



## THE CORPORATION OF THE TOWNSHIP OF MONTAGUE

October 2<sup>nd</sup>, 2025

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Senior Planner

**Clost Consent Application - Lanark County File #B25-073**

### 1. LOCATION AND DESCRIPTION

The subject property is located in Part of Lot 25, Concession 10, Township of Montague, and is municipally known as 875 Ford Road. The property totals approximately 40 hectares, from which a 0.4 hectare parcel of land is proposed to be severed as a lot addition to be consolidated with the adjacent landholdings owned by Daniel Dale Clost and Nicole Suzette Franc. (See Appendix "A")

### 2. PROPOSED CONSENT

The Applicant proposes to sever one (1) new lot from the subject property for lot addition purposes, with the following characteristics:

1. **Severed Lot (B25-073):** The Applicant is proposing to sever a 0.4 hectare parcel of land with 24m of frontage on Ford Road, a Township Road maintained by the Township of Montague, to be consolidated with the adjacent vacant property owned by Daniel Dale Clost and Nicole Suzette Franc. This lot addition parcel is currently vacant with potential plans for development.
2. **Retained Lot:** This parcel is 40 hectares in size with 217.8 m of frontage on McLachlin Road, a Township road maintained by the Township of Montague, and 1347 m on Ford Rd, a Township road maintained by the Township of Montague. This lot is currently occupied by a dwelling on private services with a detached garage/workshop, and barn.

### 3. PLANNING ANALYSIS

#### 3.1 Provincial Planning Statement (PPS) 2024

The Provincial Planning Statement provides policy direction on matters of provincial interest related to land use planning, providing for appropriate development, while

protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. Section 3(5)(a) of the Planning Act, R.S.O. 1990, provides that all planning decisions must be consistent with the PPS.

The subject property is located within a Rural Area, defined under the PPS as “a system of lands within municipalities that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and resource areas”.

2.6(1)(c)(2) On rural lands located in municipalities, permitted uses are:...(c) residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services...(2) Development that can be sustained by rural service levels should be promoted.

*4.1(1) Natural features and areas shall be protected for the long term.*

5.1(1) Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.

The proposed lot addition parcel is vacant with potential plans for future development. The lot addition lands will be consolidated with the adjacent developed landholding, owned by Daniel Dale Clost and Nicole Suzette Franc. The retained parcel is currently occupied by a dwelling on private services with a detached garage/workshop, and barn.

Residential uses are permitted in Rural Areas. While there are no immediate plans for additional development of the Clost/Franc property, should this be proposed in future, the lot addition parcel proposed in this application, and the resulting retained parcel, are considered to be compatible with the rural landscape.

### **3.2 Official Plan**

Schedule “A” of the Township’s Official Plan designates the subject property as “Rural” (see Appendix “B” herein).

*3.6.2 Within the Rural area, a variety of land uses shall be permitted including agriculture, forestry, conservation, various outdoor recreational uses and commercial, industrial and limited residential uses...*

The surrounding land uses consist of a mixed landscape of residential development, farmland, and forested area.

*2.17.2 It is a policy of this Plan to address land use compatibility issues related to non-agricultural and agricultural uses through the application of the Minimum Distance Separation I (MDS I) and Minimum Distance Separation II (MDS II) formulae, as may be amended from time to time, to new non-agricultural uses and new or expanding agricultural uses, respectively.*

Pursuant to Guideline #8 of OMAFRA's Minimum Distance Separation (MDS) Document, an MDS investigation is not required for lot line adjustments that do not result in the creation of a new building lot.

*2.19.2(2) Development and site alteration in areas containing organic soils shall only be permitted where the effects and risk to public safety are minor so as to be managed or mitigated in accordance with Provincial standards, as determined by the demonstration and achievement of all of the following:*

- 1. Such development and site alteration is carried out in accordance with floodproofing standards, protection works standards and access standards;*
- 2. New hazards are not created, and existing hazards are not aggravated;*
- 3. No adverse environmental impacts will result; and*
- 4. Vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion, and other emergencies, as applicable.*

While there are small areas of organic soils identified on the retained parcel, as illustrated in Appendix "C" herein, there are none identified on the proposed lot additional parcel. Accordingly, a geotechnical study was not required in support of this application. Should the owners of the retained parcel propose future development, there is ample buildable area outside of the organic soils designation.

*2.21.6(4) ... Prior to permitting development or site alteration such as filling, grading, and excavating that would change the landform and natural vegetative characteristics of the site within a significant woodland area identified on Schedule B or adjacent lands, the approval authority shall require an environmental impact assessment demonstrating that there will be no negative impacts on the natural features or their ecological functions.*

While there are areas of significant woodlands identified on the retained parcel, as illustrated in Appendix "D" herein, there are none identified on the proposed lot additional parcel. Accordingly, an Environmental Impact Study was not required in support of this application.

