
Tuesday, May 6th, 2025

5:30 p.m.

Municipal Office – 217 Harper Road, Perth, Ontario

Council Chambers

5:30 p.m. Public Meeting - Zoning By-Law Amendment

Following Committee of the Whole Meeting

Chair, Councillor Marilyn Thomas

1. CALL TO ORDER

2. INTRODUCTION

- The purpose of this public meeting is to hear an application for a Zoning By-Law Amendment for the following application:

Cameron

- The Planner will provide a brief overview of the details of the file and details of the amendment. The public will then be given an opportunity to make comments and ask questions.
- Only the applicant, the Minister or a specified person or public body that has an interest in the matter may appeal the decision to the Ontario Land Tribunal. A “specified person” does not include an individual or a community association.
- If a specified person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of Tay Valley Township to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Tay Valley Township before the by-law is passed, the person or public body is not entitled to appeal the decision.
- If a specified person or public body does not make oral submissions at a public meeting or make written submissions to Tay Valley Township before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

- The Clerk must provide notice of Council's decision to all those who request a copy within 15 days after the day the by-law is passed.
- An appeal to the Ontario Land Tribunal may be filed with the Clerk of the Township not later than 20 days after the day that the notice of decision was given. The notice of appeal must set out the objection to the by-law and the reasons in support of the objection, accompanied by the required fee.
- If you are interested in receiving a copy of the decision, please contact the Planning Administrative Assistant at planningassistant@tayvalleytwp.ca.

3. APPLICATION

- i) **FILE #ZA25-03: Scott Cameron – *attached, page 4.***
779 Brooks Corners Road
Part Lot 2, Concession 6,
Geographic Township of North Burgess
 - a) PLANNER FILE REVIEW & PROPOSED BY-LAW
 - b) APPLICANT COMMENTS
 - c) PUBLIC COMMENTS
 - d) RECOMMENDATION

4. ADJOURNMENT

APPLICATION

PUBLIC MEETING CONCERNING PROPOSED ZONING BY-LAW AMENDMENT

May 6, 2025

Noelle Reeve, Planner

APPLICATIONS ZA25-03 CAMERON

STAFF RECOMMENDATION

It is recommended:

“THAT, Zoning By-Law No. 02-021 be amended by changing the zoning of the lands at Part Lot 2, Concession 6, in the geographic Township of North Burgess, municipally known as 779 Brooks Corners Road from Rural (RU) to Residential Limited Services (RLS).

BACKGROUND

The application is a requirement of severances B24-135/136. Because the proposed severances will create waterfront lots accessed by a private road, the lots need to be rezoned to Residential Limited Services (RLS) to meet the requirements of the Official Plan.

This application applies to an approximately 1.038 ha lot (B24/135), 1.4 ha lot (B24/136), and 1.6 ha retained lot at 779 Brooks Corners Road.

DISCUSSION

Provincial Policy Statement (PPS)

Chapter 2 Building Homes, Sustaining Strong and Competitive Communities Section 2.5.1 Rural Areas in Municipalities states, “Healthy, integrated and viable rural areas should be supported by:

- “a) building upon rural character, and leveraging rural amenities and assets;
- b) promoting regeneration; and
- g) conserving biodiversity and considering the ecological benefits provided by nature”.

This section is satisfied as the Von Rosen Environmental Impact Study identifies appropriate development envelopes for the lots proposed by B24/135 and B24/136 and the retained land.

Section 2.9.1 Energy Conservation, Air Quality and Climate Change states, “Planning authorities shall plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through approaches that:

- d) protect the environment and improve air quality; and
- e) build resiliency to the impacts of a changing climate”.

Retaining most of the vegetation on the lots provides carbon sequestration so this section is met.

Chapter 4: Wise Use and Management of Resources Section 4.1. Natural Heritage states that, “Natural features and areas shall be protected for the long term”.

Specifically, Section 4.1.5 d) states that: “Development and site alteration shall not be permitted in: significant wildlife habitat; unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.” Subsection b) states that “Development and site alteration shall not be permitted in: b) Significant Woodlands in Ecoregions 6E unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions”.

