



**THE CORPORATION OF THE  
TOWNSHIP OF MONTAGUE**

**April 26<sup>th</sup>, 2024**

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Reviewed By: Forbes Symon, RPP, MCIP, Senior Planner**

**Investissements Maurice Lemieux Investments Inc. Consent Application  
Lanark County File B24-030**

**1. LOCATION AND DESCRIPTION**

The subject property is located in Part of Lot 1, Concession 2, Township of Montague, and is municipally known as 319 Gilroy Road. The property totals approximately 13.34 hectares, from which an 8.2 hectare parcel of land is proposed to be severed as a lot addition to be consolidated with the adjacent landholdings owned by Thomas Brogan and Penny Brogan at 389 Gilroy Road. (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 (B24-030):** The Applicant is proposing to sever an 8.2 hectare parcel of land with 284.9 meters of frontage on Gilroy Road, a Township maintained road, to be added to the landholdings of the adjacent property at 389 Gilroy Road. This lot addition parcel is currently vacant with no plans for development.
2. **Retained Lot:** This parcel is 5.14 hectares in size with 176.36 meters of frontage on Gilroy Road, a Township maintained road. This lot is currently occupied by a cabin serviced by a private well and septic system.

**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.*

*2.5.1 Mineral aggregate resources shall be protected for long-term use and, where provincial information is available, deposits of mineral aggregate resources shall be identified.*

The proposed lot addition parcel is currently vacant with no plans for development. The lands will be consolidated with the adjacent landholding at 389 Gilroy Road, owned by Thomas and Penny, which is occupied by a cabin and machine shed. The retained parcel is currently occupied by a cabin serviced by a private well and septic system.

Residential land uses are permitted in Rural Areas. Accordingly, 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.

*2.17.1(2) ...The proponent of a mineral or mineral aggregate operation, or the proponent of a proposed encroaching incompatible land use, as applicable, shall be required to identify the potential impacts and to assess whether they can be mitigated to an appropriate level when measured against Provincial standards.*

A small portion of the proposed lot addition parcel is located within a potential bedrock designation, identified in Appendix “C” herein. As this is a lot addition parcel with no plans for development, an aggregate impact assessment was not required in support of this application.

*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.*

There applicant has provided documentation to the Township that there are no livestock facilities within 750m of the subject property.

*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)....*

There is an area of Wildland Fire Hazard (Pine) designation noted on the lot addition parcel, as illustrated in Appendix “C” herein. As this is a lot addition parcel with no plans for development, a risk mitigation plan is not required in support of this application.

*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.*

There is a substantial amount of significant woodland, as illustrated in Appendix “D” herein, present on the lot proposed to be severed and consolidated with 389 Gilroy Road. As this is a lot addition parcel with no plans for development, an environmental impact assessment 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 separate building lot, the lot creation policy noted above is not applicable.

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

Under the Township’s Zoning By-Law 3478-2015, 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 lot addition parcel, as consolidated, and retained parcel will comply with the zoning provisions in the RU zone.

## **4. INTERNAL COMMENTS**

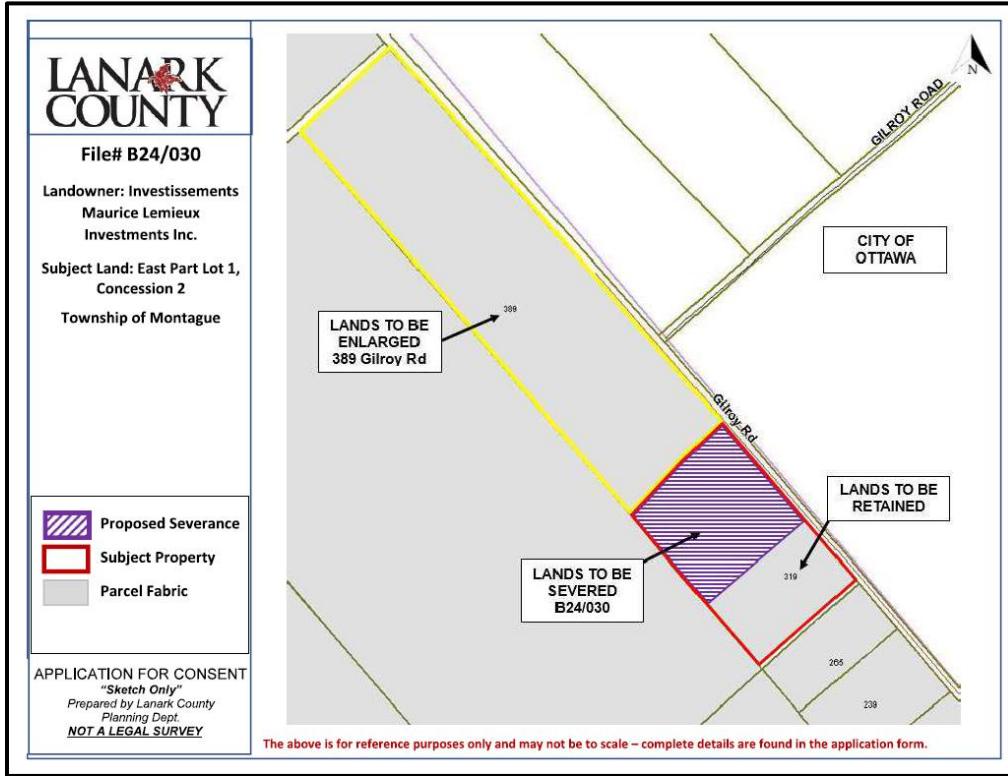
No internal comments were received as of the date of this report.

