

**AUGUSTA TOWNSHIP**  
**MINUTES**  
**AGRICULTURE & RURAL AFFAIRS COMMITTEE MEETING**  
**April 7, 2021 at 6:30 p.m.**

**PRESENT**

Rob Jones, Conor Cleary, Jonas Cole, Mayor Doug Malanka, Councillor Samantha Schapelhouman, Bryan Brown, Myron Belej, Rob Whittaker, Suzann Shannon

**REGRETS**

Adrian Wynands

1. **Call to Order**  
Councillor Samantha Schapelhouman called the meeting to order at 6:35 p.m.
2. **Approval of Agenda**  
Agenda Approved.
3. **Approval of the Minutes**  
Minutes approved for the March 3, 2021 meeting.
4. **Disclosure of Interest**  
None.
5. **Business Arising from the Minutes**
  - 5.1 **Minimum Area of Properties for Agricultural Use**
    - The Planner had a discussion with Brenda Visser after her presentation to A&RAC in March 2021 about different options available to enable her proposed greenhouse development to proceed, including via minor variance and/or rezoning applications.
    - Committee members discussed how rural agri-businesses that do not involve animals with MDS setbacks or other potentially contentious uses should have more flexibility with establishing and expanding their operations, provided there are not significant negative impacts to surrounding properties.
    - Minimum areas for agricultural uses should be discussed more during consultation for the Official Plan and Zoning By-law updates.
  - 5.2 **Tile Drainage Financing**
    - The Planner updated the Committee on his discussion with OMAFRA about tile drainage programs.
    - The Planner also brought forward information which had been shared by the Township of Howick. Howick's Council has advocated to the Hon. Minister Ernie Hardeman for reduced interest rates for tile drainage loans and increased loan amounts for tile drainage projects.
    - Mayor Malanka encouraged the Committee to continue looking for ways to assist and support local farmers.

# AUGUSTA TOWNSHIP

## 5.3 Agricultural Summit

- This item was added to the agenda by consensus.
- The Committee discussed the positively received Fall Harvest Event which had been organized by Township staff in the Fall of 2020 and the potential for additional similar events.
- The CAO discussed an Agricultural Summit (2017-2018) which he promoted in a prior community that was led by the United Counties of Stormont, Dundas and Glengarry, funded by OMAFRA, and resulted in the creation of steering committees after the event.
- Committee members, Council members and staff in attendance felt that another such agricultural event would be good for Augusta Township.
- Rob Jones mentioned that there will be a 2022 International Plowing Match and Rural Expo held in North Grenville in the fall of 2022 which may offer an opportunity to get involved in another agriculture-focused event in the region next year.

## 6. Planning Applications

### 6.1 Severance Application: B-10-21 (Green)

- The Planner shared his recommended conditions with the Committee based on his review of the severance application.
- Committee members had some discussion about ensuring the lot area meets the minimum standards of the Rural zone.
- There was also discussion about culverts which direct stormwater in the general area.
- The Planner indicated the severance proposal had been reviewed during the pre-consultation stage by South Nation Conservation and Augusta's Public Works Manager.

### 6.2 Severance Application: B-13-21 (Groza)

- The Planner shared his recommended conditions with the Committee based on his review of the severance application.
- The Planner reviewed four pieces of correspondence received about the application which expressed concern about preserving agricultural lands (the lands are zoned Rural, not Agricultural), ineligibility for severance (parcels are eligible for up to two severances after 2004), increased traffic on Cooper Road (two new driveways for dwellings would only add a minimal number of new vehicles), and floodplain lands within the property.
- The Planner indicated that the severance proposal includes some floodplain lands but had been reviewed during the pre-consultation stage by the Rideau Valley Conservation Authority, and a sizable developable area remains.

## **AUGUSTA TOWNSHIP**

### **6.3 Severance Application: B-14-21 (Groza)**

- The Planner shared his recommended conditions with the Committee based on his review of the severance application.
- The four pieces of correspondence reviewed for the first application may also be considered for the second application on the same lot.
- The southern portion of the lot does not have the same floodplain constraints that the severance proposed for the northern portion of the lot does.

## **7. Other Business**

### **7.1 Development Agreements**

- The Rideau Valley Conservation Authority (RVCA) had initially requested a development agreement be introduced on the B-13-21 severance application relating to requirements of their conservation authority because the RVCA often recommends development agreements in the City of Ottawa.
- The Township opted for an advisement to the applicant instead because the floodplain zoning already establishes a flag at the building permit stage, and development within the regulated area of the RVCA may require a permit from the RVCA.
- Some general discussion about development agreements on other properties in the Township followed.

## **8. Next Meeting – Wednesday, May 5, 2021 at 6:30pm**

## **9. Adjournment**

The meeting adjourned at 8:30 p.m.