West, Suite 100
Brockville, ON
K6V 4N6

RE: Application for Consent (B-167-23)
2nd Concession Road, Augusta Township
Applicant: Harold G. Schroeder
Roll No. 070600004012200

Dear Ms. Weidenaar,

South Nation Conservation (SNC) has reviewed the above-noted consent application to sever a parcel of land to create a new vacant residential lot.

SNC's review considers the impact of the application on public health, safety and the protection of property, as outlined under Section 3.1 (Natural Hazards) of the Provincial Policy Statement (May 2020) issued under Section 3 of the *Planning Act*, 1990, as well as the Township of Augusta's Official Plan.

SNC provides comments based on the Sewage System Management Agreement and Source Water Protection Agreement between SNC and the Augusta Township. Finally, the review identifies possible regulatory requirements under Section 28 of the *Conservation Authorities Act* and Ontario Regulation 170/06, Development Interference with Wetlands and Alterations to Shorelines and Watercourses.

Specifically, SNC examines the following:

Ontario Regulation 170/06	Natural Hazards (S.3.1 PPS)	Private Sewage System
Riverine Flooding Hazards Riverine Erosion Hazards Provincially/Locally Significant Wetlands Inland Lakes Hazardous Lands Potential Retrogressive Landslide Area Alteration to Watercourses	Hazardous lands	Loading Requirements Separation Distances
	<i>Flooding Erosion</i>	
	Hazardous sites	Clean Water Act, 2006
	<i>Unstable soils Unstable bedrock</i>	Source Protection Areas

AUGUSTA TOWNSHIP

SNC's findings are based on a desktop review and a site visit completed on January 8, 2023.

Pre-Consultation Review

The following documents were reviewed during pre-consultations with the applicant:

- I. Report: "Environmental Impact Study – Provincially Significant Wetland, 2nd Concession Road, Concession 2, Part Lot 33, Part 2, Township of Augusta, Ontario", prepared by LRL Engineering, dated June 13, 2023.
- II. Drawing: "Proposed Bungalow - Sketch Site Plan", prepared by Seaway Design, dated July 2023.

Figure 3 of the EIS report proposes the dwelling and septic in the Provincially Significant Wetland (PSW). SNC Regulation Policies, the Official Plan, and the Provincial Policy Statement do not permit development within a PSW.

Figure 5 of the EIS report suggests the PSW boundary is incorrect in the southeast corner. The person completing a wetland boundary change must be OWES certified. This is not clear in the EIS.

A wetland boundary change must be completed by an OWES certified person, as per the latest OWES manual. It must be provided to the planning approval authority, reviewed and accepted by the approval authority, then sent to the Ministry of Natural Resources and Forestry to have the wetland mapping updated.

The proposed building envelope in the EIS and Site Plan are different; the EIS must identify a sufficient building envelope outside of the PSW. The site plan should agree with the EIS and include dimensions for the building envelope, including setbacks from the PSW.

In addition, the EIS should demonstrate there are no impacts to the hydrologic function of the PSW as a result of development on the severed lot.

Natural Hazards

Provincially Significant Wetland

The retained and severed lots contain the South Augusta PSW Complex.

The Augusta Township Official Plan identifies wetlands as lands which have specific ecological characteristics, including, but are not limited to, the presence of a permanent or seasonal shallow water cover, water-tolerant vegetation or the presence of a water table which is close to the surface. Wetlands serve important functions including ground water recharge and discharge, and the reduction of flood damage.

Section 6.1.5.5 of the Augusta Township Official Plan prohibits development and site alteration within a PSW. Development or site alteration within 120 metres of a PSW may be permitted, where it is demonstrated that no negative impacts on the wetland's natural features or ecological function will occur.

AUGUSTA TOWNSHIP

Organic Soils

The severed lot is entirely within an area identified as organic soils.

Organic soils are formed by decomposition of vegetative and organic materials and may lack soil structure making them susceptible to erosion and unable to support structures because they compress easily (SNC Regulation Policies, Section 7.8).

Section 7.5.1 of the Augusta Township Official Plan prohibits development on organic soils, unless it can be demonstrated the site is suitable for development using accepted engineering practices.

Ontario Regulation 170/06

SNC implements Ontario Regulation 170/06, Development Interference with Wetlands and Alterations to Shorelines and Watercourses pursuant to Section 28 of the *Conservation Authorities Act*.

The entire severed lot is located within the SNC regulated area for PSW and contains organic soils. Future development of the severed lot will require a permit from SNC, and restrictions may apply. In addition, the retained lot contains a mapped watercourse approximately 300m north of the proposed severed lot.

A SNC permit must be obtained before development can occur within and 120 metres adjacent to a PSW. Development, including vegetation removal, is not permitted within a PSW. To obtain a permit, a hydrologic impact assessment may be required to demonstrate that the proposal will not negatively impact the wetland's capacity to mitigate flooding.

Development in organic soils, may be permitted where a technical site-specific study and/or EIS completed by a qualified professional establishes a precise hazard land boundary and where it is demonstrated that:

a) there is no feasible alternative site outside the Regulated Area; and b) the risk of instability that would result in structural failure or property damage is minimized.

Finally, any interference within the existing channel of the watercourse may require a permit from SNC and restrictions may apply.