Additionally, Section 4.1.8 a) states that “Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified...unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions”.

An Environmental Impact Statement (EIS) was prepared that stated an appropriate buffer for the Provincially Significant Wetlands to the east of the subject property would be 30m if the development envelopes are restricted to ½ acre.

The Natural Heritage requirements of the Provincial Planning Statement 2024 will be satisfied by including the mitigation measures for Significant Woodlands identified in the Van Rosen EIS in Development Agreements for the severed and retained lots.

Section 4.2.1 Water states, “Planning authorities shall protect, improve or restore the quality and quantity of water by: e) implementing necessary restrictions on development and site alterations to: 2) protect, improve or restore vulnerable surface and groundwater, and their hydrologic functions”.

The developable envelopes are more than 80m from Adam Lake.

The aquifers throughout Tay Valley Township are vulnerable to surface contaminants due to thin or absent soils overlying bedrock that may be fractured.

The RVCA identified some best practices that could be considered including:

- increased well casing depths,
- increased distance of septic systems from drinking water wells,
- ensuring septic systems are located downgradient of wells,
- ensuring that wells and septic systems are properly maintained,
- avoiding the use of pesticides, herbicides, and fertilizers.

Section 4.6.2 Cultural Heritage and Archaeology states, “Planning authorities shall not permit development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved”. Areas of archaeological potential include lands that contain or are located within 300 meters of a primary water source such as a lakeshore, river or large creek.

Given the steepness of the slope and the proposed location of the developable envelopes more than 80m from the shore, no archaeological study was requested.

Chapter 5 Protecting Public Health and Safety Section 5.2.2 b Natural Hazards: states “Development shall generally be directed to areas outside of hazards. Both the EIS and the Rideau Valley Conservation Authority (RVCA) comment letter identified steep slopes and potential unstable soils that may impact or be impacted by future development on the lands.

However, following a site visit by the RVCA to review the proposed building envelopes and a review of soil conditions from nearby well-records, the RVCA stated it had no further concerns regarding the proposed severances.

The EIS recommended stairs be constructed to access the water and that trees be retained on the slope and that runoff from the driveway access and the water access be drained to ground infiltration pits.

The application conforms to the requirements of the Provincial Planning Statement. Natural heritage features on the properties and their ecological functions include: Significant Wetlands Buffers, and Species at Risk habitat which will be protected by a Development Agreements.

Lanark County Sustainable Communities Official Plan

Section 3 Rural Area Policies permits a variety of uses including conservation uses.

Section 5.4.4 states, “The County of Lanark and its constituent municipalities have an obligation to consider the impact of development and land use on waterbodies throughout the County in order to ensure the long-term viability of this important natural and economic resource”. Section 5.5.8 Surface and Ground Water Protection and Enhancement further states, “Areas in the County have been identified as Highly Vulnerable Aquifers and Significant Groundwater recharge Areas in the Source Protection Plan”.

Section 5.5.1 Provincially Significant Wetlands (PSW) states that PSW “are to be protected from development and site alteration”.

Section 5.5.2 Endangered or Threatened Species Habitat states, “It is important to protect the significant habitat of endangered and threatened species found within the County”.

Section 5.5.5 Significant Wildlife Habitat states, “Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species”.

Section 5.5.7 Fish Habitat states, “Local Official Plans shall not permit development and site alteration on lands within 120 metres of fish habitat unless it has been demonstrated through the preparation of an Environmental Impact Statement that there will be no negative impact”.

The Lanark County Sustainable Communities Plan requirements will be met through Development Agreements that contain the recommendations of the Environmental Impact Statement.

Official Plan

Both subject properties are designated Rural, Provincially Significant Wetlands Buffer, and Abandoned Mine Buffer.

Section 1.6.1.3 Environmental Objectives includes, “To promote biodiversity and conserve natural heritage systems and features and recognize the economic value they provide with respect to natural storm water collection, water quality, sequestering carbon emissions, improving air quality, reducing localized heat, and preventing flooding”.

