

THE CORPORATION OF THE TOWNSHIP OF BECKWITH

BY-LAW NO. 2014 - 23


OFFICIAL PLAN AMENDMENT NO. 27

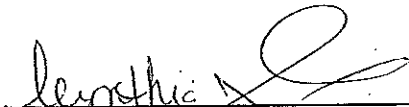
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The Council of the Corporation of the Township of Beckwith, in accordance with the provisions of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended, hereby enacts as follows:

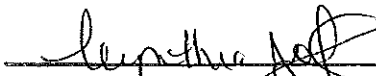
1. Amendment No. 27 to the Official Plan of the Township of Beckwith, consisting of the attached text is hereby adopted.
2. That the Clerk is hereby authorized and directed to make application to the County of Lanark for approval of the aforementioned Amendment No. 27 to the Official Plan for the Township of Beckwith.
3. This By-law shall come into force and effect on the day of final passing thereof.

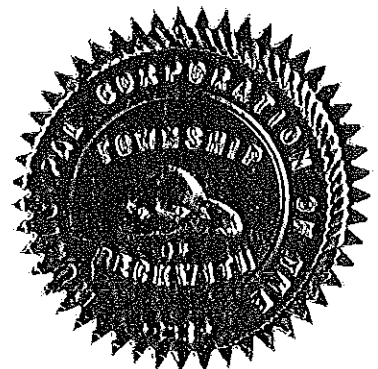
ENACTED AND PASSED THIS 8<sup>th</sup> day of July, 2014.

  
Richard Kidd, Reeve

  
Cynthia Moyle, Clerk

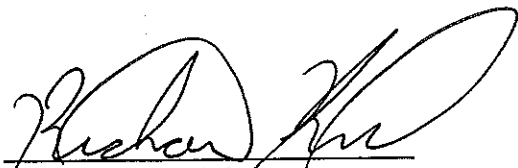
I HEREBY CERTIFY THIS TO BE A TRUE COPY  
THIS 15<sup>th</sup> DAY OF July, 2014.

  
CYNTHIA MOYLE  
Clerk  
Township of Beckwith

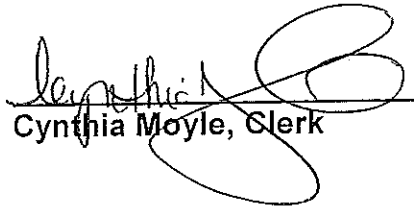


AMENDMENT NO. 27  
TO THE OFFICIAL PLAN  
OF THE TOWNSHIP OF BECKWITH

This amendment was adopted by the Corporation of the Township of Beckwith by By-Law No. 2014 - 23 in accordance with the Planning Act, R.S.O. 1990, Chapter P. 13, as amended, on the 8<sup>th</sup> day of July, 2014.



Richard Kidd, Reeve



Cynthia Moyle, Clerk

PART A - THE PREAMBLE contains an explanation of the purpose and basis for the amendment, as well as the lands affected, but does not constitute part of this amendment.

PART B - THE AMENDMENT consisting of the following schedule changes constitute Amendment No. 26 to the Official Plan of the Township of Beckwith.

PART C - THE APPENDICES attached hereto do not constitute a part of this amendment. These appendices include the public involvement associated with this amendment.

## PART A - THE PREAMBLE

### PURPOSE

The purpose of this proposed amendment is to revise existing policies relating to infill severances and to insert new policies relating to average lot sizes within plans of subdivision and provision of pathways within plans of subdivision.

### LOCATION

The proposed amendment provides general updates to the official plan and as such, is not directed towards any one particular property. The portion of the amendment relating to infill severances is limited to those portions of the Township considered as Community Development Areas. The portion of the amendment relating to plans of subdivision applies to all lands that qualify for subdivision applications.

### BASIS

There are three components to the proposed official plan amendment. The basis for the amendment is discussed below, as it relates to each of the three components.

