

**AUGUSTA TOWNSHIP
AGENDA
AGRICULTURE & RURAL AFFAIRS COMMITTEE MEETING
November 3, 2021 at 6:30 P.M.**

REGULAR COMMITTEE – SESSION

- A. Call to Order
- B. Approval of Agenda
- C. Approval of Minutes of Previous Meeting
- D. Disclosure of Interest and Nature Thereof
- E. Business Arising from the Minutes
 - Decommissioned Barn in the Township
- F. Planning Applications
 - Site Plan Control Application (Coville)
- G. Other Business
 - Draft Master Constraints Map
- H. Discuss Date of Next Meeting – December 1, 2021
- I. Adjournment

AUGUSTA TOWNSHIP

MINUTES AGRICULTURE & RURAL AFFAIRS COMMITTEE MEETING June 2, 2021 at 6:30 p.m.

PRESENT

Jonas Cole, Rob Jones, Mayor Doug Malanka, Councillor Samantha Schapelhouman, Myron Belej

REGRETS

Adrian Wynands, Conor Cleary (provided comments in advance)

A. **Call to Order**

Councillor Samantha Schapelhouman called the meeting to order at 6:36 p.m.

B. **Approval of Agenda**

Agenda approved.

C. **Approval of the Minutes**

Minutes approved for the April 7, 2021 meeting.

D. **Disclosure of Interest**

None.

E. **Business Arising from the Minutes**

E.1 Agricultural Summit

- The Planner relayed information to the Committee that he obtained from the United Counties of Stormont, Dundas and Glengarry (SDG) about an Agricultural Summit they held on April 19, 2017.
- The event was held in Finch and drew 39 attendees from across SDG.
- Consulting firm MDB Insight led attendees through a series of focus questions and brainstorming topics to generate ideas and recommendations.
- Agriculture was examined as a pillar of their economy and opportunities for value chain development, regional promotion and investment attraction were discussed.
- The event led to the creation of the “Cornwall, Stormont, Dundas and Glengarry, and Akwesasne Food and Agricultural Council” (FAAC), which formed as an advisory board to support agriculture through projects and initiatives. According to SDG staff, most of this mandate continues through the Eastern Ontario Agri Food Network.
- Members of the A&RAC Committee suggested that it may be worthwhile to bring in representatives from the Ontario Federation of Agriculture (OFA) for a future event in Augusta Township.

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F. Planning Applications

- F.1 Severance: B-44-21 (Sobieraj)
- The Planner introduced the location of the proposed severance and intended to recommend that Augusta Council support it with conditions.
 - Committee members discussed the general location as well as past and present keeping of animals on the property. While livestock may have been on the property in the past, domestic animals kept in a kennel on the parcel would not limit the potential for a severance.
- F.2 Severance: B-55-21 (Brisson/Grant)
- The Planner introduced the location of the proposed severance and intended to recommend that Augusta Council support it with conditions.
 - A question was raised about notification and the Planner indicated that the United Counties of Leeds and Grenville was responsible for public notification as the Consent Granting Authority.
 - Committee members discussed the frontage onto multiple roadways and location of existing houses and barns in the area but raised no concern with the severance proceeding.
- F.3 Severance: B-60-21 (Burkert)
- The Planner introduced the location of the proposed severance and intended to recommend that Augusta Council support it with conditions.
 - Committee members considered the general location and raised no issue with the severance proceeding.
- F.4 Severance: B-61-21 (Burkert)
- The Planner discussed the second severance application being applied for concurrently with B-60-21 and intended to recommend that Augusta Council support it with conditions.
 - Committee members raised no concern with the severance proceeding.
- F.5 Severance: B-66-21 (Weir/Onstein)
- The Planner introduced the location of the proposed severance and intended to recommend that Augusta Council support it with conditions.
 - The Committee discussed the evolution of development and private laneways on the property.
 - Committee members agreed that it would be appropriate to leave road allowance considerations along the County Road to the United Counties.

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G. Other Business

6.1 Decommissioned Barn in the Township

- Committee members discussed a barn which may have been historically slated for decommissioning on Lords Mills Road.
- Limited specifics were recalled by members. The Planner offered to search digital records to see if any information may be available.

