



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

December 4th, 2023

Forbes Symon, Planning Consultant

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Consent Applications (Lanark County File No. B23/129; B23/130; B23/131)

1. LOCATION AND DESCRIPTION

The subject property is located at Part of Lot 9, Concession 6, geographic Township of Dalhousie, now in the Township of Lanark Highlands. The property is approximately 9.7 kilometres west of the Village of Lanark, 2.2 km south of Patterson Lake and south of Watson Corners Road. The property has frontage on 6th Concession A of Dalhousie, which is an open and maintained Township Road. The subject property totals approximately 41 ha (100 ac) in size and is currently occupied by two dwellings and several outbuildings. The proposal involves the creation of three new lots, two around the existing dwellings and one new vacant lot. The proposal will result in the retained parcel also being vacant. (Keymap Appendix "A").

2. PROPOSED CONSENT

The applicants propose to create three separate severed lots with the following characteristics:

1. B23/129 – total lot area of 1.26 ha (3.13 ac) and 130 m (426.5 ft) of frontage on the 6th Concession A of Dalhousie, which is an open and maintained public road. The new lot will be occupied by an existing dwelling and garage on a private well and septic. Existing Civic Address #991.
2. B23/130 – total lot area of 1.69 ha (4.19 ac) and 133.1 m (436.7 ft) of frontage on the 6th Concession A of Dalhousie, which is an open and maintained public road. The new lot will be occupied by an existing dwelling, shed and outdoor furnace on a private well and septic. Existing Civic Address #981.
3. B23/131 – total lot area of 1.00 ha (2.47 ac) and 148.5 m (487.2 ft) of frontage on the 6th Concession A of Dalhousie, which is an open and maintained public road. The new lot is vacant and is intended as a residential building lot on a private well and septic.

4. Retained Lot – total lot area of 37.13 ha (91.74 ac) and 225.1 m (738.5 ft) of frontage on the 6th Concession A of Dalhousie, which is an open and maintained township road. The lot is vacant and could support a residential dwelling on private services although none are proposed at this time.

The subject property is characterized as consisting of a mix of cleared pasture fields and bushes over much of the land. The lands do not appear to be impacted by any significant natural heritage features or natural hazard features identified on the severed or retained lands. There are no livestock facilities which impact the proposed severed lots. There does not appear to be any previous severance from the property.

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 applications evaluated under the “consistent with” test.

The subject property is 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 lots to be severed are or will 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 these applications, the lots to be severed and the retained lands will remain compatible with the rural landscape and can be sustained by rural service levels. The severed parcels are not impacted by any natural features or aggregate deposits. All lands will have frontage on the Township maintained road.

3.2 Official Plan

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.

Applications 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 Zoning By-law

Under the Township's Comprehensive Zoning By-law No. 2003-451, the subject property is currently zoned "Rural (RU)". The lands to be 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 to the vacant lot. It is understood that the two existing dwellings have approved entrances and civic addresses. The Fire Chief had no concerns with the applications.