#### **1. Pathways as Infrastructure in Subdivisions**

The Township of Beckwith has experienced significant residential growth in the past number of years, especially with the recent upgrades to Highway 7 improving workplace commutes into the National Capital Region. New subdivision applications and new housing starts have increased over the years and show no signs of receding.

The Township is committed to providing residents with opportunities for a healthy and active lifestyle and has devoted significant resources to acquiring an ice pad, playing fields and developing a substantial trail network that links the Black's Corners, Queensway West and Ashton Station communities. Wherever possible, the Township integrates new subdivision applications into the trail network to further expansion efforts and to promote a healthy active lifestyle for current and future residents of the Township.

The Township has traditionally utilized Section 51.1 of the *Planning Act* to acquire trails through parkland dedication within plans of subdivision. The Township notes that S. 51.1 permits municipalities to acquire land for recreational purposes. The Township recognizes that trails and pathways are different than parks, as they also:

- Foster a sense of community by connecting adjacent subdivisions and encouraging interaction of residents within the various subdivisions;
- Support the local economy by providing residents with active transportation routes into downtown Carleton Place and local restaurants and businesses in the Township of Beckwith;
- Encourage healthy and active living by providing routes and loops through adjacent subdivisions that allow residents to select an exercise route of an appropriate distance;

- Provide active transportation options for children attending the Beckwith Public School;
- Promote recreational opportunities by linking residential areas with the Beckwith Recreation Complex and Beckwith Park; and
- Enhance pedestrian safety by minimizing conflicts between motorized and non-motorized travel.

As these trails provide benefits to the community reaching beyond recreational opportunities, the Township of Beckwith recognizes that these trails are not the same as parks and the Planning Act provides for dedication of pathways the same as for roads (Section 51 (25)). The Township believes that a new policy direction to consider trails within plans of subdivisions as infrastructure, rather than parkland, would be in line with the Planning Act and the existing Official Plan objective to improve the quality of life for residents within the Township.

Furthermore, the Township believes this proposed amendment is supported by the County of Lanark's *Sustainable Communities Official Plan*. Specifically, section 4.2.1 regards local infrastructure planning and states:

"The Plan further recognizes and supports on-going efforts to resolve local infrastructure problems. Continued efforts to find solutions to local infrastructure problems by local municipalities are considered to be appropriate and in conformity with the policies of the County Official Plan".

Moreover, the Township believes this proposed amendment would also conform to the County of Lanark's *Integrated Community Sustainability Plan*, specifically:

- Theme 5: Infrastructure and Quality of Life
  - Objective 5.1: Support the development of infrastructure to support safe walking and cycling; and
  - Objective 5.4: Work collaboratively with other municipal, provincial, federal and private partners to focus strategically on infrastructure investments.
- Theme 16: Transportation
  - Objective 16.1: Encourage efforts to decrease the use of single occupancy motor vehicles and reduce motor vehicle trips.
- Theme 17: Healthy Communities
  - Objective 17.1: Support efforts to increase physical activity by all residents by providing access to excellent programs and facilities; and
  - Objective 17.6: Support efforts to provide public spaces and green spaces that are clean, secure and physically accessible for residents to meet and congregate.

Trails and pathways within subdivisions were previously constructed through parkland requirements. The multiple benefits provided by trails and pathways were discussed earlier. The proposed amendment to the Township's Official Plan would update how the Township receives these features through future plan of subdivision applications, as the future developer would be required to construct these features as part of the necessary subdivision infrastructure.

## **2. Infill Severances**

The Township of Beckwith recognized that there was a need to create specific policies to guide and regulate infill severance proposals. The current policies were implemented in September, 2012 through Official Plan Amendment No. 25. The Township's intent in creating the current policies was to allow infill severances in appropriate situations, while being strict enough to avoid unwarranted use of the policies by situations that were not considered to be infilling. In the approximately 18 months since the infill severance policies have been in place, there have been few severance proposals that have been able to comply with the relatively strict requirements.

As such, the Township wishes to revise the current infill severance policies in an attempt to promote a greater degree of intensification and redevelopment within the Community Development Areas. The proposed modifications would still require applications to satisfy a number of requirements to ensure the severance is appropriate.

