



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

January 31, 2024

Forbes Symon, Planning Consultant

Mingie

Consent Application (Lanark County File No. B24/157 & B24/158)

1. LOCATION AND DESCRIPTION

The subject property is located in Lot 7, 8 and 9, Concession 8, geographic Township of Lanark, now in the Township of Lanark Highlands, locally known as 936 8th Concession A Lanark. The property is located approximately 4.5 km southeast of the Hamlet of Middleville. The property has frontage on 8th Concession A Lanark, being an open and maintained Township Road. The subject property totals approximately 89.66 ha (221.5 ac) in size and is currently occupied by a dwelling on private services along with a shed and barn, which is used for storage purposes only (Keymap Appendix “A”).

2. PROPOSED CONSENT

The applicant proposes to sever one (2) lots from the subject property with the following characteristics:

1. B24/157 – total lot area of approximately 7.6 ha (18.7 ac) and lot frontage of approximately 75 m (246 ft) on 8th Concession A Lanark, being an open and maintained Township road. The lot is currently vacant and is characterized as a managed forest property. A future dwelling is proposed.
2. B24/158 – total lot area of approximately 7.6 ha (18.7 ac) and lot frontage of approximately 60 m (196.8 ft) on 8th Concession A Lanark, being an open and maintained Township road. The lot is currently vacant and is characterized as a managed forest property. A future dwelling is proposed.
3. Retained Lot – total lot area of approximately 74.46 ha (183.9 ac) and lot frontage of approximately 119 m (390.4 ft) on 8th Concession A Lanark, being an open and maintained Township road. The lot is occupied by a dwelling on private services along with a shed and barn, which is used for storage purposes only.

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 Provincially Significant Wetland (PSW) associated with Ramsbottom's Lake on the adjacent property to the west of the lands, in addition to potential for organic soils towards the southeast portion for the subject property. Notwithstanding the above, the lands do not appear to be impacted by any significant natural heritage features on either of the severed lots.

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 require that "*Natural features and areas shall be protected for the long term.*"

The lots to be severed are 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 lots 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 has been no severance since April 1, 2003, on the property. Therefore, the proposed severance conforms with the Official Plan.

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.

As noted earlier, a barn structure which has been converted to a storage building is located on the retained lands, at a distance of approximately 195 metres from the closest severed lot. Provided that the applicant has confirmed the barn is to be used for storage purposes only, MDS calculations are not required to be submitted in support of the consent.

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 Township staff have requested the standard entrance and civic address 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