Section 2.2.5.1 states, “The Township is committed to ensuring healthy, liveable and safe communities are sustained by promoting... land use patterns that maintain resilience to climate change”. “The Township will also promote mitigation of climate change by protecting wetlands for their carbon sequestration capacity (greater than trees)”.

Section 2.3.3.1 Rural states, “The intent of the Plan is to maintain the natural, scenic and cultural attributes of the Rural area and promote the rural character, lifestyle and open landscape, while supporting an array of compatible activities”. Section 2.3.3.2 Permitted Uses, states, “Within the Rural Area a variety of land uses shall be permitted” including residential.

Section 3 Environmental Stewardship states, “Environmental stewardship of the Township’s natural heritage features is key to a sustainable future. Environmental stewardship conserves, protects, restores and improves the natural environment for current and future generations”.

Section 3.1.2 Fish Habitat and Adjacent Lands states, “...the Township has considerable interest in protecting fish habitat from harmful alteration, disruption and destruction”.

Section 3.1.3.1 Wildlife Habitat and Adjacent Lands states, “The Township recognizes the importance of conserving wildlife habitat for the purposes of maintaining the ecosystem and its diversity”. The EIS identified species to be protected.

Section 3.2.5 Waterfront Development, 3.2.7 Preservation of Vegetation, 3.2.11 Subwatershed Plans – The requirements of these sections for the protection of water quality are met through the recommendations of the EIS. Permits are required from both the RVCA for work within 15m of the shoreline and from Parks Canada for work along the shoreline edge or in the water.

Section 3.4.1 Provincially Significant Wetlands states that, “Wetlands are important for their role in the recharge and discharge of groundwater, water quality improvement, flood and erosion damage reduction, wildlife habitat, and recreational and tourism opportunities such as hunting, fishing, bird watching, hiking and boating”. “The Township encourages residents to take advantage of incentives offered by the province that apply to Provincially Significant Wetlands (PSW) including the Conservation Land Tax Incentive Program.”

Section 4.6.2 Organic Soils, 4.6.3 Steep Slopes and Erosion Lands were addressed by the RVCA who confirmed there were no pockets of organic soil related to the PSW where the proposed developable envelopes are located. RVCA also confirmed that the developable envelopes did not have steep slope concerns.

Section 5.4.2 Archaeological Resources states, “The Municipality may require archaeological assessments, as a condition of any development proposal affecting areas considered to have archaeological potential. Given the steepness of the slope and the proposed location of the developable envelopes more than 80m from the shore, no archaeological study was requested”.

Section 5.4.3 Rideau Canal World Heritage Site states, “Development is required to be 30m from the shoreline of the Rideau Canal on vacant lots”. The developable envelopes are more than double that setback.

Section 6.3.3.3 Consent Policies regarding strip development (consisting of 3 adjacent lots with frontage less than 100m) are met. The proposed lots have frontage greater than 100m.

Section 6.3.3.4 Consent Policies states, “Lots created by Consent shall generally front onto existing maintained public roads. However, consents may be permitted on existing private roads for waterfront residential lots, subject to any proposed lot being zoned to a Limited Services Residential zone”.

The requirements of the Township Official Plan will be met by Development Agreements on the three lots and through this rezoning application.

Zoning By-Law

The lots are currently zoned Rural (RU).

Because the proposed severances will create waterfront lots accessed by a private road, the lots need to be rezoned to Residential Limited Services (RLS) to meet the requirements of the Official Plan.

The proposed severed and retained lots will exceed the frontage requirements of 91m for Adam Lake as they are all greater than 100m along the water. They will also exceed the area requirement of 4,050m² as they are all over 1ha.

Planner

The Planner is in support of the rezoning.

Rideau Valley Conservation Authority (RVCA)

Supported the severance applications.

Mississippi Rideau Septic System Office (MRSSO)

Supported the severance applications.

Tay Valley Township Public Works

Addresses for the three new lots will be confirmed.

Public Comments

No comments were received at the time of the report.

CONCLUSION

The Planner recommends that the proposed amendment be approved to rezone the lands at Part Lot 2, Concession 6, in the geographic Township of North Burgess, municipally known as 779 Brooks Corners Road from Rural (RU) to Residential Limited Services (RLS).

