



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

November 26, 2024

Forbes Symon, Planning Consultant

Boyer

Consent Application (Lanark County File No. B24/126)

1. LOCATION AND DESCRIPTION

The subject property is located in Lot 11, Concession 6, geographic Township of Dalhousie, now in the Township of Lanark Highlands, locally known as 3382 Watsons Corners Road. The property is approximately 10 kilometres west of the Village of Lanark. The property has frontage on Watsons Corners Road, being an open and maintained Township Road. The subject property totals approximately 7.5 ha (18.5 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. B24/126 – total lot area of 3.3 ha (8.15 ac) and lot frontage of 219.4 m (719.8 ft) on Watsons Corners Road (County Road #8), being an open and maintained County Road. The proposed lot is currently vacant.
2. Retained Lot – total lot area of 4.2 ha (10.3 ac) and approximately 328.5 m (1,077 ft) of frontage on Watsons Corners Road (County Road #8), a County maintained road. The lot is currently occupied by a detached dwelling on private services.

The subject property is characterized as consisting of vacant woodlands, mixed bush, and scattered rural residential uses. According to available mapping, there appears to be a local wetland/ watercourse which runs through the subject lands. The local wetland will be located entirely on the retained lands and will not be separated as a result of this application. Notwithstanding the wetland feature, the lands do not appear to be impacted by any significant natural heritage features on either the retained lands or lands proposed for severance.

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 in a Rural Area within the meaning of the PPS.

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.*
 - 4.1.1 *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 County 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 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 no severance 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 known 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.

According to the information submitted and a review of available mapping, there does not appear to any agricultural buildings/ barns within 750 metres of the retained lands or lands proposed for severance.

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.

