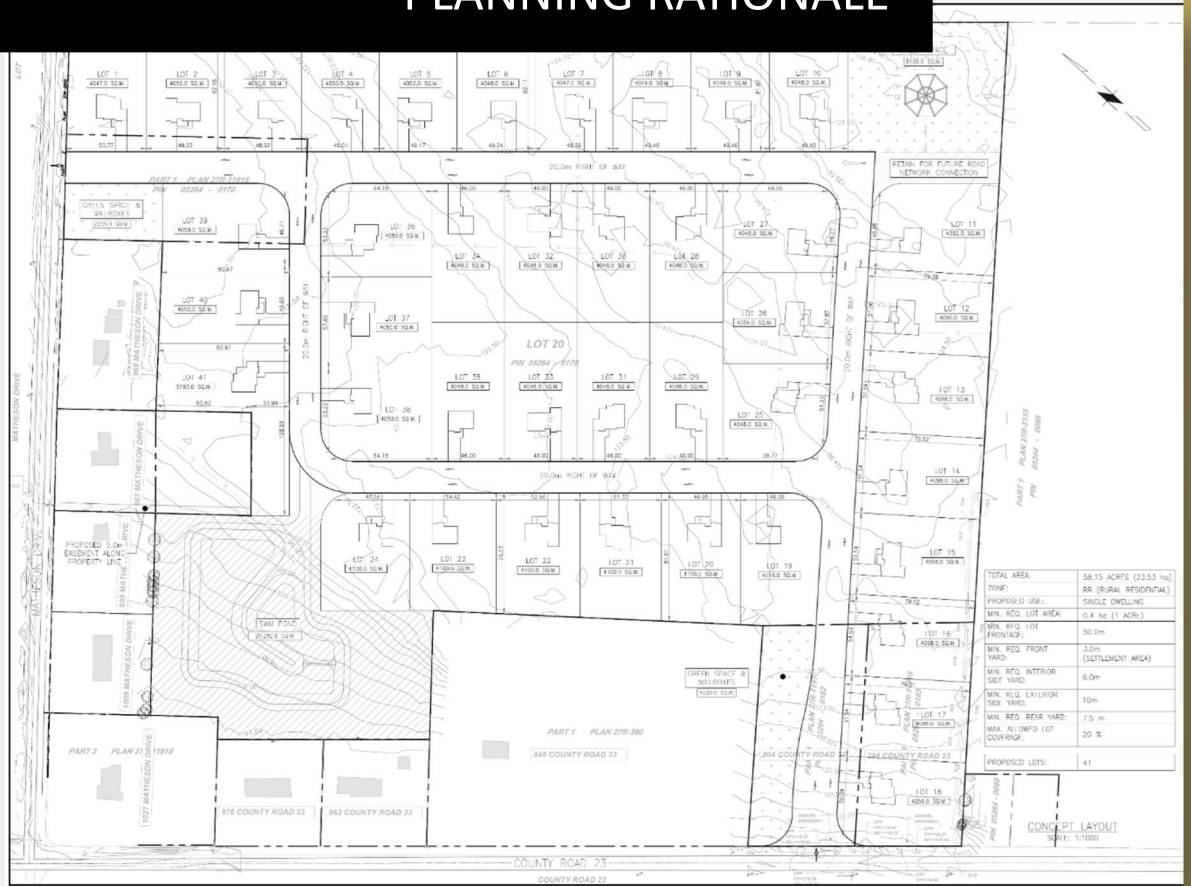


MATHESON AND ROSEDALE

PLANNING RATIONALE



EXECUTIVE SUMMARY

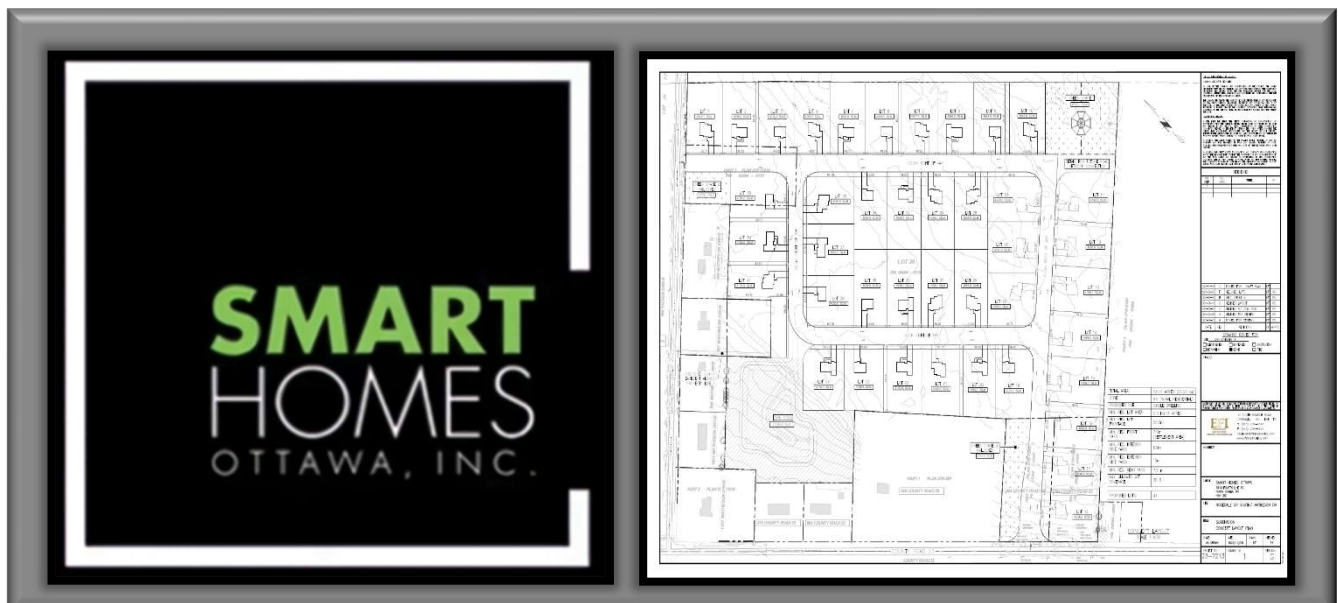
EFI Engineering, on behalf of Smart Homes Ottawa Inc., has prepared this Planning Rationale in support of the proposed Rosedale and Matheson Subdivision, a future residential development planned within Montague Township, Lanark County. The subdivision will occupy approximately 23.5 hectares within the Rosedale settlement area, a region earmarked for residential growth due to its established infrastructure, residential character, and proximity to community amenities.

The project aims to meet the growing housing demand in Montague Township by offering a variety of single-detached homes, including 25% affordable housing units. The subdivision is designed to align with sustainable development practices and to integrate seamlessly with the surrounding community.

A key component of this application is a rezoning request to reclassify the land from Rural (RU) to Rural Residential (RR), including an exception to the minimum frontage requirements. Specifically, 24 of the 41 proposed lots will have frontages below the 50-meter minimum standard, with the smallest frontage measuring 46 meters—a minor reduction of 20%. These adjustments are designed to optimize the development’s potential while adhering to the broader objectives of provincial and municipal planning policies.

This report evaluates the proposed development's compliance with the Ontario Planning Act, the Provincial Policy Statement (PPS) 2020, the Lanark County Sustainable Communities Official Plan (SCOP), and the Montague Township Official Plan (OP). It also synthesizes findings from several technical studies—Hydrogeological Assessment, Environmental Impact Study (EIS), Traffic Impact Study (TIS), and Archaeological Assessment—to substantiate the planning and design of the subdivision.

The Rosedale and Matheson Subdivision is poised to contribute significantly to the sustainable growth of Montague Township, providing essential housing, preserving natural features, and enhancing the community's infrastructure. This Planning Rationale concludes with a recommendation for approval of the rezoning request and the proposed subdivision, based on the project’s adherence to planning principles and its potential to positively impact the region.



SUBMISSION PACKAGE

This Planning Rationale Report is submitted as part of a comprehensive application package for the proposed Matheson and Rosedale Subdivision, located in Montague Township. The submission package includes the following key documents as outlined in the pre-consultation checklist:

1. Draft Plan of Subdivision

- A comprehensive site plan outlining:
 - Location, dimensions, and boundaries of proposed lots, blocks, and streets.
 - Configuration of public amenities, such as parks and open spaces.
 - Stormwater management facilities and easements.
 - Topographical details, including contour lines and elevation patterns.

2. Legal Boundary and Topographic Survey

3. Hydrogeological and Terrain Analysis

- Assessment of water quality and quantity to ensure safe supply for private wells and wastewater systems.
- Evaluation of surficial geology, referencing MOE D-5 Guidelines and Ontario Drinking Water Standards.

4. Servicing Options Statement

- Analysis of drinking water supply, sewage treatment, and disposal systems to ensure compliance with environmental and public health standards.
- Report references Provincial Policy Statement (Section 3) and MOE D-5 Guidelines.

5. Environmental Impact Statement (EIS)

- Identification and mitigation of potential impacts on:
 - Species at risk, wetlands, and organic soils.
 - Significant natural heritage features, including wildlife habitats and woodlands.

6. Stormwater Management Plan

- Includes hydraulic and hydrologic analyses to manage runoff volumes and peak flows.
- Complies with MOE (2003) and MNR (2001) guidelines for sustainable stormwater practices.

7. Grading and Drainage Plan

- Detailed site grading and drainage strategies to prevent water pooling and ensure proper flow.
- Includes slope and elevation networks, swales, berms, and retaining walls.

8. Archaeological Assessments

- Stage 1 and 2 Archaeological Assessments conducted, with findings indicating no further work required.
- Reports prepared in compliance with the Ontario Heritage Act and submitted to the Ministry of Citizenship and Multiculturalism.

9. Traffic Impact Study (TIS)

- Assessment of traffic flow impacts on the surrounding road network, including pedestrian safety measures and capacity analysis.

10. Zoning By-Law Amendment Application

- Request to rezone the land from Rural (RU) to Rural Residential (RR) to facilitate the subdivision.
- Exceptions requested for minimum frontage and yard setbacks as per the pre-consultation recommendations.

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1.0 INTRODUCTION AND OBJECTIVE

EFI Engineering, on behalf of Smart Homes Ottawa Inc., has prepared this Planning Rationale in support of a plan of subdivision application for the proposed Rosedale and Matheson Subdivision in Montague Township, Lanark County. The proposed development encompasses approximately 23.5 hectares of land within the Rosedale settlement area, which is strategically designated for residential growth in the Montague Township Official Plan.

The development is designed to meet the increasing demand for diverse housing options, including both market-rate and affordable homes. The project will feature a mix of single-detached dwellings, with 25% of the units designated as affordable housing. The subdivision’s layout and design have been carefully planned to align with local and provincial planning policies, ensuring sustainable growth and efficient use of land and resources.

In addition to aligning with provincial and municipal planning policies, the project requires a rezoning from Rural (RU) to Rural Residential (RR) with lot frontage exception. This Planning Rationale evaluates the subdivision’s compliance with key regulatory frameworks, including the Ontario Planning Act, the Provincial Policy Statement (PPS) 2020, the Lanark County Sustainable Communities Official Plan, and the Montague Township Official Plan, while also synthesizing findings from various technical studies to support the proposed rezoning and subdivision design.

Smart Homes Ottawa Inc., with its extensive experience in prefabricated and modular housing, is committed to delivering a project that not only meets the immediate housing needs of Montague Township but also contributes positively to the community’s long-term growth and sustainability. This Planning Rationale provides a detailed justification for the subdivision, demonstrating its alignment with broader planning objectives and its potential to enhance the quality of life for current and future residents.



Figure 1: Smart Homes Ottawa Inc. Models (www.smarthomesottawainc.net)

2.0 CONTEXT ANALYSIS

2.1 SURROUNDING CONTEXT

The subject property is located in Montague Township, Lanark County, Ontario, specifically part of Lot 20, Concession 3, with the Property Identification Number (PIN) 05264-0170. The site lies within the settlement boundary of Matheson and is primarily bordered by rural residential properties, agricultural lands, and local infrastructure. The following land uses characterize the immediate surroundings:

- **North:** A small field and woodlot serve as a natural buffer, followed by additional rural lands. The woodlot is a significant environmental feature within the site's immediate context.
- **South:** A small residential subdivision borders the site's southern edge, consisting of single-family homes reflective of the region's low-density residential character.
- **East:** The eastern boundary is marked by woodlands and open fields under agricultural use, consistent with the rural setting of the area.
- **West:** The site's western boundary is defined by County Road 23 (Rosedale Road), which provides the primary access. Beyond the road lies a mix of agricultural land and rural residential properties, along with a developing residential subdivision to the southwest.