## **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.

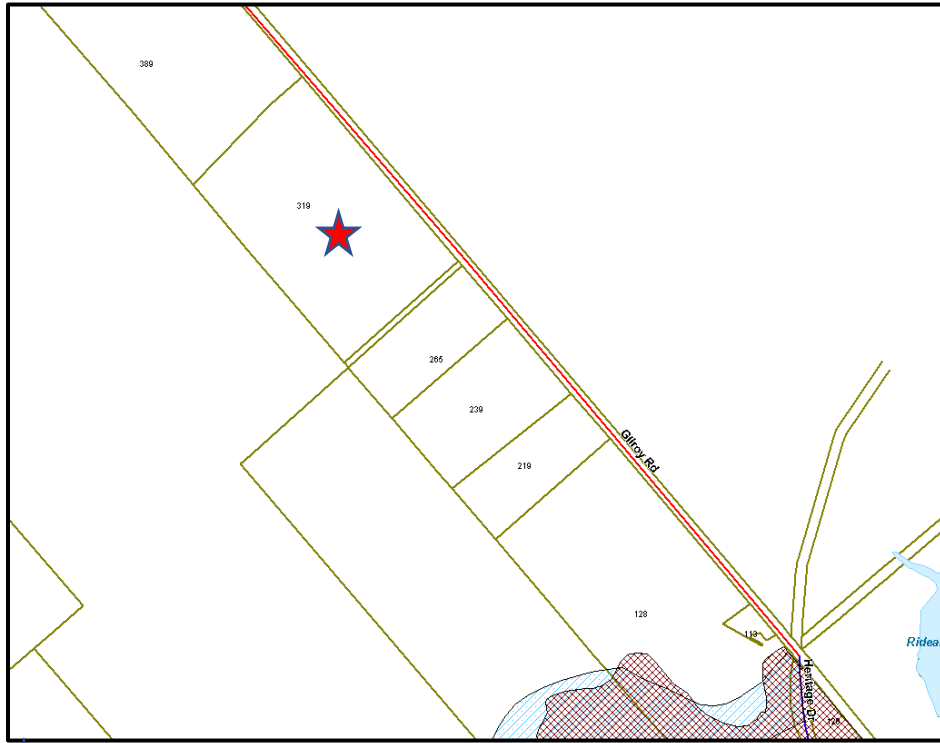
# APPENDIX "A"


## Key Map



# APPENDIX "B"

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

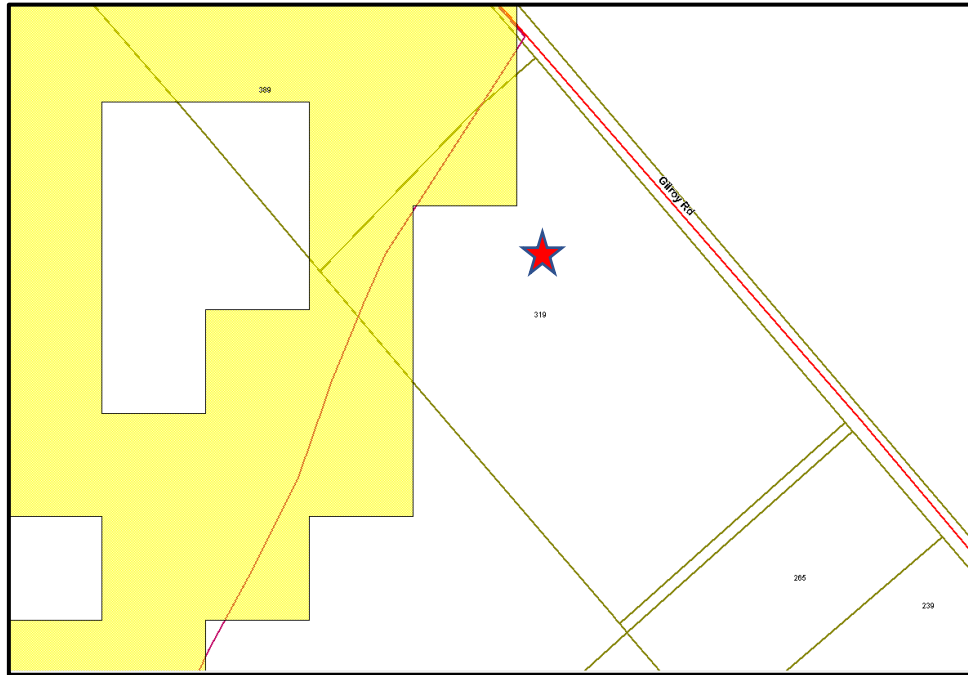



 Subject Land – Rural designation

# APPENDIX "C"

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

- Potential Bedrock Sources of Mineral Aggregate
- Wildland Fire Hazard - Pine Needs Evaluation