ATTACHMENTS

- i) Lot locations
- ii) Zoning By-law Amendment

Prepared and Submitted By:

Approved for Submission By:

Original signed

Original signed

**Noelle Reeve,
Planner**

**Amanda Mabo,
Chief Administrative Officer/Clerk**

Attachment 1 Lot Locations



THE CORPORATION OF TAY VALLEY TOWNSHIP

BY-LAW NO. 2025-0xx

A BY-LAW TO AMEND ZONING BY-LAW NO. 2002-121, AS AMENDED (CAMERON – 779 BROOKS ROAD) (PART LOT 2, CONCESSION 6, GEOGRAPHIC TOWNSHIP OF NORTH BURGESS)

WHEREAS, the *Planning Act*, R.S.O. 1990, Chapter P.13 Section 34 as amended, provides that the Councils of local municipalities may enact by-laws regulating the use of land and the erection, location and use of buildings and structures within the municipality;

AND WHEREAS, By-Law No. 2002-121 regulates the use of land and the erection, location and use of buildings and structures within Tay Valley Township;

AND WHEREAS, the Council of the Corporation of Tay Valley Township deems it advisable to amend By-Law No. 2002-121, as hereinafter set out;

AND WHEREAS, this By-Law implements the policies and intentions of the Official Plan for Tay Valley Township;

NOW THEREFORE BE IT RESOLVED THAT, the Council of the Corporation of Tay Valley Township enacts as follows:

1. GENERAL REGULATIONS

- 1.1 **THAT**, By-Law No. 2002-121 is hereby amended by amending the zoning from Rural (RU) to Residential Limited Services (RLS) on the lands legally described as Part Lot 2, Concession 6, geographic Township of South Sherbrooke, now in Tay Valley Township, County of Lanark (Roll # 091191102523610), in accordance with Schedule "A" attached hereto and forming part of this By-Law.
- 1.2 **THAT**, all other applicable standards and requirements of By-Law No. 2002-121 shall continue to apply to the subject property.
- 1.3 **THAT**, this By-Law shall come into force and effect with the passing thereof, in accordance with *the Planning Act*, as amended.

THE CORPORATION OF TAY VALLEY TOWNSHIP
BY-LAW NO. 2025-0xx

2. ULTRA VIRES

Should any sections of this by-law, including any section or part of any schedules attached hereto, be declared by a court of competent jurisdiction to be ultra vires, the remaining sections shall nevertheless remain valid and binding.

3. BY-LAWS RESCINDED

3.1 All by-laws or parts thereof and resolutions passed prior to this by-law which are in contravention of any terms of this by-law are hereby rescinded.

4. EFFECTIVE DATE

ENACTED AND PASSED this 20th day of May, 2025.

Robert Rainer, Reeve

Amanda Mabo, Clerk

**THE CORPORATION OF TAY VALLEY TOWNSHIP
BY-LAW NO. 2025-0xx**

SCHEDULE "A"

Cameron – 779 Brooks Road
Part Lot 2, Concession 6
Geographic Township of North Burgess
Tay Valley Township



Area(s) Subject to the By-Law
To amend the Zoning from
Rural (RU) to
Residential Limited Services (RLS)

Certificate of Authentication
This is Schedule "A" to By-Law 2025-0xx
passed this 20th day of May 2025.

Reeve

Clerk

Cameron Zoning By-law Amendment

Public Notice

Pursuant to the Planning Act, Notice of Public Meeting is to be provided a minimum of 20 days prior for a Zoning By-law Amendment. Notice was duly given by both the posting of the notice in a visible area for the property and by mailing to adjacent property owners within 120 metres of the location. Notice was also given to other public agencies as required.

1



1

Cameron Zoning By-law Amendment

Ontario Land Tribunal

Only the applicant, the Minister or a specified person or public body that has an interest in the matter may appeal the decision to the Ontario Land Tribunal. A "specified person" does not include an individual or a community association.