Figure 2: Site Surrounding Context

2.2 SITE CONTEXT

The subject site, spans approximately 23.5 hectares (ha) of primarily vacant land. The site features a mix of naturalized areas, small woodlots, and open fields. The following elements characterize the site:

- **Legal Description:** Part of Lot 20, Concession 3, Montague Township, Lanark County, Ontario.
- **Land Area:** ±23.5 hectares.
- **Frontage:** The site has frontage along County Road 23 (Rosedale Road) to the southwest and Matheson Drive to the north.
- **Topography:** The site is relatively flat with minor undulations typical of the region.

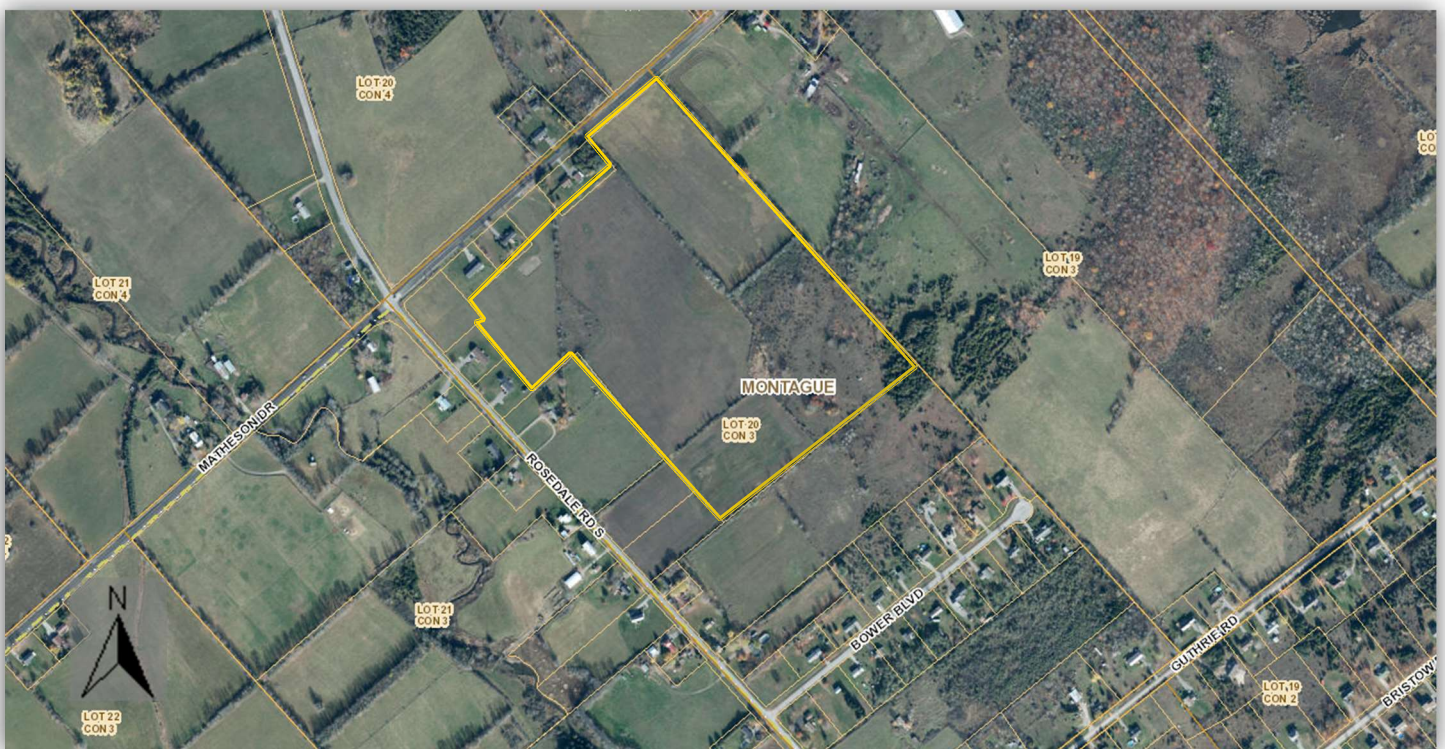
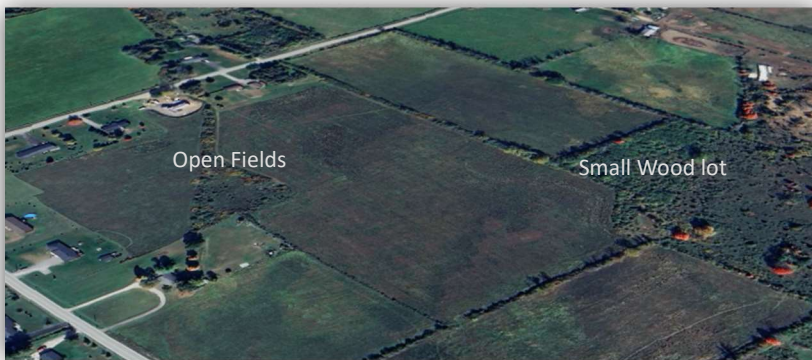


Figure 3: Site Context

2.3 REGIONAL CONNECTIVITY

The Rosedale and Matheson Subdivision is well-positioned to offer strong regional connectivity and access to key local amenities, making it an attractive location for residents seeking both rural tranquility and convenient access to services.

2.3.1 Local Amenities and Educational Facilities

The immediate vicinity of the subdivision includes several important community amenities:

- **Montague Public School:** Located at 1200 Rosedale Road South, just a short distance from the subdivision, this school provides elementary education to local children and is a key asset for families in the area.
- **Rosedale Hall:** Situated at 657 Rosedale Road South, this community hall serves as a hub for local events and activities. The facility includes a children’s play area, contributing to the family-friendly environment of the region.

These nearby facilities enhance the appeal of the Rosedale and Matheson Subdivision, offering convenient access to educational and recreational resources within the community.

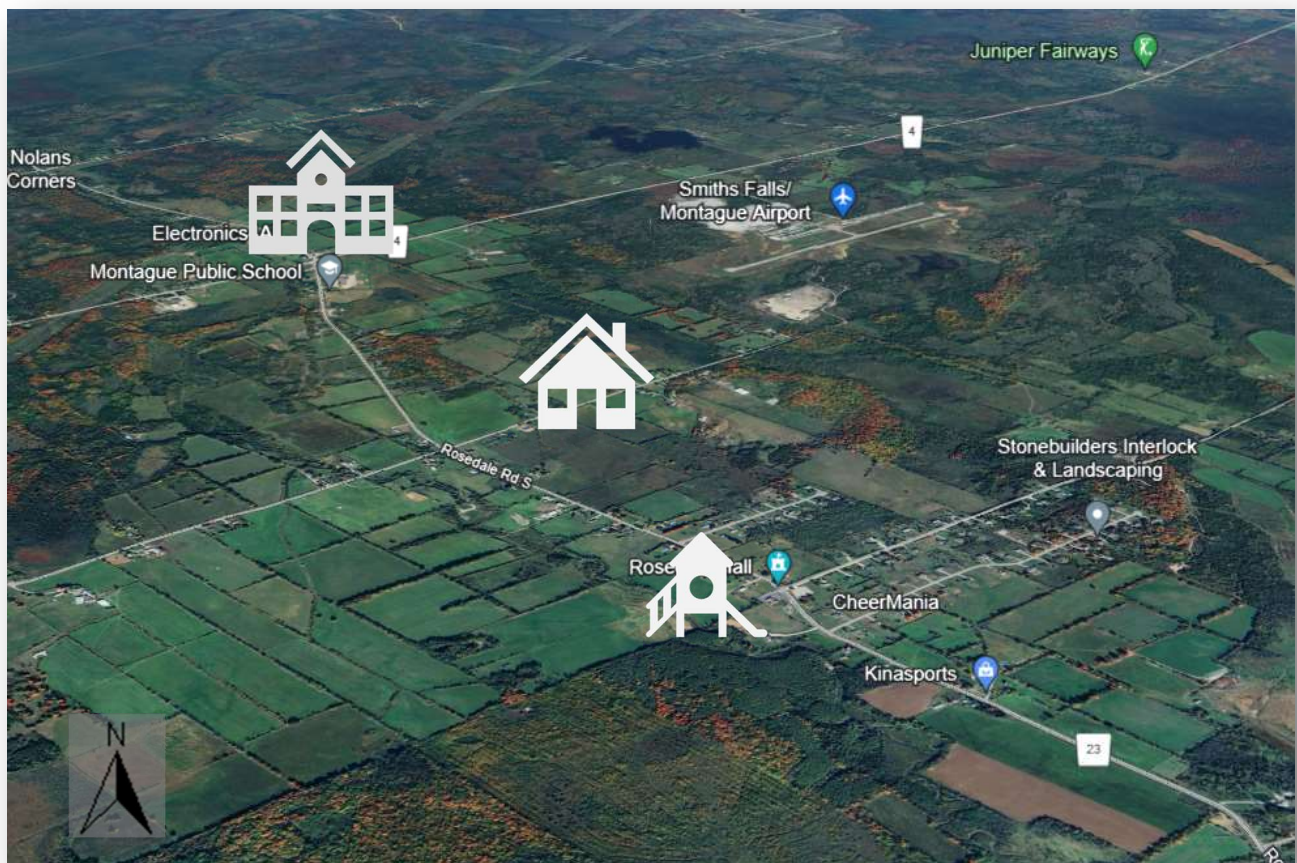


Figure 4: Local Amenities and Educational Facilities

2.3.2 Proximity to Smiths Falls

Smiths Falls, a vibrant town located just a short drive from the subdivision, provides a comprehensive range of services and amenities. The town is home to various educational institutions, including public and Catholic schools, as well as a French-language school. In addition to education, Smiths Falls offers a diverse retail sector with both large chain stores and locally owned shops. The town’s community amenities include a well-equipped hospital, numerous parks, sports facilities, and an extensive network of trails that promote outdoor activities year-round. Cultural venues, the public library, and community centers host events and programs that foster a strong sense of community. Smiths Falls’ rich history, thriving local economy, and welcoming atmosphere make it an ideal place for families, retirees, and professionals alike.

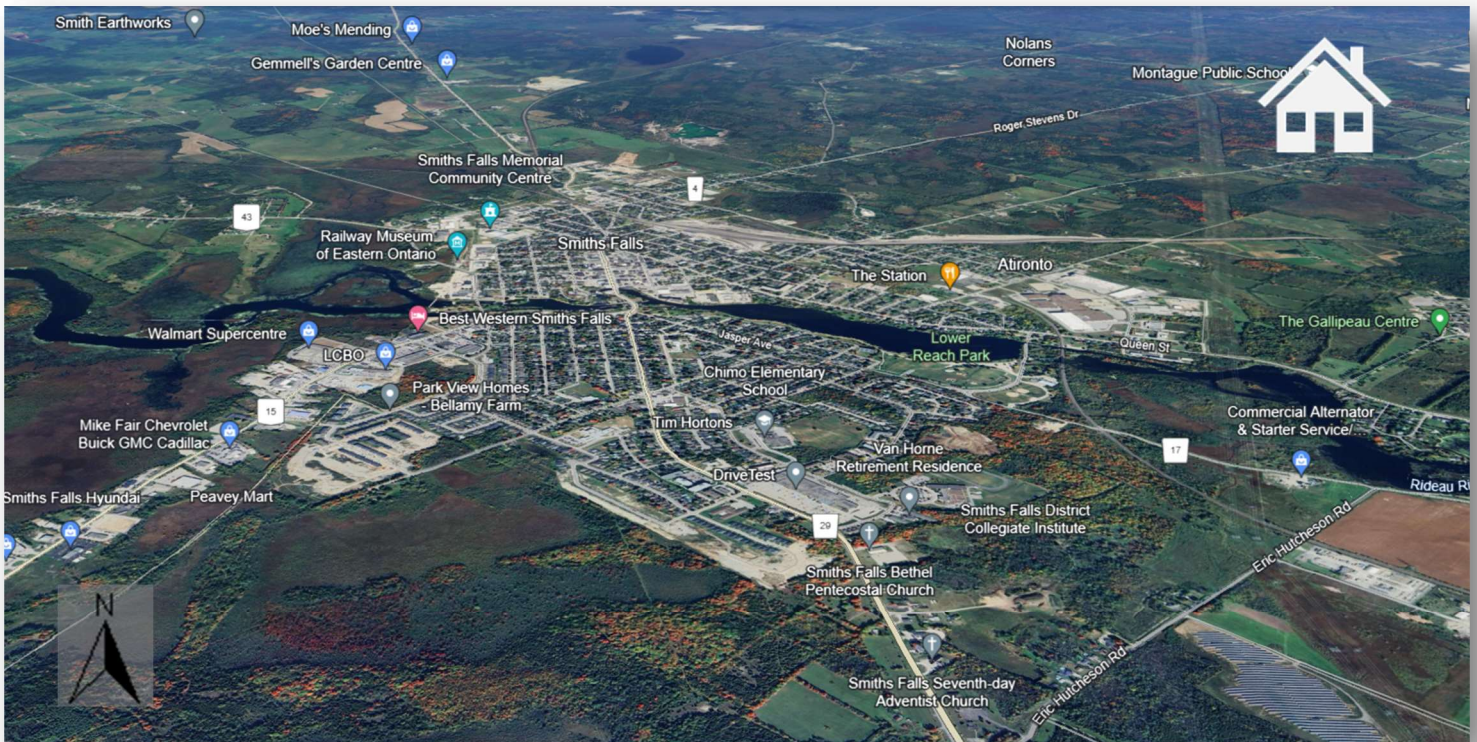


Figure 5: Proximity to Smiths Falls

2.3.3 Road Connectivity

The subdivision benefits from excellent road connectivity, ensuring residents can easily reach nearby towns and cities:

- **County Road 23 (Rosedale Road):** This road provides direct access to Smiths Falls, allowing residents to conveniently access the town’s amenities and services.
- **Highway 15:** Offers direct routes to Brockville to the southeast and Perth to the west, connecting residents to additional regional centers.
- **Highway 29:** Connects the area to Carleton Place, which offers further amenities and services.
- **Highway 416:** Accessible via nearby Highway 43, this highway provides a straightforward drive to Ottawa, the nation’s capital, in approximately one hour.
- **Highway 401:** The proximity to this major highway via Highway 29 facilitates easy access to Cornwall and other destinations in eastern Ontario.

