



**THE CORPORATION OF THE  
TOWNSHIP OF LANARK HIGHLANDS**

January 31, 2025

Forbes Symon, Planning Consultant

**James/ Hogan-James  
Consent Application (Lanark County File No. B24/155)**

**1. LOCATION AND DESCRIPTION**

The subject property is located in Lots 13 & 14, Concession 9, geographic Township of Dalhousie, now in the Township of Lanark Highlands, locally known as 3179 Wolf Grove Road. The property is approximately 4.6 km east of the Hamlet of Middleville. The property has frontage on Wolf Grove Road, an open and maintained County Road and Rosetta Road, an open and maintained Township Road. The subject property totals approximately 97 ha (239.6 ac) in size and is occupied by a detached dwelling on private services (Keymap Appendix "A").

**2. PROPOSED CONSENT**

The applicant proposes to sever one (1) lot from the subject property with the following characteristics:

1. B24/155 – total lot area of 1.0 ha (2.47 ac) and lot frontage of 60 m (196.8 ft) on Rosetta Road, being an open and maintained Township Road. The lot is intended to be a residential building lot.
2. Retained Lot – total lot area of 96 ha (237.2 ac) and lot frontage of approximately 500 m (1640 ft) on Wolf Grove Road and Rosetta Road, both being an open and maintained roads. The lot is occupied by a detached dwelling, sugar camp, and outbuildings on private services.

The subject property is characterized as consisting of open pastureland, vacant woodlands, and scattered rural residential uses. There is a licensed Class B pit which is located northwest of the subject lands along Gibson Road (Pit License 4245). However, the pit is located well outside of the 300 metre (984 ft) influence area at a distance approximately 950 metres (3,116 feet) from the closest point of the lands proposed for severance. There does not appear to be any significant natural heritage features or natural hazard features identified on the lands to be severed.

### **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 that provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. As per Section 3(5) (a) of the Planning Act, R.S.O. 1990, all planning decisions must be consistent with the PPS. A review of applicable policies must be undertaken, and the application evaluated under the “consistent with” test.

The subject property is located on “Rural Lands” within Section 2.6 of the PPS, which permits:

1. *On rural lands located in municipalities, permitted uses are:*
  - a) *the management or use of resources;*
  - b) *resource-based recreational uses (including recreational dwellings not intended as permanent residences);*
  - c) *residential development, including lot creation, that is locally where site conditions are suitable for the provision of appropriate sewage and water services;*
  - d) *agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;*
  - e) *home occupations and home industries;*
  - f) *cemeteries; and g) other rural land uses.*
  
2. *Development that can be sustained by rural service levels should be promoted.*
  
3. *Development shall be appropriate to the infrastructure which is planned or available and avoid the need for uneconomical expansion of this infrastructure.*

The policies of Section 4.1.1 of the PPS require that *“Natural features and areas shall be protected for the long term.”*

The lots to be severed are to be developed on private services. The residential use of the lands is permitted in a Rural area. No additional infrastructure is needed to support this development. As a result of the application, the lots to be severed and the retained lands will remain compatible with the rural landscape and can be sustained by rural service levels. All lands will have frontage on a Township maintained road and will be developed on private services.

#### **3.2 Lanark Highlands Official Plan (2024)**

Schedule ‘A’ of the Official Plan designates the subject lands as “Rural Communities”.

*3.3.1.3 In order to maintain and protect the landscape and identity of the Rural Communities, it will be important to avoid inefficient land use patterns such as strip or scattered development, to minimize incompatibility between land uses and to minimize adverse environmental impacts.*

The surrounding lands consist primarily of mixed rural lands with scattered rural residential uses. The development does not constitute strip development. The severed and retained lots would remain compatible with surrounding land uses and do not appear to present any adverse environmental impacts.

*3.3.3.3 Up to three (3) consents, excluding the retained lot, may be granted for a lot or land holding existing as of April 1, 2003.*

According to our records, there have been two (2) severances since April 1, 2003, on the property. Therefore, the proposed severance conforms with the Official Plan.

*3.3.6.2 A Hydrogeological and Terrain assessment shall be required through the consent process when any one of the following apply:*

- 1. The development involves the creation of a lot less than 1 ha in size;*
- 2. The development is taking place in an area of potential or know hydrologic sensitivity or groundwater contamination;*
- 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 2 hectares. 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 2 hectares, a hydrogeological assessment will not be required unless triggered by other criteria of this Section.*
- 4. That development is located within 150 m of seven (7) other existing developments serviced with private well and septic.*

A hydro-geological study is not required based on size and location of the severed parcel.