Please be cautioned that the Ontario Land Tribunal may dismiss all or part of an appeal without holding a hearing if the reasons set out in the appeal do not refer to land use planning grounds offended by the decision, the appeal is not made in good faith or is frivolous or vexatious or made only for the purpose of delay.

The Tribunal may also dismiss the appeal if the appellant did not make oral submission at the public meeting or did not make written submission before the plan or amendment were adopted.

If you choose to appeal, you must submit written reasons, the prescribed fee and any other background material requested.

2



2

Cameron

779 Brooks Corners Road

Part Lot 2, Concession 6, Geographic Township of North Burgess

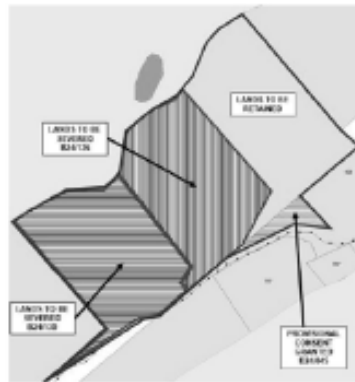
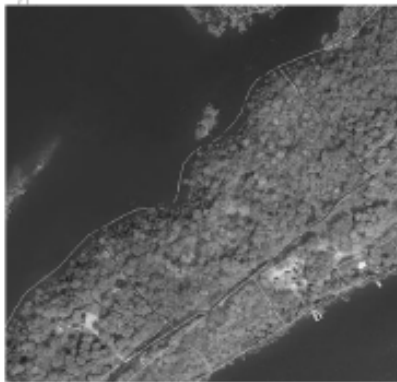
- The application applies to an approximately 1.038 ha lot (B24/135), 1.4 ha lot (B24/136), and 1.6 ha retained lot at 779 Brooks Corners Road. The rezoning is a condition of the severances.
- The purpose of the amendment is to change the zoning of the property from Rural (RU) to Residential Limited Services (RLS). The effect of the amendment is to allow the lands to be used for a dwelling on a private road.

3



3

Cameron Location



4



4

Cameron

Planner's Comments

Provincial Policy Statement (PPS)

- Chapter 2 Building Homes, Sustaining Strong and Competitive Communities Section 2.5.1 Rural Areas in Municipalities states, "Healthy, integrated and viable rural areas should be supported by:"
 - a) building upon rural character, and leveraging rural amenities and assets;
 - b) promoting regeneration; and
 - g) conserving biodiversity and considering the ecological benefits provided by nature".
- This section is satisfied as the Von Rosen Environmental Impact Study identifies appropriate development envelopes for the lots proposed by B24/135 and B24/136 and the retained land.

5



5

Cameron

Planner's Comments

Provincial Policy Statement (PPS)

- Section 2.9.1 Energy Conservation, Air Quality and Climate Change states, "Planning authorities shall plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through approaches that:"
 - d) protect the environment and improve air quality; and
 - e) build resiliency to the impacts of a changing climate".
- Retaining most of the vegetation on the lots provides carbon sequestration so this section is met.

6



6

Cameron Planner's Comments Provincial Policy Statement (PPS)

- **Chapter 4: Wise Use and Management of Resources** Section 4.1. Natural Heritage states that, "Natural features and areas shall be protected for the long term".
- Specifically, Section 4.1.5 d) states that: "Development and site alteration shall not be permitted in: significant wildlife habitat; unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions." Subsection b) states that "Development and site alteration shall not be permitted in: b) Significant Woodlands in Ecoregions 6E unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions".
- Additionally, Section 4.1.8 a) states that "Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified...unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions".

7



7

Cameron Planner's Comments Provincial Policy Statement (PPS)

- An Environmental Impact Statement (EIS) was prepared that stated an appropriate buffer for the Provincially Significant Wetlands to the east of the subject property would be 30m if the development envelopes are restricted to 1/2 acre.
- The Natural Heritage requirements of the Provincial Planning Statement 2024 will be satisfied by including the mitigation measures for Significant Woodlands identified in the Van Rosen EIS in Development Agreements for the severed and retained lots.
- Section 4.2.1 Water states, "Planning authorities shall protect, improve or restore the quality and quantity of water by: e) implementing necessary restrictions on development and site alterations to: 2) protect, improve or restore vulnerable surface and groundwater, and their hydrologic functions".
- The developable envelopes are more than 80m from Adam Lake.

