

Please complete this questionnaire and return it to:

County of Lanark
Planning Approvals Administrator
99 Christie Lake Rd. (Sunset Blvd.)
P. O. Box 37
Perth, Ontario K7H 3E2

Application Number: **09-T-12005**

Municipality: **Lanark Highlands**

Applicant: **Jackson Homes**

**MUNICIPAL QUESTIONNAIRE
SUBDIVISION & CONDOMINIUM APPLICATIONS**

If you require extra space, please add your comments on a separate sheet(s) of paper. This form should be completed by staff responsible for planning.

INCOMPLETE QUESTIONNAIRES WILL BE RETURNED AND THE APPLICATION HELD IN ABEYANCE UNTIL THE INFORMATION IS PROVIDED.

1. SERVICES

1a. Which of the following services will the municipality supply to this development: and is there existing capacity available to service the proposed use(s)?

	Yes	No
Garbage collection	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Municipal water	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Municipal sanitary sewers	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Recycling	<input checked="" type="checkbox"/>	<input type="checkbox"/>

(If "no", how will these services be provided:

Garbage and Recycling pick collection – not available

Public transportation - not available

Municipal water – private wells

Municipal sanitary sewers – private septic systems

1b. If the proposal is for private wells and/or septic systems, has a hydrogeological and terrain analysis been done for the site?: Yes No

The Hydrogeology Investigation, Terrain Analysis and Impact Assessment, prepared by Golder and Associates Ltd., was submitted by the applicant. A peer review has been completed by Mississippi Valley Conservation Authority in conjunction with Rideau Valley Conservation Authority, and has since been submitted to the County of Lanark.

1c. If the proposed plan is to be serviced by a communal system (water and/or sewage), is the municipality prepared to accept ownership of the system(s)? Yes No

N/A – private services

2. **OFFICIAL PLAN (OP)**

2a. Do you have an official plan (OP) approved under the *Planning Act*?

Yes No

2b. Has the Official Plan been updated to conform with the Provincial Policy Statement?

Yes No

2c. What is/are the land use designation(s) within which this development is located?

Rural Communities

2d. Does this development conform with the OP? Yes No

Please specify the section and explain how it conforms or not

The Official Plan permits subdivisions in the Rural area of the Township.

2e. Is the development the subject of an OP amendment (OPA)? Yes No

2f. If the development requires an OPA, has an application been made?

Yes No **N/A**

Indicate status of OPA:

3. **PROVINCIAL POLICY STATEMENT**

3a. If the Official Plan has not been updated to conform with the Provincial Policy Statement, in considering this subdivision, how has Council had regard to the PPS?

POLICY 1.0 Building Strong Communities

- 1.1 Managing and Directing Land Use to Achieve Efficient Development and Land Use Patterns
- 1.2 Coordination
- 1.3 Employment Areas
- 1.4 Housing
- 1.5 Public Spaces, Parks and Open Space
- 1.6 Infrastructure and Public Service Facilities
- 1.7 Long-Term Economic Prosperity
- 1.8 Energy and Air Quality

POLICY 2.0 Wise Use and Management of Resources

- 2.1 Natural Heritage
- 2.2 Water
- 2.3 Agriculture
- 2.4 Minerals and Petroleum
- 2.5 Mineral Aggregate Resources
- 2.6 Cultural Heritage and Archaeology

POLICY 3.0 Protecting Public Health and Safety

3.1 Natural Hazards

3.2 Human-made Hazards

Explain: **N/A**

3b. Has your municipality adopted affordable housing policies in the OP?

Yes No

If "yes", explain how this proposal (if residential) is compatible with the projected housing needs

Section 8.4.23, Affordable Housing – Council will provide for affordable housing by enabling a full range of housing types and densities to meet projected demographic and market requirements of current and future residents of the Township by encouraging cost effective development standards and densities for new residential development to reduce the cost of housing. The proposed subdivision meets this provision by contributing to the supply of affordable single family housing for the community.

If "no", how will this development (if residential) address the need for affordable housing in the municipality

4. **RURAL DEVELOPMENT**

4a. Is the development within an area designated as "hamlet", "village", or "town" or other settlement area in the OP? Yes No

4b. If the answer to 4a. is "yes", please omit the remainder of section 4. If the answer is "no" to 4a., has the developer justified the need for this development at this location, at this scale and at this time, to the satisfaction of Council?

YES. A full planning rationale was provided with the application at the time of submission.