Application for consent must be evaluated with the policy directives of Section 8.4.2, which provides direction for the division of lands within the Township. The proposed severed and retained lots will conform to the criteria listed in section 8.4.2 provided that the recommended conditions of consent are approved.

### **3.3 Lanark Highlands Zoning By-law No. 2003-451**

Under the Township's Comprehensive Zoning By-law No. 2003-451, the subject property is currently zoned "Rural (RU)". Both the severed and retained parcels will comply with the minimum lot frontage of 60.0 m (196.8 ft) and the minimum lot area

of 1.0 ha (2.47 ac) set out in the RU zone.

#### **4. COMMENTS**

There were no comments or concerns received at the time of the writing of this report. Township staff have requested the standard entrance and civic address conditions be applied.

#### **5. CONCLUSIONS**

Based on the foregoing, it is concluded that the proposed consent is consistent with the PPS and generally conforms to the Township's Official Plan and Zoning By-Law, provided that the recommended conditions of consent are approved.

#### **Attachments:**

Appendix 'A': Key Map

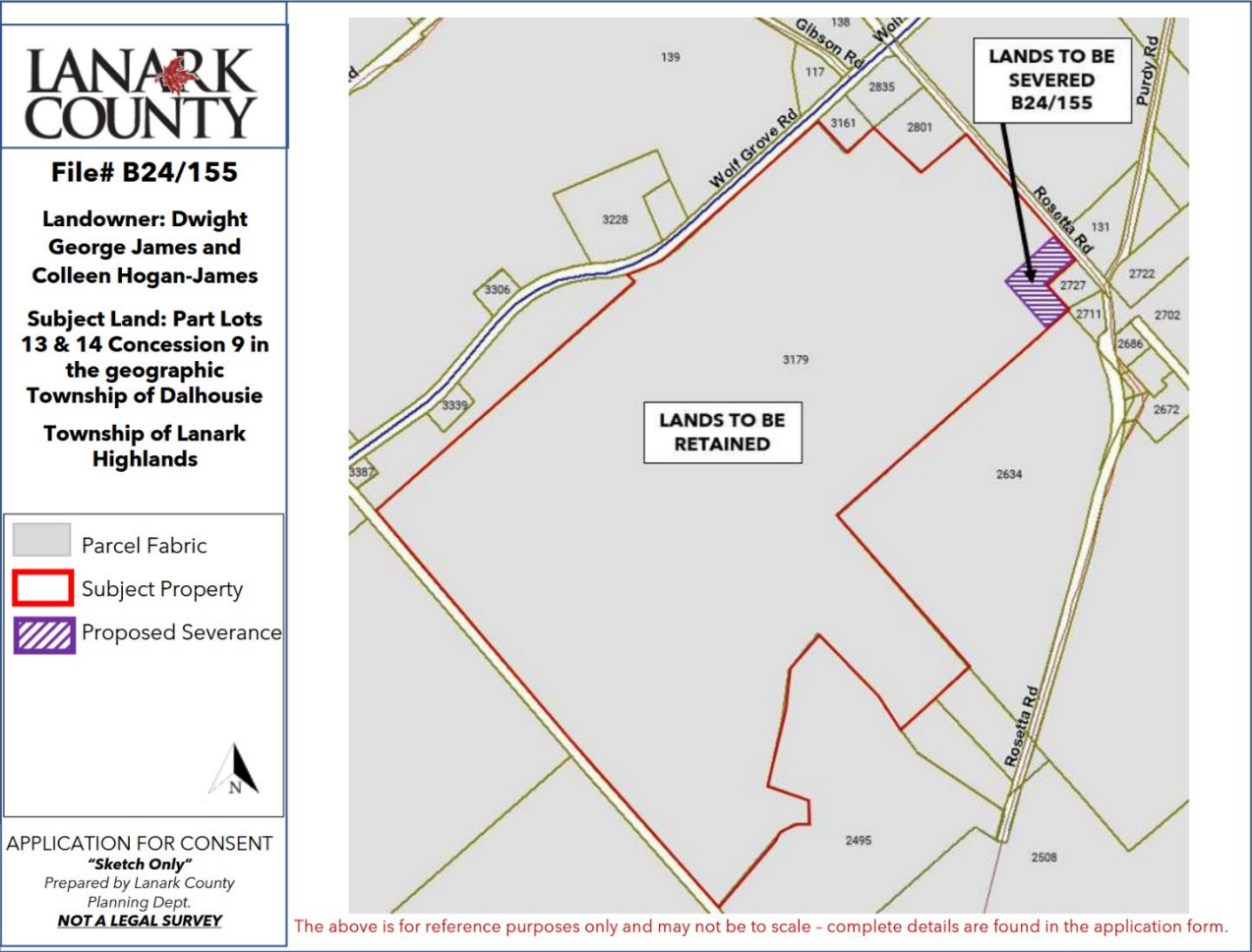
Appendix 'B': Official Plan Schedule A

Appendix 'C': Official Plan Schedule B

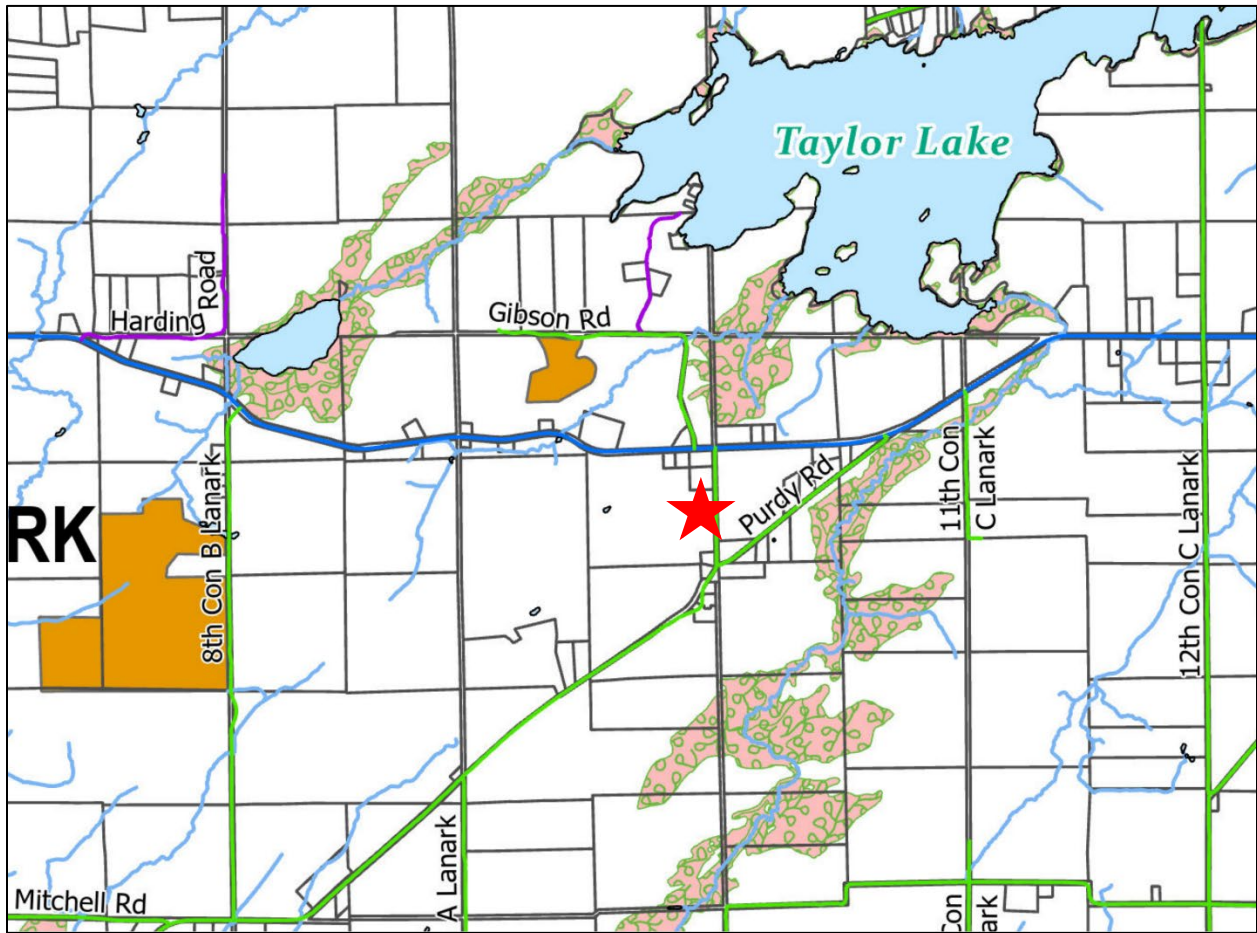
Appendix 'D': Zoning Schedule


Appendix 'E': Conditions of Consent

# Appendix A Key Map



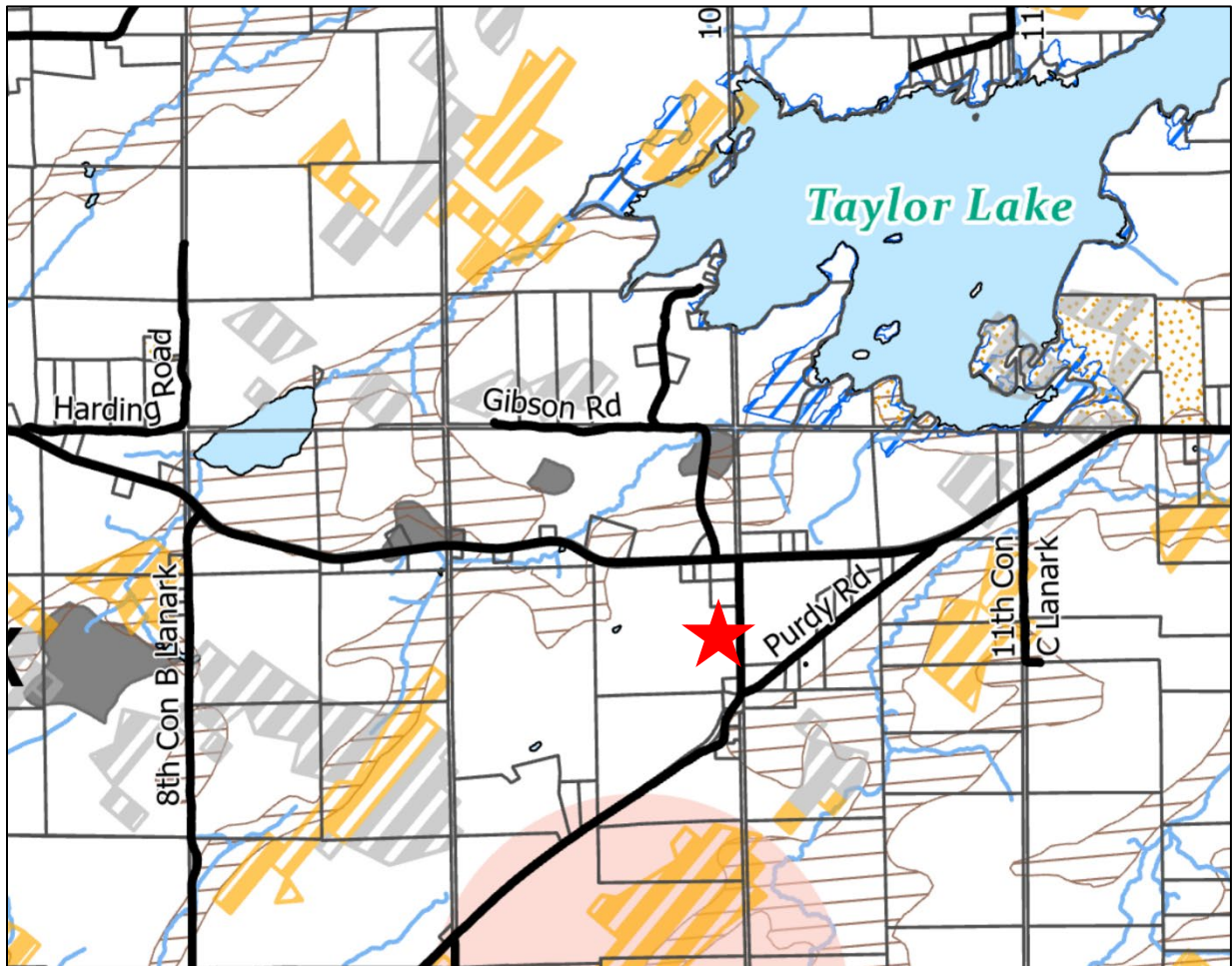
**Appendix B**  
**Official Plan Schedule A**