7. Next Meeting – Wednesday, July 7, 2021 at 6:30pm or at the Call of the Chair

8. Adjournment

The meeting adjourned at 7:42 p.m.

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UNITED COUNTIES OF LEEDS AND GRENVILLE

Consent Granting Authority
25 Central Avenue West, Suite 100
Brockville, Ontario
K6V 4N6

Tel: (613) 342-3840, ext. 2414
Fax: (613) 342-2101
Krista Weidenaar, Secretary-Treasurer
krista.weidenaar@uclg.on.ca

NOTICE TO MUNICIPALITY OF APPLICATION FOR CONSENT
B-117-20

For the severance of land in Lot(s) **10**

Concession **1**

Registered Plan Number _____

Municipality **Augusta**

for the purpose of **addition to an abutting lot**

Copies of the subject application and sketch are attached hereto; together with your fee in the sum of **\$500.00**. The Committee would appreciate the completion and return of the questionnaire within **30 days** of the mailing of this notice. If additional information or material is required, please contact the Consent Granting Authority Office at 25 Central Avenue West, Brockville, Ontario.

If you wish to be notified of the decision of the Leeds and Grenville Consent Granting Authority in respect to the proposed consent, you must make a written request to the committee at **25 Central Avenue West, Suite 100; Brockville, Ontario K6V 4N6**.

If a person or public body that files an appeal of a decision of the Leeds and Grenville Consent Granting Authority in respect of the proposed consent does not make a written submission to the said Consent Granting Authority before it gives or refuses to give a provisional consent, the Ontario Land Tribunal (formerly LPAT/OMB) may dismiss the appeal.

The subject land is not the subject of any other known application under the Planning Act for a minor variance or for an amendment to an Official Plan, a zoning by-law or a Minister's Order.

This notice was mailed on **July 30, 2021**

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APPLICATION FOR CONSENT Under Section 53 of the Planning Act UNITED COUNTIES OF LEEDS AND GRENVILLE

File No. B- 117-20

PLEASE NOTE: FEES ARE NON-REFUNDABLE ONCE APPLICATION HAS BEEN CIRCULATED

Roll Number 070600005501602000 (Mandatory 15 digits)

Date consulted with Municipality: _____ Date Accepted: July 30, 2021

1. NAME OR OWNER(S): ALLAN BELL
 ADDRESS, CITY/TOWN: 1604 COUNTY ROAD 2 RR#1 PRESCOTT ON
 POSTAL CODE: K0G1T0 TELEPHONE: (Home) 613-925-0930 (Work) _____
 EMAIL ADDRESS: abell23@rogers.ca

2. AGENT/APPLICANT: Name of the person who is to be contacted about the application, if different than owner.
 (This may be a person or firm acting on behalf of the owner – An owner’s authorization is required if the applicant is not the owner)
KIRK LABELLE
 ADDRESS, CITY/TOWN: 1602 COUNTY ROAD 2 RR#1 PRESCOTT ON
 POSTAL CODE: K0G1T0 TELEPHONE: (Home) 613-2049822 (Work) _____

3. LOCATION OF THE SUBJECT LAND: MUNICIPALITY AUGUSTA
 Former Municipality: _____ Concession No. 1 Lot No. 10
 Registered Plan No.: _____ Lot(s) _____ Block(s) _____ Reference Plan No. _____
 Civic Address: 1604 COUNTY RD 2 RR#1 PRESCOTT
 Are there any easements or restrictive covenants affecting the subject land? Yes No

4. PURPOSE OF THIS APPLICATION: (Check appropriate box)
 Creation of New Lot Addition to a Lot An easement/right-of-way
 Other - Correction of Title, Or Lease
 Name of person(s), if known, to who this land or interest in land is to be transferred, leased or charged
KIRK LABELLE
 * If a lot addition, identify on the required sketch the lands to which the parcel will be added

5. DESCRIPTION OF LAND INTENDED TO BE SEVERED:
 Frontage 160 Depth 949.1 Area (acres/hectares) 3.426
 Existing Use VACANT Proposed Use VACANT
 Number and use of buildings and structures:
 Existing NONE Proposed NONE

6. DESCRIPTION OF LAND INTENDED TO BE RETAINED:
 Frontage 144.47 Depth 1180.35 Area (acres/hectares) 3.914
 Existing Use DWELLING Proposed Use DWELLING
 Number and use of buildings and structures: HOUSE - NO CHANGE