4c. Please state the distance to, and name the nearest settlement area.

The development is adjacent to the Hamlet of Middleville.

4d. Has Council or the planning board considered the initial as well as long term costs of services to this development? (eg. road maintenance, school bussing, policing, parks, library, etc.) Yes No

If "no", explain why this was not considered.

4e. What are the likely land use impacts upon adjacent and other nearby uses?

Subdivisions provide internal road networks which avoid extensive areas of strip development along County and Township roads, thereby preserving the cultural and natural heritage features of the municipality.

Subdivisions which are located in or near the designated Village and Hamlet Communities of the Township have good access to the services and businesses which are located in these communities and generally have good access to the County road network for trips related to work, shopping, recreation etc.

- 4f. Has Council considered the cumulative impact of scattered rural development?
 Yes No Explain

The Township has retained planning, engineering and legal services, from which the Township has received detailed analysis of the impacts of the development.

5. ZONING

- 5a. Is the land covered by a zoning by-law passed under section 34 of the *Planning Act*?
 Yes No ; a Minister's Zoning order under section 47 of the *Planning Act*? Yes No
 Identify the zone(s) within which the proposal is located

The subject property is currently designated Rural (RU) under Zoning By-Law 2003-451 of the township of Lanark Highlands.

- 5b. By-law number (Ontario Regulation number if a Minister's Zoning Order)
- 5c. Does the proposal conform with the by-law or zoning order? Yes No
 If "no", is the site subject to an application for rezoning or a Minister's zoning order amendment?
 (If a site specific by-law/order has been passed for the development, please attach.)
- 5d. Please list the zoning provisions applicable to this proposal for the following:

	Reference Z.B. section below
setbacks from water bodies	n/a
permitted uses	Section 6.1 Dwelling, Single Detached; Dwelling, Accessory; Dwelling, Duplex; Dwelling, Semi-Detached
setbacks from railway lands	N/A
setbacks from highways	Section 6.2, 28m
minimum lot areas	Section 6.2, Current Official Plan, Section 3.3.6.2 states a minimum of 0.8 ha with supporting Hydro-geology study
minimum lot frontages	Section 6.2, 60m
other	

6. SITE CHARACTERISTICS

6a. What is the present use of the site?

Vacant field

6b. What were the previous uses on the site?

Agriculture

6c. i) Would any of these present or past uses result in potential health, safety or environmental concerns associated with the proposed development?

Yes No

ii) How has the municipality/planning staff determined this?

- **Various studies and reports provided by industry professionals – no natural hazards or human-made hazards were identified on or within close proximity to the subject property**

6d. Is an individual or class Environmental Assessment under the *Environmental Assessment Act* required? Yes No Unknown

If “yes”, is one underway? Yes No Status _____

6e. Is the site subject to other possible hazards such as flooding, slumping, unstable subsurface soils or contaminated soils? Yes No Unknown

If “yes, please explain how, from local knowledge, these possible hazards might affect the development of the site.

6f. What are the past and present uses of the surrounding lands?

Past: **Agriculture, Residential**

Present: **Agriculture, Residential**

6g. Is the proposed development compatible with these surrounding uses?

Yes No

If “no”, explain why.

6h. List any noxious uses past and present within 500 metres of the site.

7. LAYOUT

7a. i) In the layout of the development has the municipality or planning board considered the following:

	Yes	No
Topography	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vegetation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Drainage patterns	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Unique land features
 Integration into surround area

ii) Will the proposal negatively impact upon the above items? Yes No
 Explain.

The developer's consultants, in consultation with peer review bodies, have addressed the above items. The natural features of the subject area have been incorporated into the design of the subdivision.

7b. i) Is the street pattern appropriate for existing and future adjacent road systems?
 Yes No
 If "no", explain why.

ii) Are there design changes that would address these concerns? Yes No

Please outline these design changes in red on a copy of the plan.

7c. What is the status of any existing roads on or abutting this development (i.e. assumed public road, Crown access road, dedicated public highway maintained by a Local Roads Board, private road, water access only). (Please also indicate on the plan).

Wolf Grove Road, County maintained road

7d. If access is by water, please indicate if there are appropriate boat launching and parking facilities, deeded in perpetuity, and the location of these facilities.

