



## THE CORPORATION OF THE TOWNSHIP OF MONTAGUE

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

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Lee Consent Applications  
Lanark County Files B25-067, B25-068, & B25-069

### 1. LOCATION AND DESCRIPTION

The subject property is in Part of Lot 22, Concession 4, Township of Montague and has frontage on Matheson Drive, a Township Road maintained by the Township of Montague, and Roger Stevens Drive, a County road maintained by the County of Lanark. The property totals approximately 68.5 hectares. Three (3) parcels of land are proposed to be severed. (See Appendix "A")

### 2. PROPOSED CONSENT

The Applicant proposes to sever three (3) new lots from the subject property with the following characteristics:

1. **Severed Lot (B25-067):** The Applicant is proposing to sever a 12.9 hectare parcel of land with approximately 151 m of frontage on Roger Stevens Drive, a County Road maintained by the County of Lanark. This proposed severed lot is currently vacant with plans to construct a dwelling serviced by a private well and septic system.
2. **Severed Lot (B25-068):** The Applicants are proposing to sever a 9.8 hectare parcel of land with approximately 115 m of frontage on Roger Stevens Drive, a County Road maintained by the County of Lanark. This proposed severed lot is currently vacant with plans to construct a dwelling serviced by a private well and septic system.
3. **Severed Lot (B25-069):** The Applicants are proposing to sever a 1 hectare parcel of land with approximately 100 m of frontage on Matheson Drive, a Township Road maintained by the Township of Montague. This proposed severed lot is currently vacant with plans to construct a dwelling serviced by a private well and septic system.
4. **Retained Lot:** This proposed parcel is 44.8 hectares in size with approximately 435 m of frontage on Matheson Drive, a Township Road maintained by the Township of Montague. This proposed retained parcel is occupied by an existing dwelling on well and septic, a garage, and outbuildings.

### 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 that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and resource areas”.

*2.6(1)(c) 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.*

*2.6(2) Development that can be sustained by rural service levels should be promoted.*

*2.6(5) New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.*

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

*5.1(1)(8)(9) 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....(8)...development and site alteration may be permitted in those portions of hazardous lands and hazardous sites where the effects and risk to public safety are minor, could be mitigated in accordance with provincial standards, and where all of the following are demonstrated and achieved: a) development and site alteration is carried out in accordance with floodproofing standards, protection works standards, and access standards; b) vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies; c) new hazards are not created and existing hazards are not aggravated; and d) no adverse environmental impacts will result. (9) Development shall generally be directed to areas outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire. Development may however be permitted in lands with hazardous forest types for wildland fire where the risk is mitigated in accordance with wildland fire assessment and mitigation standards.*

The lots proposed to be severed are vacant and are intended to be developed with dwellings that will be serviced by private wells and septic systems. Additionally, the proposed retained parcel is currently developed, with no future development proposed at this time.

Residential uses are permitted in Rural Areas. Accordingly, the severed lot proposed in this application, and the resulting retained parcel, are compatible with the rural policies.

#### 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, management or use of resources, 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, unevaluated wetland and forested areas.

*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.*

The Applicant provided MDS calculations for livestock facilities located within 750m of the subject lands and none of the calculated building base distances encroach onto the proposed severed parcels.

*2.19.2(1) Lands with the potential for organic soils include those lands identified as possessing organic soils from the Canada Land Inventory for Agricultural Capability and are shown on Schedule B to the Plan. Where lands that are the subject of development proposals have been identified as potentially possessing organic soils, development will be encouraged to locate outside of areas identified with organic soils, where feasible. Where development is proposed in areas containing organic soils, the approval authority may request sufficient soils and geotechnical engineering information to indicate that the lands are either suitable or can be made suitable for development.*

There is an area of organic soils on the retained lot and proposed severed lot (B25-068), as illustrated in Appendix "C" herein. As no further development is proposed on the retained lot, a geotechnical report was not deemed necessary for the retained lot. The proposed severed parcel B25-068 contains an area of organic soils, however, the proposed development envelope for this parcel, as identified in the submitted Environmental Impact Study, includes a building envelope outside of this organic soils designation. This approved building envelope will be identified in a Development Agreement between the Owner and the Township.