The proposed amendment appears to be consistent with several portions of the recently updated Provincial Policy Statement (PPS) (2014). Section 1.1.3 regards Settlement Areas and contains several mentions to promoting intensification and redevelopment. These policies encourage municipalities to identify locations where intensification and redevelopment are appropriate (1.1.3.3) and to develop standards to facilitate intensification and redevelopment (1.1.3.4). The proposed modifications to the current infill severance policies serve to satisfy these requirements.

The County of Lanark Sustainable Communities Official Plan makes several references to infill development. These policies seek to promote appropriate intensification of existing areas by considering servicing capacity and existing surrounding development in terms of scale and physical character of the community. The SCOP policies also note the benefits of infill development and the potential to contribute to affordable housing in the County. The proposed modifications encourage infill lots to be consistent with surrounding parcel fabric to help ensure new development blends into the surrounding community.

## **3. Average Lot Sizes in Subdivisions**

The Planning Committee requested Staff to review lot sizes within plans of subdivision and requested an amendment be drafted that would ensure lots within plans of subdivision maintain an average area of 0.6 hectares (1.5 acres). While this may initially be viewed as an inefficient use of land, the whole picture must be taken into perspective. The Township considers the following to be benefits of slightly larger lot sizes in subdivisions:

- a. The natural landscape plays an important role in shaping rural communities. While all development has an impact on the natural environment, the extent of the impact can be mitigated. In order to construct a dwelling, install a septic system and provide a driveway and amenity space, an amount of the natural environment needs to be disturbed. The area of this disturbance remains relatively consistent to accommodate development on a 1 acre lot versus a 1.5 acre lot; this results in a greater amount of undisturbed space on the 1.5 acre lot. By requiring slightly larger lot sizes, the Township would be helping to ensure that the cumulative impacts of development on the natural environment are reduced. This retains a greater amount of habitat for flora and fauna, provides privacy for residents and helps to retain the natural landscape and rural character of the Township.
- b. By requiring an average, rather than minimum, lot size of 1.5 acres, the Township is encouraging developers to provide lots in a variety of sizes. The average of 1.5 acres means that some lots may be the minimum of 1 acre, where other lots may be 2 acres or more. This variety of lot sizes provides developers with a degree of flexibility when designing the subdivisions and makes it easier to incorporate natural features into the subdivision. Furthermore, the variety of lot sizes will result in a variety of prices for the lots; the smaller lots will be less expensive than the larger lots. The resulting variety of lots will serve to ensure the Township remains attractive for a variety of residents by providing a range of building lots.
- c. Each subdivision application is required to be supported by hydrogeological information that demonstrates the land can accommodate the proposed number of lots on private servicing. An average lot size of 1.5 acres reduces the overall density of development and reduces the impact of private servicing systems on the natural environment. The requirement for a larger average lot size compliments the science contained within the hydrogeological reports and will help to ensure that private servicing remains appropriate for long-term use and to reduce the cumulative of development in settlement areas.

Section 3.3.4.7 of the County of Lanark Sustainable Communities Official Plan regards minimum lot sizes in rural areas. This policy indicates that local municipalities are responsible for determining minimum lot sizes through their local zoning by-laws. This policy also indicates that local municipalities may require larger lot sizes to accommodate private servicing and to maintain the character of a community. The Township feels that the proposed official plan amendment is consistent with section 3.3.4.7 of the County of Lanark SCOP.

## **PART B - THE AMENDMENT**

All of this part of the document entitled Part B - The Amendment, which consists of the following text changes, constitutes Amendment No. 27 to the Official Plan of the Township of Beckwith.

## **DETAILS OF THE AMENDMENT**

The Official Plan of the Township of Beckwith is amended as follows:

1. Section 4.5.1 (iv) is hereby amended by inserting the following after the last paragraph:

"In addition to roads, Council will require trails and pathways, where appropriate, to be dedicated and constructed, at the cost of the developer, in conjunction with the development. Trails and pathways will be considered as part of the infrastructure necessary to support the proposed subdivision. Trails and pathways are an integral part of integrating the proposed subdivision into the adjacent lands and existing community.