8



8

Cameron Planner's Comments Provincial Policy Statement (PPS)

- The aquifers throughout Tay Valley Township are vulnerable to surface contaminants due to thin or absent soils overlying bedrock that may be fractured.
- The RVCA identified some best practices that could be considered including:
 - increased well casing depths,
 - increased distance of septic systems from drinking water wells,
 - ensuring septic systems are located downgradient of wells,
 - ensuring that wells and septic systems are properly maintained,
 - avoiding the use of pesticides, herbicides, and fertilizers.

9



9

Cameron Planner's Comments Provincial Policy Statement (PPS)

- Section 4.6.2 Cultural Heritage and Archaeology states, "Planning authorities shall not permit development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved". Areas of archaeological potential include lands that contain or are located within 300 meters of a primary water source such as a lakeshore, river or large creek.
- Given the steepness of the slope and the proposed location of the developable envelopes more than 80m from the shore, no archaeological study was requested.
- **Chapter 5 Protecting Public Health and Safety Section 5.2.2 b Natural Hazards:** states "Development shall generally be directed to areas outside of hazards. Both the EIS and the RVCA comment letter identified steep slopes and potential unstable soils that may impact or be impacted by future development on the lands.

10



10

Cameron Planner's Comments Provincial Policy Statement (PPS)

- However, following a site visit by the RVCA to review the proposed building envelopes and a review of soil conditions from nearby well-records, the RVCA stated it had no further concerns regarding the proposed severances.
- The EIS recommended stairs be constructed to access the water and that trees be retained on the slope and that runoff from the driveway access and the water access be drained to ground infiltration pits.
- The application conforms to the requirements of the Provincial Planning Statement. Natural heritage features on the properties and their ecological functions include: Significant Wetlands Buffers, and Species at Risk habitat which will be protected by a Development Agreements.

11



11

Cameron County Sustainable Communities Official Plan

- Section 3 Rural Area Policies permits a variety of uses including conservation uses.
- Section 5.4.4 states, "The County of Lanark and its constituent municipalities have an obligation to consider the impact of development and land use on waterbodies throughout the County in order to ensure the long-term viability of this important natural and economic resource". Section 5.5.8 Surface and Ground Water Protection and Enhancement further states, "Areas in the County have been identified as Highly Vulnerable Aquifers and Significant Groundwater recharge Areas in the Source Protection Plan".
- Section 5.5.1 Provincially Significant Wetlands (PSW) states that PSW "are to be protected from development and site alteration".

12



12

Cameron

County Sustainable Communities Official Plan

- Section 5.5.2 Endangered or Threatened Species Habitat states, "It is important to protect the significant habitat of endangered and threatened species found within the County".
- Section 5.5.5 Significant Wildlife Habitat states, "Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species".
- Section 5.5.7 Fish Habitat states, "Local Official Plans shall not permit development and site alteration on lands within 120 metres of fish habitat unless it has been demonstrated through the preparation of an Environmental Impact Statement that there will be no negative impact".
- The Lanark County Sustainable Communities Plan requirements will be met through Development Agreements that contain the recommendations of the Environmental Impact Statement.

13



13

Cameron

Planner's Comments Official Plan

- Both subject properties are designated Rural, Provincially Significant Wetlands Buffer, and Abandoned Mine Buffer.
- Section 1.6.1.3 Environmental Objectives includes, "To promote biodiversity and conserve natural heritage systems and features and recognize the economic value they provide with respect to natural storm water collection, water quality, sequestering carbon emissions, improving air quality, reducing localized heat, and preventing flooding".
- Section 2.2.5.1 states, "The Township is committed to ensuring healthy, liveable and safe communities are sustained by promoting... land use patterns that maintain resilience to climate change". "The Township will also promote mitigation of climate change by protecting wetlands for their carbon sequestration capacity (greater than trees)".

