



**THE CORPORATION OF THE  
TOWNSHIP OF MONTAGUE**

**January 6<sup>th</sup>, 2023**

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Reviewed By: Forbes Symon, Contract Planner**

**Pratt Consent Applications – Lanark County Files B22-121, B22-122**

**1. LOCATION AND DESCRIPTION**

The subject property is located in Part of Lot 4, Concession 5, Township of Montague, and is municipally known as 4760 Roger Stevens Drive. The property totals approximately 17.67 hectares, from which a 1.62 hectare parcel of land, and a 2.02 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 (B22-121):** The applicant is proposing to sever a 1.62 hectare parcel of land with 131.06m of frontage on Roger Stevens Drive, a County maintained road. This lot is vacant with plans for development with a dwelling serviced by private well and septic.
2. **Severed Lot (B22-122):** The applicant is proposing to sever a 2.02 hectare parcel of land with 46m of frontage on Roger Stevens Drive, a County maintained road. This lot is vacant with plans for development with a dwelling serviced by private well and septic.
3. **Retained Lot:** This parcel is 14.03 hectares in size with 90.5m of frontage on Roger Stevens Drive, a County maintained road. This lot contains a dwelling serviced by private well and septic with no current plans for further 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, with no current plans for further 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. The applicant will be required to submit this documentation to the County as a condition of consent.

*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 large area of Bedrock designation is located within the 500m influence area of the subject property, identified in Appendix "C" herein, triggering the requirement for an Aggregate Impact Assessment. The Applicant has submitted this documentation to the County as part of their Consent Application submission.

*2.19.2(1) ....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.*

Significant areas of Organic Soil are noted along the frontage of the proposed severed and retained lands, identified in Appendix "C" herein, triggering the requirement for a Geotechnical Study. The Applicant has submitted this documentation to the County of Lanark as part of their Consent Application submission.

*2.21.1(2) Development and site alteration such as filling, grading and excavating that would change the landform and natural vegetative characteristics of the site on lands adjacent to the Natural Heritage A designation shall not be permitted unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the wetland's natural features or ecological functions. An environmental impact assessment will be required in accordance with the requirements of the Environmental Impact Assessments section of this Plan.*

There is a Provincially Significant Wetlands (Natural Heritage A) designation on the property to the South, although the regulation limit encroaches onto the subject lands, identified in Appendix "D" 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 submission.

*2.21.4(5) ...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 large portion of the retained lands is located within a Significant Wildlife Habitat designation, as identified in Appendix "C" herein, although there is no development proposed within that designation or within its 120m influence zone.

*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 severances are in conformity with the Official Plan.

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

Under the Township's Zoning By-Law 3478-2015, 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 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**

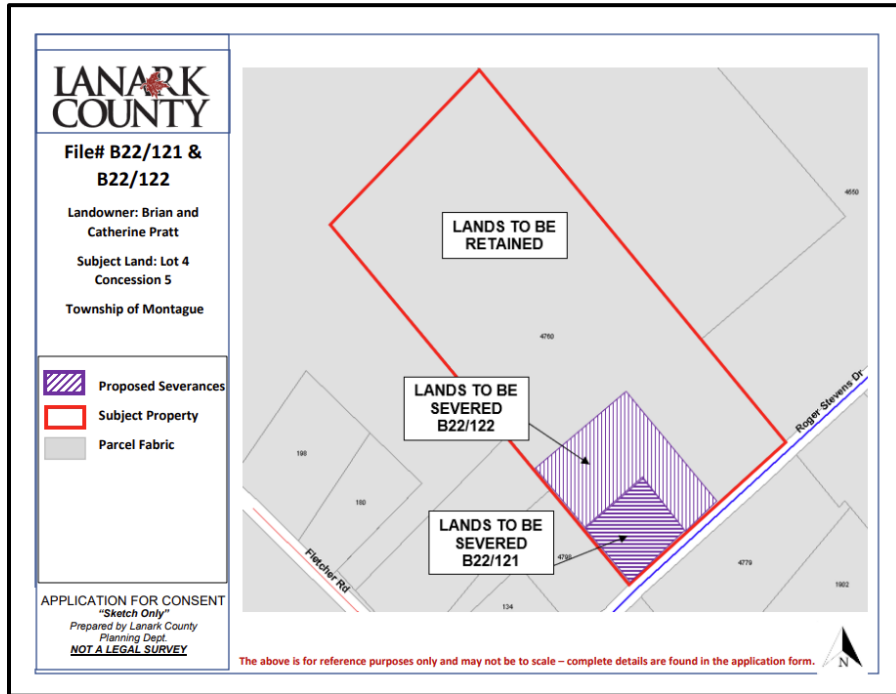
The Manager of Public Works has advised that he has no comments with respect to these applications.