*5.2.3(1) A maximum of three new lots (excluding the retained lot) may be created from a land holding as it existed on January 1, 2001. Where a landholding is situated partly or wholly in the Settlement Area designation, this maximum shall not apply, provided that such new lot is situated wholly within the Settlement Area designation.*

As this application is for the purpose of a lot addition, as opposed to the creation of a new and separate building lot, the lot creation policy noted above is not applicable.

### **3.3 Zoning By-Law**

Under the Township's Zoning By-Law 4070-2024, the subject property is zoned Rural (RU), as illustrated in Appendix "E" herein. The RU zone provides for a minimum lot size of 0.4 hectares and a minimum lot frontage of 46 meters.

Both the resulting Clost/Franc property, and the retained parcel, will comply with the zoning provisions in the RU zone.

#### **4. INTERNAL COMMENTS**

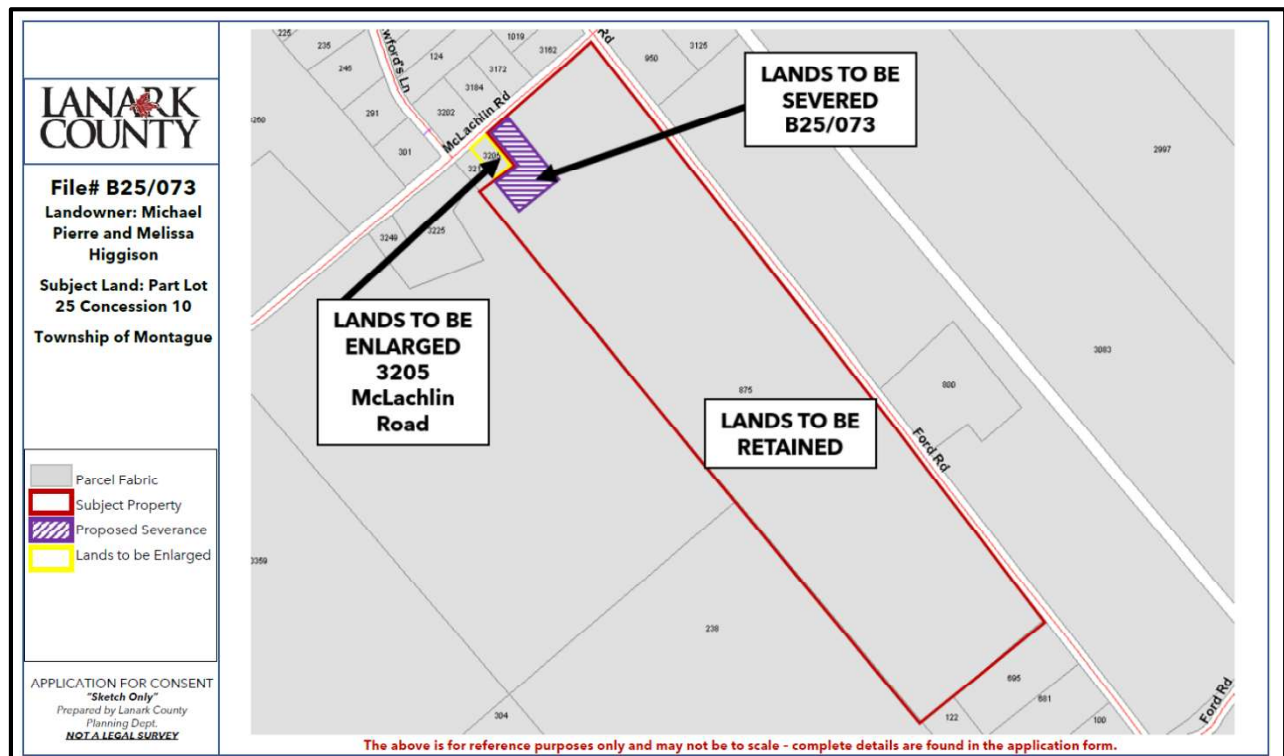
The Building Department has provided septic comments under a separate report. The Public Works Manager indicated he had no concerns with respect to the application. No additional comments were received from circulated Staff.

#### **5. CONCLUSIONS**

Based on the foregoing, the proposed consent application is consistent with the PPS, and conforms with the provisions of the Township's Official Plan and Zoning By-Law, provided that the recommended conditions in Appendix "F" are approved.