5. CONCLUSIONS

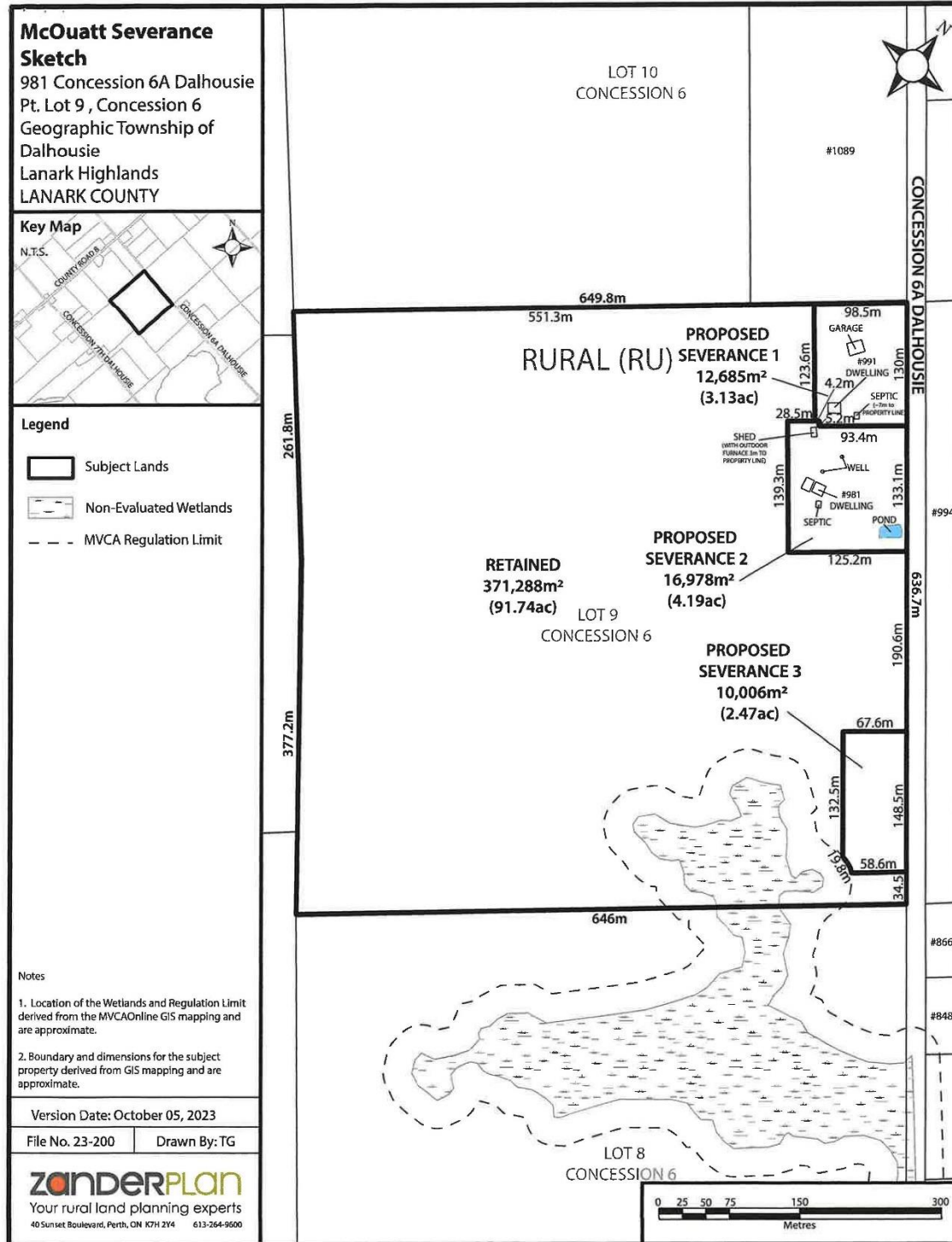
Based on the foregoing, it is concluded that the proposed consents are consistent with the PPS and conform to the Township's Official Plan and Zoning By-Law, provided that the recommended conditions of consent are approved.

Attachments:

Appendix 'A': Key Map
Appendix 'B': Official Plan Schedule
Appendix 'C': Zoning Schedule
Appendix 'D': Conditions of Consent

