



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

July 2, 2025

Forbes Symon, Planning Consultant

MacDonald
Consent Application (Lanark County File No. B25/039)

1. LOCATION AND DESCRIPTION

The subject property is located in Lot 8, Concession 9, geographic Township of Lanark, now in the Township of Lanark Highlands, locally known as 971 10th Concession B Lanark. The property is located approximately 8.2 km east of the Village of Lanark. The property has frontage on 10th Concession B Lanark, being an open and maintained Township Road. The subject property totals approximately 39.7 ha (98.1 ac) in size and is currently occupied by a dwelling on private services and outbuildings (Keymap Appendix "A").

2. PROPOSED CONSENT

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

1. B24/144 – total lot area of approximately 1.0 ha (2.47 ac) and lot frontage of approximately 110 m (360.8 ft) on 10th Concession B Lanark. The lot is intended to be a residential building lot.
2. Retained Lot – total lot area of approximately 38.7 ha (95.6 ac) and lot frontage of approximately 350.2 m (1,148 ft) on 10th Concession B Lanark, being an open and maintained Township Road. The lot is occupied by a detached dwelling on private services and outbuildings.

The subject property is characterized as consisting of vacant woodlands, mixed bush, and scattered rural residential uses. It is recognized that the property contains a historic family burial ground (cemetery) which would be located just north of the proposed severed lot. A Stage 1 & 2 Archaeological Assessment, prepared by Abacus Archaeological Services and dated May 23, 2025, was prepared in support of the subject application and has been discussed in Section 3.2 of this report. Surrounding

land uses are similar in nature and include vacant woodlands and scattered rural residential uses.

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 on “Rural Lands” within Section 2.6 of the PPS, which permits:

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.*

The policies of Section 4.1.1 of the PPS requires “*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 a 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 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 have been two 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.

8.5.3.4 Areas of archaeological potential are determined through the use of screening criteria established by the Ministry of Tourism, Culture and Sport. Areas of archaeological potential are areas of a property that could contain archaeological resources. Development involving lands which demonstrate any of the following screening criteria shall be assessed by a qualified professional for archaeological resources:

- The presence of known archaeological sites within 300 metres of the property;*

- *The presence of a water source (primary, secondary, ancient) within 300 metres of the property;*
- *The presence of a known burial site or cemetery adjacent to the property (or project area);*
- *Elevated topography (knolls, drumlins, eskers, plateaus, etc.);*
- *Pockets of sandy soil in a clay or rocky area;*
- *Unusual land formations (mounds, caverns, waterfalls etc.);*
- *Proximity to a resource-rich area (concentrations of animal, vegetable or mineral resources);*
- *Evidence of early Euro-Canadian (non-Aboriginal) settlement (e.g., monuments, cemeteries) within 300 metres of the property;*
- *Proximity to historic transportation routes (e.g., road, rail, portage);*
- *The property is designated under the Ontario Heritage Act;*
- *Local knowledge of archaeological sites on the property or of the property's heritage value.*

Given that the subject property contains a known historic family burying ground (cemetery), a Stage 1 & 2 Archaeological Assessment, prepared by Abacus Archaeological Services and dated May 23, 2025, was submitted in support of the application for severance. The report drew the following conclusion:

“The subject property tested during Stage 2 excavation has been assessed and found to contain no archaeological materials. No further work is required within the assessed Stage 2 study area indicated on Map 10.”

In accordance with Part VI of the Ontario Heritage Act, the report is required to be submitted and reviewed by the Ministry of Tourism, Culture and Sport to ensure that the report and development proposal complies with all standards and guidelines. Given the lack of findings it is appropriate to except the Stage 2 assessment as written.