This strategic location ensures that residents of the Rosedale and Matheson Subdivision can enjoy the benefits of rural living while maintaining convenient access to employment, shopping, education, and recreational opportunities in the surrounding towns and cities.

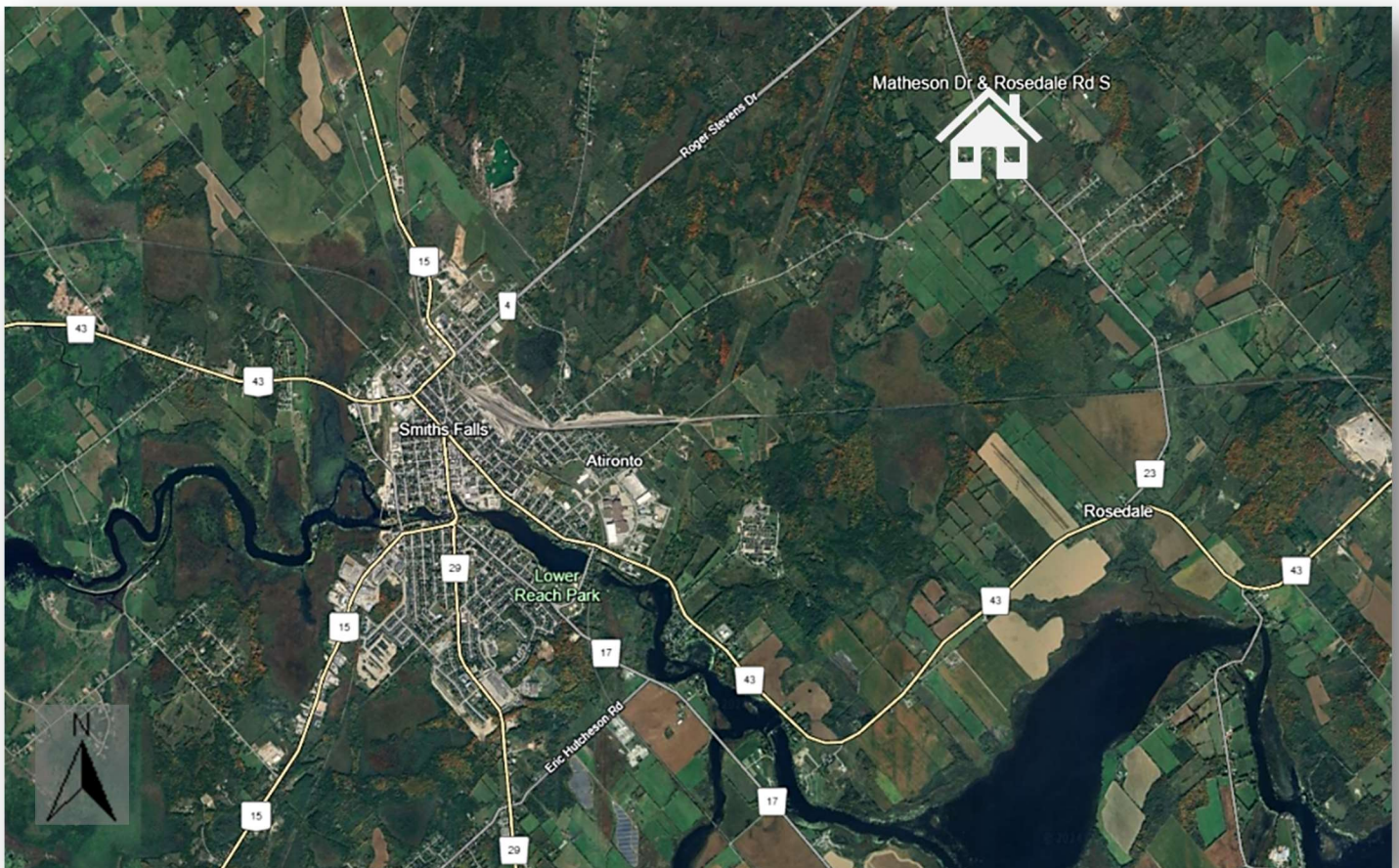


Figure 6: Road Connectivity

3.0 PROPOSED DEVELOPMENT AND DESIGN BRIEF

The proposed development entails the creation of a residential subdivision on the Rosedale and Matheson property, currently a naturalized area within Montague Township. The subdivision is designed to complement the rural character of the area, incorporating a mix of single-family homes. The key components of the proposed development are as follows:

3.1 SUBDIVISION DESIGN AND LAYOUT

The subdivision will consist of 41 residential lots, with lot sizes ranging from approximately 4,047 to 5,193 square meters (aligning with the minimum lot size of one (1) acre and frontages between 46 and 108.99 meters. Each lot will have direct access to local roads within the subdivision. The design includes:

- **Road Network:** The subdivision features a 20-meter Right of Way for internal roads, ensuring adequate space for vehicle movement and pedestrian pathways.
- **Stormwater Management:** A stormwater management pond will be located in the southwest corner of the site, designed to manage runoff and maintain environmental sustainability.
- **Green Spaces:** Smaller green spaces will be provided at the subdivision’s entry points, accommodating community mailboxes and enhancing the overall aesthetic.
- **Open Space:** An open space of 8,109 square meters has been designated in the eastern corner of the site for community use, including the potential installation of a communal gazebo.

Table 1: Proposed Subdivision Metrics

	Minimum	Maximum
Number of Lots		41
Lot Size	4,047 m ²	5,193 m ²
Lot Frontage	46.00m	108.99m
Lot Depth	59.77m	82.65m
Green Space	25,223 m ²	

3.2 INFRASTRUCTURE AND SERVICES

The development will be integrated into the existing road network, with provisions for potential road widening on County Road 23 to accommodate any future traffic increases. Key infrastructure components include:

- **Electrical Services:** Electricity will be extended to serve the new homes, ensuring reliable power access for all residents.
- **Water and Sewage:** The subdivision will be serviced by private, individual on-site water and sewage systems, designed to meet local sustainability standards and regulations.
- **Access:** Primary access to the site will be via County Road 23 (Rosedale Road) and Matheson Drive. Additionally, a network connection has been reserved on the site plan for future development on the eastern side.

3.3 PARKLAND AND OPEN SPACE

In accordance with the preferences of the Township and the Planning Act, parkland dedication will be satisfied through cash-in-lieu, calculated at the commercial rate based on the value of the land area. Nearby recreational facilities, such as the Montague Centennial Hall, which features a children’s play area, provide additional recreational opportunities for residents.



Figure 7: Preliminary Site Layout and proposed community gazebo (artist rendering)

4.0 MARKET NEEDS ANALYSIS

4.1 HOUSING DEMAND AND AFFORDABILITY IN LANARK COUNTY

Lanark County, including Montague Township and Smiths Falls, is experiencing significant growth in housing demand, driven by its rural charm and proximity to major urban centers like Ottawa and Kingston. As of August 2024, Smiths Falls, a key area within Lanark County, has seen its average house price rise to \$479,340. This marks a 14.1% increase from the previous month and a 20.7% increase over the last quarter, highlighting the rapid escalation in property values. The number of new listings within the last 28 days stands at 49, with homes typically spending 0 days on the market, indicating a highly competitive market. (*Smiths Falls Real Estate Trends: Housing Market Report for August 2024; zolo.com*)

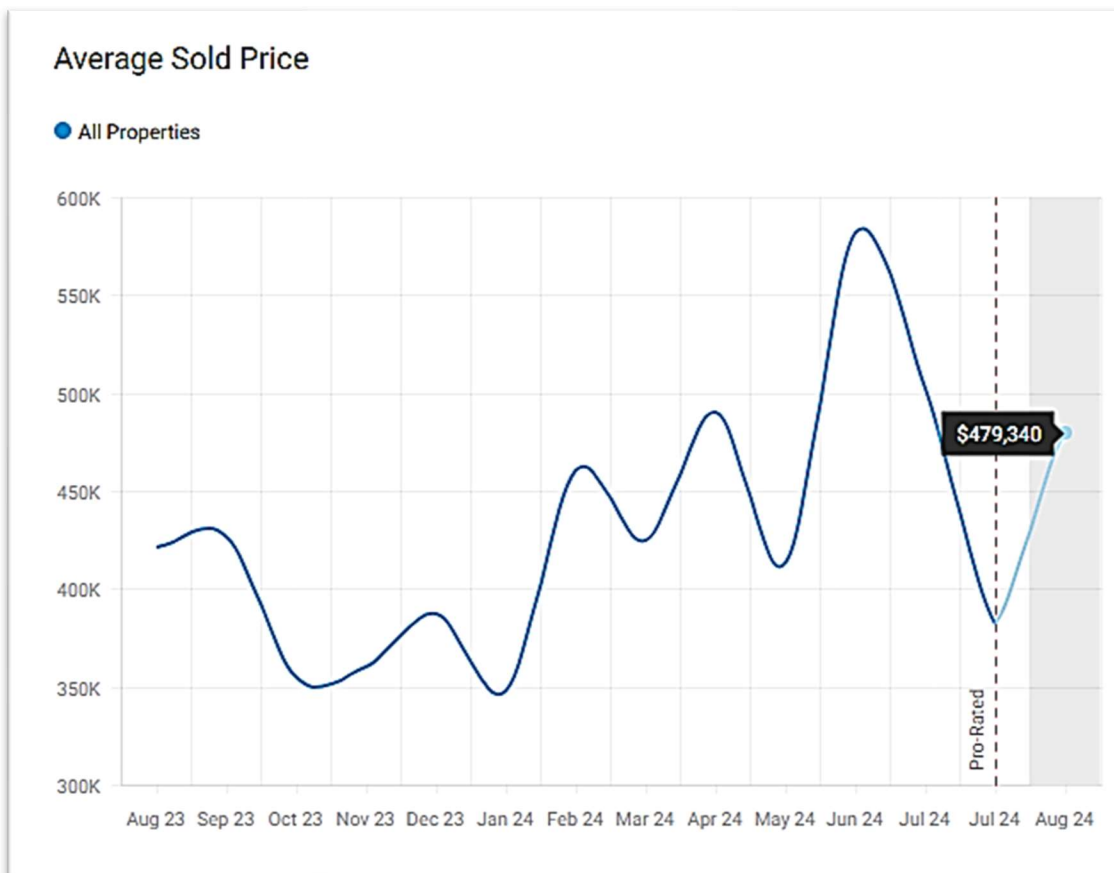


Figure 8: Average Sold Price in Smiths Falls, ON (www.zolo.ca)

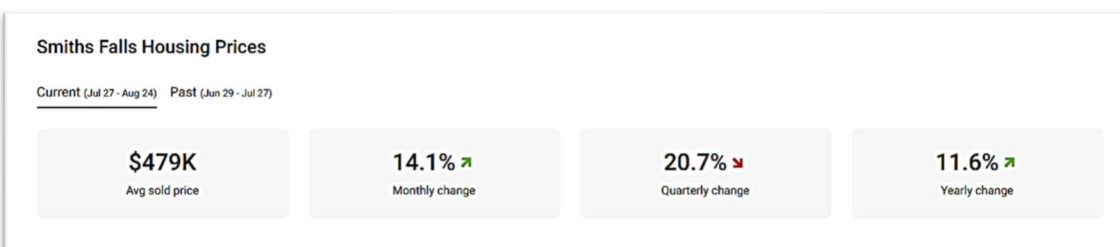


Figure 9: Key Figures in Smiths Falls Housing Market (www.zolo.com)