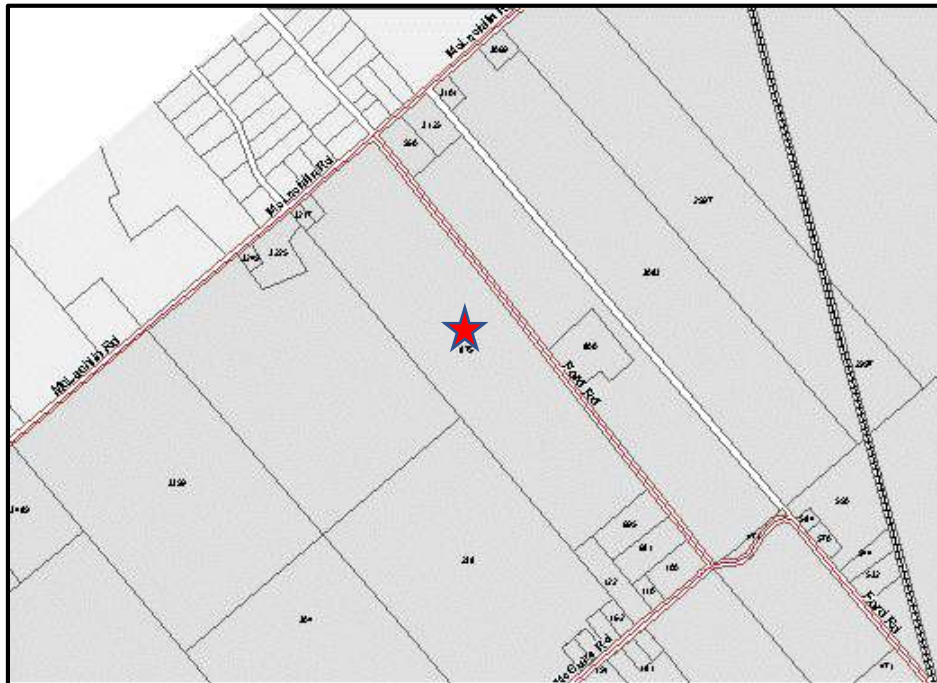
## APPENDIX "A"


### Key Map



## APPENDIX "B"

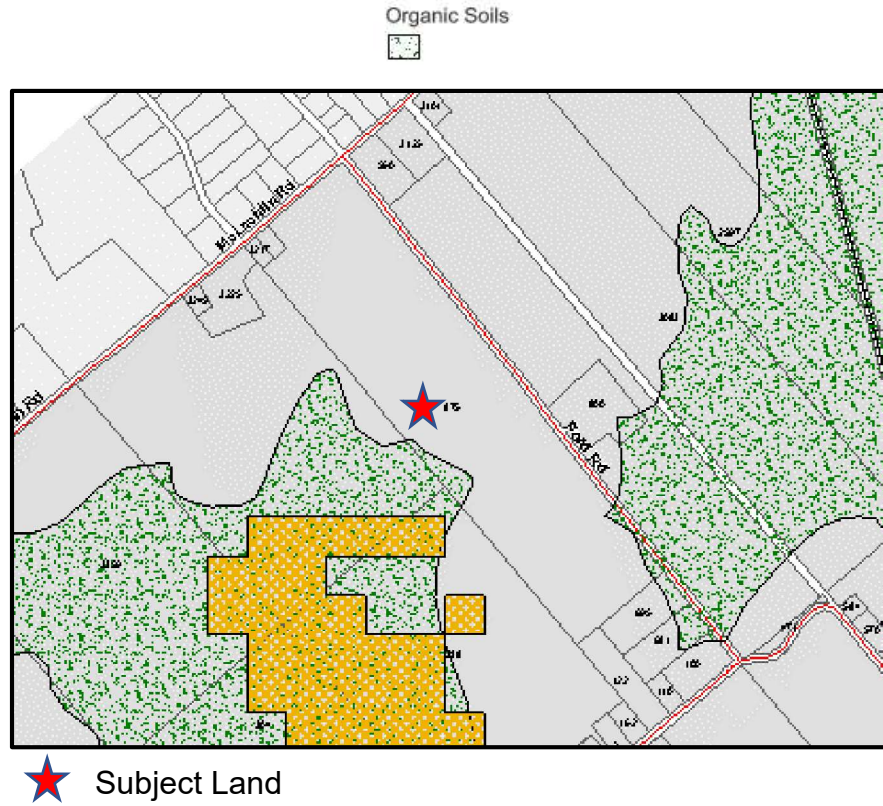
### Official Plan – Schedule "A" – Land Use



