



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

November 6, 2024

Forbes Symon, Planning Consultant

**Neilson
Consent Application (Lanark County File No. B24/119)**

1. LOCATION AND DESCRIPTION

The subject property is located in Part Lot 5, Concession 1, geographic Township of Dalhousie, now in the Township of Lanark Highlands. The property is approximately 3.4 kilometres east of the Village of Lanark. The property has frontage on Sheridan Rapids Road and 1st Concession A Dalhousie Road, both being open and maintained Township Roads. The subject property totals approximately 60.49 ha (149.4 ac) in size and is currently vacant (Keymap Appendix “A”).

2. PROPOSED CONSENT

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

1. B24/119 – total lot area of 2.62 ha (6.47 ac) and lot frontage of 120 m (393.7 ft) on 1st Concession A Dalhousie 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 57.87 ha (143 ac) and approximately 1000 m (3280 ft) of split frontage on Sheridan Rapids Road and 1st Concession A Dalhousie Road, both being an open and maintained Township Roads. The land is currently vacant.

The subject property is characterized as consisting of mixed forested area with some pockets of open field throughout. There appears to be two ponds/ water features towards the south of the property, in addition to two watercourses to the east and west. Notwithstanding, the lands generally do not appear to be impacted by any significant natural heritage features or natural hazards.

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 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 in a Rural Area within the meaning of the PPS.

1.1.5.2 On Rural lands permitted uses include resource management, resource-based recreation uses, residential development, including lot creation that is locally appropriate, agricultural uses, home occupations and other rural land uses.

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

1.1.5.4 Development shall be appropriate to the infrastructure which is planned or available and avoid the need for unjustified and/or uneconomical expansion of this infrastructure.

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

The lot to be severed is 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 lot 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 the 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 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 generally 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 has 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.

8.4.8 *Minimum Distance Separation Calculation (MDS)*

All development shall be subject to the Minimum Distance Separation (MDS) calculation as developed by the Ontario Ministry of Agriculture, Food and Rural Affairs and amended from time to time. The MDS I and II calculation will be implemented in the Zoning By-law which may contain provisions exempting properties from the application such as: non-voluntary building destruction, development within Village and Hamlet Communities and development on existing lots of record. The Municipality may require that restrictive covenants and/or notices be registered on title as a condition of an approval of planning applications.

The applicant has submitted an MDS calculation report for the barn structure located at 109 Sheridan Rapid's Road, in support of the subject proposal. The calculation report concluded that the proposed severed lot would have sufficient area outside of the MDS arc to construct a dwelling.

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. The Manager of Public Works has requested the standard entrance, civic address, and road widening 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