The median household income in Lanark County is approximately \$97,800, and around 48.5% of households in Montague earn \$100,000 or more annually. Despite these income levels, the rise in home prices has made affordable homeownership increasingly difficult for many residents. Lanark County's homeownership rate is 78%, which is higher than the provincial average, reflecting a strong demand for homeownership in the region. (*Lanark County Economic Development. (2024). Population, Rural and Urban Communities.investlanarkcounty.ca*)

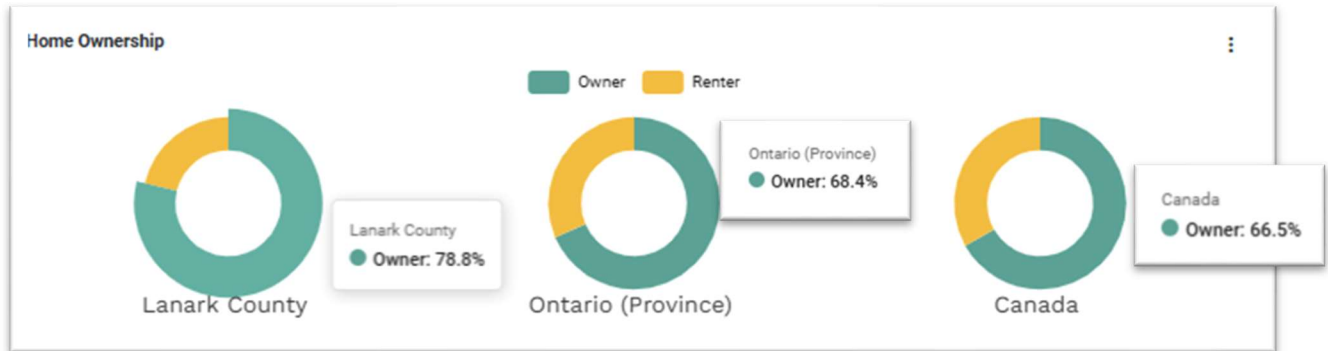


Figure 4: Lanark County Home Ownership Statistics (*Lanark County Economic Development, 2024*)

4.2 ADDRESSING THE MARKET GAP: THE ROSEDALE AND MATHESON SUBDIVISION

The Rosedale and Matheson Subdivision is strategically designed to address the critical need for affordable housing in Lanark County. This development will provide a diverse range of housing options, including 25% affordable units. These homes will be energy-efficient and cost-effective, making them accessible to middle-income families. The subdivision will cater to a wide demographic, including young families, retirees, and professionals, particularly those seeking more affordable alternatives within commuting distance of Ottawa, Kingston, and Smiths Falls. The development's varied lot sizes will appeal to both entry-level buyers and those seeking larger family homes, helping to stabilize property prices in the region. (*Hometown News. (2024, August 19). Lanark County encourages developers to build affordable housing with tax incentive.*)

4.3 ECONOMIC IMPACT AND STRATEGIC IMPORTANCE

The economic impact of the Rosedale and Matheson Subdivision is expected to be substantial for Montague Township and Lanark County. By expanding the housing supply, the project aims to make the region more accessible to a broader range of residents, which in turn will support local businesses and contribute to the economic development of the area. Additionally, the subdivision supports the county's 10-Year Housing and Homelessness Plan, which emphasizes increasing the supply of affordable housing to address current and future gaps in affordability. (*County of Lanark. (2021). Municipal Opportunities and Planning Tools to Support Affordable Housing.*)

5.0 REGULATORY REVIEW

5.1 PLANNING ACT, R.S.O. 1990, C. P.13

The Rosedale and Matheson Subdivision has been designed in accordance with the Ontario Planning Act, ensuring that all relevant criteria for a draft plan of subdivision are met. The Act mandates that municipalities consider a wide range of factors when reviewing subdivision proposals, and this development has been carefully planned to address these requirements.

Orderly Development:

The subdivision is structured to contribute positively to the growth and development of Montague Township. The layout is designed to integrate seamlessly with existing and future land uses, promoting the orderly expansion of the community.

Public Interest:

The development prioritizes the health, safety, and welfare of both current and future residents. By providing necessary infrastructure, safe roadways, and accessible public spaces, the subdivision supports the overall well-being of the community.

Suitability of Land:

The site's suitability for residential development has been thoroughly assessed. The land is flat, accessible, and well-suited to support the proposed subdivision, with no significant environmental constraints that would impede development.

Infrastructure and Services:

Adequate provision has been made for water supply, sewage disposal, and road access. The development plan includes private on-site water and sewage systems, and a well-connected road network, ensuring all necessary services are in place to support the subdivision.

Provincial Interests:

The subdivision design aligns with provincial interests as outlined in the Planning Act, particularly in the protection of ecological systems and the promotion of sustainable land use practices.

Parkland and Public Spaces:

In accordance with the Planning Act, the development will contribute to public recreational amenities through a cash-in-lieu payment, ensuring that the recreational needs of the community are met.

5.2 PROVINCIAL POLICY STATEMENT, 2020

The Rosedale and Matheson Subdivision has been designed in alignment with the Provincial Policy Statement (PPS) 2020, which guides land use planning and development in Ontario. The following sections of the PPS are particularly relevant to the proposed subdivision:

Table 2: Key Compliance Aspects of the PPS

PPS Section	Quoted Text	Compliance
Section 1.1.1 - Healthy, Liveable, and Safe Communities	<i>“Healthy, liveable and safe communities are sustained by: promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term.”</i>	The subdivision promotes efficient land use by carefully planning lot sizes, infrastructure, and green spaces to create a sustainable and financially viable community.
Section 1.1.3.1 - Settlement Areas	<i>“Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.”</i>	Strategically located within Montague Township’s settlement boundary, the subdivision contributes to the area's vitality and growth.
Section 1.1.3.2 - Land Use Patterns in Settlement Areas	<i>“Land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources, are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available.”</i>	The subdivision features a mix of lot sizes and uses existing infrastructure efficiently, supporting sustainable land use.
Section 1.1.3.4 - Appropriate Development Standards	<i>“Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.”</i>	The subdivision incorporates standards that support efficient land use, including compact lot arrangements and well-connected roadways.
Section 1.4.3 - Housing	<i>“Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents.”</i>	The subdivision offers a variety of lot sizes and home types, including 25% designated for affordable housing.
Section 1.5.1 - Public Spaces, Recreation, Parks, Trails	<i>“Healthy, active communities should be promoted by planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social</i>	The subdivision includes green spaces, a communal area, and safe pedestrian pathways that foster

PPS Section	Quoted Text	Compliance
	<i>interaction and facilitate active transportation and community connectivity.”</i>	community interaction and active living.
Section 2.1 - Natural Heritage	<i>“Natural features and areas shall be protected for the long term.”</i>	The subdivision preserves nearby woodlots and integrates green spaces and a stormwater pond, maintaining natural features.
Section 2.2 - Water	<i>“Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features.”</i>	The stormwater management plan directs runoff to a designated pond.
Section 3.1.1 - Natural Hazards	<i>“Development shall generally be directed to areas outside of hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards.”</i>	The subdivision is located outside areas prone to natural hazards, ensuring safety and sustainability.

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5.3 LANARK COUNTY SUSTAINABLE COMMUNITIES OFFICIAL PLAN

5.3.1 Land Use Designation: Settlement Area

The Rosedale and Matheson Subdivision is situated within the Settlement Area as designated on the Lanark Official Plan Schedule A. This designation supports residential development, aligning with the broader goals of Lanark County to encourage growth in specified areas. The Settlement Area designation indicates that the site is intended for development that optimizes land use, infrastructure, and public service facilities.

"Efficient development patterns will be encouraged in Settlement Areas to optimize the use of land, resources, infrastructure and public service facilities." (Lanark County Official Plan, Section 2.3.1(5))

The subdivision aligns with this policy by promoting efficient land use within the settlement boundary, optimizing available infrastructure, and contributing to the sustainable growth of Lanark County.

Additionally, the subdivision meets the objective outlined in the Official Plan to *"provide for a range and mix of low, medium and high-density housing types in accordance with servicing capacities"* (Section 2.6.1(2) - Settlement Area Land Use Policies). By offering a variety of lot sizes and housing types, including affordable units, the development ensures that it aligns with the servicing capacities and meets the diverse housing needs of Montague Township.

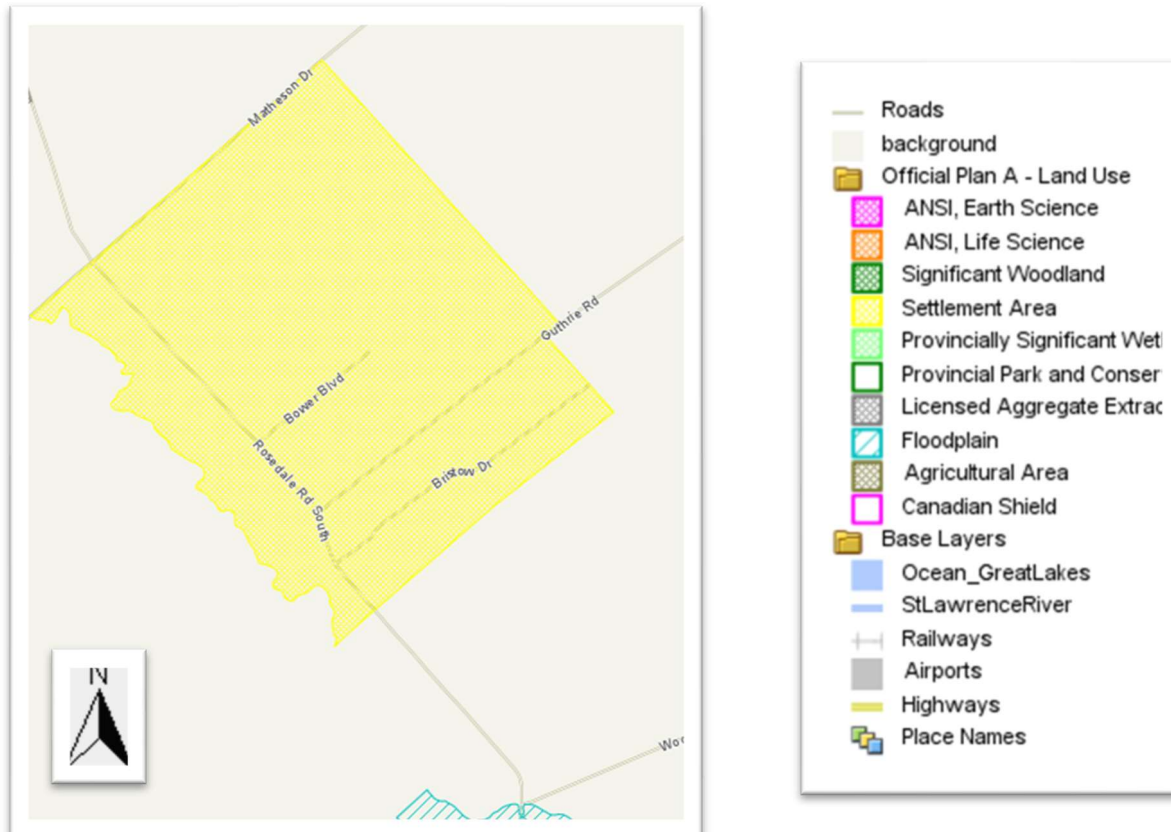


Figure 11: Schedule A - Lanark Official Plan - Land Use Designations

5.3.2 Implementation Framework

Table 3: Lanark SCOP Implementation Framework

Criteria	Quoted Section	Subdivision Compliance
Definition and Zoning of Settlement Areas	<i>“Settlement Areas shall be defined through local Official Plans and municipal zoning by-laws. Local Councils shall zone land for specific types of residential uses and shall ensure that permitted non-residential uses are appropriately zoned.” (Lanark County OP, Section 2.6.2.1)</i>	The Rosedale and Matheson Subdivision is zoned according to the Settlement Area designation, with appropriate zoning amendments for residential use being proposed.
Regulation through Zoning By-laws and Site Plan Control	<i>“Local Councils through the development of municipal zoning by-laws and the application, where required, of site plan control, shall regulate the development of settlement areas.” (Lanark County OP, Section 2.6.2.3)</i>	The development will be regulated through municipal zoning by-laws, and site plan control will be applied to ensure compliance with local regulations.
Permit a Range of Residential Housing Types and Sizes	<i>“Permit and zone a range of residential housing types and sizes.” (Lanark County OP, Section 2.6.2.4(1))</i>	The subdivision offers a variety of lot sizes and housing types to meet diverse residential needs, including affordable housing units.
Ensure Development Proceeds with Appropriate Services	<i>“Ensure development can proceed on appropriate and verified water, wastewater, stormwater, and transportation services.” (Lanark County OP, Section 2.6.2.4(2))</i>	The subdivision will proceed with verified services, ensuring sustainable infrastructure.
Permit Accessory Apartments	<i>“Permit accessory apartments in accordance with section 16(3) of the Planning Act.” (Lanark County OP, Section 2.6.2.4(7))</i>	The subdivision supports the potential for accessory apartments, compliant with local regulations.
Provide Open Space and Parkland	<i>“Provide for open space and parkland and the protection of natural heritage features.” (Lanark County OP, Section 2.6.2.4(8))</i>	The subdivision includes designated open spaces and will contribute cash-in-lieu for parkland, protecting natural features.
Allow Residential Infill and Redevelopment	<i>“Allow residential infill and redevelopment provided there is sufficient reserve capacity in water and wastewater facilities.” (Lanark County OP, Section 2.6.2.4(9))</i>	The subdivision design and lot sizes align with infill and redevelopment goals, ensuring efficient land use.