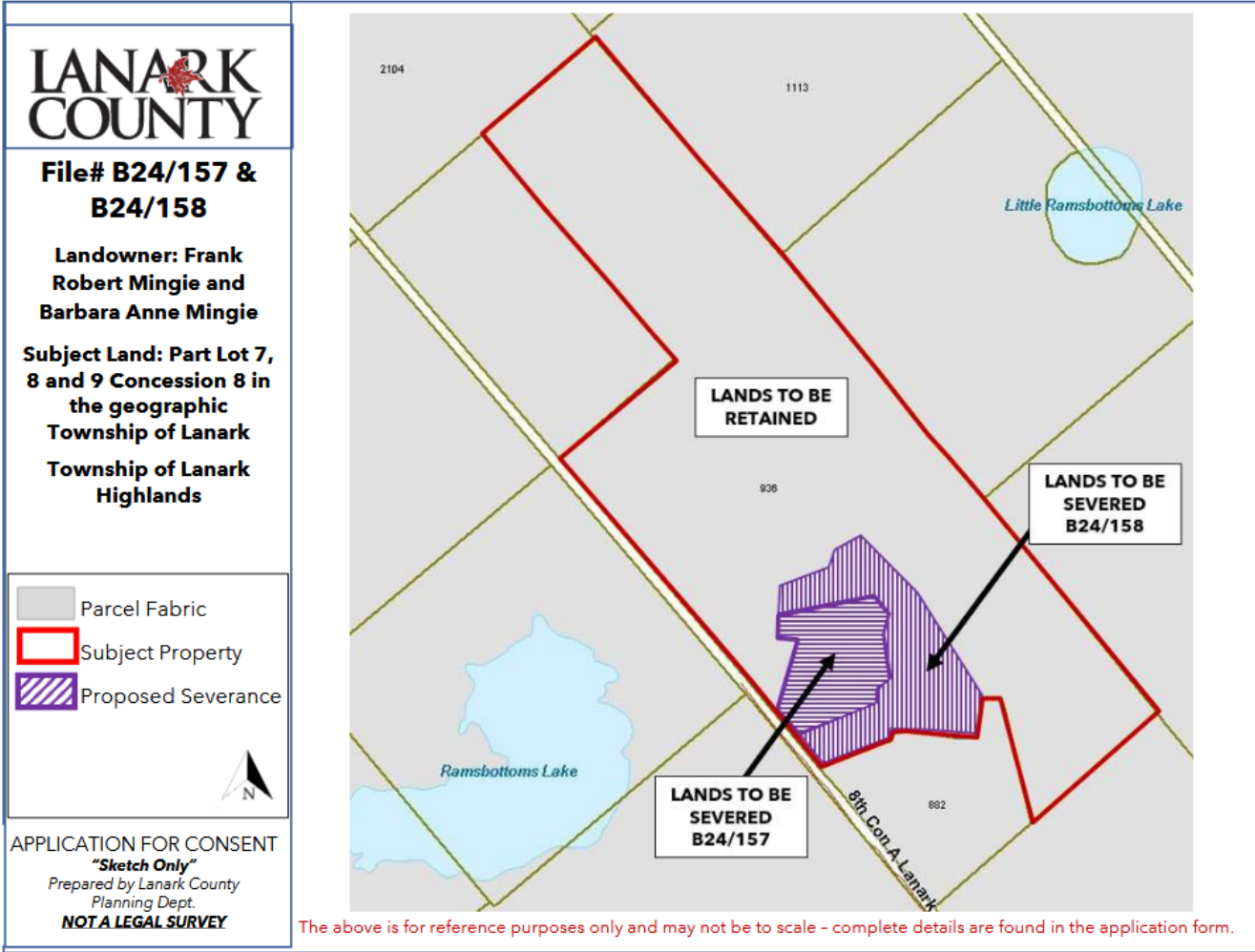
Appendix 'B': Official Plan Schedule A

Appendix 'C': Official Plan Schedule B

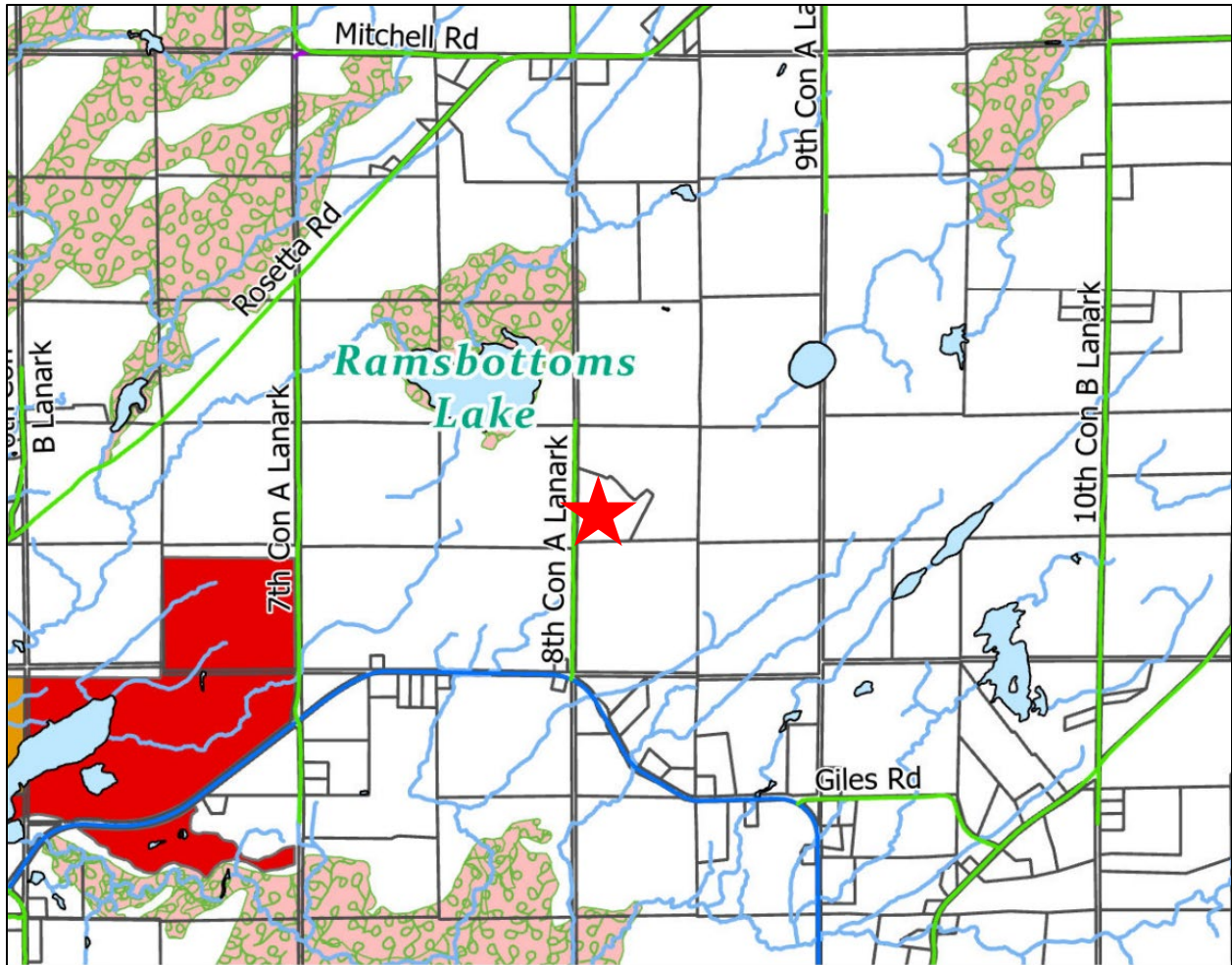
Appendix 'D': Zoning Schedule

Appendix 'E': Conditions of Consent

Appendix A Key Map