Private Sewage System

The proposed lot areas noted in Section 5 and 6 of the application are sufficient for the installation of a private sewage system and a replacement area (per the *Ontario Building Code*).

The applicant should be made aware that a sewage system permit under Section 8 (1) – of the *Building Code Act* is required for any new sewage system or repair, replacement, and/or modification of any existing sewage system. Please contact SNC's septic department for more information.

The Ontario Building Code requires the septic system to be above the groundwater table and organic soils may need to be removed, resulting in additional costs for the applicant. It is recommended that the groundwater elevation be determined by a qualified professional.

SNC's septic review is appended to this letter.

AUGUSTA TOWNSHIP

Clean Water Act

The severed and retained lots are not within a Municipal drinking water Wellhead Protection Area or Intake Protection Zone.

Conclusion

SNC recommends deferral of the application until the EIS is completed and it is demonstrated with a scaled site plan that there is a building envelope on the severed lot outside of the provincially significant wetland, with sufficient area for a dwelling, septic, and replacement area.

In addition, the applicant should confirm the extent of the organic soils. It is recommended that the applicant demonstrates how organic soils, if any, will be addressed for the safe construction of a dwelling, and in accordance with the Ontario Building Code concerning the groundwater.

I trust the above is to your satisfaction. Should you have any questions, please do not hesitate to contact our office.

Kind regards,



Laura Crites
Environmental Planner
South Nation Conservation

AUGUSTA TOWNSHIP



SOUTH NATION
CONSERVATION
DE LA NATION SUD

38 rue Victoria Street, Finch, ON M0C 1K0 Tel: 613-984-2948 Fax: 613-984-2872 Toll Free: 1-877-984-2948 www.nation.on.ca

Severance Inspection – Septic

Municipality/County File: B-167-23

1. Property Information

County: LG Concession: 2
Municipality: Augusta Lot: 23
Former Municipality: Augusta Civic Address: 2ND CONCESSION ROAD
Roll Number: 070600004012200

2. Inspection Details

A. Severed Parcel

Size: 3.508 acres *as indicated on the severance sketch provided Existing Septic: No
Current Use: Vacant Proposed Use: Residential

B. Retained Parcel

Size: 96.025 acres *as indicated on the severance sketch provided Existing Septic: No
Current Use: Vacant Proposed Use: Residential

C. Enlarged Parcel: Size + Severed = 0.7 acres N/A

3. Conditions

South Nation Conservation does not object to the application, provided the required setbacks in Ontario Building Code, Part 8, Sewage Systems, are maintained.

The following condition(s) apply:

- ☒ No conditions requested.
- ☐ The applicant provides South Nation Conservation with a signed letter stating that all private sewage systems are a minimum of three (3) meters from the proposed property lines.
- ☐ The applicant provides South Nation Conservation with a signed letter acknowledging that a site visit may be conducted in the spring.
- ☐ The applicant submits a scaled site plan to South Nation Conservation showing all buildings, structures, wells, septic replacement area, with distances and dimensions. Alternatively, the applicant may increase the size of the proposed lot to 0.7 acres.
- ☐ Other condition or comment – see below.

Date: January 8, 2024

Inspector: Monique Sauvé

AUGUSTA TOWNSHIP

TO: PLANNING ADVISORY COMMITTEE (PAC)

DATE: February 7, 2024

RE: Zoning By-law Amendment (Z-10-23)
7000 County Road 18; Con. 6, Pt. Lot 6
Assessment Roll 0706 000 020 12601

AUTHOR: Melissa Banford, Planner

RECOMMENDATION:

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

PURPOSE:

This Zoning By-Law Amendment application has been filed by the owner Darcy Alkerton of Nuisance Wildlife Control Inc. in relation to this 1.6 ha (3.95 ac.) +/- property located at 7000 County Road 18. The property includes one (1) existing 4240 sq.ft. main building and is currently zoned CR, Rural Commercial Zone under Zoning By-law 2965, as amended, Schedule D.

The property owner seeks to have the property rezoned to permit a **Wildlife Conservation and Management Contractor Service – Retail Store**. A new 4,500 sq.ft. accessory storage building is proposed.

CONSULTATION:

A Public Meeting was held before Council on January 15, 2024. The Notice of Public Meeting was advertised in the Brockville Recorder and Times on December 23, 2023 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 December 15, 2023. 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.

South Nation Conservation advised by email on December 19, 2023, that they had no concerns with the application, but that a septic inspection may be required before the issuance of any Building Permit for a new structure, to ensure setback compliance. No concerns or additional comments were received at the Public Meeting before Council.

At the Township level, the proposed amendment was circulated internally by staff to the Township Departments. No concerns were raised.

AUGUSTA TOWNSHIP

BACKGROUND:

The 1.6 ha (3.95 ac.) +/- property located at 7000 County Road 18, is comprised of a main building, understood to be historically used for light industrial uses. The property was acquired by the current owner in December 2022 for wildlife management contractor services and related retail sales. The property is currently zoned CR, Rural Commercial Zone. Area land uses in proximity to the subject property are primarily: institutional use (Roebuck Community Hall) located to the north; residential dwellings; mineral aggregate (pit); and agricultural fields.

ANALYSIS:

PLANNING CONTEXT:

Provincial Policy Statement (PPS) (2020)

The PPS permits the management or use of resources in the rural areas (Section 1.1.5.2) and permits agricultural-related uses in the prime agricultural areas (Section 2.3.3.1). The service and sale of wildlife management and conservation products to service and protect agricultural uses/livestock and rural residential uses appears to comply with the PPS.