5.3.3 Source Water Protection

WHPA Designation in the Lanark Official Plan:

The Rosedale and Matheson Subdivision site is identified within a Wellhead Protection Area (WHPA) on the Lanark Official Plan, Schedule B, with a vulnerability score of less than 8. This designation reflects the area's natural protective barriers and longer travel times for potential contaminants to reach the well. The Official Plan emphasizes the importance of protecting groundwater resources, stating, *“The County of Lanark and its constituent municipalities have an obligation to consider the impact of development and land use on surface water and ground water in order to ensure the long-term viability of this resource.”* (Lanark County Official Plan, Section 5.5.8)

Discrepancy in Mapping:

It is important to note a discrepancy between the County’s Official Plan mapping (Figure 14) and the Source Protection Plan mapping provided by the Mississippi-Rideau Source Protection Region (Figure 15). According to the most recent mapping from the Source Protection Plan, the subdivision site is not within a high-risk area that would mandate a Risk Management Plan under the Clean Water Act. This discrepancy may arise from different mapping methods or data updates.

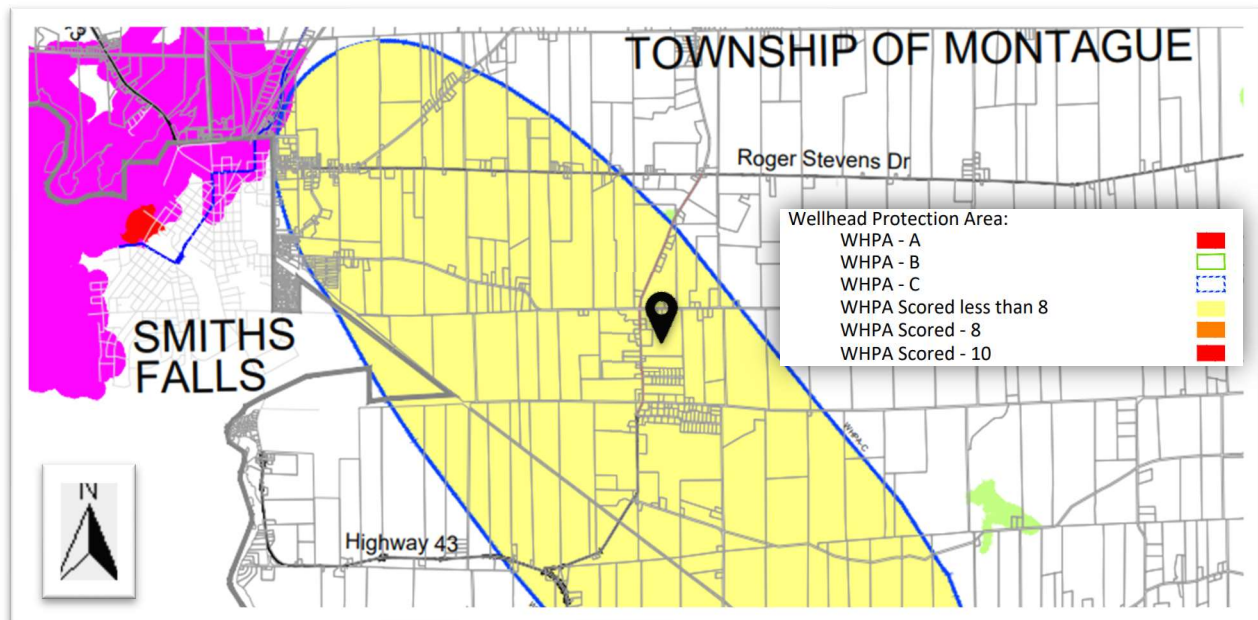


Figure 12: Lanark Official Plan - Schedule B

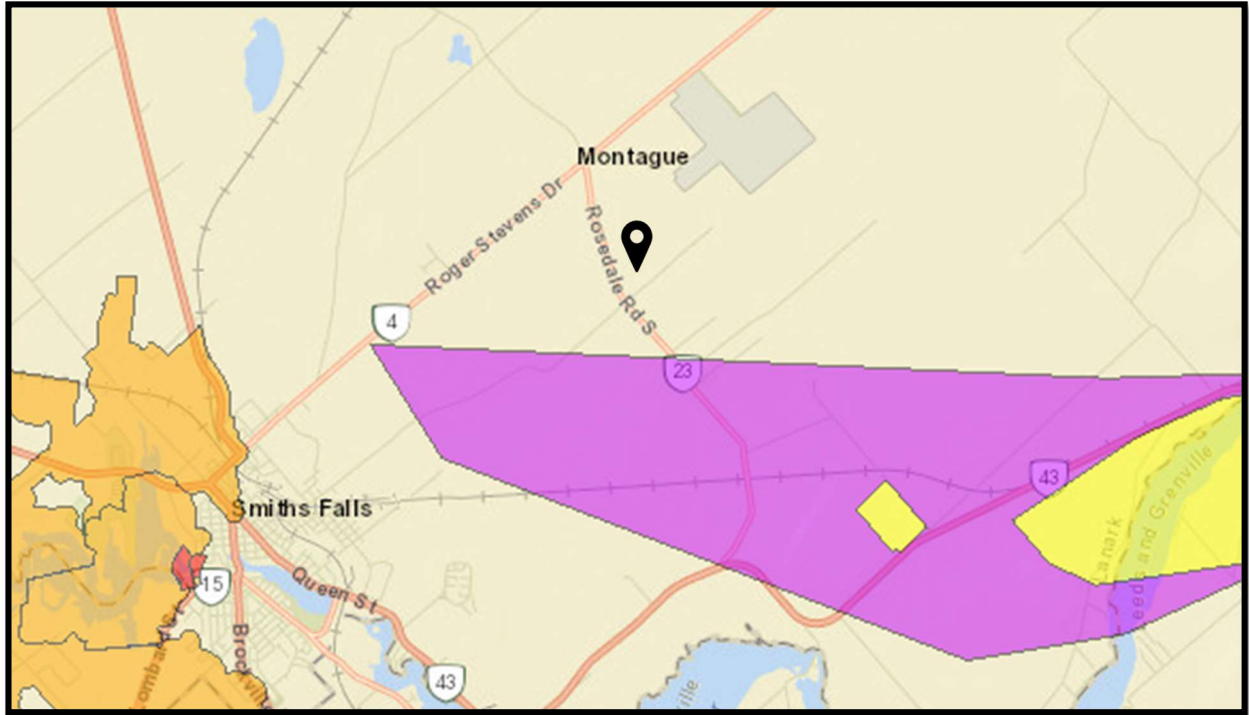


Figure 13: Wellhead Protection Area Mapping from Mississippi-Rideau Source Protection Region

Commitment to Due Diligence:

Despite this discrepancy, the development will undertake due diligence by adhering to best practices for groundwater protection. The Rosedale and Matheson Subdivision will defer to the County of Lanark and the Mississippi-Rideau Source Protection Region authority to determine any necessary additional requirements or conditions and will include a Source Water Protection Checklist in Appendix A. This approach ensures that all measures are taken to protect the quality of drinking water, in alignment with both the Official Plan and broader source protection goals.

_____ This space has been left intentionally blank _____

5.4 TOWNSHIP OF MONTAGUE OFFICIAL PLAN, CONSOLIDATION 2023.

5.4.1 WHPRA-Official Plan Schedule A: Land Use Designation

Land Use Designation: Settlement Area

The Rosedale and Matheson Subdivision is situated within the Rosedale Settlement area, which has been designated for residential growth as per the Montague Official Plan. This area is identified as having significant potential to accommodate new development due to its existing residential character, proximity to community amenities, and central location within the Township.

“By virtue of its existing residential character, the presence of the community hall, proximity to the public school, and its central location to the Township, Rosedale is viewed as having the greatest potential to accommodate new growth.” (Montague OP, Section 1.3.2 – Basis of the Plan)

The proposed development aligns with the Township's goals by contributing to residential growth within the settlement area, which is critical for the sustainable development of Montague Township.

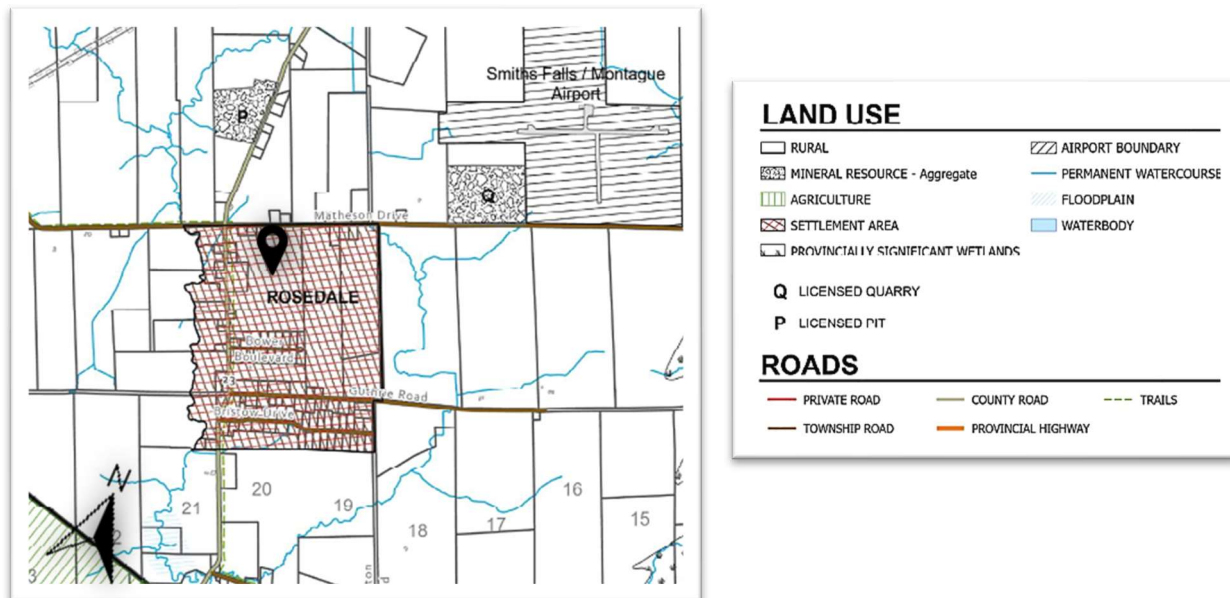


Figure 14: Montague Official Plan, Schedule A: Land Use Designation

5.4.2 Official Plan Schedule B: Constraints and Opportunities

Constraints and Opportunities: WHPA-C (Vulnerability Score 4)

Wellhead Protection Area Considerations

The Montague Township Official Plan designates the subject site as WHPA-C with a score of 4. As noted above in section 5.3.3, the source water protection mapping on the Official Plan(s) are inconsistent with the mapping from Mississippi Rideau. See section 5.3.3 for more details.

As outlined in Section 2.22.2 (2) and Section 2.22.2 (4) of the Township's Official Plan, the subdivision development will adhere to the regulatory guidelines to prevent contamination of water supplies,

“In the Intake Protection Zone and Wellhead Protection Area, applications under the Planning Act and Building Code Act will require a clearance notice from the Risk Management Official (RMO)... An application may proceed without a notice from the RMO if the applicant demonstrates to the satisfaction of the planning authority or the Chief Building Official that a designated drinking water threat activity will not be engaged in. A Source Water Protection Checklist can be used for this purpose.” (Montague OP, Section 2.22.2(2) – Source Water Protection Policies). See Appendix A for Water Protection Checklist.