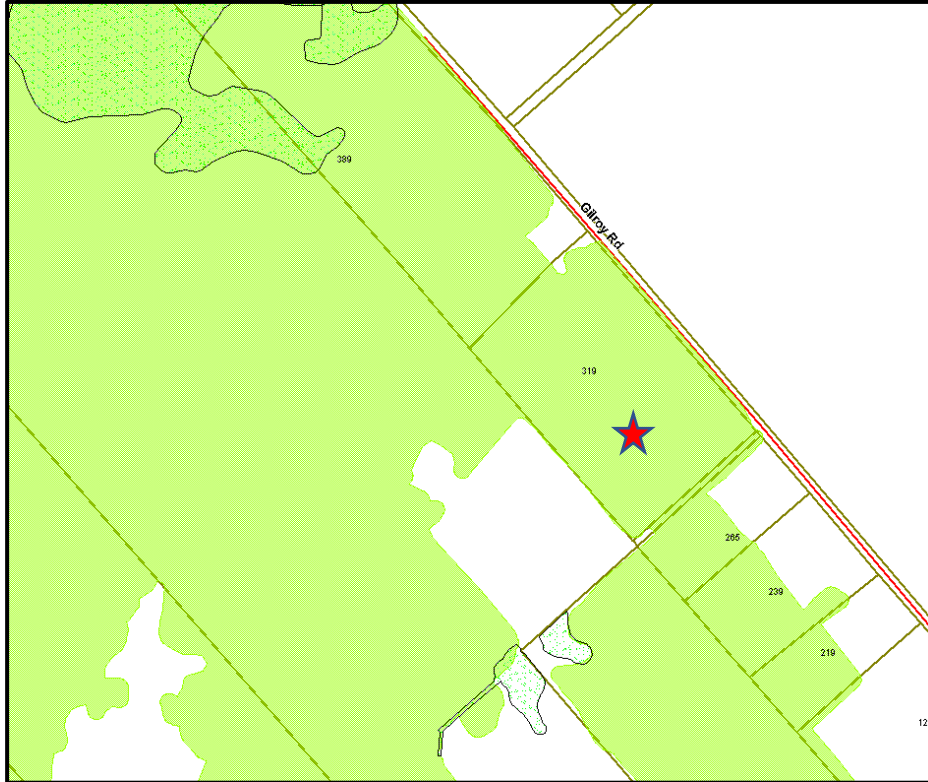



 Subject Land

# APPENDIX "D"

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

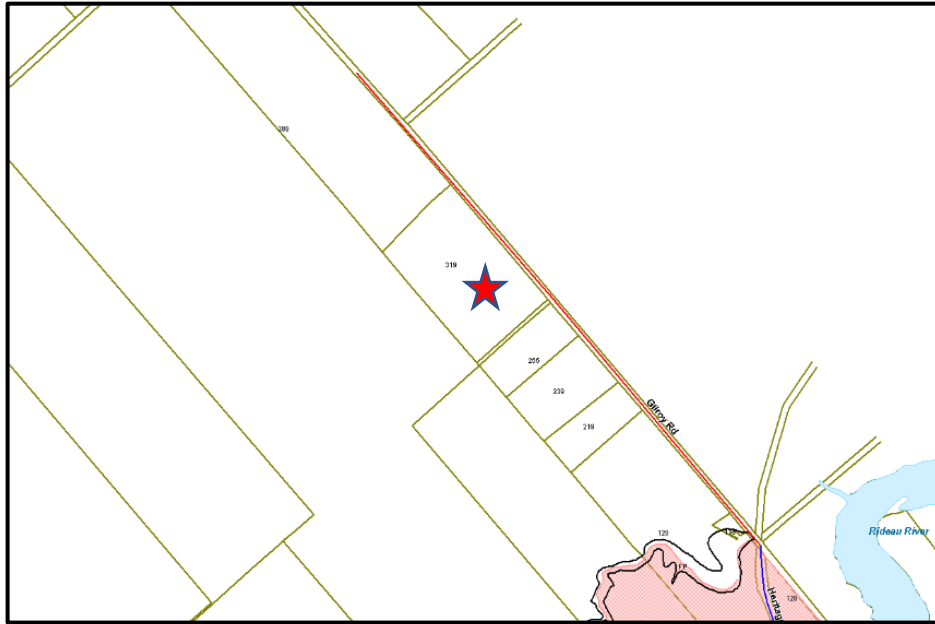
Significant Woodlands



 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.*