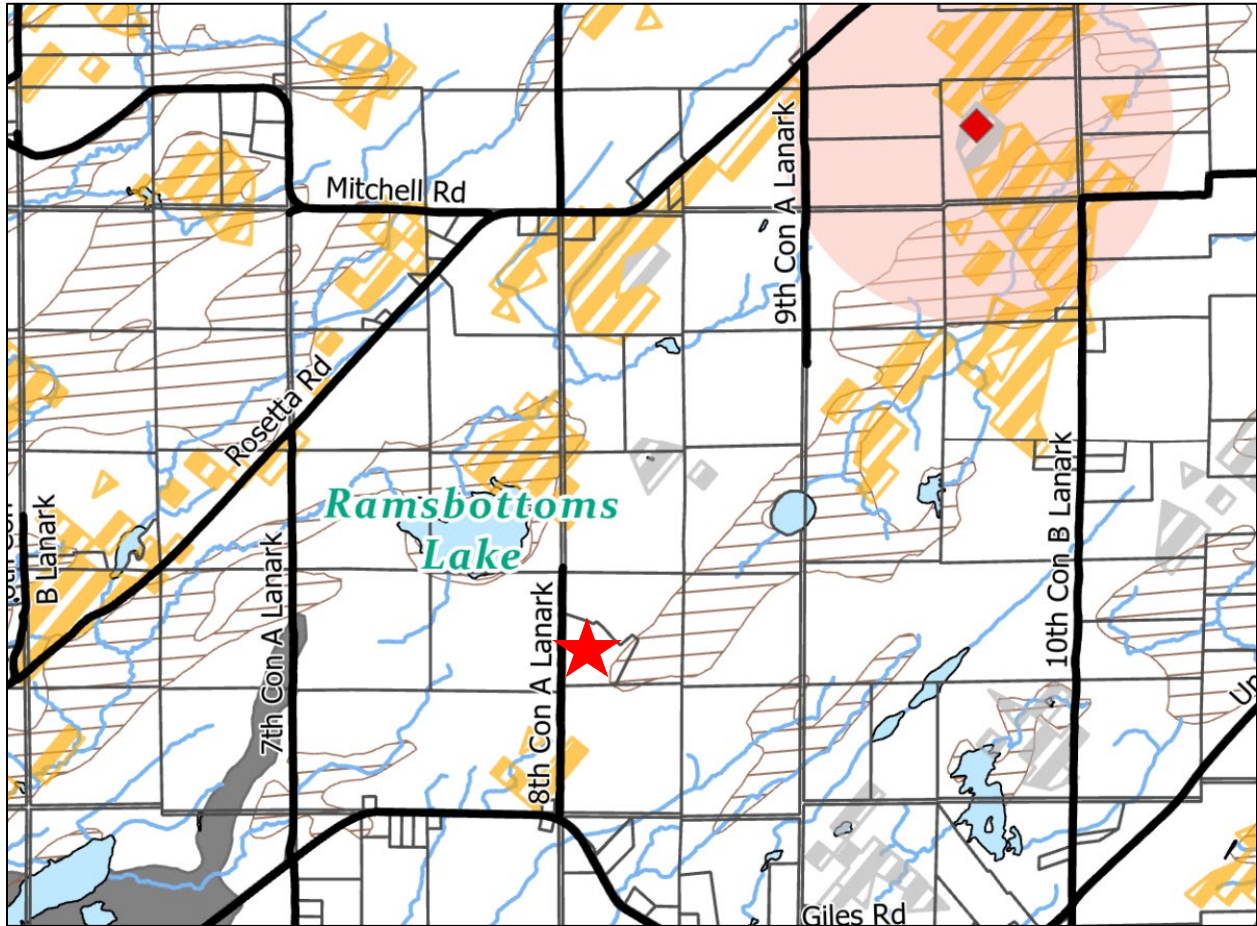


Appendix B
Official Plan Schedule A



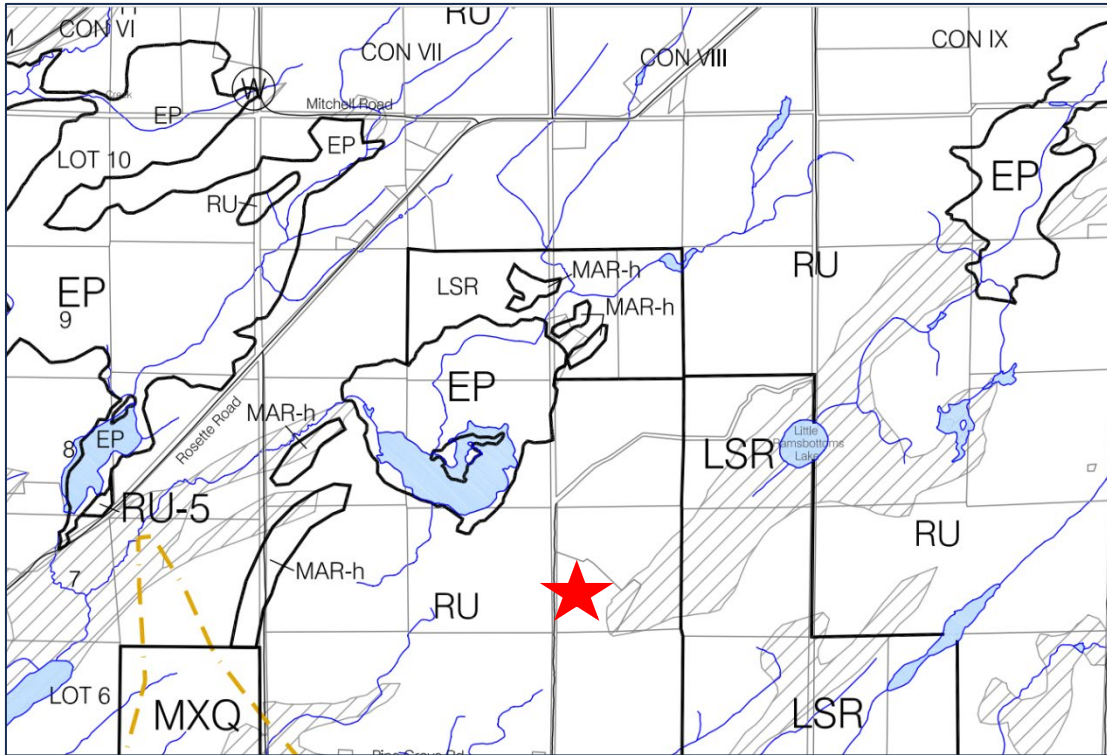
Subject Land – Rural Communities designation

**Appendix C
Official Plan Schedule B**



Subject Land – Rural Communities designation

Appendix D Zoning Schedule



Subject Land: Rural (RU)

Appendix E
Conditions of Consent (B24-157 & B24-158)

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 lots and provide any traffic signs deemed necessary by the Township. The applicant shall consult directly with the Township in this regard.*