 Subject Land – Rural designation

## APPENDIX "C"

### Official Plan - Constraints & Opportunities - Schedule "B"

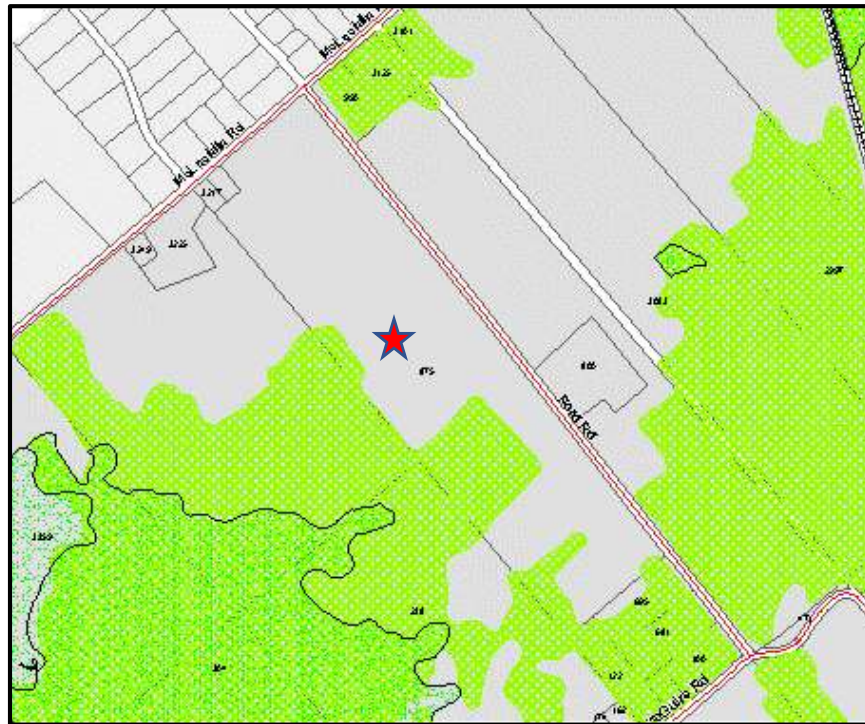




## APPENDIX "D"

### Official Plan – Natural Heritage System - Schedule "C"

Significant Woodlands

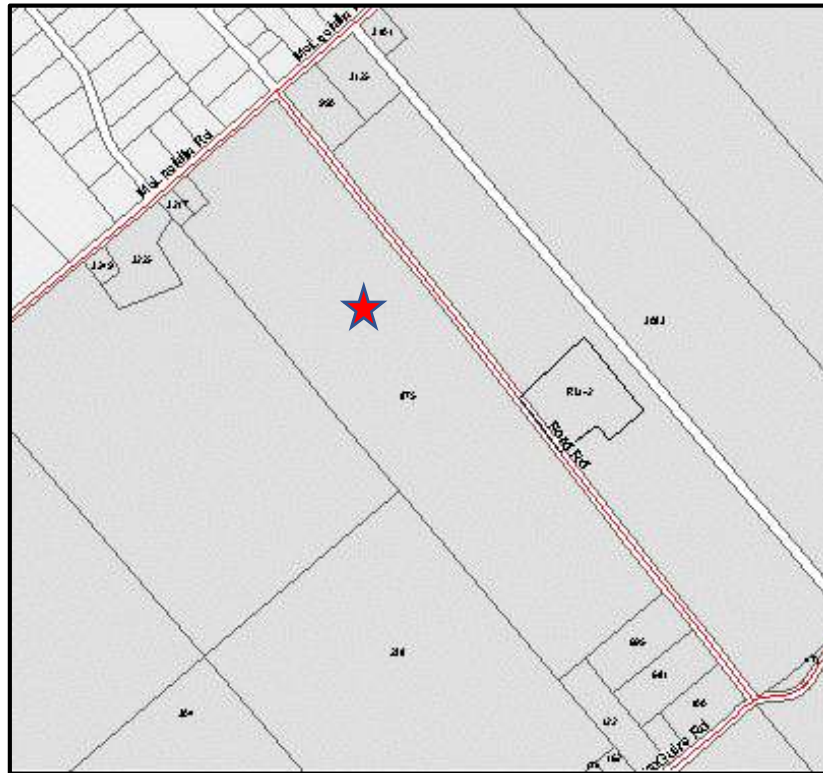


★ Subject Land



## SCHEDULE "E"

### Zoning By-Law



★ Subject Land: Rural (RU)

## **APPENDIX “F”**

### **Conditions of Consent**

- 1) *The balance of any outstanding taxes, including penalties and interest, (and any local improvement charges, if applicable) shall be paid to the Township of Montague.*
- 2) *The Applicant shall satisfy all the requirements of the Township of Montague, financial and otherwise, that may be required under established by-laws for consent applications.*
- 3) *The Applicant shall provide the Township of Montague with a digital and paper copy of all deposited reference plans associated with this application.*