United Counties of Leeds and Grenville Official Plan

The subject lands are designated Agricultural Area and Rural Lands under the Counties' Official Plan. The proposed application would appear to meet the objectives of the agricultural and rural areas, which includes uses for the protection and promotion of agriculture.

Township of Augusta Official Plan

The subject lands are designated Agricultural Resource Lands (north half +/-) and Rural (south half +/-) under Schedule A of the Official Plan. There are no identified development constraints under Schedule B.

There appears to be a small area of pit licensing (#3909) on the lot to the rear/west. A small area at the rear subject lands may be included under this licensed area. This portion of pit license (#3909) no longer appears on the Township's aggregate resource designation under the Official Plan nor is it zoned aggregate under the Zoning By-law.

Under the Agricultural Resource Lands policy area, the protection of agricultural resources is a priority. Permitted uses include the conservation or management of the natural environment (Section 3.2.1.1). Given that the application is for a wildlife conservation and management contractor service/sales that assists the agricultural community with their wildlife nuisance control needs, the amendment would appear to be in conformance with the general development agricultural policies of the Official Plan. Similarly, Section 3.1.8.2, under the Rural lands policy area, permits resource uses that are secondary to agricultural uses, that support agriculture resource uses and commercial uses that are related to local resources.

In addition to adding wildlife conservation and management contractor service and sales as a permitted use under this site-specific CR Zone, the amendment also proposes to address parking needs. Under the Zoning By-law, if the existing and proposed structures were assessed under the parking requirements Section 6.32.5 of the Zoning By-law as a "retail store" use, an extensive number of parking spaces would be required due to the size of the structures/warehousing areas,

AUGUSTA TOWNSHIP

etc. As such, a maximum of eighteen (18) parking spaces and one (1) loading space is being recommended for this amendment, limited to the wildlife conservation and management contractor service – retail store use only. If a different/additional use is proposed for the property in the future, the parking needs would need to be reassessed and comply with the zoning parking requirement for that use.

A new accessory building is proposed for this property, which is to be approximately 4480 sq.ft. (416 sq.m.) in size with a proposed 24 ft. (7.3 m) +/- height (mean height). The accessory building is to be used for storage/warehousing for the wildlife conservation and management contractor service/sales business use. As this exceeds the accessory maximum building height in the CR zone, and to clarify/confirm the proposed square footage permitted for this new structure, these provisions are proposed to be added to the amendment.

After approval of the Zoning By-law Amendment request, the property will be subject to Site Plan Control for the new accessory building.

Based on the above, it would be staff's opinion that there do not appear to be any policy issues with the proposed rezoning, to a site-specific CR – Commercial Rural Zone.

Township of Augusta Zoning By-Law

Subject to the proposed Zoning By-Law amendment, the property will need to be used in conformity with the permitted uses and any future additions/uses and comply with all provisions of the Zoning By-Law, including definitions and general provisions as applicable.

LINK TO MUNICIPAL PLANS:

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



Melissa Banford, Planner



Shannon Geraghty, CAO

Attachments: - Application (excerpts)
 - Notice of Public Meeting
 - Draft Zoning Amendment By-law

AUGUSTA TOWNSHIP

Application (excerpts)



AUGUSTA TOWNSHIP

2-10-23



Application to Amend the Official Plan ☐

Application to Amend the Zoning By-Law ☒

PLEASE READ BEFORE COMPLETING THIS APPLICATION

This application reflects the mandatory information that is prescribed in the Schedules to Ontario Regulations 543/06 and 545/06 made under the Planning Act, RSO, 1990, as amended. In addition to completing this form, the Applicant will be required to submit the appropriate fee, a detailed site plan and any additional information or studies that may be necessary to assess the proposal.

Failure to submit the required information will delay the consideration of this Application. An application which is not considered complete under the Planning Act is not subject to the timelines of the Act. Applicants are encouraged to consult with the Municipality prior to completing the application.

Please Print and Complete or (✓) Appropriate Box(es)

Date of Application: _____

1. Applicant Information

1.1 Name of Owner(s)

NOTE: An owner's authorization is required in Section 13, if the application is not the owner.

Name of Owner(s) Nuisance Wildlife Control Inc.	Home Phone [REDACTED]
Address 7000 County Rd. 18	Postal Code
Email [REDACTED]	Cell Phone [REDACTED]
Business Phone	Fax

AUGUSTA TOWNSHIP



AUGUSTA TOWNSHIP

1.2 Agent/Applicant

Name of the person who is to be contacted about the application if different than the owner (this may be a person of firm acting on behalf of the owner. See Section 13).

Name of Owner(s) <u>Same</u>	Home Phone
Address	Postal Code
Email	Cell Phone
Business Phone	Fax

1.3 Indicate the contact for this application

(check one please)

☒ Owner ☐ Applicant/Agent ☐ All

FOR OFFICE USE ONLY

Date Application Received _____

Date Application Deemed to be Complete _____

2. Location of the Subject Land

(Complete applicable boxes in 2.1)

2.1

Civic Address (Mailing Address) <u>7000 County Rd. 18</u>	Postal Code
--	-------------

Concession Number(s) <u>6</u>	Lot Number(s) <u>6</u>	Registered Plan No.	Lot(s)/Block(s)
Reference Plan No. <u>168</u>	Part Number(s) <u>4</u>	Parcel Number(s)	Former Township

AUGUSTA TOWNSHIP



AUGUSTA TOWNSHIP

Assessment Roll No. _____

2.2 Are there any easements or restrictive covenants affecting the subject land?

☒ No ☐ Yes

If yes, describe the easement or covenant and its effect.

