



**THE CORPORATION OF THE  
TOWNSHIP OF MONTAGUE**

**September 6<sup>th</sup>, 2022**

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Reviewed By: Forbes Symon, Contract Planner**

**Knox Consent Applications – Lanark County Files B22-082 and B22-083**

**1. LOCATION AND DESCRIPTION**

The subject property is located in Part of Lot 9, Concession 7, Township of Montague, and is municipally known as 601 Weedmark Road. The property totals approximately 14.13 hectares, from which a 0.51 hectare parcel of land, and 0.72 hectare parcel of land, are proposed to be severed. (See Appendix “A”)

**2. PROPOSED CONSENT**

The applicant proposes to sever two (2) new lots from the subject property with the following characteristics:

1. **Severed Lot (B22-082):** The applicant is proposing to sever a 0.51 hectare parcel of land with 60m of frontage on Weedmark Road, a Township maintained road. This lot is currently vacant with future plans for a dwelling serviced by private well and septic.
2. **Severed Lot (B22-083):** The applicant is proposing to sever a 0.72 hectare parcel of land with 60m of frontage on Weedmark Road, a Township maintained road. This lot is currently vacant with future plans for a dwelling serviced by private well and septic.
3. **Retained Lot:** This parcel is 12.90 hectares in size with 213.4 meters of frontage on Weedmark Road, a Township maintained road. This lot is currently occupied by a dwelling and outbuilding with no plans for future development.

**3. PLANNING ANALYSIS**

**3.1 Provincial Policy Statement (PPS) 2020**

The Provincial Policy 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”.

*1.1.5.4 Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.*

*2.1.1 Natural features and areas shall be protected for the long term.*

The lots to be severed are currently vacant with plans for development with dwellings serviced by private well and septic.

The retained parcel is currently occupied by a dwelling, serviced by private well and septic, and an outbuilding, with no future plans for development.

Residential land uses are permitted in Rural Areas. Accordingly, the severed lots 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”.

*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 scattered residential development and farmland.

*2.22.1 (4) The determination of site suitability for proposed sewage disposal systems and the environmental sustainability of development (i.e. long term protection of ground water) are important considerations in development. Servicing reports such as hydrogeological investigations, terrain analyses, impact assessments and servicing options reports shall be provided to the satisfaction of the approval authority, including the relevant approval authority for water supply and sewage disposal systems.*

Pursuant to the Township’s Screening Checklist, a Hydrogeological Assessment is required as more than one lot is being created and each of those lots is less than 1 hectare in size. The applicant has submitted this documentation to the County of Lanark as part of their consent application.

The entirety of the subject property is located within an Endangered and Threatened Species Habitat, as identified in Appendix “C” herein, triggering the requirement for an

Environmental Impact Study. The applicant has submitted this documentation to the County of Lanark as part of their consent application.

Areas of Significant Woodlands are located on the retained parcel, as identified in Appendix C” herein, where no development is proposed.

Provincially Significant Wetlands are present at the rear of the subject property, as identified in Appendix “D” herein, although no development is proposed within the influence area.

Rideau Creek crosses the retained parcel although it is more than 30m from the proposed severed lots.

*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.*

According to our records, there have been no lots severed from this parcel since January 1<sup>st</sup>, 2001. Therefore, the proposed severance is in conformity with the Official Plan.

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

Under the Township’s Zoning By-Law 3478-2015, the subject property is primarily zoned Rural (RU) with a small area of Environmental Protection–A (EP-A) at the rear of the property. The RU zone provides for a minimum lot size of 0.4 hectares and a minimum lot frontage of 46 meters.

The permitted uses under the RU zone include dwellings and accessory structures.

Both the severed and retained parcels will comply with the zoning provisions in the RU zone.

## **4. INTERNAL COMMENTS**

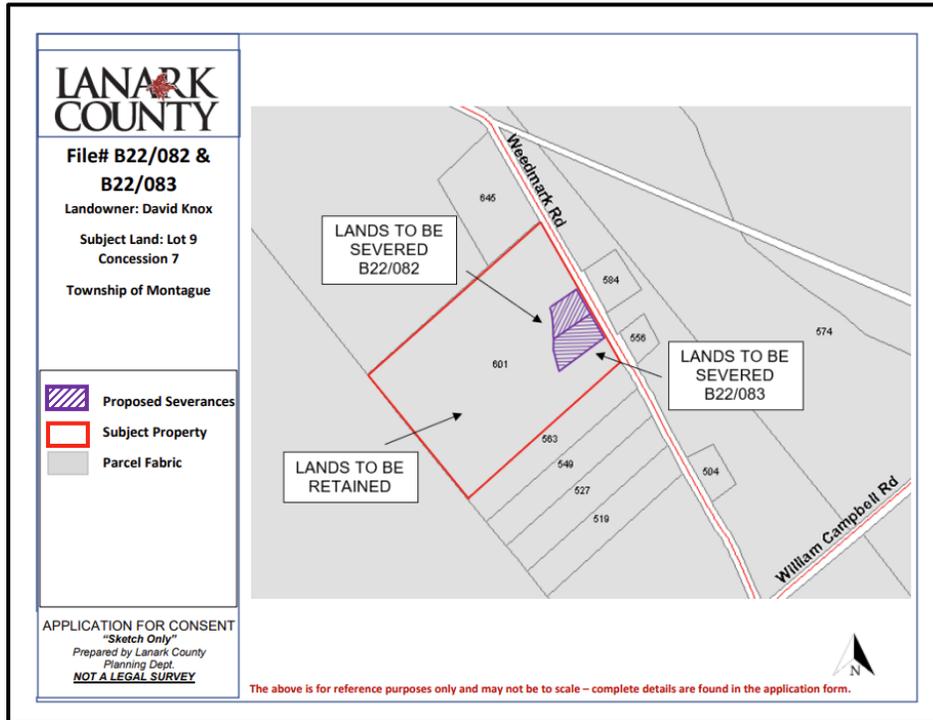
The Manager of Public Works indicated that entrance approvals and civic addresses will be required for the severed parcels.