The feasibility of incorporating trails and pathways into proposed plans of subdivision will be assessed on the basis of the following principles:

- 1) the development of a continuous route system within and between developments;
- 2) the potential linkages that could be provided between major activity areas to encourage usage;
- 3) development of a pathway system to encourage active recreation and a healthy community; and
- 4) its design in regard to public safety, emergency access and maintenance requirements.

Developers are to conform to the construction standards for trails and pathways as established by Council."

2. Section 4.15 is hereby amended by deleting text starting at line 11 to the end of the paragraph:

"Trails and pathways will be encouraged to be developed in conjunction with proposed plans of subdivision. The feasibility of incorporating trails and pathways into proposed plans of subdivision will be assessed on the basis of the following principles:

- 1) the continuity of the route system within and between developments;
- 2) the potential linkages that could be provided between major activity areas to encourage usage;
- 3) the minimization of conflicts between motorized and non-motorized travel; and
- 4) its design in regard to public safety, emergency access and maintenance requirements."

3. Section 4.20 is hereby amended by inserting the following after the end of the second paragraph:

"It is also Council's intent to obtain trails and pathways wherever appropriate to assist with the implementation of Section 4.5 (iv).

4. Section 4.5 5) is hereby amended by:

- a. Deleting the word 'development' in clause (b) and replacing it with 'infill lot';
- b. Deleting clause (c) and replacing it with "(c) the proposed infill lot shall occupy the road frontage between two existing residential lots that are located on the same side of a public road. The distance between the two existing residential lots can vary, however the width of the proposed infill lot should be consistent with the surrounding parcel fabric but shall not be more than twice the minimum frontage required by the Zoning By-law;"
- c. Deleting clause (d) and replacing it with "(d) the proposed infill lot shall not prohibit or adversely affect future development potential of the retained lands;"

5. Section 4.5.3 is hereby amended by inserting the following after the last paragraph:

"(vii) Plan of subdivision applications will be required to demonstrate that an average lot size of 0.6 hectares (1.5 acres) has been achieved. The Township will consider average lot size to mean the total area occupied by residential lots, divided by the total number of residential lots. This calculation does not include land occupied by roads, pathways, parks, blocks or other non-residential land. Where a subdivision is developed in a phased approach, the average lot size of 0.6 hectares (1.5 acres) will be applied to the whole subdivision, rather than to each individual phase. No lots shall be less than 0.4 hectares (1 acre) in size."

**PART C - THE APPENDICES**

The following appendices do not constitute a part of Amendment No. 26 to the Official Plan of the Township of Beckwith but are included as information supporting the document.

- APPENDIX I - Notice of Public Meeting
- APPENDIX II - Public Participation List
- APPENDIX III - Comments Received from Public Bodies or Agencies

**APPENDIX I - Notice of Public Meeting**

**THE CORPORATION OF THE TOWNSHIP OF BECKWITH  
PUBLIC MEETING NOTICE**

**CONCERNING A PROPOSED OFFICIAL PLAN AMENDMENT**

**TAKE NOTICE** that, in accordance with Sections 17 and 21 of the Planning Act, R.S.O. 1990, as amended, the Corporation of the Township of Beckwith will hold a **Public Meeting** on **Tuesday, July 8<sup>th</sup>, 2014 at 7:00 p.m.**, in the Council Chambers of the Municipal Building, 1702 9<sup>th</sup> Line Beckwith, to consider a proposed official plan amendment. The amendment has been initiated by the Township of Beckwith and is being processed as file number OPA#27.

**PURPOSE** of the proposed amendment is to revise existing policies relating to infill severances and to insert new policies relating to average lot sizes within plans of subdivision and provision of pathways within plans of subdivision.

**EFFECT** of the proposed amendment would be to revise the situations where infill severances will be permitted and to update the Township's requirements for future plan of subdivision applications.