7. WHAT TYPE OF WATER SUPPLY IS PROPOSED? (Check appropriate space)

	Severed Lot	Retained Lot
Municipally owned and operated water supply	<input type="checkbox"/>	<input type="checkbox"/>
Well (circle – dug or drilled)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Communal Well	<input type="checkbox"/>	<input type="checkbox"/>
Lake or other water body	<input type="checkbox"/>	<input type="checkbox"/>
Other (Specify)	<input type="checkbox"/>	<input type="checkbox"/>

Effective date January 1, 2019

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8. **WHAT TYPE OF SEWAGE DISPOSAL IS PROPOSED?** (Check appropriate space)

	Severed Lot	Retained Lot
Municipally owned and operated sanitary sewers	<input type="checkbox"/>	<input type="checkbox"/>
Septic Tank	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Communal septic system	<input type="checkbox"/>	<input type="checkbox"/>
Other (Specify) _____	<input type="checkbox"/>	<input type="checkbox"/>

9. **TYPE OF ACCESS:** (Check appropriate space)

	Severed Lot	Retained Lot
Provincial Highway _____	<input type="checkbox"/>	<input type="checkbox"/>
County Road _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Municipal road, maintained all year _____	<input type="checkbox"/>	<input type="checkbox"/>
Municipal road, seasonally maintained _____	<input type="checkbox"/>	<input type="checkbox"/>
Right-of-way owned by _____	<input type="checkbox"/>	<input type="checkbox"/>
Water Access (Specify docking and parking facilities and distance of these facilities from the subject land and the nearest public road.) <u>Through adjacent property</u>	<input type="checkbox"/>	<input type="checkbox"/>

10. **OTHER SERVICES:** (Check if the service is Available)

	Severed Lot	Retained Lot
Electricity	<input type="checkbox"/>	<input checked="" type="checkbox"/>
School Bussing	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Garbage Collection	<input type="checkbox"/>	<input type="checkbox"/>

11. **LAND USE:**

What is the existing UCLG Official Plan designation of the subject land? RURAL

What is the existing Municipal Official Plan designation of the subject land? RURAL

What is the Zoning of the subject land? RURDL

12. Please check YES or NO to the following:

USE OR FEATURE	YES	NO
Is there an agricultural operation including livestock facility or stockyard located on or within 500 metres of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
** Are there any tile drains on the land to be severed; if present, show them on the application sketch.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a landfill within 500 metres of severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a sewage treatment plant or waste stabilization plant within 500 metres of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a Provincially Significant Wetland (Class 1, 2 or 3 Wetland) on the severed or retained lands or within 120 metres?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is any portion of the land to be severed or retained located within a Flood Plain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is any portion of the land to be severed or retained within 500 metres of a rehabilitated mine/pit/quarry site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a non-operating mine/pit/quarry site within 1 kilometre of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there an active mine/pit/quarry site within 1 kilometre of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there an industrial or commercial use, including propane distributors, located within 500 metres of the severed or retained land? (If yes, specify the use)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there an active railway line within 300 metres of the severed or retained land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there a municipal or federal airport within 500 metres of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there any Utility corridor(s) (i.e. towers, etc.) located on the severed or retained lands or within 500 metres?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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13. History of the Subject Land:

Has the subject land ever been the subject of an application for approval of consent or a plan of subdivision under the Planning Act? No Yes Unknown If yes and if known, provide the application file number and the decision made on the application, the dates of transfers, the names of the transferees and the land use:

Has any land been severed from the parcel originally acquired by the owner of the subject land? No Yes If yes, provide for each parcel severed, the date of transfer, the name of the transferee and the land use.

14. Current Applications:

Is the subject land currently the subject of a proposed UCLG and/or Municipal Official Plan Amendment(s)?

No Yes Unknown If yes, and if known, specify the appropriate file number and status of application(s).

Is the subject land the subject of an application for a zoning by-law amendment, Minister's zoning order amendment, minor variance, consent or approval of a plan of subdivision?

No Yes Unknown If yes, and if known, specify the appropriate file number and status of application.

15. SKETCH: The application shall be accompanied by a sketch no larger than 8.5" by 14" showing the following:

Please refer to the sample sketch on page 6 of this form.