N/A

7e. Are the street allowances wide enough to allow for:

	Yes	No	N/A
Traffic	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Access to lots	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Snowploughing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
All emergency vehicles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Utilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sidewalks	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ditches	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Boulevards	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

7f. Will the municipality assume ownership of the roads within the development?
 Yes No N/A

7g. Will the roads be publicly maintained by the municipality or a local roads board?
 Yes No N/A

7h. Indicate whether such maintenance is year round or seasonal .

- 7i. Who will ensure the grading and surfacing of the roads and the installation of services if any? Subdivider/Developer Municipality

8. CONSULTATION

- 8a. Have the following agencies or departments fully concurred with this plan?

	Yes	No	N/A
Municipal Planner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Municipal Engineer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police/Fire Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks/Recreation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Medical Officer of Health	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local Services Board	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local Roads Board	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (Specify _____)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If the answer to any of the above is "no", list reasons and attach a copy of their comments.

9. PARKLAND

- 9a. Does your Council wish to use section 51.1 of the **Planning Act** and require:

	Yes	No
5% of the land (if residential) be conveyed for park purposes	<input type="checkbox"/>	<input type="checkbox"/>
2% of the land (if commercial or industrial)	<input type="checkbox"/>	<input type="checkbox"/>
Cash-in-lieu	<input type="checkbox"/>	<input type="checkbox"/>

Please identify the location on the plan.

- 9b. Who will maintain these lands? **The Township of Lanark Highlands**

- 9c. Are the lands proposed for park purposes suitable for public use such as parkland or waterfront access? Yes No

- 9d. If these lands are for water access, what are the proposed uses (eg. parking, picnicing, boat launching)? **N/A**

- 9e. Will the water access serve an area greater than the area of the development?
Explain **N/A**

- 9f. Are the lands for park purposes in conformity with a municipal parks plan or policy?
Explain **N/A**

10. COUNTY ROADS

- 10a. Does the plan abut a county road? Yes No N/A
Is access proposed to a county road? Yes No N/A

If "yes", does the county roads engineer fully concur with the development?

11. JUSTIFICATION

11a. Is this plan premature? Yes No Explain

11b. Does Council recommend this plan? Yes No

11c. Give reasons for Council's decision in 11b.

The Township Council is supportive of development by plan of subdivision for a wide range of reasons, including:

- **Subdivisions provide a compact form of development which allows the municipality to provide services in a cost-effective manner.**
- **Subdivisions provide internal road networks which avoid extensive areas of strip development along County and Township roads, thereby preserving the cultural and natural heritage features of the municipality.**
- **Subdivisions which are located in these communities and generally have good access to the County Road network for trips related to work, shopping, recreation, etc.**

12. PLANNING ADVICE

12a. In the consideration of this proposed development and in the filling out of this questionnaire, has Council had input from professional planning staff, or from a professional planning consultant? Yes No

12b. What are the recommendations of your professional planning staff/consultant?

Will be attached as appendix.

13. CONDITIONS

13a. Should the County of Lanark approve this plan, please attach or list below any conditions that Council requests.

14. PUBLIC MEETING

14a. Please indicate the date of the public meeting, if required by regulation.

14b. Please attach:

- (i) a certified copy of the written notice of application
- (ii) an affidavit or sworn declaration by an employee of the local municipality certifying that the requirement for the giving of notice of the application under subsection 51(20)(a) of the **Planning Act**, as amended, have been complied with;
- (iii) the original or a copy of all written submissions and comments received by the local municipality on or before the day the public meeting was held;
- (iv) an affidavit or sworn declaration by an employee of the local municipality certifying that the requirements for the giving of notice and the holding of a public meeting under subsection 51(20)(b) of the **Planning Act**, as amended, have been complied with;
- (v) an affidavit or sworn declaration by an employee of the local municipality listing all persons and public bodies that made oral submissions at the public meeting; and
- (vi) a copy of the minutes of the public meeting, if any.

Date

Signature of Municipal Clerk

On behalf of the municipality of:

Address:

The Township of Lanark Highlands, in consultation with professional planning staff, requests the following conditions:

- 1. That this approval applies to the draft plan Drawing No. XXXX, prepared by ZanderPlan Inc., dated _____ 2014, which shows a total of 40 single detached lots.**
- 2. That a minimum of 10 metres from both sides of the centre line of Street “1” and Street “2” shall be shown and dedicated as public highways on the final plan.**
- 3. That the streets shall be named to the satisfaction of the municipality.**
- 4. That the developer as part of Park land Dedication, convey _____ to the Township.**
- 5. The Township of Lanark Highlands shall advise the County of Lanark, prior to final approval by the County, that this proposed subdivision conforms to the zoning by-law in effect and that any zoning issues identified are appropriately satisfied through an amendment to the Township Zoning By-law.**
- 6. That the owner agrees in writing to satisfy all the requirements, financial and otherwise, of the Township of Lanark Highlands concerning the provision of roads, installation of services, drainage and other relevant features. (lighting)**
- 7. That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority.**
- 8. That prior to final approval, the owner shall prepare a storm water design/site grading/drainage plan to the satisfaction of the Mississippi Valley Conservation Authority and the Township of Lanark Highlands. The storm water design plan shall demonstrate how storm water drainage from the subdivision will be accommodated, and shall address both water quantity and quality, and erosion and sedimentation**
- 9. That the subdivision agreement between the owner and the municipality contain a provision for implementation of the approved storm water design/site grading/drainage plan, with wording acceptable to the Mississippi Valley Conservation Authority.**
- 10. That the subdivision agreement between the owner and the municipality and the Offers of Purchase and Sale Agreements and**

Deeds contain the following provisions, with wording acceptable to the Township of Lanark Highlands, wherein the owner agrees:

- a) **All septic systems must be constructed in accordance with the Ontario Building Code (OBC, O.Reg 350/06). Prior to construction of any septic systems, the systems will be designed for individual lot conditions. The septic contractor would be responsible for ensuring that all applicable regulations are met. It is recommended that the leaching beds be located in areas where a minimum of 0.3 metres of native soil is present;**
- b) **That all wells shall be located a minimum of 15 metres from the edge of any septic system leaching bed and this separation distance shall be increased where practical. Wells shall be located on higher ground where possible. Existing wells that do not meet this criteria shall be upgraded to this standard or properly abandoned;**
- c) **That all residential water wells shall be drilled through the overburden and completed in the Precambrian bedrock. All wells shall be constructed by appropriate licenced contractors and well technicians as per O. Reg. 903;**
- d) **That a minimum of 12 metres of steel casing be installed for each water well. Installed steel casings shall be grouted as per O. Reg. 903;**
- e) **Once the casing has been sealed into bedrock, the well shall be advanced uncased in the bedrock until a water supply of sufficient quality and quantity is encountered. The completed well shall then be developed to maximize the yield and sampled to characterize groundwater quality. Surface grading shall direct surface water away from the well;**
- f) **Supervision of well casing installation by a qualified professional engineer or hydrogeological consultant is required to ensure that wells are constructed in accordance with the requirements;**
- g) **There is a potential for the water supply wells to be flowing wells (artesian). In accordance with O. Reg. 903, a flowing well shall be instrumented with an appropriate device that controls the discharge of water from within the well casing, is capable of stopping the discharge of water from within the well casing, and is capable of withstanding the freezing of water in the well**

casing. The well shall be constructed so as to prevent any uncontrolled flow of water from the well and prevent backflow of water into the well or well casing;

- h) That the report prepared by Golder Associates entitled *"Hydrogeology Investigation, Terrain Analysis and Impact Assessment Middleville Subdivision and all addenda thereto"* shall be made available to lot purchasers as a guide to development;
 - i) That heat pumps have not been approved for use in this subdivision and that their feasibility shall be examined by a qualified hydrogeologist prior to installation in order to avoid potential related problems of water supply and water quality;
 - j) That there is potential that the water supply may be somewhat elevated in hardness, iron and/or manganese and that water treatment may be desirable;
 - k) That the general maintenance and upkeep of all ditches and drains within the subdivision be the responsibility of the property owners;
 - l) That the owner, personally and on behalf of all future owners within the subdivision acknowledges that it will not be possible to guarantee which school children residing in this subdivision may attend, and that transportation will be provided in accordance with the policy of the Upper Canada District School Board;
 - m) That the hydro and telephone lines from the street to the building be placed underground;
 - n) That the Chief Building Official has the authority to request certification from a qualified professional that the Underside of Footings Elevation is in conformity with the approved Grading and Drainage Plan.
11. That the development of the subdivision adhere to the approved site plan which provides optimal well and septic locations and which indicates setbacks from species at risk, protected archaeological sites, bedrock outcrops, and any other constraints.
12. That the subdivision agreement between the owner and the municipality be registered against the lands to which it applies once the plan of subdivision has been registered.

- 13. That the subdivision shall be developed in three phases, to allow the collection of additional hydrogeological information before proceeding to future phases.**