*2.19.5 Proponents submitting a planning application for lands that contain forested areas may be required to undertake a site review to assess for the risk of high to extreme wildland fire behaviour on the subject lands and adjacent lands (to the extent possible). A general indication of hazardous forest types for Wildland Fire are identified on Schedule B – Constraints and Opportunities, to this Plan. If development is proceeding where high to extreme or pine (needs assessment) risks for wildland fire is present, proponents are required to identify measures that outline how the risk will be mitigated.*

There are areas of High Wildland Fire Risk on the proposed lots B25-067 and B25-068, as well as the retained lot, as illustrated in Appendix "C" herein. However, as the areas of High Wildland Fire Risk are located in areas not permitted or proposed to be developed, a mitigation plan is not required.

*2.21.4(5)...The Township seeks to preserve the function of significant wildlife habitat without unduly restricting development. Accordingly, prior to permitting any 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 wildlife habitat or natural corridor area identified on Schedule B or adjacent lands, the approval authority shall require an*

*environmental impact assessment demonstrating that no negative impacts on the natural features or their ecological functions.*

A portion of the retained lands is located within a significant wildlife habitat, and a portion of proposed lot B25-069 is located within a Natural Corridor (which is assessed as if it is a significant wildlife habitat), as illustrated in Appendix “D” herein. Accordingly, an Environmental Impact Study was obtained and submitted by the Applicant.

*2.22.1(4) A Hydrogeological and Terrain Assessment is required when any of the following apply:*

- 1. The development involves the creation of a lot less than 1 ha in size to be serviced with a private septic system, and a private well for drinking water purposes.*
- 2. The development is taking place in an area of potential or known hydrologic sensitivity.*
- 3. The development involves the creation of more than one building lot. A building lot is defined as a parcel of land suitable for residential development with a lot size less than or equal to 1 hectare. For the purpose of clarity, where a development proposal involves the creation of more than one lot, and one or both of the lots is greater than one hectare, a hydrogeological assessment will not be required unless triggered by other criteria of this Section.*
- 4. The development is located within a 150m circumference (i.e. circle) of seven (7) other existing developments serviced with private well and septic systems. The measurement of the circle will be from the midpoint of the proposed severed lot.*

Pursuant to the Township’s screening checklist, due to the size of the proposed severed lots, a Hydrogeological Assessment was not required.

*3.4.3(2) Development or site alteration such as filling, grading, and excavating that would change the landform and natural vegetative characteristics of the site may be permitted on lands adjacent to the Natural Heritage B designation, subject to the provisions of the Natural Heritage Features and Environmental Impact Assessments sections of this Plan. Adjacent lands means those lands within 120 metres of the Natural Heritage B designation, except for a provincially significant Area of Natural and Scientific Interest – Earth Science, for which adjacent lands means those lands within 50 metres.*

There are areas of the subject property impacted by Significant Woodlands and Unevaluated Wetlands (Natural Heritage B designations), as illustrated in Appendix “D” herein. As proposed lots B25-067 and B25-068 are impacted by these features, an Environmental Impact Study was required.

*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, no lots have been severed from this parcel since January 1<sup>st</sup>, 2001. Therefore, the proposed severances are in conformity with the Official Plan.

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

Under the Township’s Zoning By-Law 4070-2024, the subject property is zoned Rural (RU) – see Appendix “E” herein. The RU zone provides for a minimum lot size of 0.4 hectares and a minimum lot frontage of 46 metres.