3. Names and addresses of any mortgages, holders of charges or other encumbrancers of the subject lands (attach separate page if required).

4. Description of the property and servicing information (Complete each section using metric units only).

4.1 Dimensions

Lot Frontage - Street Side (m)	Lot Frontage - Water Side (m)	Lot Depth (m)	Lot Area (ha)
541' $\frac{1}{2}$			3.95 ac. $\frac{1}{2}$

4.2 Access

(Check appropriate box and state road name)

- ☐ Provincial Highway (#) _____
- ☒ Municipal Road, maintained year-round County Rd. 18
- ☐ Municipal Road, seasonally maintained _____
- ☐ County Road (#) _____
- ☐ Private Road _____
- ☐ Right of Way _____
- ☐ Water Access _____

AUGUSTA TOWNSHIP



AUGUSTA TOWNSHIP

4.3 If water access only, describe the location of parking and docking facilities to be used and the distance from the subject lands. Indicate whether parking is public or private.

4.4 Water Supply

(Check appropriate box for type of service proposed)

- ☐ Publicly owned and operated piped water system
- ☒ Privately owned and operated piped water system (communal)
- ☐ Drilled well
- ☐ Sand point
- ☐ Lake or other water body
- ☐ Other means (please state) _____
- ☐ Water service not proposed

4.5 Sewage Disposal

(Check appropriate box for type of service proposed)

- ☐ Publicly owned and operated sanitary sewage system
- ☒ Privately owned and operated individual septic system*
- ☐ Privately owned and operated communal septic system *
- ☐ Privy
- ☐ Holding Tank
- ☐ Other (please state) _____
- ☐ Sewage disposal service not proposed

*If either of these items checked, please see Section 4.8.

AUGUSTA TOWNSHIP



AUGUSTA TOWNSHIP

4.6 Other Services

(Check if the service is available)

- ☒ Electricity
- ☒ School bussing
- ☐ Garbage collection (*private*)

4.7 Storm Drainage

(Indicate the proposed storm drainage system)

- ☐ Storm sewers
- ☒ Ditches
- ☐ Swales
- ☐ Other (please state) _____

4.8 Where development will produce more than 4500 litres of effluent a day, applicants are required to submit a servicing options report and a hydrogeological report.

- ☐ Title and date of servicing options report:

- ☐ Title and date of hydrogeological report:

5. Planning Information

5.1 Official Plan (current) Land Use designation(s) of subject land:

Agriculture & Rural

5.2 Provide an explanation of how application conforms to the Official Plan:

Permit was related to conservation and management of natural environment.

AUGUSTA TOWNSHIP



AUGUSTA TOWNSHIP

5.3 If an Official Plan Amendment is being requested, will the change:
(check all appropriate boxes)

☐ Replace or delete an existing policy(ies). If yes, list all policy sections affected

☐ Change of land use designation on a property(ies). If yes, what is the proposed land use designation or designations

N/A

☐ Alter the boundary of settlement area (i.e. town, village, hamlet). If yes, name the settlement area and provide sketch of area affected. Name of settlement area:

(NOTE: If applicants are requesting a change to a policy, they are required to provide the proposed text of the policy(ies). If applicants are requesting a change to a Land Use Schedule, they are required to provide a map or schedule showing the proposed new land use designation for the affected property(ies).)

5.4 Reason why official plan amendment is being requested

/

5.5 Existing Zoning on subject lands

CR, Rural Commercial Zone

5.6 Zoning requested

Site specific CR zone that permit retail sales

5.7 Reason why rezoning is being requested

Wildlife control supplies business (retail in person and online sales). Proposed storage building exceeds height and size maximum.

6. Description of subject land

6.1 Frontage on street side (m) 541' ± **Frontage on water side (m)** _____

6.2 Lot Depth (m) _____

6.3 Lot Area _____ ha 3.95 ± ac. m² ac.

AUGUSTA TOWNSHIP



AUGUSTA TOWNSHIP

List all existing buildings and structures (including accessory buildings and structures on the property by completing the following table

(If more than 5 buildings or structures, please use separate page to provide description)

Item	Building or Structure #1	Building or Structure #2	Building or Structure #3	Building or Structure #4	Building or Structure #5
Existing type or use for each building and structure	Commercial Store	Lean-to			
Height (m)	19.5' \pm	8' \pm			
Setback from front lot line (m)					
Setback from rear lot line (m)					
Setback from side lot line one side (m)					
Setback from side lot line - other side (m)					
Setback from shoreline (m)					
Dimensions (m) or floor area (m ²)	65' x 65' \pm (3840 sq ft)	400 sq ft.			
Year Building or structure constructed	1986	1986			

9.2 How many existing parking spaces are provided on the subject land?

20 spaces.