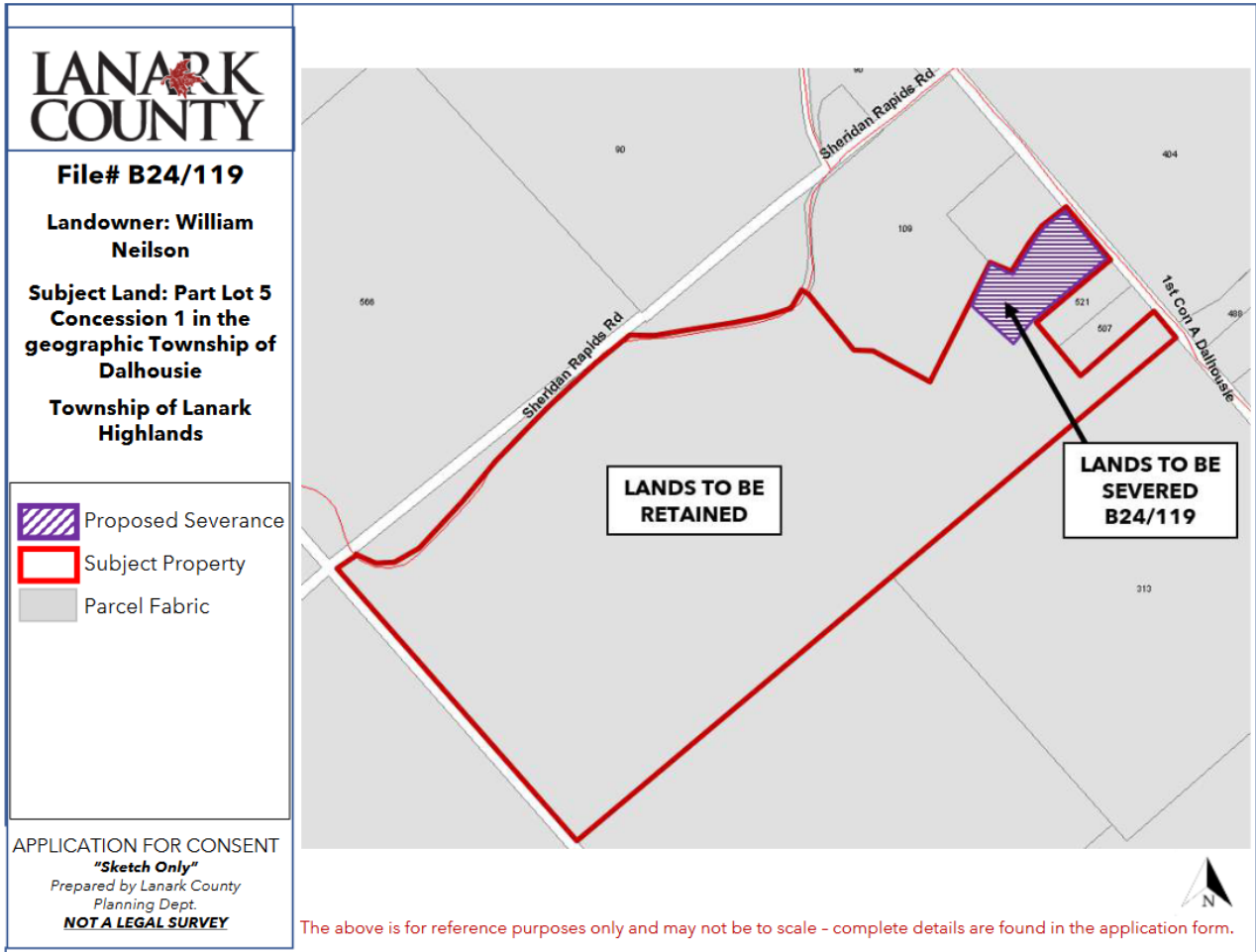
Appendix 'B': Official Plan Schedule A

Appendix 'C': Official Plan Schedule B

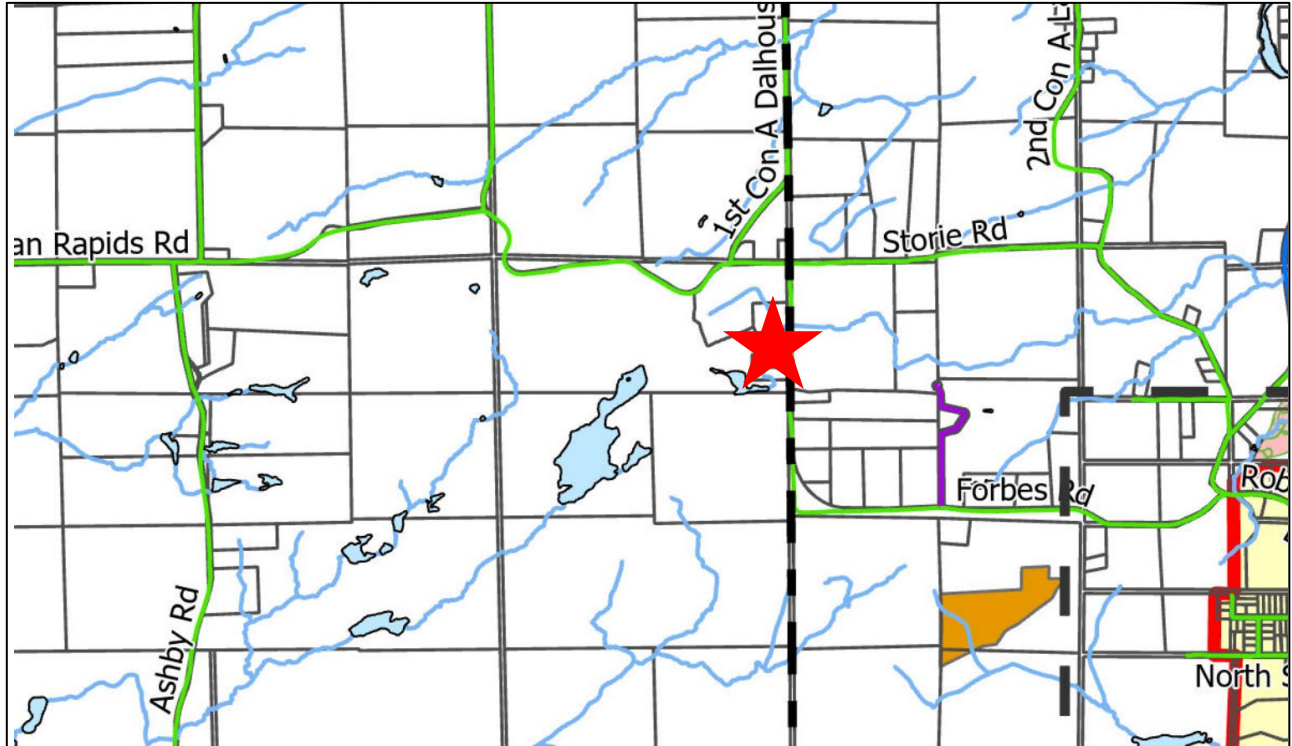
Appendix 'D': Zoning Schedule

Appendix 'E': Conditions of Consent

Appendix A Key Map

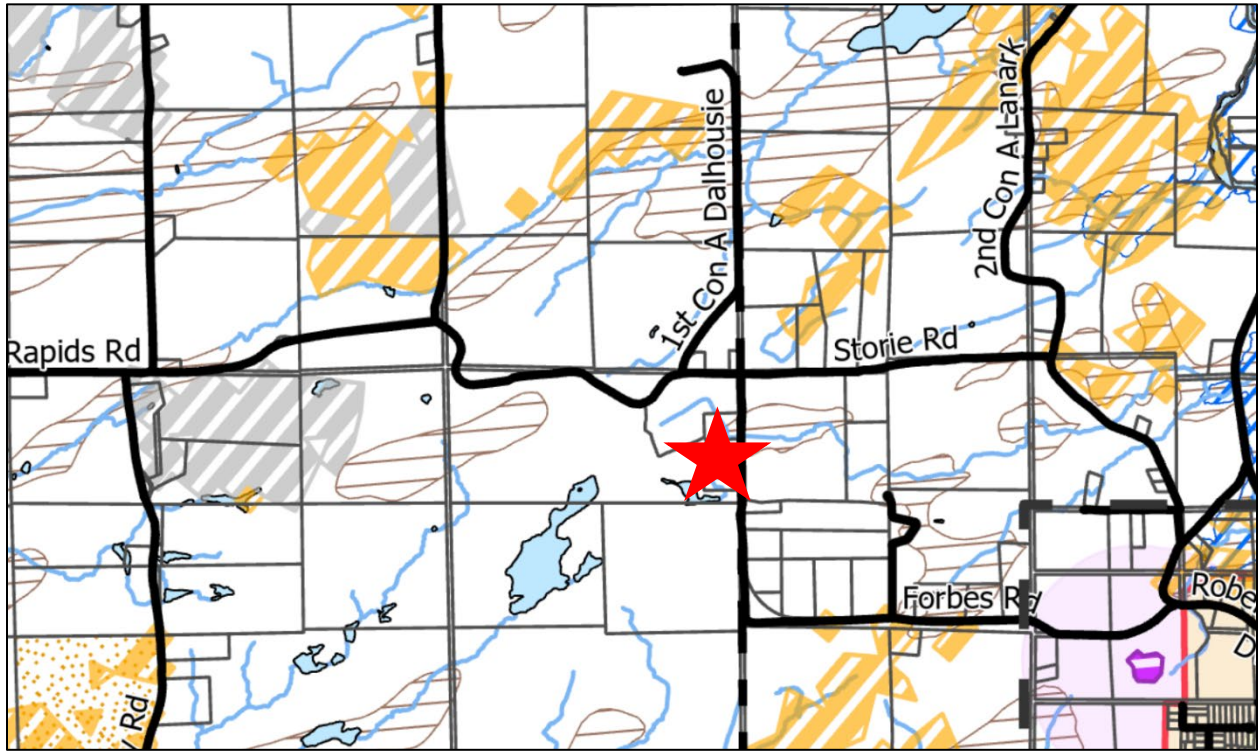


Appendix B
Official Plan Schedule A



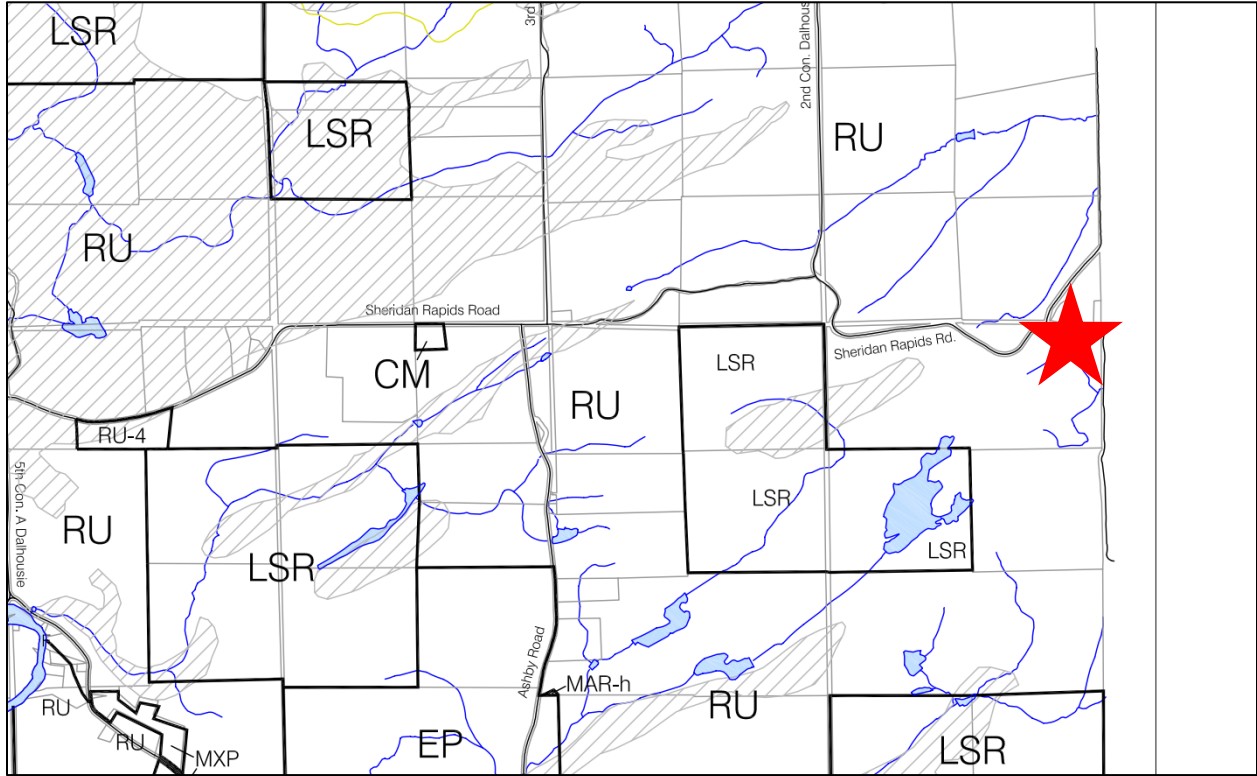
Subject Land – Rural Communities designation

Appendix C
Official Plan Schedule B



Subject Land

Appendix D Zoning Schedule



Subject Land: Rural (RU)

Appendix E
Conditions of Consent (B24-119)

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 lot and provide any traffic signs deemed necessary by the Township. The applicant shall consult directly with the Township in this regard.*
6. *That the applicant shall confirm that residential entrance to the severed lot is viable and obtain any necessary entrance permits and install any necessary safety signage from the Township.*
7. *If required, sufficient lands be deeded to the Township of Lanark Highlands along the frontage of the severed lot to meet the municipality's road widening requirements, at no cost to 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 that the municipality has a good and marketable title. The Township's Public Works Manager should be consulted prior to commencing a survey to determine the amount of road widening required.*