## **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 “E” are approved.

# APPENDIX "A"

## Key Map



**APPENDIX "B"**

**Official Plan – Schedule A**



★ Subject Land – Rural designation

# APPENDIX "C"

## Official Plan – Schedule B

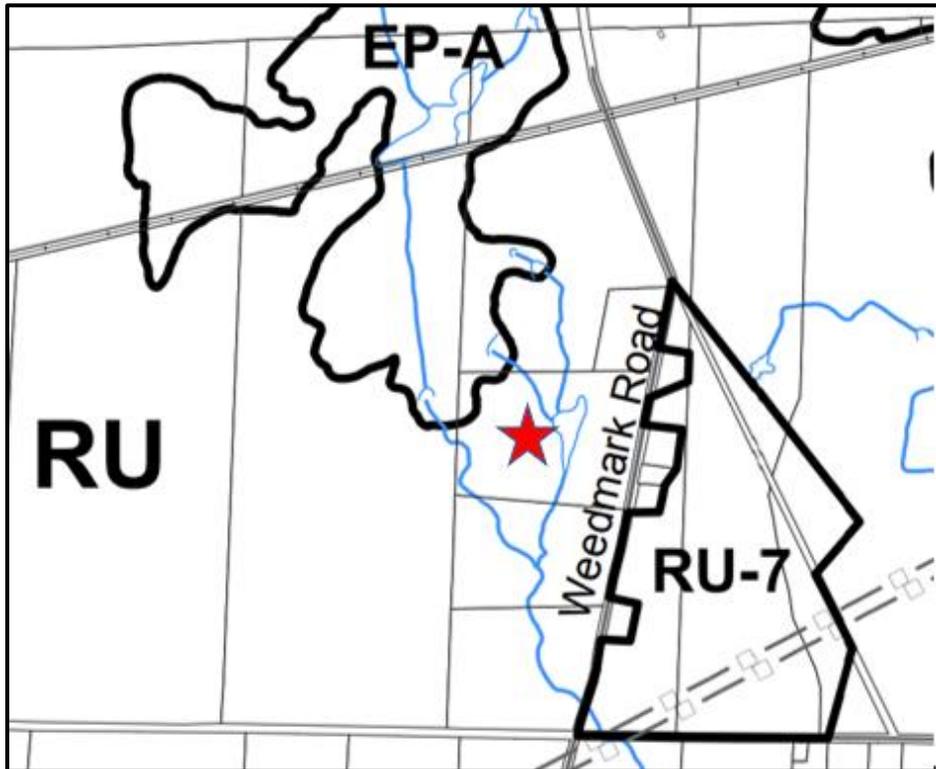
-  SIGNIFICANT WOODLANDS
-  SIGNIFICANT WILDLIFE HABITAT



 Subject Land

**APPENDIX "D"**

**Zoning By-Law**



★ Subject Land: Rural (RU) and Environmental Protection – A (EP-A)

## APPENDIX "E"

### 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 applicants 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 with a registered copy of all reference plans associated with this application. Surveys shall be provided in paper and digital format.*
- 4) *The Applicant shall obtain Civic Address Numbers from the Township of Montague for the severed lands. The applicant shall consult directly with the Township in this regard.*
- 5) *The applicant shall confirm that residential entrance to the subject lots are viable. The applicant shall consult directly with the Township of Montague in this regard.*
- 6) *The Applicant shall meet the Township's requirements regarding the dedication of parkland or cash-in-lieu thereof.*
- 7) *The applicant shall enter into a Development Agreement with the Township of Montague for the severed and retained lands. The wording of the agreement shall be acceptable to the Municipality and the Conservation Authority and shall address the recommendations in the Scoped Hydrogeological Report prepared by Morrison Hershfield, dated January 17<sup>th</sup>, 2022, the Environmental Impact Study prepared by Gemtech, dated June 15<sup>th</sup>, 2022, and addendum thereto, dated June 29<sup>th</sup>, 2022.*