14



14

Cameron Planner's Comments Official Plan

- Section 2.3.3.1 Rural states, "The intent of the Plan is to maintain the natural, scenic and cultural attributes of the Rural area and promote the rural character, lifestyle and open landscape, while supporting an array of compatible activities". Section 2.3.3.2 Permitted Uses, states, "Within the Rural Area a variety of land uses shall be permitted" including residential.
- Section 3 Environmental Stewardship states, "Environmental stewardship of the Township's natural heritage features is key to a sustainable future. Environmental stewardship conserves, protects, restores and improves the natural environment for current and future generations".
- Section 3.1.2 Fish Habitat and Adjacent Lands states, "...the Township has considerable interest in protecting fish habitat from harmful alteration, disruption and destruction".

15



15

Cameron Planner's Comments Official Plan

- Section 3.1.3.1 Wildlife Habitat and Adjacent Lands states, "The Township recognizes the importance of conserving wildlife habitat for the purposes of maintaining the ecosystem and its diversity". The EIS identified species to be protected.
- Section 3.2.5 Waterfront Development, 3.2.7 Preservation of Vegetation, 3.2.11 Subwatershed Plans – The requirements of these sections for the protection of water quality are met through the recommendations of the EIS. Permits are required from Parks Canada for work along the shoreline edge or in the water.

16



16

Cameron Planner's Comments Official Plan

- Section 3.4.1 Provincially Significant Wetlands states that, "Wetlands are important for their role in the recharge and discharge of groundwater, water quality improvement, flood and erosion damage reduction, wildlife habitat, and recreational and tourism opportunities such as hunting, fishing, bird watching, hiking and boating". "The Township encourages residents to take advantage of incentives offered by the province that apply to Provincially Significant Wetlands (PSW) including the Conservation Land Tax Incentive Program."
- Section 4.6.2 Organic Soils, 4.6.3 Steep Slopes and Erosion Lands were addressed by the RVCA who confirmed there were no pockets of organic soil related to the PSW where the proposed developable envelopes are located. RVCA also confirmed that the developable envelopes did not have steep slope concerns.

17



17

Cameron Planner's Comments Official Plan

- Section 5.4.2 Archaeological Resources states, "The Municipality may require archaeological assessments, as a condition of any development proposal affecting areas considered to have archaeological potential. Given the steepness of the slope and the proposed location of the developable envelopes more than 80m from the shore, no archaeological study was requested".
- Section 5.4.3 Rideau Canal World Heritage Site states, "Development is required to be 30m from the shoreline of the Rideau Canal on vacant lots". The developable envelopes are more than double that setback.

18



18

Cameron Planner's Comments Official Plan

- Section 6.3.3.3 Consent Policies regarding strip development (consisting of 3 adjacent lots with frontage less than 100m) are met. The proposed lots have frontage greater than 100m.
- Section 6.3.3.4 Consent Policies states, "Lots created by Consent shall generally front onto existing maintained public roads. However, consents may be permitted on existing private roads for waterfront residential lots, subject to any proposed lot being zoned to a Limited Services Residential zone".
- The requirements of the Township Official Plan will be met by Development Agreements on the three lots and through this rezoning application.

19



19

Cameron Planner's Comments Zoning

- The lots are currently zoned Rural (RU).
- Because the proposed severances will create waterfront lots accessed by a private road, the lots need to be rezoned to Residential Limited Services (RLS) to meet the requirements of the Official Plan.
- The proposed severed and retained lots will exceed the frontage requirements of 91m for Adam Lake as they are all greater than 100m along the water. They will also exceed the area requirement of 4,050m² as they are all over 1ha.

20



20

Cameron Comments Continued

Public Comments

- No comments were received at the time of the report.
- Members of the public are welcome to speak to the application at this meeting.

21



21

Cameron Recommendation

"THAT, Zoning By-Law No. 02-021 be amended by changing the zoning of the lands at Part Lot 2, Concession 6, in the geographic Township of North Burgess, municipally known as 779 Brooks Corners Road from Rural (RU) to Residential Limited Services (RLS)."

22



22