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

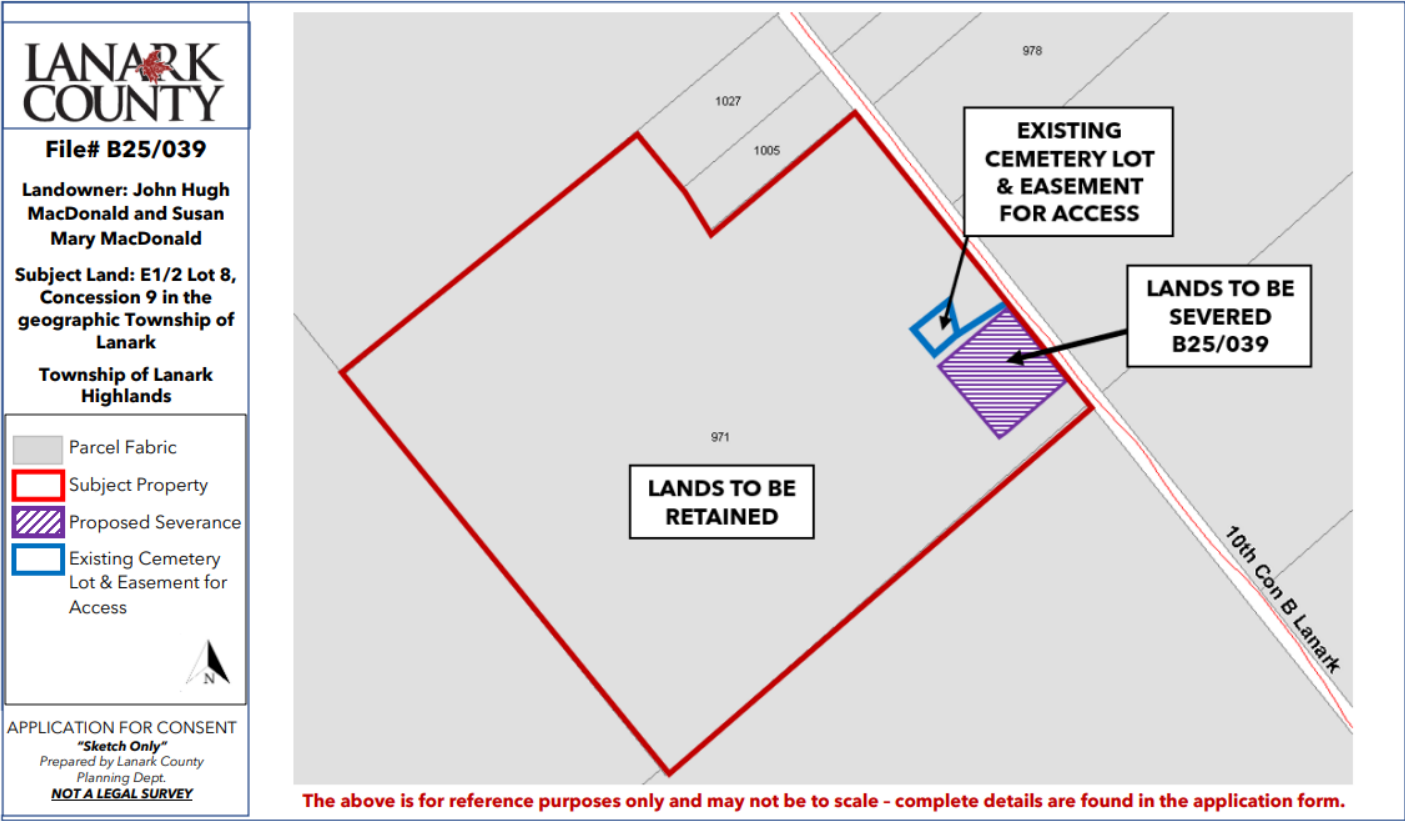
Appendix 'B': Official Plan Schedule A

Appendix 'C': Official Plan Schedule B

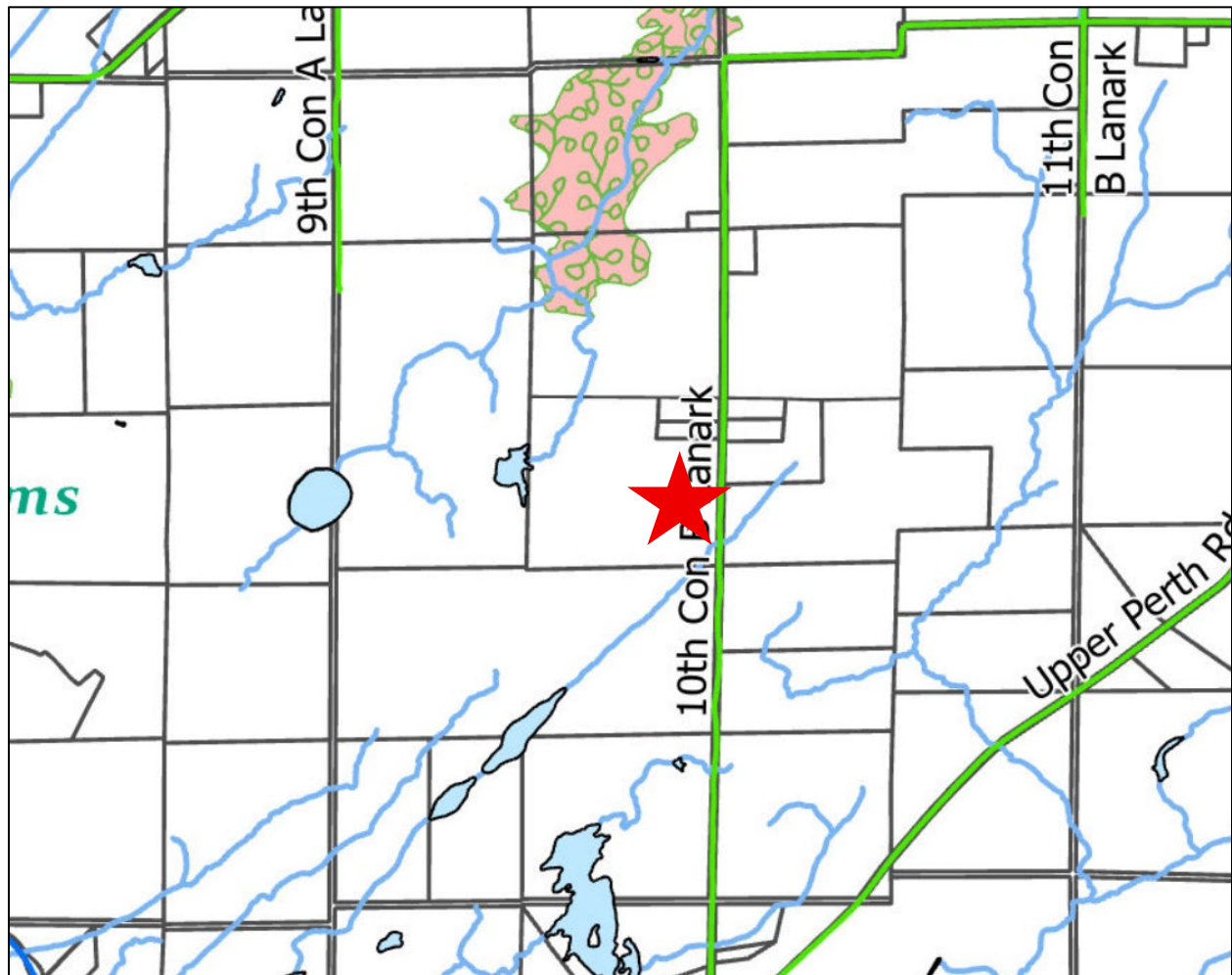