By following these measures, the Rosedale and Matheson Subdivision will ensure that development proceeds in a manner that protects the quality of drinking water, aligns with the Township’s Official Plan, and meets all relevant environmental standards.

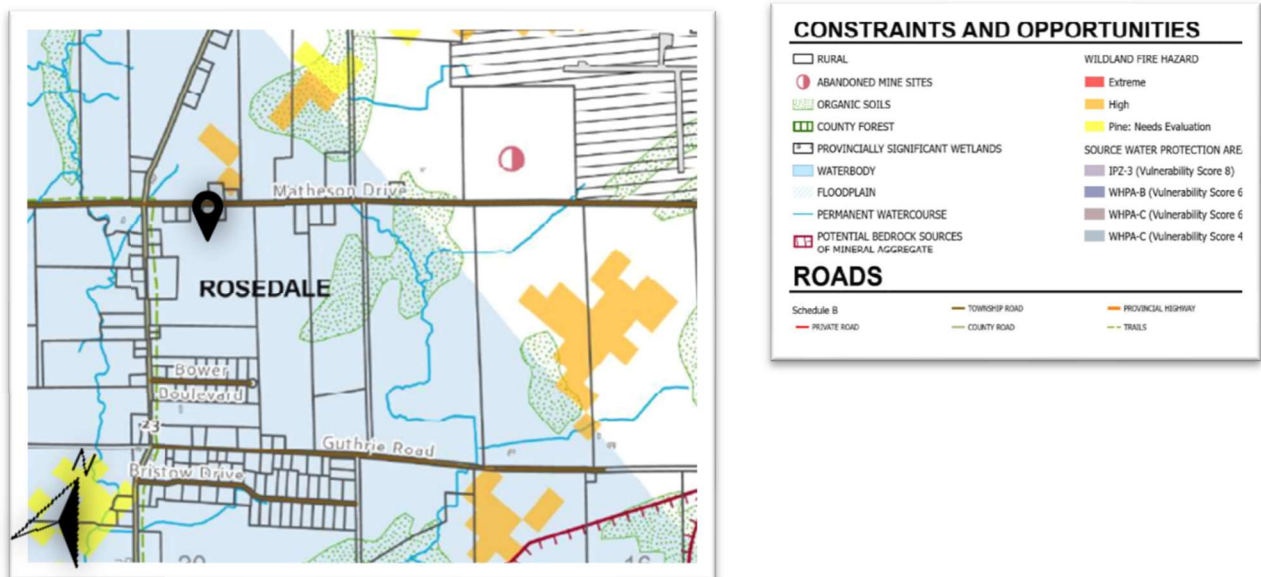


Figure 15: Montague Official Plan, Schedule B: Constraints and Opportunities

5.4.3 Official Plan Schedule C: Natural Heritage System

The southwest corner of the Rosedale and Matheson Subdivision is adjacent to a Significant Wildlife Habitat and Natural Corridor according to the Montague Township Official Plan. This designation requires careful consideration to ensure that the development does not negatively impact the area's ecological functions.

“The Township seeks to preserve the function of significant wildlife habitat without unduly restricting development. Accordingly, prior to permitting any development or site alteration [...] the approval authority shall require an environmental impact assessment demonstrating that no negative impacts on the natural features or their ecological functions.” (Montague OP, Section 2.21.4(5) – Significant Wildlife Habitat and Adjacent Lands)

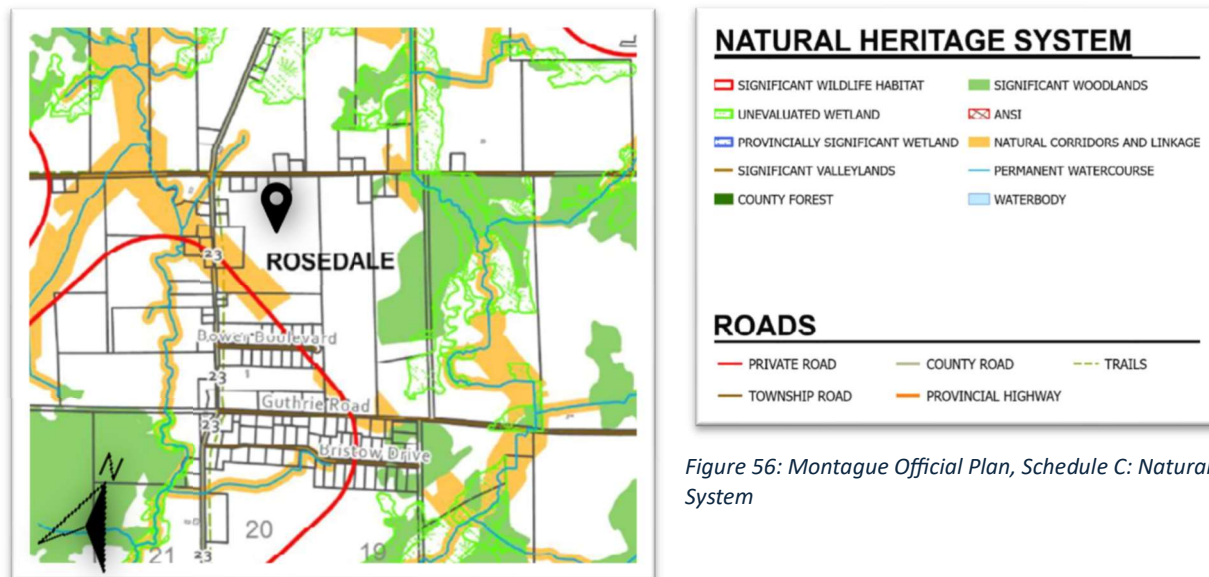


Figure 56: Montague Official Plan, Schedule C: Natural Heritage System

In alignment with this policy, an Environmental Impact Study (EIS) was conducted. The EIS revealed that:

- **Movement Corridors:** The area was thoroughly surveyed based on the Significant Wildlife Habitat Criteria Schedules for Ecoregion 6E. Although the Official Plan identified a wildlife corridor, no suitable habitat or movement corridor was found on the property.
- **Habitat Assessment:** The property mainly consists of cultural meadow and disturbed areas, which do not qualify as significant wildlife habitat. A small pond (300 m²) was noted, but it does not meet the size criteria (>500m²) to be considered significant amphibian wetland breeding habitat.

The EIS concludes that the development of the subdivision will not negatively impact significant wildlife habitats or their ecological functions. A more detailed analysis of the EIS findings will be presented in Section 6.2 of this planning rationale, and the full Environmental Impact Study will be submitted along with this report.

5.4.4 General Policies for Land Division

Table 4: Montague OP: General Policies for Land Division

Criteria	Quoted Section	Subdivision Compliance
Lot Size and Frontage	<i>“The frontage, size and shape of any lot created shall be appropriate for the proposed use and conform to the provisions of the Zoning By-law... A larger lot size may be required depending upon the nature of the use, topography, soil conditions, servicing considerations and/or other development constraints and considerations.” (Montague OP, Section 5.2.2(1) – General Policies)</i>	The subdivision’s lots are appropriately sized to accommodate the planned residential uses.
Avoiding Landlocking	<i>“No land division shall result in the landlocking of any parcel of land or a situation where a lot would have unusually limited road frontage relative to its width or area.” (Montague OP, Section 5.2.2(3) – General Policies)</i>	All lots have sufficient road frontage, ensuring no parcels are landlocked, and all are fully accessible.
Vehicular Access	<i>“No land division shall be permitted where safe vehicular access from the proposed lot to the adjacent road cannot be provided due to conditions such as limited sight lines, traffic volumes, grades or proximity to intersections or rail crossings.” (Montague OP, Section 5.2.2(4) – General Policies)</i>	Safe vehicular access is provided to all lots, with considerations for sight lines and traffic safety.
Financial Impact on Township	<i>“No land division shall create a financial burden on the Township with respect to the provision of Municipal services or facilities.” (Montague OP, Section 5.2.2(5) – General Policies)</i>	The subdivision is designed to integrate with existing municipal services, avoiding any undue financial burden on the Township.
Parkland Dedication	<i>“All land division shall meet the requirements of this Plan for the dedication of parkland or cash-in-lieu thereof.” (Montague OP, Section 5.2.2(6) – General Policies)</i>	The subdivision will provide cash-in-lieu of parkland, aligning with the Township’s policies.
Land Use Separation and Compatibility	<i>“All land division shall address land use separation and compatibility concerns, as set out in the Land Use Compatibility section of this Plan.” (Montague OP, Section 5.2.2(7) – General Policies)</i>	The subdivision includes adequate buffers and landscaping to ensure compatibility with surrounding land uses.
Natural Hazards	<i>“No land division shall result in the creation of a lot subject to natural hazards such as flooding, organic</i>	The subdivision has been designed to avoid natural

Criteria	Quoted Section	Subdivision Compliance
	<i>soils or steep slopes.” (Montague OP, Section 5.2.2(8) – General Policies)</i>	hazard areas, ensuring safe development.
Natural Features and Ecological Functions	<i>“No land division shall result in a negative effect on the natural features or the ecological functions for which the area is identified.” (Montague OP, Section 5.2.2(10) – General Policies)</i>	The subdivision has been planned to preserve natural features and ecological functions.
Cultural Heritage and Archaeological Resources	<i>“In considering land division applications, regard shall be had to the Cultural Heritage and Archaeological Resources section of the Plan.” (Montague OP, Section 5.2.2(11) – General Policies)</i>	An archaeological assessment has been conducted, ensuring that any significant resources are preserved.
Compliance with Groundwater and Sewage Services	<i>“All land division shall comply with the Ground Water Supply, Sewage Disposal and Other Services section of the Plan.” (Montague OP, Section 5.2.2(12) – General Policies)</i>	The subdivision will provide appropriate water and sewage services, compliant with the Plan’s requirements.
Road Widening	<i>“Road widening dedications may be requested by the County or Township as a condition of the approval of any land division application.” (Montague OP, Section 5.2.2(14) – General Policies)</i>	Provisions for potential road widening have been included in the subdivision design.
Preservation of Vegetation	<i>“The preservation of existing vegetation and in particular, mature trees, may be a condition of approval of any land division application.” (Montague OP, Section 5.2.2(15) – General Policies)</i>	The subdivision plan includes the preservation of mature trees and existing vegetation where feasible.

5.4.5 General Policies for Subdivisions

Table 5: Montague OP: General Policies for Subdivisions

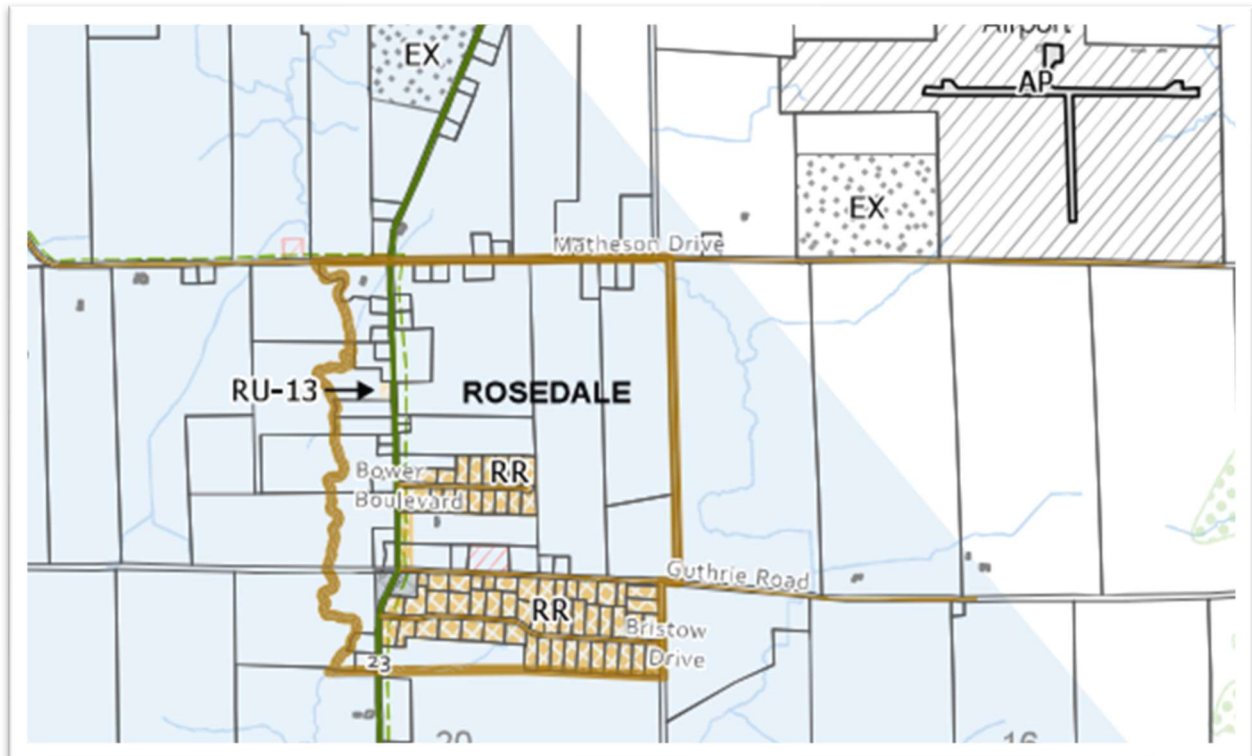
Criteria	Quoted Section	Subdivision Compliance
Permitted Areas for Development	<i>“Development by plan of subdivision shall be permitted in the Settlement Area and Rural designations.” (Montague OP, Section 5.2.5(1) – Subdivision Policies)</i>	The subdivision is located within the Settlement Area, aligning with the permitted development designations.
Access to Public Roads	<i>“Access to a proposed plan of subdivision shall be from a maintained public road, built to an adequate standard to accommodate the additional traffic requirements.” (Montague OP, Section 5.2.5(2) – Subdivision Policies)</i>	The subdivision will be accessed via County Road 23 and Matheson Drive, both of which are maintained public roads.