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**

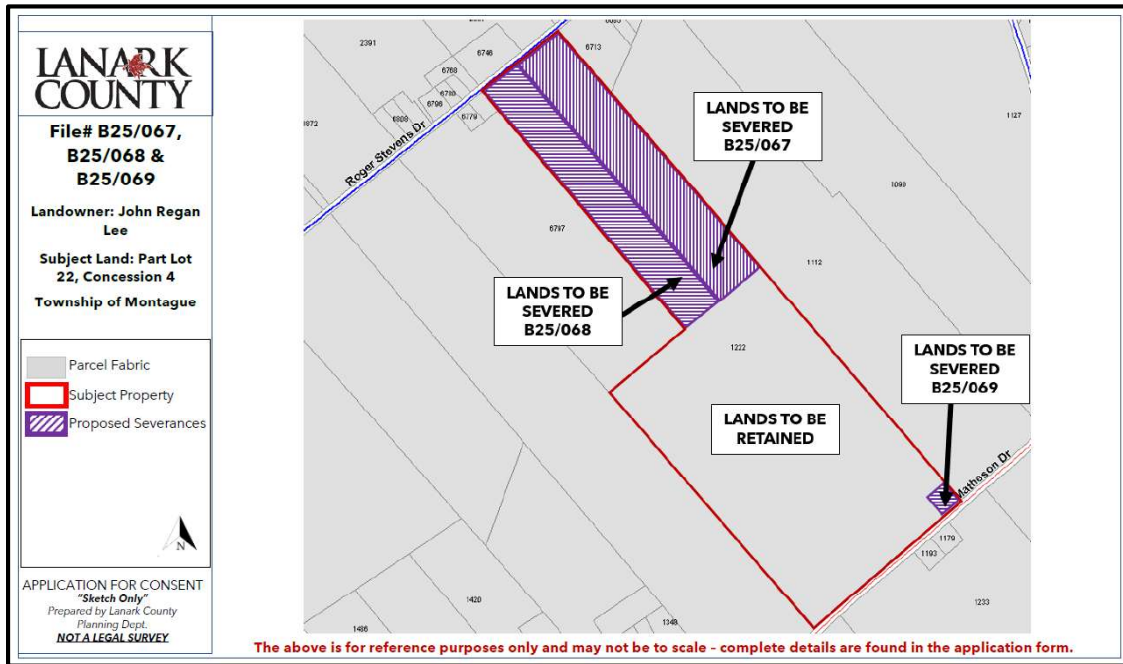
The Building Department has provided septic comments under a separate report. The Public Works Manager indicated he had no concerns with respect to the application. No additional comments were received from circulated Staff.

#### **5. CONCLUSIONS**

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

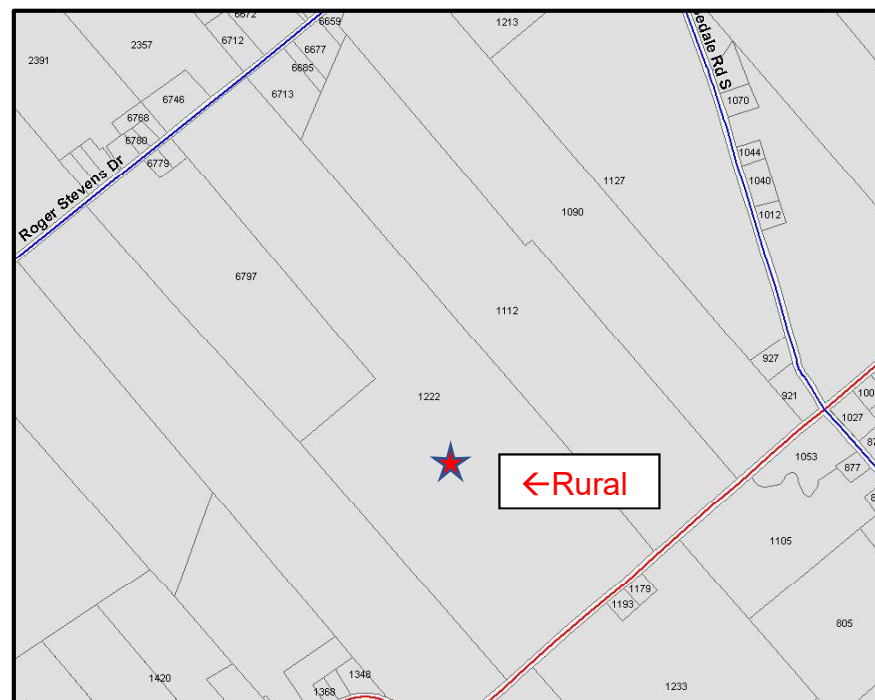
## APPENDIX "A"