Appendix 'D': Zoning Schedule

Appendix 'E': Conditions of Consent

Appendix A
Key Map

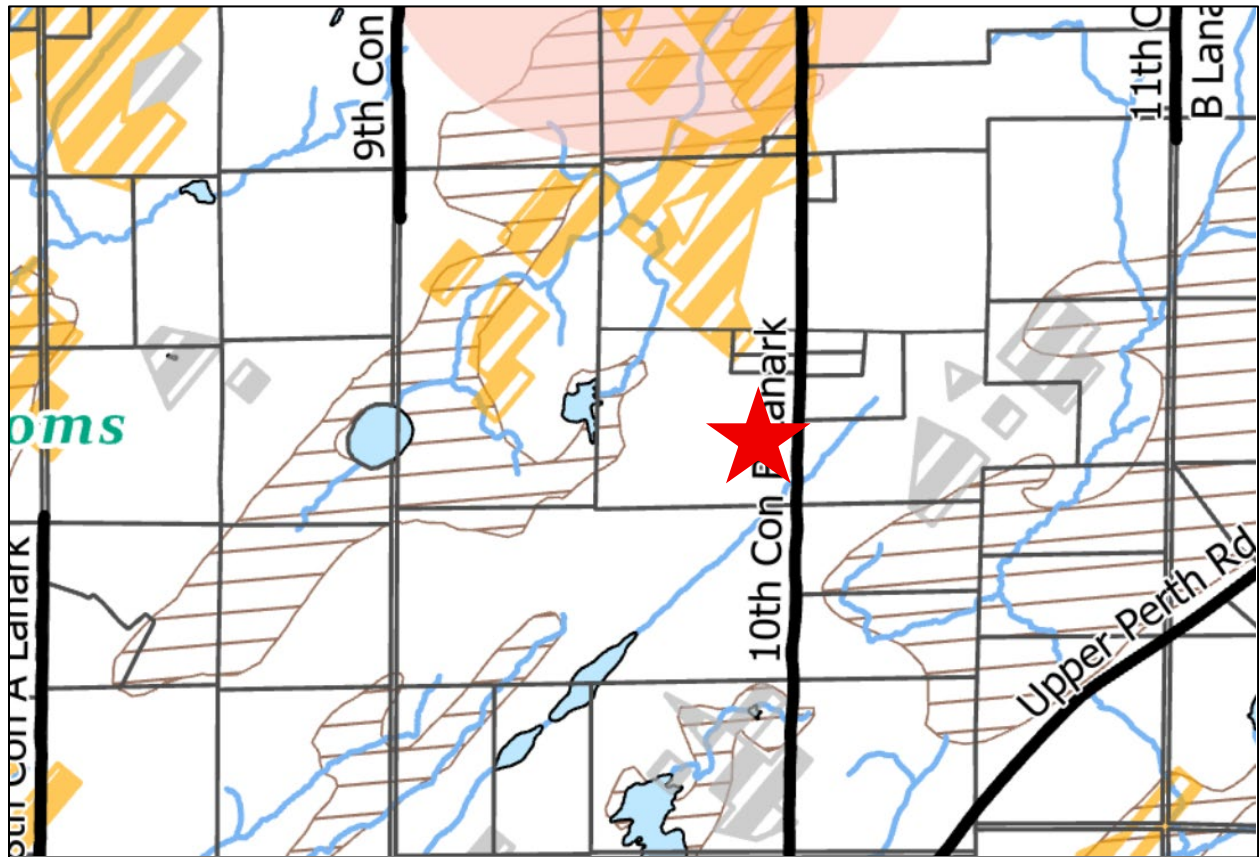


Appendix B
Official Plan Schedule A



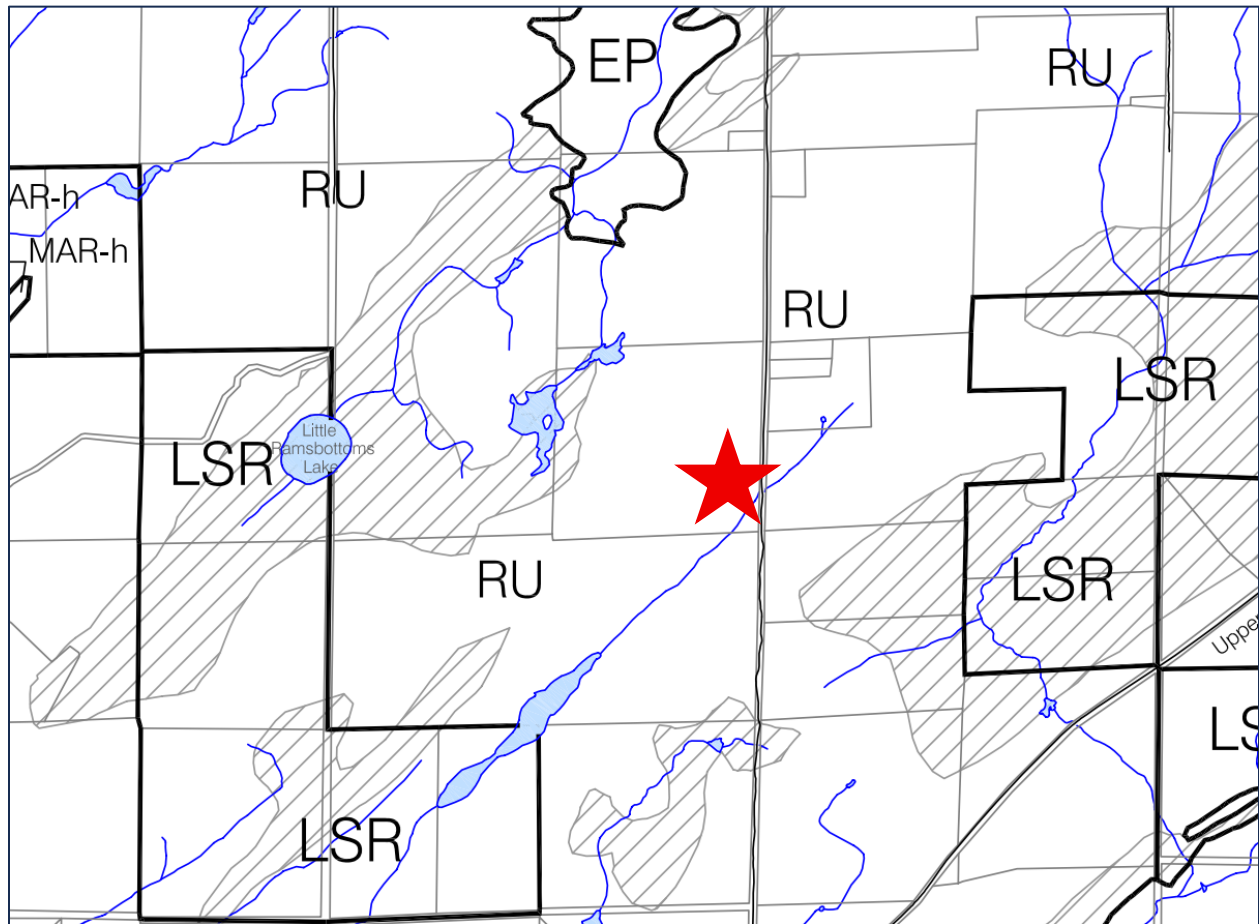
Subject Land – Rural Communities designation

Appendix C
Official Plan Schedule B



Subject Lands

Appendix D
Zoning Schedule



★ Subject Land: Rural (RU)

Appendix E
Conditions of Consent (B25-039)

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.*