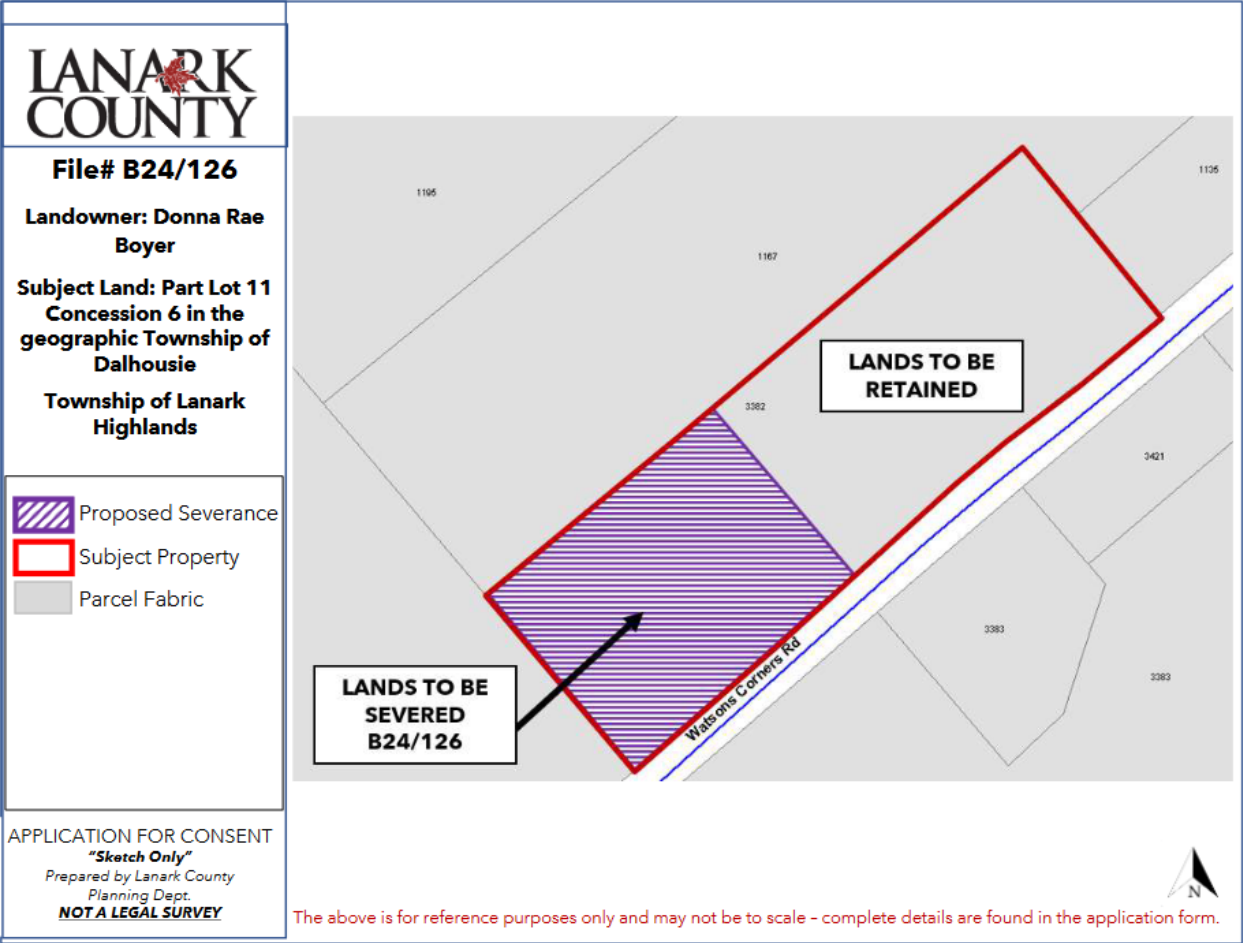
5. CONCLUSIONS

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

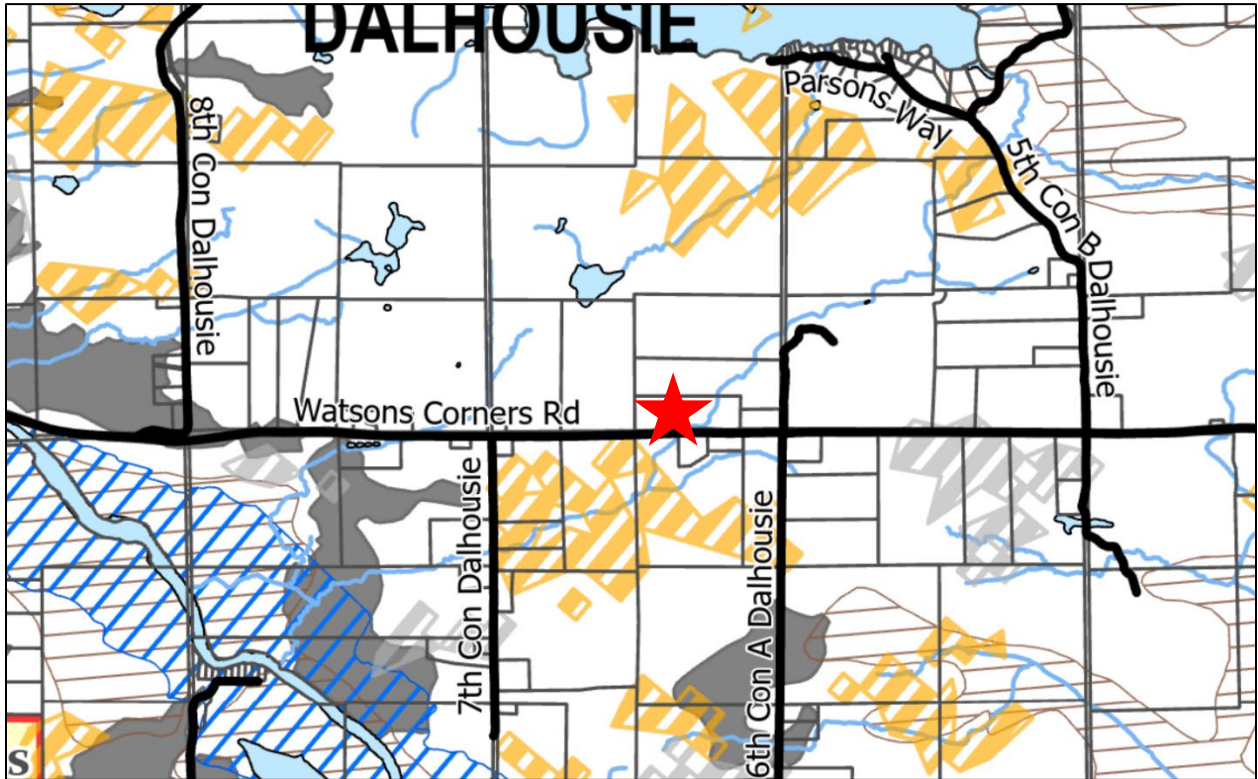


**Appendix B
Official Plan Schedule A**



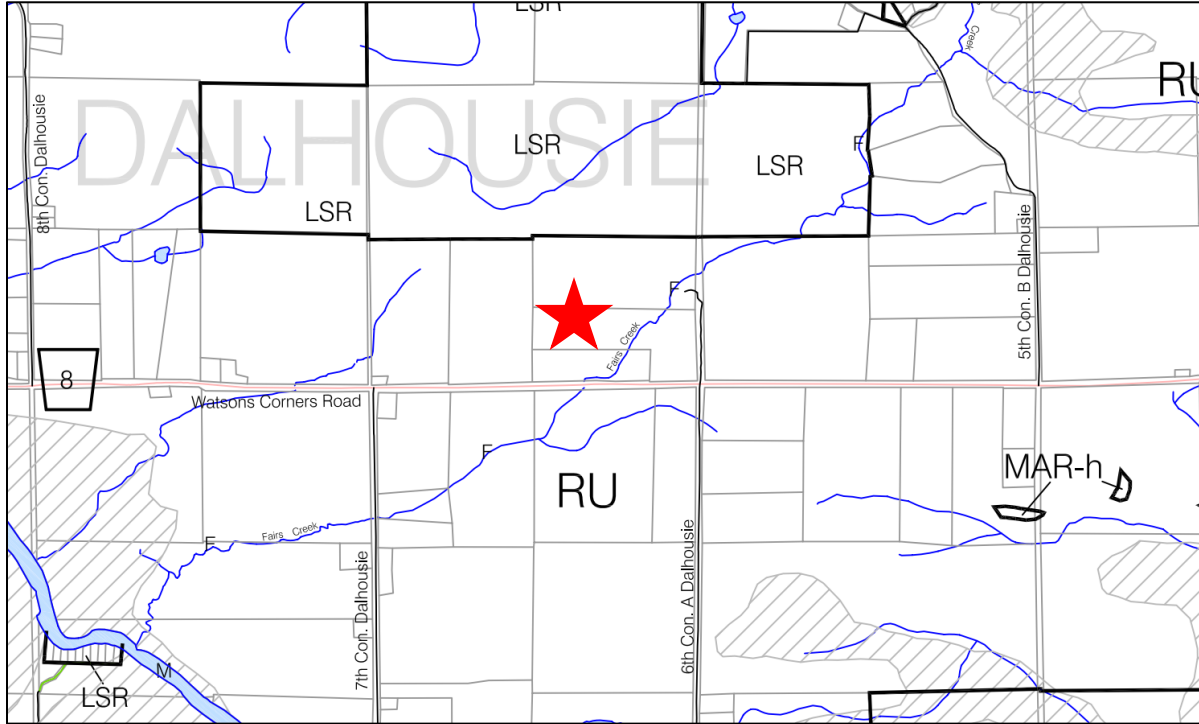
Subject Land – Rural Communities designation

Appendix C
Official Plan Schedule B



Subject Land

Appendix D Zoning Schedule



Subject Land: Rural (RU)

Appendix E
Conditions of Consent (B24-126)

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.*