**EXPLANATORY NOTE:** These amendments have been initiated by the Township of Beckwith and are not specific to any one piece of property. The existing infill severance policies have been in place since September, 2012. Since this time, the Township has determined that there is a need to revise these policies to better achieve their intent. With regards to plans of subdivision, the proposed amendments would help to ensure future applications are in context with the surrounding community. The County of Lanark is the approval authority for official plan amendments in the Township of Beckwith.

**NO KEY MAP** has been provided as the proposed amendments are general in nature.

**IF A PERSON OR PUBLIC BODY DOES NOT** make oral submissions at a public meeting or make written submissions to the Township of Beckwith before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision of the Council of the County of Lanark to the Ontario Municipal Board.

**IF A PERSON OR PUBLIC BODY DOES NOT** make oral submissions at a public meeting or make written submissions to the Township of Beckwith before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

**IF YOU WISH TO BE NOTIFIED** of the adoption of the proposed official plan amendment, or of the refusal of a request to amend the official plan, you must make a written request to the Township of Beckwith.

**AFTER A DECISION** has been made by Council, persons wishing to formally register an objection must, regardless of any previous submissions, file with the Clerk a Notice of Appeal to the Ontario Municipal Board setting out the objection and the reasons in support of the objection and accompanied by the Board's fee.

**A COPY** of the proposed Official Plan amendment, together with other relevant background materials, are available for inspection between 8:30 a.m. and 4:30 p.m. weekdays in the Planning Department at the Township Municipal Building.

**DATED** at the Township of Beckwith, this 19<sup>th</sup> day of June, 2014.

Cynthia Moyle, CMO  
Clerk  
Township of Beckwith  
1702 9th Line Beckwith  
CARLETON PLACE, Ontario  
K7C 3P2  
613-257-1539



### **APPENDIX III – Comments Received from Public Bodies or Agencies**

No formal comments were received from public bodies or agencies prior to Council adoption of the by-law.



## Official Plan Amendment Number 27

Public Meeting | July 8<sup>th</sup>, 2014

## Overview

- Public Notice;
- Contents of OPA No. 27;
- Approval Process;
- Questions

## Public Notice

- In accordance with Ontario Regulation 06-0543:
  - Advertisement in Canadian Gazette: June 19<sup>th</sup>, 2014;
  - Public Notice to Prescribed Agencies: June 19<sup>th</sup>, 2014;
  - Notice on Township Website: June 19<sup>th</sup>, 2014.

## Contents of OPA No. 27

1. Trails and Pathways as Subdivision Infrastructure;
2. Infill Severance Policies;
3. Average Lot Sizes in Plans of Subdivision

## Trails and Pathways as Subdivision Infrastructure

- Trails within plans of subdivision are more than recreation opportunities;
- Form part of a network for health active living, provide pedestrian safety and foster sense of community;
- **Effect of Modification:** Subdivision developers will be required to construct, where appropriate, trails and pathways as part of the infrastructure necessary to support the plan of subdivision.

## Infill Severance Policies

- Current infill severance policies are quite strict;
  - Between existing dwellings <125m apart;
  - Opposite two residential lots.
- Proposed policies attempt to reduce the restrictions, while maintaining policy intent.
- **Effect of Modification:** Infill severances would need to fill space between existing lots and should be similar in width to surrounding lots. Infill lots shall be limited to twice the minimum lot frontage (generally 90m max. width).

### Average Lot Sizes in Plans of Subdivision

- Existing subdivisions have generally maintained an average lot size of 1.5 acres by virtue of 100 acre Township Lot being subdivided;
- Council wished to ensure this continued in the future to help avoid over development;
- **Effect of Modification:** An average lot size of 1.5 acres will become a requirement that subdivision applicants must achieve.

### Approval Process

- Township Council to adopt Official Plan Amendment No. 27 by By-law;
- County of Lanark must approve amendment for changes to take effect:
  - Application package submitted to County;
  - Economic Development Committee;
  - County Council;
    - 20 day appeal period.

### Questions?