9.3 State the existing use of land on abutting properties

North Agriculture

South Residential

East Roadcut Hill /

West Agriculture

Gravel Pit

AUGUSTA TOWNSHIP



AUGUSTA TOWNSHIP

10.2 List all proposed buildings and structures to be constructed on the property by completing the following Table
(If more than 5 buildings or structures, please use separate page to provide description)

Item	Building or Structure #1	Building or Structure #2	Building or Structure #3	Building or Structure #4	Building or Structure #5
Existing type or use for each building and structure	Storage Building				
Height (m)	24' (mean)				
Setback from front lot line (m)	80' ±				
Setback from rear lot line (m)	75' ±	30' ± - email Dec 2/23			
Setback from side lot line left one side (m)	40' ±	30' ± - email Dec 2/23			
Setback from side lot line - right other side (m)	100' ±				
Setback from shoreline (m)	—				
Dimensions (m) or floor area (m²)	4500 sq ft.				
Year Building or structure constructed					

10.3 Indicate the number of additional parking spaces to be provided?

20 spaces
(existing)

AUGUSTA TOWNSHIP

NOTICE OF PUBLIC MEETING

THE CORPORATION of the TOWNSHIP OF AUGUSTA NOTICE OF PUBLIC MEETING



CONCERNING PROPOSED AMENDMENT TO ZONING BY-LAW 2965, AS AMENDED

7000 County Road 18 Part of Lot 6, Concession 6 (Schedule D)

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 (or an area property owner 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 December 23, 2023). Attached is a Location Map of the subject lands.

TAKE NOTICE that the Council of the Corporation of the Township of Augusta will hold a Public Meeting on **Monday, January 15, 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:

7000 County Road 18, Pt. Lot 6, Con. 6, Assessment Roll 0706 000 020 12601 (File Z-10-23)

The subject property is 1.6 ha (3.95 acre) +/- having 165 m (541 ft.) of road frontage on County Road 18. The purpose of the application is to rezone the lands from CR, Rural Commercial to a **site specific CR, Rural Commercial zone (CR-X2)**, which would recognize and permit the current **Wildlife Conservation and Management Contractor Service - Retail Store** use as an additional permitted use on the property. A 4,240 sq.ft. main building exists on the property. A new 4,500 sq.ft. accessory storage building is currently proposed.

The amendment proposes other site-specific provisions including: introducing a new definition of Wildlife Conservation and Management Contractor Service - Retail Store; permitting a maximum accessory building height of 7.5 m (24.6 ft.) (where currently 5m is permitted by the CR zone); permitting a maximum accessory storage building size of 418 m (4,500 sq.ft.); permitting eighteen (18) parking spaces and a minimum of one (1) loading space to be provided on-site for this proposed use.

The new proposed accessory building will be subject to Site Plan Control under the Township's Site Plan By-law 2778.

The land areas to be rezoned are designated Rural and Agricultural Resource Lands 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 amendment. If you wish to attend virtually, please contact the Clerk, by phone or email, as noted below to

AUGUSTA TOWNSHIP

THE CORPORATION of the TOWNSHIP OF AUGUSTA NOTICE OF PUBLIC MEETING



arrange such attendance. If you wish to provide written comments but are unable to attend the meeting, please ensure that your written comments are received by noon on January 15, 2024, so your comments can be relayed to Council at the 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, Ontario.

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

Dated the 15th day of December, 2023.

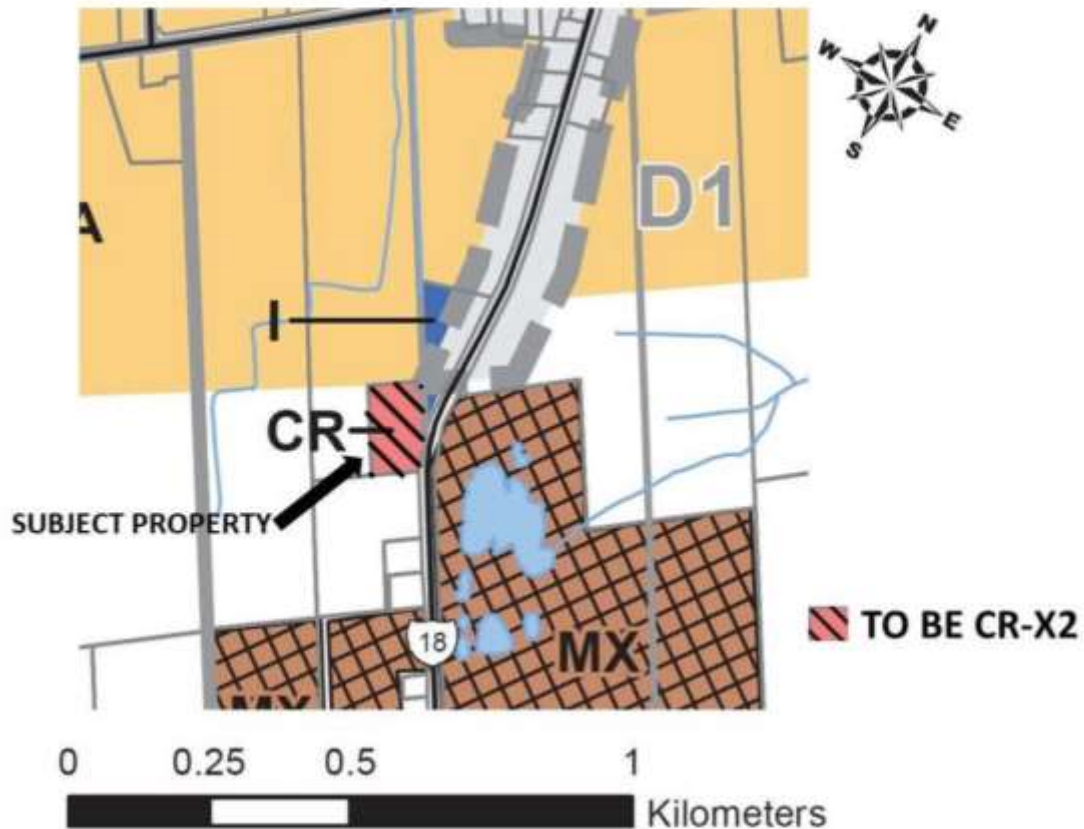
Annette Simonian
Clerk, Township of Augusta
3560 County Road 26
Prescott, ON, K0E 1T0
Telephone: (613) 925-4231 ext. 105
Email: asimonian@augusta.ca