- The dimensions of the subject land, outline the part that is to be severed in yellow and the part that is to be retained in blue.
- The dimensions of any land owned by the owner of the subject land and that abuts the subject land, the distance between the subject land and the nearest Township lot line or landmark, such as a railway crossing or bridge.
- The location of all land previously severed from the parcel originally acquired by the current owner of the subject land.
- The approximate location of all natural and artificial features on the subject land and adjacent lands that in the opinion of the applicant may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- The existing use(s) on adjacent lands.
- The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or right-of-way.
- If access to the subject land is by water only, the location of the parking or boat docking facilities to be used.
- The location and nature of any easement affecting the subject land.

16. OTHER INFORMATION: Is there any other information that you think may be useful to the Consent Granting Authority or other agencies in reviewing this application? If so, explain below or attach a separate page.

Severed land is to be added to the adjacent property owner to form a larger lot. Land is north of the adjacent property.

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NOTE: If joint ownership, each individual signature is required.

17. AFFIDAVIT:

I/WE, Allan Bell of the Top of Augusta
in the County of Grenville solemnly declare that all the statements contained in this
application are true and that the information contained in the documents that accompany this application is
true.

Declared before me at the City of Brockville in the County of Leeds

This 20 day of July 2021

[Signature] Allan Bell
Signature of Owner or Agent (print name)

Signature of Owner or Agent (print name)

[Signature] Krista Marie Weidenaar, a Commissioner, etc
A Commissioner of Oaths
Province of Ontario,
for the Corporation of the
United Counties of Leeds and Grenville
Expires November 2, 2021

*Krista Marie Weidenaar, a Commissioner, etc
Province of Ontario,
for the Corporation of the
United Counties of Leeds and Grenville
Expires November 2, 2021*

18. AUTHORIZATION:

If the applicant is not the owner of the land that is the subject of this application, the owner must complete the following or a similar authorization attached to the consent application.

Authorization of Owner for Agent to make the application and to provide Personal Information

I/WE, _____, being the registered owner(s) of the lands subject of this

application for consent hereby authorize _____ to prepare
and submit this application on my/our behalf and, for the purposes of the
Freedom of Information and Protection of Privacy Act, to provide any of my/our personal information that
will be included in this application or collected during the process of the application.

Date _____

Signature of Owner (print name)

Signature of Owner (print name)

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19. **CONSENT OF OWNER:** The owner must also complete the following or a similar authorization attached to the application.

Consent of Owner(s) to the Use and Disclosure of Personal Information and to Allow Site Visits to be conducted.

I/We, Allan Bell, being the registered owner(s) of the lands subject of this application for consent, and for the purpose of the Freedom of Information and Protection of Privacy Act, hereby authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application. I/We also authorize and consent to representatives of the Consent Granting Authority and the persons and public bodies conferred with under Section 53(10) of the Planning Act entering upon the lands subject of this application for the purpose of conducting any site inspections as may be necessary to assist in the evaluation of the application.

Date July 20, 2021


Signature of Owner or Agent

Allan Bell
(print name)

Signature of Owner or Agent

(print name)

The Consent Granting Authority will assign a File Number for complete applications and this should be used in all communications.

FOLLOWING CONSULTATION PLEASE SCHEDULE AN APPOINTMENT WITH A COMPLETED APPLICATION AND ALL REQUIRED INFORMATION WITH THE:

SECRETARY-TREASURER,
CONSENT GRANTING AUTHORITY

25 CENTRAL AVENUE WEST, SUITE 100; BROCKVILLE, ONTARIO, K6V 4N6

TELEPHONE NO: 613-342-3840 – EXT. 2414
FAX NO: 613-342-2101

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Applicant's Checklist: Have you remembered to attach:

1. 1 Copy of the completed application form
2. 1 Copy of the sketch with required details
3. Cheque payable to United Counties of Leeds & Grenville
4. Cheque payable to Leeds, Grenville & Lanark Health Unit
5. Cheque payable to appropriate Conservation Authority
6. Cheque payable to appropriate Municipality
7. Call to make an appointment - 613-342-3840 – EXT. 2414
8. Completion of Conservation & Health Unit forms

YES

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

N/A

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