Criteria	Quoted Section	Subdivision Compliance
Internal Road Standards	<i>“Access to individual lots in a plan of subdivision shall be by internal public roads, built to Township standards.” (Montague OP, Section 5.2.5(3) – Subdivision Policies)</i>	Internal roads within the subdivision will be built to Township standards, ensuring proper access to all lots.
Highway Adjacency	<i>“Where a subdivision is proposed on lands adjacent to a County or Provincial highway, the subdivision should be designed such that the lots back onto the highway and front onto the internal local street.” (Montague OP, Section 5.2.5(4) – Subdivision Policies)</i>	The subdivision design complies with this policy by ensuring that lots are appropriately situated concerning highways and internal streets.
Road Layout	<i>“The road layout in a plan of subdivision shall avoid cul-de-sacs, where possible, and provide opportunities for future road connections to abutting lands.” (Montague OP, Section 5.2.5(5) – Subdivision Policies)</i>	The subdivision design minimizes the use of cul-de-sacs and provides opportunities for future road connections.
Parkland Dedication	<i>“In reviewing parkland dedication requirements for plans of subdivision, preference shall be given for parklands which provide connections to existing public parks, trails, bikeways, and other recreational facilities, as well as to water bodies, where applicable.” (Montague OP, Section 5.2.5(6) – Subdivision Policies)</i>	The subdivision will contribute cash-in-lieu of parkland, with consideration for connections to nearby recreational facilities.
Compliance with Storm Water Management	<i>“All plans of subdivision shall comply with the policies of the Storm Water Management section of this Plan.” (Montague OP, Section 5.2.5(7) – Subdivision Policies)</i>	The subdivision plan includes a comprehensive stormwater management system, complying with the Township's policies.
Ground Water Supply and Sewage Disposal	<i>“Development by plan of subdivision shall meet the requirements set out in the Ground Water Supply, Sewage Disposal and Other Services section of the Plan.” (Montague OP, Section 5.2.5(8) – Subdivision Policies)</i>	The subdivision will meet all requirements for groundwater supply and sewage disposal, in line with the Township's Plan.
Phasing of Development	<i>“The approval authority may include provisions for the phasing of development within a plan of subdivision to ensure that it proceeds in an orderly, cost-efficient pattern.” (Montague OP, Section 5.2.5(9) – Subdivision Policies)</i>	Provisions for phasing the development have been considered and will be determined.

5.5 TOWNSHIP OF MONTAGUE COMPREHENSIVE ZONING BY-LAW NO. 4070-2024

5.5.1 Zoning Designation: Settlement Area, Rural, and WHPA-C (Vulnerability Score 4)

The Rosedale and Matheson Subdivision is currently zoned under the Township of Montague Comprehensive Zoning By-Law No. 4070-2024, with portions designated as Settlement Area, Rural, and WHPA-C. As per the County and Township Pre-Consultation, a Zoning By-Law Amendment is required to rezone the property from Rural (RU) to Rural Residential (RR) to ensure compliance with permitted uses.



ZONES		
A - AGRICULTURE	RU - RURAL	FP - FLOODPLAIN
AP - AIRPORT	RU - RURAL EXCEPTION	MBP - BUSINESS PARK INDUSTRIAL
CH - HIGHWAY COMMERCIAL	RR - RURAL RESIDENTIAL	MS - SALVAGE YARD INDUSTRIAL
CT - TOURIST COMMERCIAL	RLS - LIMITED SERVICES RESIDENTIAL	IPZ-3 (Vulnerability Score 8)
CG - GENERAL COMMERCIAL	RMH - MOBILE HOME PARK RESIDENTIAL	WHPA-B (Vulnerability Score 6)
I - INSTITUTIONAL	RG - GENERAL RESIDENTIAL	WHPA-C (Vulnerability Score 4)
MG - GENERAL INDUSTRIAL	EP-A - ENVIRONMENTAL PROTECTION "A"	WHPA-C (Vulnerability Score 6)
ML - LIGHT INDUSTRIAL	EP-B - ENVIRONMENTAL PROTECTION "B"	
OS - OPEN SPACE	EX - MINERAL AGGREGATE EXTRACTION	
GENERAL		
PROVINCIAL HIGHWAY	TOWNSHIP ROAD	TRAILS
COUNTY ROAD	PRIVATE ROAD	SETTLEMENT AREA

Figure 17: Montague Zoning By-Law, Schedule A

5.5.2 Source Water Protection Overlay Zone (Section 5.8)

Source Water Protection (Section 4.29): *“This Section applies to lands within the Source Water Protection Overlay Zone as shown on Schedules A and A1 of this By-law. On these lands, the following provisions shall apply: All applications for development within the Source Water Protection Overlay shall be accompanied by a completed “Source Water Protection Checklist” unless exempted by the Municipality and/or the Risk Management Official (RMO).”*

As noted above in Sections 5.3.3 and 5.4.2, the subdivision development will adhere to all guidelines with regards to Source Water Protection, and the Checklist can be found in Appendix A.

Table 6: Rural Residential Zoning Requirements and the Proposed Development Metrics

Provision	Requirement	Compliance
Lot Area (min)	0.4 ha	Yes
Lot Frontage (min)	50 m	A frontage reduction of 20% is being requested for 24 of the 41 lots
Front Yard (min)	3.0 m or greater if the average of adjacent lots exceeds 3.0 m	The front yard setback will be adjusted to 3.0 meters in accordance with Section 4.8 for lots within the Settlement Area, or the average front yards of adjacent lots, whichever is greater.
Exterior Side Yard (min)	10 m	Yes
Interior Side Yard (min)	6 m	Yes
Rear Yard (min)	7.5 m	Yes
Building Height (max)	10 m	Yes
Lot Coverage (max)	20%	Yes

Table 6: Montague Zoning By-Law General Provisions

Zoning Criteria	Quoted Section	Compliance
Frontage on an Improved Street	<p><i>“No lot shall be used and no building or structure shall be erected on a lot in any zone unless such lot has sufficient frontage on an improved street to provide driveway access directly onto the street. Notwithstanding the foregoing, this provision shall not apply to: A lot on a registered plan of subdivision with frontage on a street which will become an improved street pursuant to provisions in, and financial security associated with, a subdivision agreement that is registered on the title to the lot.” (Section 4.9)</i></p>	<p>Frontage reduction of 20% is being requested for 24 of the 41 lots</p>
Sight Triangles	<p><i>“Notwithstanding any provisions of this By-law to the contrary, within any area defined as a sight triangle, the following uses shall be prohibited: A building, structure or use which would obstruct the vision of motorists; A fence or any vegetation of a height which is more than 1 m above the elevation of the centrelines of abutting streets; A parking or loading area.” (Section 4.27)</i></p>	<p>The site plan ensures that no buildings, structures, or vegetation will obstruct sight triangles, complying with safety requirements.</p>
Site Plan Control	<p><i>“No development shall take place on any parcel of land designated as a Site Plan Control Area in the Site Plan Control By-Law passed under the Planning Act, unless the Corporation has approved such plans and drawings required under the provisions of the Site Plan Control By-Law.” (Section 4.28)</i></p>	<p>The subdivision will undergo the necessary site plan control process to ensure all development meets the required standards.</p>
Street Setbacks	<p><i>“The following setbacks shall be required: County Street - 13 m from the center line of the street plus the minimum required yard for the appropriate zone.” (Section 4.30)</i></p>	<p>Street setbacks within the subdivision are in line with the By-Law's requirements.</p>
Separation Distances	<p><i>“Notwithstanding any other provisions of this By-law, any new sensitive land use shall be located minimum distances from certain zones or land uses on other lots as follows: From a quarry or asphalt plant: 500 m” (Section 4.24)</i></p>	<p>The subdivision complies with separation distance requirements, including maintaining more than 1000m from a nearby quarry.</p>

Zoning Criteria	Quoted Section	Compliance
Parking Requirements	<i>“One and two-unit dwellings: 1 parking space per dwelling unit; Minimum dimensions: 2.75 m x 6 m (3.7 m x 6 m for accessible spaces); Max width: 9 m; Min width: 6 m for two-way traffic; 3 m for one-way traffic. Parking areas shall have a stable surface such as concrete, asphalt, or crushed stone.” (Section 4.22)</i>	The subdivision complies with parking requirements by providing the correct number of parking spaces, ensuring all spaces meet or exceed the size requirements, and designing driveways according to standards. All parking areas will have a stable surface as required.

5.5.3 Proposed Zoning By-Law Amendment

Current Zoning: Rural (RU)

Proposed Zoning: Rural Residential (RR) with Exception (XX)

- Exception XX: Notwithstanding the provisions of Section 5.2 Rural Residential of the Zoning By-law, the minimum lot frontage for the lots identified as Lots 2-11 and Lots 19, 20, 24, 27-34 and Lots 39-40 on Plan X shall be between 46 – 49.9 meters, a maximum of 20% reduction from the required 50 meters.

6.0 SUPPORTING STUDIES

6.1 HYDROGEOLOGICAL ASSESSMENT REPORT

The Hydrogeological Assessment Report for the Rosedale and Matheson Subdivision, prepared by Cambium Inc., is critical in determining the subdivision's feasibility. The report evaluated the potential for on-site wastewater disposal and water supply, concluding that the development could support 41 residential lots, each with a minimum area of 0.4 hectares.

Key Findings:

- **On-Site Sewage Feasibility:** The assessment found that the soil's percolation rates and the presence of shallow bedrock would necessitate raised filter beds for on-site sewage systems. The report predicted nitrate concentrations at the property boundary to be below the Ontario Drinking Water Quality Standard (ODWQS) limit, indicating that the development's impact on groundwater quality would be minimal.

- **Water Supply Assessment:** Test wells drilled at the site demonstrated that the underlying aquifer could provide sufficient potable water for residential use, with well yields exceeding the daily and peak demand for a typical four-bedroom home. However, the water hardness levels exceeded aesthetic guidelines, necessitating the use of water softeners.
- **Lot Configuration:** The report's recommendations regarding lot size and configuration were integral in determining the total number of lots, balancing environmental concerns with the need to maximize the number of residential units.

This assessment played a significant role in confirming that the proposed subdivision could support the desired number of lots while complying with environmental standards and ensuring the long-term sustainability of water and wastewater systems.

6.2 STORMWATER MANAGEMENT (SWM) AND SERVICE

The stormwater management strategy for the Matheson and Rosedale Subdivision is designed to ensure compliance with provincial guidelines and mitigate potential impacts on surrounding properties. The plan includes:

- **Quantity Control:** A detention wet pond has been integrated into the development to attenuate post-development peak flows, ensuring they do not exceed pre-development levels for up to a 100-year return period. This pond features a total active storage capacity of 7,656 m³, effectively managing stormwater while safeguarding downstream infrastructure.
- **Quality Control:** The SWM facility and low-impact development (LID) measures meet the enhanced water quality target of 80% Total Suspended Solids (TSS) removal, consistent with MOE's Stormwater Management Planning and Design Manual. Features include vegetated filter strips, enhanced grass swales, and a forebay for sediment capture. These measures reduce runoff velocity, improve filtration, and minimize sediment transport.
- **Infrastructure Design:** Roadside ditches and culverts have been sized to safely convey minor and major flows, while the outlet channel directs treated runoff to appropriate outlets, maintaining stability and erosion control.