AUGUSTA TOWNSHIP

THE CORPORATION of the TOWNSHIP OF AUGUSTA NOTICE OF PUBLIC MEETING



7000 County Road 18
Part of Lot 6, Concession 6 (Schedule D)



AUGUSTA TOWNSHIP



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

BEING A BY-LAW TO AMEND ZONING BY-LAW NO. 2965, AS AMENDED (7000 County Road 18, Roll 0706 000 020 12601)

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 7.9.4 Exception Zones is amended by adding the following sub-section:

7.9.4.2 Rural Commercial Exception Two Zone (CR-X2)

Notwithstanding the Permitted Uses stated in Section 7.9.1, on lands zoned Rural Commercial – Exception 2 (CR-X2), the following use shall also be permitted:

- (a) Wildlife Conservation and Management Contractor Service – Retail Store, defined as follows: means a building used by a wildlife conservation and nuisance wildlife management contractor business and includes facilities for staff administration or management of the business and may include the wholesale and retail sales of goods, wares, merchandise, substances, articles or things related to wildlife conservation and management. Accessory use may include a storage facility building for related goods and wares storage.
- (b) Notwithstanding the provisions of Section 6 and 7.9 the following provisions shall be applicable:
 - (i) Maximum Accessory Building Height: 7.5 m
 - (ii) Maximum Accessory Building Gross Floor Area: 418 sq.m.
 - (iii) For the Wildlife Conservation and Management Contractor Service – Retail Store use, the following shall apply:

Parking Spaces :	Eighteen (18) (minimum)
Loading Space:	One (1) loading space (minimum)

2. **THAT** Schedule D of By-Law 2965, as amended, is hereby amended by changing the zone symbol of the subject lands located at 7000 County Road 18, from Rural Commercial Zone – CR to Special Exception Rural Commercial Two Zone – CR-X2, as shown on Schedule A of this By-law.

3. **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.

AUGUSTA TOWNSHIP

4. **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
- (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 **XX** day of **XXXXXXX**, 2024.

MAYOR

CLERK

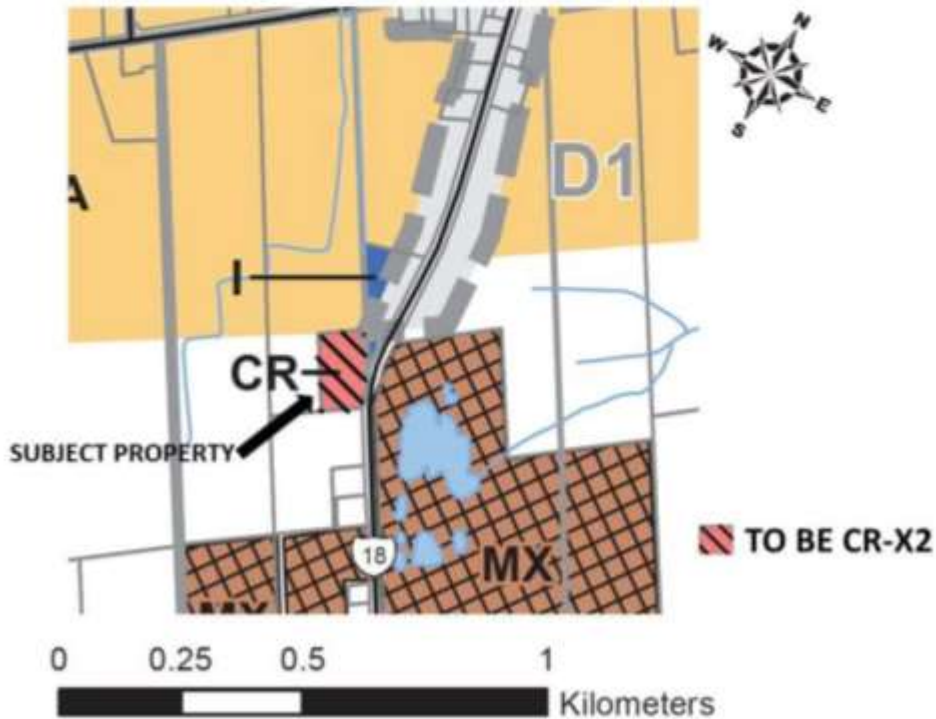
DRAFT

AUGUSTA TOWNSHIP

SCHEDULE A to BY-LAW XXXX-2024

To amend Schedule D of Zoning By-Law 2965, as amended

Applicable to Current Roll No. 0706 000 020 12601, 7000 County Road 18
(CR zone to be CR-X2 zone)



Dated this XX day of XXXXXX, 2024.