### Key Map



## APPENDIX "B"

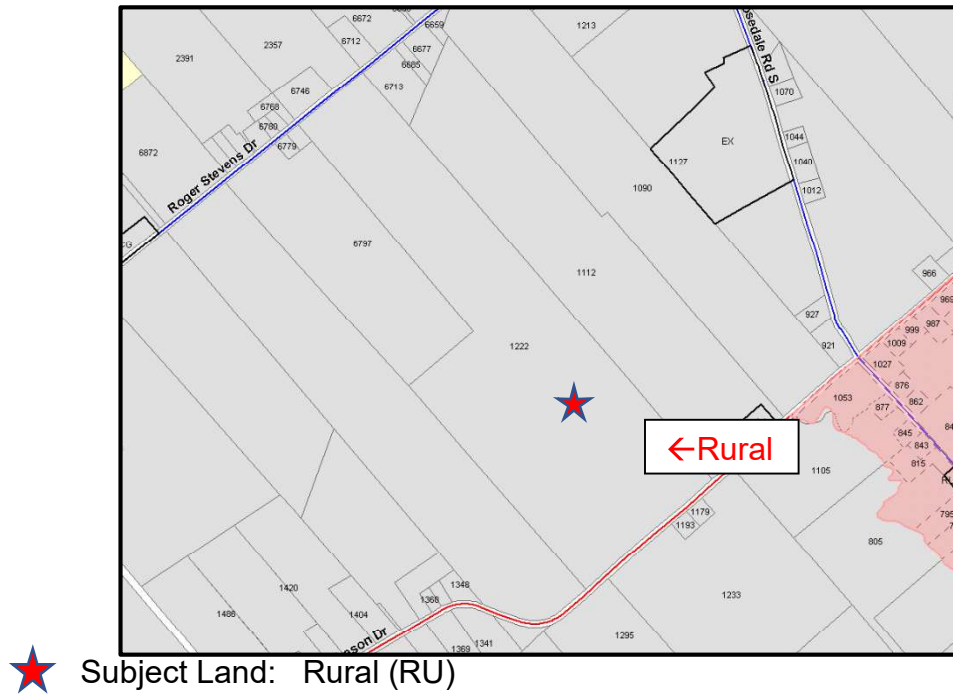
### Official Plan - Schedule "A" - Land Use



 Subject Land



## Zoning By-Law





## 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 reference plans associated with this application.*
- 4) *The Applicant shall provide the Township of Montague with a copy of the deed/transfer for the property.*
- 5) *The Applicant shall obtain Civic Address Numbers from the Township of Montague for the severed lots. The Applicant shall consult directly with the Township in this regard.*
- 6) *The Applicant shall consult directly with the Township of Montague to confirm that residential entrances to the severed lot with frontage on Matheson Drive is viable. Additionally, the Applicant shall apply for and install the approved entrance.*
- 7) *The Applicant shall consult directly with the County of Lanark to confirm that residential entrances to the severed lots with frontage on Roger Stevens Drive are viable and provide confirmation of same to the Township of Montague.*
- 8) *Payment shall be made to the Township of Montague representing the amount satisfactory to the Township in accordance with their Cash-in-Lieu of Parklands By-Law, pursuant to Section 42 of the Planning Act.*
- 9) *Sufficient land for Road Widening purposes shall be conveyed as required to the Township of Montague by registered deed, to meet the road widening requirements of the Township. Deeds are to be submitted to the Municipality for review accompanied by a solicitor's certificate indicating that the Municipality's title is free and clear of all encumbrances and the Municipality has a good and marketable title for assumption. The Public Works Manager shall be consulted prior to commencing a survey to determine the amount, if any, of road widening required.*
- 10) *The Applicant shall enter into a Development Agreement with the Township of Montague for the severed lots. The wording of the agreement shall be acceptable to the Municipality and shall address:*
  - *the recommended mitigation measures noted in the Environmental Impact Study (EIS) prepared by BCH Environmental Consulting Inc., dated July 30<sup>th</sup>, 2025; and include the sketch included in the Environmental Impact Study illustrating the approved building envelopes.*