Serviceability Highlights

- **Water Supply:** Each of the 41 lots will utilize private wells, with groundwater assessments confirming sufficient potable water capacity to meet daily residential demands.
- **Sanitary Services:** Private septic systems will treat domestic wastewater. Hydrogeological studies have confirmed the site's feasibility for septic installation, with some areas potentially requiring raised filter beds due to shallow bedrock conditions.

- **Fire Flow and Protection:** To address fire protection in this rural setting, two storage tanks connected to dry hydrants will be installed. These tanks, supplemented by water tanker deliveries, will meet the calculated firefighting water supply requirements of 8,571 gallons per event.

6.3 ENVIRONMENTAL IMPACT STUDY

The Environmental Impact Study (EIS) for the Rosedale and Matheson Subdivision was conducted by EFI Engineering to ensure the proposed subdivision complies with federal, provincial, and municipal environmental standards. Below is a summary of key findings and recommendations:

Key Findings

- **Natural Heritage Features:** No significant wetlands, woodlands, or valleylands were identified on the property. A small pond (300 m²) in the southeast corner was noted but does not meet the criteria for significant amphibian wetland breeding habitat.
- **Wildlife:** No species at risk (SAR) were observed on the property. However, potential habitat for Blanding's Turtle was identified due to nearby wetlands. The habitat of several bird species, including Bobolink and Eastern Meadowlark, was surveyed, but these species were not found on-site.
- **Vegetation:** The site features cultural meadows and disturbed areas, with various herbaceous plants, grasses, and some woody plants. No Butternut trees (endangered) were found, though Black Ash (threatened) trees were observed, none of which were alive or met the size criteria for protection under Ontario Regulation 6/24.

Mitigation Measures

- **Species Protection:** Install exclusion fencing around the development area before May 1 to protect Blanding's Turtles and other wildlife. Tree clearing should occur between October 1 and March 31 to avoid disturbing nesting birds and bats.
- **Construction Practices:** Implement proper sediment and erosion control measures. If the small pond is to be removed, it should be done outside the breeding frog timeframe (March 31 to August 31).
- **Education:** Contractors and staff should be educated about potential species at risk and conduct daily sweeps of the construction area to remove any wildlife that may have crossed exclusion fencing.

The EIS concludes that the subdivision project, with the implementation of recommended mitigation measures, will proceed in compliance with environmental regulations, ensuring the protection and conservation of local natural heritage features. No significant adverse impacts on local wildlife, habitats, or ecological functions are expected, allowing the development to proceed responsibly.

6.4 ARCHEOLOGY STAGE ONE AND STAGE TWO

The Stage 1 and Stage 2 Archaeological Assessments for the Matheson and Rosedale Subdivision was conducted by True North Archaeological Services Inc. to fulfill the requirements of the Planning Act, in compliance with the Ontario Heritage Act and Ministry of Citizenship and Multiculturalism (MCM) guidelines. This assessment follows the recommendations of the Stage 1 assessment, which identified areas of archaeological potential.

Key Findings:

- **Survey Methods:** The Stage 2 assessment was conducted from September 6 to September 11, 2024, over the entire 23.5-hectare study area. It utilized a combination of pedestrian and test pit surveys at 5-meter intervals to ensure comprehensive coverage.
- **Disturbed and Exempt Areas:** Areas of modern disturbance and permanently wet conditions were excluded from further archaeological work, as previously documented in the Stage 1 assessment.
- **Findings:** No archaeological resources or sites of cultural heritage value or interest were identified within the study area.
- **Historical Context:** The study area was part of Lot 20, Concession 3, historically agricultural lands with potential links to nearby farmsteads and transportation routes identified in mid-19th-century maps. Despite this potential, no artifacts or evidence of archaeological significance were encountered.

Recommendations:

- **No Further Work Required:** Based on the results, no additional archaeological assessments are recommended within the limits of the proposed development area.
- **Future Development Considerations:** If future planning results in changes to the area of impact (e.g., new staging areas, access roads), additional Stage 1 and 2 archaeological assessments may be required.
- **Compliance Measures:** Any future archaeological assessments must comply with MCM's 2011 Standards and Guidelines for Consultant Archaeologists.

The Stage 2 assessment report, submitted to the Ministry of Citizenship and Multiculturalism, has been filed in the Ontario Public Register of Archaeological Reports and fulfills all conditions for the subdivision's draft plan approval.

6.5 TRAFFIC IMPACT STUDY

The Traffic Impact Study (TIS) was conducted to assess the potential impacts of the proposed Rosedale and Matheson Subdivision on the existing road network within Montague Township. The study focused on the anticipated traffic generation, distribution, and the performance of key intersections surrounding the development site.

Key Findings:

- **Traffic Generation:** The proposed development is expected to generate approximately 39 vehicle trips during the AM peak hour and 40 trips during the PM peak hour. These trips will primarily impact Matheson Drive and Rosedale Road.
- **Intersection Analysis:** The study evaluated two critical intersections—Matheson Drive/Rosedale Road and Roger Stevens Drive/Rosedale Road. The analysis determined that all intersections would maintain acceptable levels of service (LOS) through 2039, even with the additional traffic generated by the development.
- **Impact on Surrounding Infrastructure:** The study concluded that the proposed development would have a minimal impact on the surrounding road infrastructure. The intersections analyzed are expected to continue operating efficiently, with no significant changes required to accommodate the increased traffic.

The TIS confirmed that the proposed subdivision can be integrated into Montague Township's existing transportation network with minimal disruption. The projected traffic volumes are manageable, and the surrounding infrastructure can support the development without requiring major upgrades or modifications.

7.0 CONCLUSION

This Planning Rationale supports the proposed Rosedale and Matheson Subdivision in Montague Township, designed to provide much-needed residential housing, including affordable units, within the Rosedale settlement area. The project aligns with provincial and municipal policies, incorporating sustainable practices and ensuring compliance with relevant regulations. The development plan includes a rezoning request from Rural (RU) to Rural Residential (RR) and an exception for 20% reduced lot frontage on 24 lots, maximizing the site’s housing potential while maintaining community standards.

Supported by comprehensive technical studies, including hydrogeological, environmental, traffic, and archaeological assessments, the subdivision demonstrates feasibility and alignment with broader planning objectives. The project will enhance the quality of life for current and future residents and contribute positively to the growth and sustainability of Montague Township.

Given the project’s compliance with the regulatory framework and the thoughtful planning involved, we recommend the application for rezoning and subdivision approval.

Christine Stinson

Christine Stinson, FWT
Project Manager - Planning & Environment



Dennis Gratton
Senior Planner – EFI Engineering/Catena Consulting

APPENDIX A: Source Water Protection Checklist

M.APPENDIX E: Source Water Protection Development Application



SOURCE WATER PROTECTION PLANNING APPLICATION CHECKLIST

SOURCE WATER PROTECTION INFORMATION

Is the subject property within a Wellhead Protection Area (WHPA)²? YES NO

IF YES, please complete the rest of the Screening Checklist and email, mail or fax it to the address below. Municipal staff will respond to you in 2-3 business days.

Mail checklist to: ATTN: Mr. Planner, Planning Department, Example Municipality, #1 Municipal Street, City, Ontario, A1B 2CD
 Email checklist to: mrplanner@example.ca
 Fax checklist to: (555) 555 - 5555

WELLHEAD PROTECTION AREA³:

WHPA-A WHPA-B WHPA-C

PROPERTY & CONTACT INFORMATION

Source Protection Area⁴: _____ Date: Aug 21, 2024
 Name of Applicant: Pat Lambert
 Contact Information: Address: 6610 Fourth Line Road
 Telephone/Cellular Number: 613-223-9886
 Email Address: pat@smarthomesottawa.inc.net
 Municipal Address of Subject Property: Rosedale Road South
 Legal Description of Subject Property: Lot 20, Conc 3, Township of Montague, County of Lanark
 Lot/Part No.: 20 Registered Plan No.: Draft R Plan Stage.
 Lot & Concession: 3

² This form could be modified to include "intake protection zone", "issue contributing area" or other vulnerable areas where land use planning policies apply
³ Additional WHPAs may need to be added.
⁴ This field is only required if municipality is located in two or more source protection areas

PROPOSAL

<input type="checkbox"/>	New Structure	<input type="checkbox"/>	Geothermal System ⁵ (Transport Pathway)
<input checked="" type="checkbox"/>	New Land Use/Change of Use	<input type="checkbox"/>	New or Replacement Septic System
<input type="checkbox"/>	Expansion OR Conversion of an Existing or Previous Approved Land Use or Structure	<input type="checkbox"/>	New Well ⁵ (Transport Pathway)

Classification

<input type="checkbox"/>	Single Residential	<input type="checkbox"/>	Industrial
<input checked="" type="checkbox"/>	Multi – residential (incl. subdivision)	<input type="checkbox"/>	Commercial (incl. mixed use)
<input type="checkbox"/>	Agricultural	<input type="checkbox"/>	Institutional.

Brief Description of Proposal and/or Activity

A propose Subdivision with Approximately 42 Residential Lots. These will be serviced by private wells and Septic Systems. The development will contain an on site Storm water management, Roadways + green spaces.

PLANNING INFORMATION

OFFICIAL PLAN DESIGNATION: Settlement area.
 OFFICIAL PLAN DOCUMENT NAME: Township of Montague Official Plan 2023
 CURRENT ZONING: R4 (Rural Zone)

⁵Section 27, Ontario General Regulation 287/07 requires the municipality to notify the SPA and SPC when a new transport pathway may be created

POTENTIAL THREATS ASSOCIATED WITH PROPOSED ACTIVITY

A drinking water threat as defined under the *Clean Water Act, 2006*as “an activity or condition that adversely affects or has the potential to adversely affect the quality or quantity of any water that is or may be used as a source of drinking water”.

Please note that activities that are, or may be, significant drinking water threats will vary in each vulnerable area.

PLEASE CHECK ALL ACTIVITIES THAT MAY BE ASSOCIATED WITH THE DEVELOPMENT PROPOSAL WITHIN THE VULNERABLE AREA:

- | | |
|-------------------------------------|--|
| <input type="checkbox"/> | 1. FUEL HANDLING & STORAGE |
| <input type="checkbox"/> | a. Includes both liquid fuel and fuel oil |
| <input type="checkbox"/> | b. Home heating, retail outlets, bulk plant, marina, farm |
| <input type="checkbox"/> | 2. CHEMICAL HANDLING & STORAGE |
| <input type="checkbox"/> | a. Automotive and automotive related businesses that use paints, degreasers, chemicals etc. |
| <input type="checkbox"/> | b. Dry cleaning establishments |
| <input type="checkbox"/> | c. Industrial manufacturing and processing (e.g. using furniture stripping products, paints, chemical processes) |
| <input type="checkbox"/> | d. Industrial strength cleaning agents |
| <input type="checkbox"/> | e. De-icing of aircraft |
| <input type="checkbox"/> | 3. APPLICATION, HANDLING & STORAGE OF ROAD SALT |
| <input type="checkbox"/> | 4. SNOW STORAGE |
| <input type="checkbox"/> | 5. WASTE DISPOSAL |
| <input type="checkbox"/> | a. Raw, untreated liquids and solids that are pumped out of septic systems and holding tanks |
| <input type="checkbox"/> | b. Disposal of petroleum refining waste; hazardous, liquid and industrial waste; municipal waste, industrial and commercial waste; PCB waste |
| <input type="checkbox"/> | c. Mine tailings |
| <input type="checkbox"/> | 6. STORMWATER MANAGEMENT |
| <input type="checkbox"/> | a. Stormwater management facility (treatment, retention, infiltration or control of stormwater) |
| <input type="checkbox"/> | b. Car or truck washing facility |
| <input type="checkbox"/> | c. Sewage treatment plant effluent discharge (e.g. lagoons) |
| <input type="checkbox"/> | d. Sewer systems and related pipes |
| <input checked="" type="checkbox"/> | 7. SEPTIC SYSTEMS |
| <input type="checkbox"/> | a. Small septic for residential or small-scale commercial/industrial/institutional |
| <input type="checkbox"/> | b. Large septic system (>10,000 L/day) for commercial/industrial/institutional |
| <input type="checkbox"/> | 8. AGRICULTURAL |
| <input type="checkbox"/> | a. Application, handling and storage of fertilizers and pesticides |
| <input type="checkbox"/> | b. Application, handling and storage of agricultural and non-agricultural source material (e.g. biosolids) |
| <input type="checkbox"/> | c. Grazing and pasturing of livestock |