MAYOR

CLERK



AUGUSTA TOWNSHIP

United Counties of Leeds and Grenville

Public Works
Division Consent
Granting Authority
Forestry
Planning
Roads

25 Central Ave. W., Suite 100
Brockville, ON K6V 4N6
T 613-342-3840
800-770-2170
TTY 800-539-8685
F 613-342-2101

www.leedsgrenville.com

UPDATE AGRICULTURAL AREA REVIEW

The Counties is in its third round of consultations, which included direct notification to over 2,000 land owners whose lands were suggested to change (either to or from the agricultural area designation). In response, a large number of land owners provided further information, asked questions and made comments. Staff and the consultant are reviewing and analyzing the feedback, some of which has/will result in final amendments to the recommended agricultural area system.

A report summarizing the outcome of the direct consultation, including the final revised agricultural system mapping and proposed Counties Official Plan Amendment is anticipated to be presented to the Counties Planning Advisory Committee (PAC) on February 7, 2024 at 9 a.m. in the Counties Council Chambers. Viewing of the meeting is welcome in person or online at [Agendas, Minutes and Video - Leeds & Grenville \(leedsgrenville.com\)](http://Agendas, Minutes and Video - Leeds & Grenville (leedsgrenville.com)).

Local Area Consultation Meetings

The following local area consultations are being held to review the revised recommended agricultural area system (mapping) proposed for the Counties Official Plan. These meetings are primarily for those persons whose properties have been impacted and who have not already discussed their property with staff and the consulting team.

Tuesday, February 6, 2024

Township of Augusta – 1:00 p.m. (Council Chambers, 3560 County Road 26)

Township of Edwardsburgh Cardinal – 4:00 p.m. (Town Hall, 18 Centre St., Spencerville)

Municipality of North Grenville – 7:00 p.m. (Meeting Room at Municipal Offices, 285 County Road 44, Kemptville)

Wednesday, February 7, 2024

Township of Rideau Lakes – 1:00 p.m. (Council Chambers, 1439 County Road 8)

AUGUSTA TOWNSHIP



Public Meeting

At this point the public meeting date has not yet been set, but is anticipated for March. When the details are established, in addition to meeting the requirements of the Planning Act, notice will be provided via website updates, social media post and direct emails to member municipalities, agencies and those persons who requested notification.

Background

In 2022, the Counties initiated the Agricultural Area Review. The purpose of the review is to identify and confirm agricultural lands in the Counties. The final map of the agricultural area lands will be used to update the Counties Official Plan schedule so that those lands are protected. The requirement to complete this study was identified by the Province in the Counties Official Plan. The project is nearing the final mapping stage.

To learn more, contact Planning staff at elaine.mallory@uclg.on.ca or visit www.leedsgrenville.com/agriculture.

AUGUSTA TOWNSHIP



United Counties of Leeds and Grenville

Public Works Division
Consent Granting
Authority
Forestry
Planning
Roads

25 Central Ave. W., Suite 100
Brockville, ON K6V 4N6
T 613-342-3840
800-770-2170
TTY 800-539-8685
F 613-342-2101
www.leedsgrenville.com

NOTICE **AGRICULTURAL AREA REVIEW** **Local Area Consultation Meetings**

In 2022, the Counties initiated the Agricultural Area Review. The purpose of the review is to identify and confirm agricultural lands in the Counties. The final map of the agricultural area lands will be used to update the Counties Official Plan schedule so that those lands are protected. The requirement to complete this study was identified by the Province in the Counties Official Plan. The project is nearing the final mapping stage.

Prior to the formal public meeting, the following local area consultations are being held to review the recommended agricultural area system (mapping) proposed for the Counties Official Plan. These meetings are primarily for those persons whose properties have been impacted and who have not already discussed their property with staff and the consulting team.

Tuesday, February 6, 2024

Township of Augusta – 1:00 p.m. (Council Chambers, 3560 County Road 26)

Township of Edwardsburgh Cardinal – 4:00 p.m. (Town Hall, 18 Centre St., Spencerville)

Municipality of North Grenville – 7:00 p.m. (Meeting Room at Municipal Offices, 285 County Road 44, Kemptville)

Wednesday, February 7, 2024

Township of Rideau Lakes – 1:00 p.m. (Council Chambers, 1439 County Road 8)

To see if your property is impacted, visit www.leedsgrenville.com/agriculture.

Pre-registration would be appreciated to help us better serve you. To pre-register or to inquire about your property, please contact Elaine Mallory, Planner II, at 613-342-3840/800-770-2170, Ext. 2422 or by email at elaine.mallory@uclg.on.ca.