### **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**

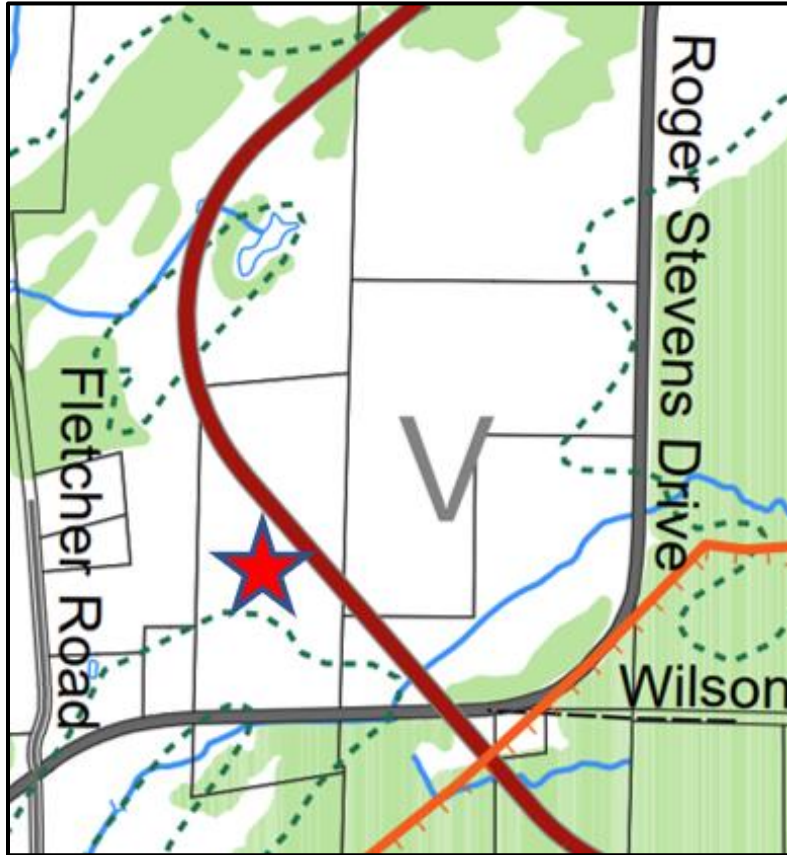


★ Subject Land – Rural designation

# APPENDIX "C"

## Official Plan – Schedule B

-  SIGNIFICANT WILDLIFE HABITAT
-  POTENTIAL BEDROCK SOURCES OF MINERAL AGGREGATE
-  ORGANIC SOILS

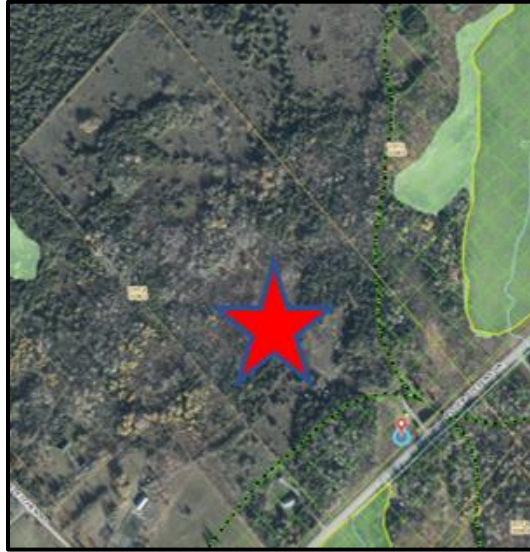


 Subject Land

## APPENDIX "D"

### Rideau Valley Conservation Authority (RVCA) Mapping

- ☒ Regulation Limit
- Provincially Significant Wetlands (PSW)





**APPENDIX "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 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 entrances to the severed lots are viable and obtain any necessary entrance permits from the County of Lanark, copies of which are to be provided to the Township.*
- 6) *The Applicant shall meet the Township's requirements regarding the dedication of parkland or cash-in-lieu thereof.*
- 7) *The Owner/Applicant shall provide certification to the County of Lanark and the Township of Montague that wells have been constructed on the severed properties and that the quality and quantity of the water meets the Ministry of Environment and Climate Change, Regulations, Standards, Guidelines and Objectives. The certification must be prepared by a qualified Professional Engineer, or Professional Geoscientist and it is the Owner's/Applicant's responsibility to coordinate the company/person drilling the well and the professional noted herein in order to properly satisfy this condition.*

*Alternatively, should the Owner/Applicant not wish to proceed with the drilling of the wells at this time, the Owner/Applicant shall prepare a "Scoped Hydrogeological Evaluation Report" by a Professional Engineer, or Professional Geoscientist to demonstrate a favourable groundwater quantity assessment, groundwater quality assessment, terrain evaluation and water quality impact risk analysis in accordance with the "Scoped Hydrogeological Report Requirements" guidelines dated July 2, 2015.*

- 8) *The Owner shall enter into a Development Agreement with the Township of Montague for the severed 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 to be submitted to the County of Lanark;*
  - *the Environmental Impact Study prepared by BCH Environmental Consulting Inc., dated June 2022;*
  - *the Subsurface Investigation prepared by Kollaard Associates, dated June 9<sup>th</sup>, 2022; and*
  - *the Mineral Resource Impact Assessment prepared by Milestone Aggregate Consulting Services Inc., dated October 10<sup>th</sup>, 2022.*