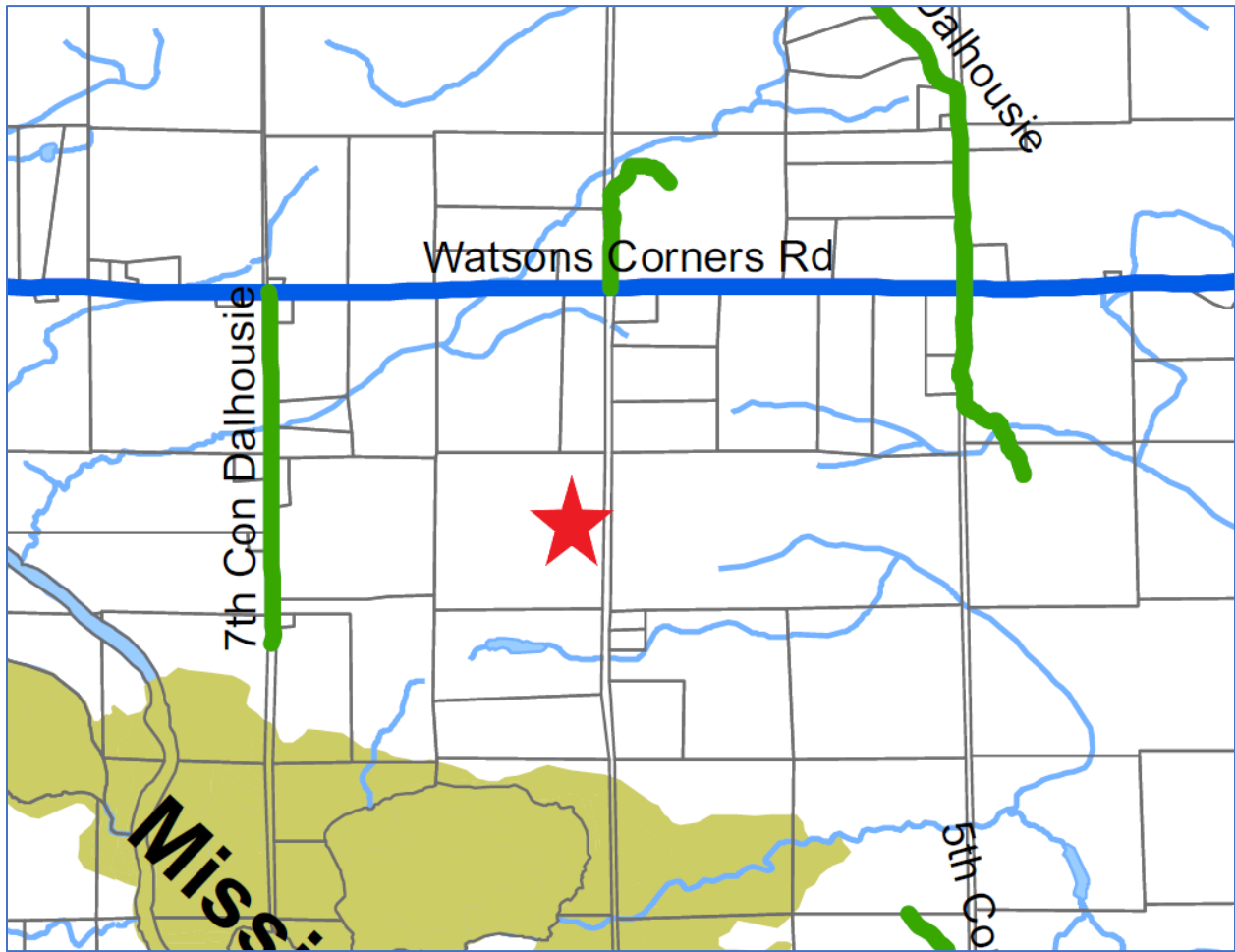
Appendix A

Key Map



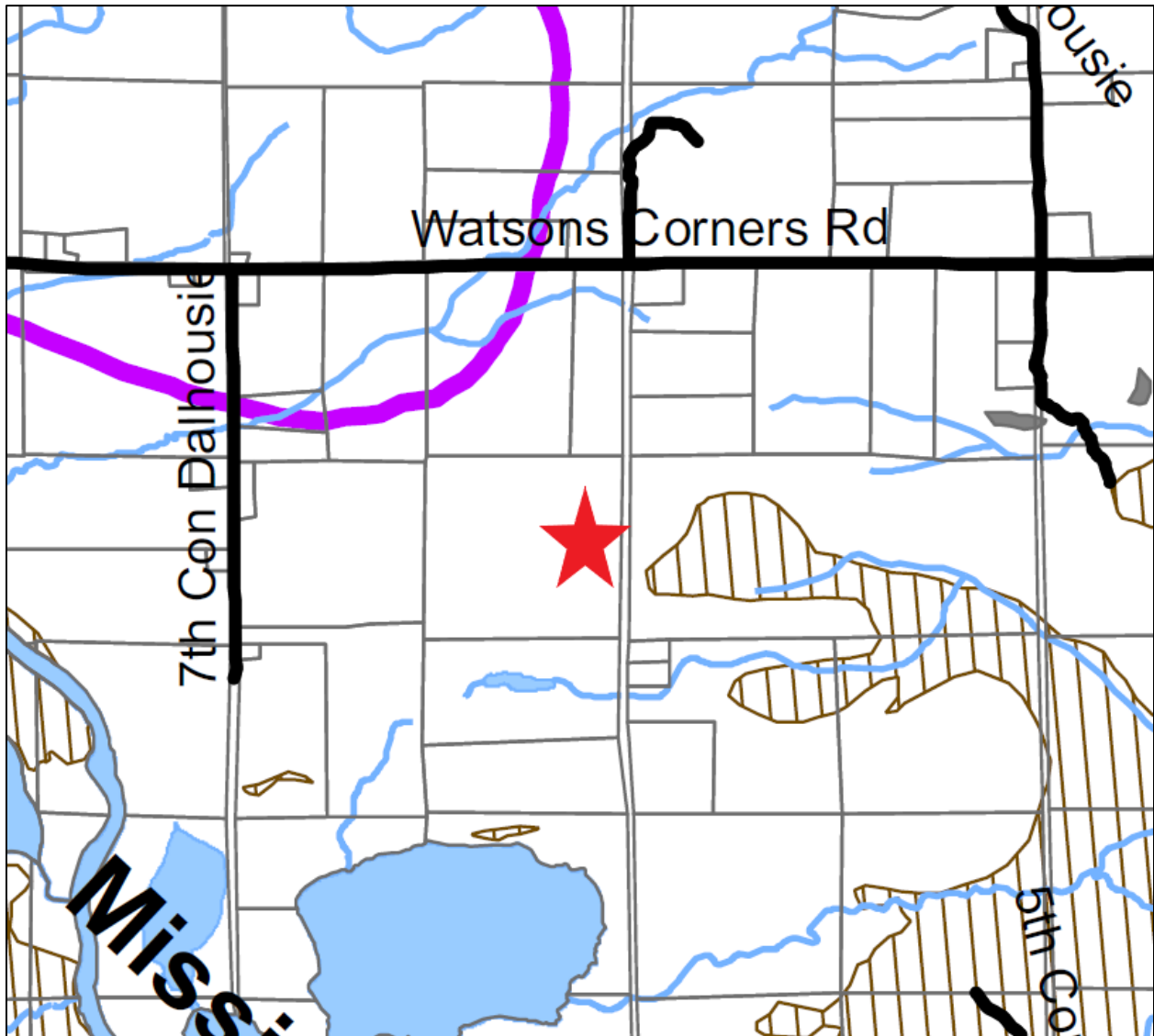
Appendix B

Official Plan Schedule A



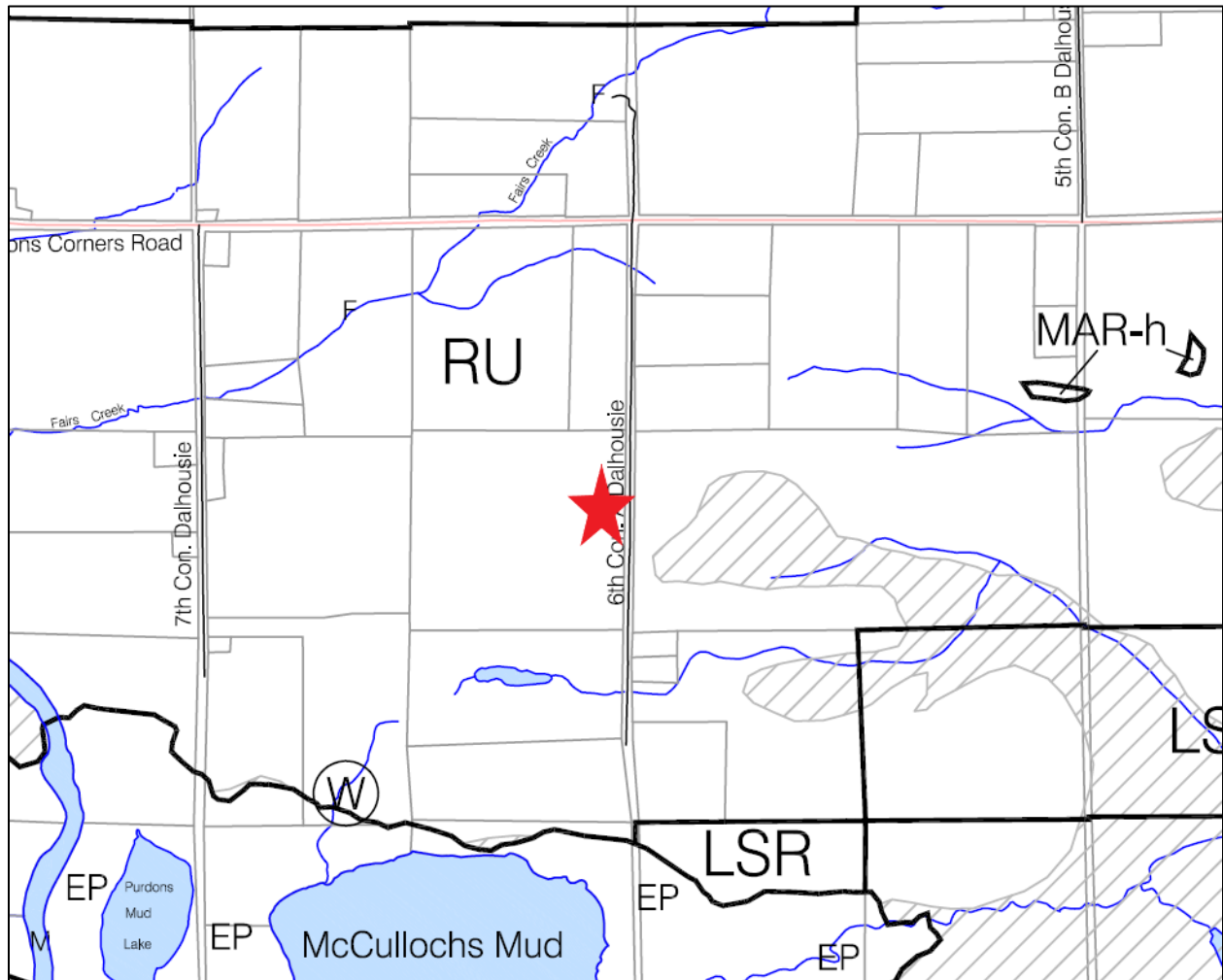
★ Subject Land – Rural Communities designation

Appendix B
Official Plan Schedule B



★ Subject Land

Appendix C Zoning Schedule



★ Subject Land: Rural

Appendix D
Conditions of Consent (B23-129; B23-130; B23-131)

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 provide 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 (B23-131 only) and retained 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 (B23-131 only) and retained lot are 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 and/or retained lots 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.*