To learn more, contact Planning staff or visit www.leedsgrenville.com/agriculture.

where lifestyle
grows good business
synonyme de qualité de vie
et de réussite en affaires

AUGUSTA TOWNSHIP



AFFORDABLE HOUSING INFORMATION SESSION

Building Tiny Homes and Additional Residential Units (Secondary Suites or Garden Suites)



**TUESDAY MARCH 5TH, 2024
AT 5:30PM**

**Fire Station One, 1022 County Road 15,
Maitland**

**Municipal planning
and building
information for
Augusta,
Edwardsburgh-
Cardinal, and
Prescott.**

**Information on
forgiveable loan
funding for the
creation of an
Affordable rental
unit.**



To register email
Tammy.Herbison@uclg.on.ca
or call (613) 342-3840 ext. 2122



AUGUSTA TOWNSHIP



UNITED COUNTIES OF LEEDS AND GRENVILLE

Consent Granting Authority

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

Tel: (613) 342-3840, ext. 241

Fax: (613) 342-2101

Krista Weidenaar, Secretary-Treasurer
krista.weidenaar@ucldg.on.ca

APPLICATION **B-123-23**

NOTICE OF DECISION

Attached is a copy of the decision given by the Leeds and Grenville Consent Granting Authority on this application for consent. Such decision includes conditions, if any, imposed in the giving of the consent.

You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have either made a written request to be notified of the decision to give or refuse to give provisional consent or made a written request to be notified of changes to the conditions of the provisional consent.

Only the applicant, the Minister, a specified person (i.e. utilities) or any public body (i.e. Municipality) may appeal a consent application to the Ontario Land Tribunal.

An appeal against the decision or conditions contained therein must be made within **20 days** of the date of mailing of the decision. If an appeal is to be made against the decision, the appellant shall contact the Secretary-Treasurer of the Consent Granting Authority to obtain the appropriate form for filing the appeal. The appeal notice must set out the reasons for the appeal and must be accompanied by a certified cheque or money order for the fee required by the Ontario Land Tribunal (formerly LPAT/OMB).

This Notice of Decision was emailed on January 18, 2024

The last date for appealing the decision is February 7, 2024

AUGUSTA TOWNSHIP

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



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

UNITED COUNTIES OF LEEDS AND GRENVILLE CONSENT GRANTING AUTHORITY

DECISION

APPLICATION B-123-23

We the undersigned members of the Consent Granting Authority of the United Counties of Leeds and Grenville; do hereby certify that the following is a decision reached by us at a hearing held at the Counties Offices, 25 Central Avenue, Brockville, Ontario on **January 17, 2024**. The said decision was reached on the application of **Elizabeth Steacie** to sever a parcel of land being: part of Lot 29, Concession 3; **Township of Augusta** having dimensions of approximately 527.9 metres by 302.36 metres (irregular) with an area of 22.26 hectares.

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

REASONS:

- (1) Subject land is being severed for the purpose of an addition to abutting land and no new lot is being created.
- (2) 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.

EFFECT OF WRITTEN SUBMISSIONS ON THE DECISION:

One written comment was submitted by a member of the public on this consent application to the approval authority. There was a concern with the sketch provided as it did not show the boundary lines correctly for the retained lands and they want ensure ownership of a strip of land they own that is not included in the sketch. The applicant responded to the written submission recognizing the oddly shaped property at the south end of their property and advised they plan to survey the severed and retained lands. 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 **January 18, 2026**.
- (2) That the severed land be registered on title in the exact same name in which the purchaser's abutting land is registered. A copy of the purchaser's registered deed and Service Ontario parcel register 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. Section 50(3) of the Planning Act shall apply to any subsequent conveyance or transaction involving the severed land.
- (3) That the balance of any outstanding taxes, including penalties and interest, (and any local improvement charges, if applicable) (Assessment Roll 0706 000 070 03500) shall be paid to Augusta Township, or, the tax account be to the satisfaction of the Township Treasurer.
- (4) 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.
- (5) All costs associated with fulfilment of conditions are at the applicant's sole expense.
- (6) The applicant provides South Nation Conservation (Septic Review) with a signed letter stating that all private sewage systems are a minimum of three (3) metres from property lines.
- (7) That road widening across the severed and retained parcel to 13.1 metres from existing centerline of the road allowance of County Road 15 (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.

AUGUSTA TOWNSHIP

- (8) That written release of conditions 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.
- (9) That written release of condition 6 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 and 5 are complied with.
- (2) South Nation Conservation had no objection.
- The southeast corner of the retained lot contains a small area within 120 metres of a provincially significant wetland (PSW).
 - There is sufficient building area outside of the 120-metre adjacent lands and the PSW is unlikely to affect future development.
 - The east side of the severed and retained lot contains organic soils identified on Schedule B of the Township's Official Plan.
 - The Augusta Township Official Plan prohibits development on organic soils, unless it can be demonstrated the site is suitable for development using accepted engineering practices.
 - There is sufficient building area outside of the organic soils and they are unlikely to affect future development.
 - A SNC permit must be obtained before undertaking development activities in or near the following areas: floodplains; unstable slopes; unstable soils and bedrock; hazardous lands; wetlands; and areas within 120 metres of all Provincially Significant Wetlands (PSW) and 30 metres of Locally Significant Wetlands. A SNC permit must also be obtained before altering a watercourse or interfering with a regulated wetland.
 - According to SNC mapping, the retained lot contains an area within 120 metres of a PSW.
 - Any development 120 metres adjacent to the wetland may require a permit from SNC, and restrictions may apply.
- (3) South Nation Conservation (Septic Review) had no objection providing condition 6 is complied with.
- (4) The County Roads had no objection providing condition 7 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 January 18, 2024

The last date for appealing this decision is February 7, 2024