 Subject Land – Rural Communities designation

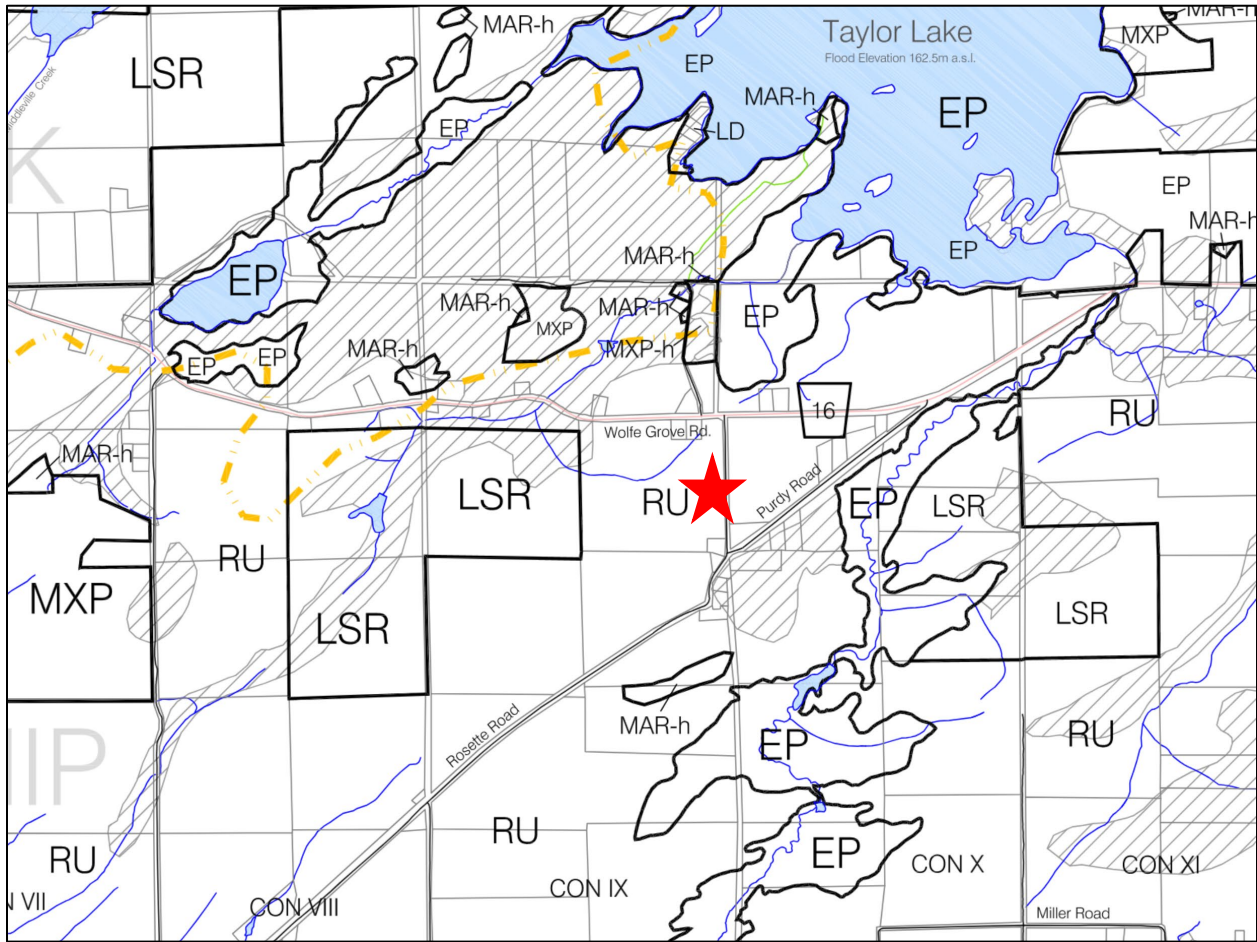


**Appendix C**  
**Official Plan Schedule B**



 Subject Land

## Appendix D Zoning Schedule



 Subject Land- Rural (RU)



**Appendix E**  
**Conditions of Consent (B24-155)**

1. *That the balance of any outstanding taxes, including penalties and interest, (and any local improvement charges, if applicable) shall be paid to the Township.*
2. *That the applicant provides a digital and paper copy of an acceptable draft reference plan or legal description of the severed lands and the draft deed or Instrument conveying the severed land to the Township for review.*
3. *The applicant shall provide the Township with a digital and paper copy of all deposited reference plans associated with this application.*
4. *Payment shall be made to the Township of \$450 per severed lot, 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.*
5. *That the applicant shall obtain a Civic Address Number from the Township of Lanark Highlands for the severed lots and provide any traffic signs deemed necessary by the Township. The applicant shall consult directly with the Township in this regard.*