



NOTICE OF DECISION **Subsection 17(35) of the *Planning Act*** **OFFICIAL PLAN AMENDMENT**

TAKE NOTICE that the County of Lanark made a decision to approve Official Plan Amendment **OPA #27** to the Township of Beckwith on October 8th, 2014 under Section 17 of the *Planning Act*.

WHEN AND HOW TO FILE AN APPEAL

Any appeal to the Ontario Municipal Board (OMB) must be filed with the Clerk of the County of Lanark not later than 4:30 p.m. on **October 29, 2014**.

The appeal should be sent to the attention of the County Clerk, at the address shown below and it must:

- 1) Set out the specific part of the proposed official plan amendment to which the appeal applies;
- 2) Set out the reasons for the appeal, and
- 3) Be accompanied by the fee prescribed under the Ontario Municipal Board Act in the amount of \$125.00 payable by certified cheque to the Minister of Finance, Province of Ontario.

WHO CAN FILE AN APPEAL

Only individuals, corporations or public bodies may appeal a decision of the approval authority to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, an appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

WHEN THE DECISION IS FINAL

The decision of the County of Lanark is final if a notice of appeal is not received on or before the last date for appeal noted above.

ADDITIONAL INFORMATION

Additional information about the application and the decision is available for public inspection between 8:30 a.m and 4:30 .m. at the County of Lanark Planning Department, 99 Christie Lake Road, Perth ON K7H 3C6 or from the local Municipal Clerk's office.

DATED IN THE TOWNSHIP OF BATHURST, THIS 9th DAY OF OCTOBER 2014.

Kurt Greaves - County Clerk
99 Christie Lake Road
Perth ON K7H 3C6 1-613-267-4200

PURPOSE AND EFFECT:

The amendment to the Official Plan for the Township of Beckwith is a general amendment and is not site specific.

The effect of Amendment No. 27 is to amend the policies of Section 4 General Development Policies of the Official Plan. The amendments are described as follows:

1. Pathways as Infrastructure in Subdivisions
Amendment No. 27 amends Section 4.5.1(iv), 4.15 and 4.20 of the Official Plan. The amendments will require developers of future subdivisions to dedicate and construct trails and pathways as part of the required infrastructure of the subdivision, as opposed to providing them as part of a parkland dedication requirement.
2. Infill Severances
Amendment No. 27 amends Section 4.5(5) to clarify the requirements for infill land severances in the Community Development Areas. Proposed infill lots are to occupy the frontage between "existing residential lots" instead of between "existing dwellings". To qualify as infill, the maximum frontage of the proposed lot cannot be more than twice the minimum frontage required by the zoning by-law. This effectively permits infill severances in situations where there is between 45 and 90 metres of frontage between existing residential lots.
3. Average Lot Sizes in Subdivision
Amendment No. 27 amends Section 4.5.3 of the Official Plan to require a minimum average lot size of 1.5 acres in proposed subdivisions. The calculation of average lot size includes only the area occupied by residential lots, exclusive of roads, pathways, parks or other non-residential land.

DECISION

With respect to an Official Plan Amendment
Subsection 17(34) of the *Planning Act*

The Corporation of the County of Lanark hereby approves the Township of Beckwith Official Plan Amendment No. 27 as adopted by the Council of the Corporation of the Township of Beckwith No. 2014-23, subject to the following modifications:

(Deletions with strikethrough, e.g., ~~text~~; additions in bold italics, e.g., **text**)

1. Section 4.20 (Site Plan Control)

The second and third paragraphs of this section are modified as follows:

"The entire Township shall be designated as a Site Plan Control Area. Within the Township, all commercial uses, industrial uses, institutional uses, mobile home parks, multiple residential uses (3 or more units), wrecking yards, and all properties which abut a lake or watercourse or designated Wetlands are subject to Site Plan Control. ~~It is also Council's intent to obtain trails and pathways wherever appropriate to assist with the implementation of Section 4.5(iv).~~

It is Council's intention to use site plan control to obtain road widenings where necessary, especially where the proposed use will generate significant volumes of traffic or where the entrance on to the public road would otherwise be unsafe. This policy applies to all roads under Township jurisdiction. ***It is also Council's intent to obtain trails and pathways wherever appropriate to assist with the implementation of Section 4.5.1(iv).***"

2. Section 4.5.3 (Additional Policies for Plans of Subdivision)

Item (vii) is modified as follows:



"(vii) Plan of subdivision applications will be required to demonstrate that ***a minimum*** 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 **minimum** 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."

DATED IN THE TOWNSHIP OF BATHURST,

THIS 8 DAY OF OCTOBER, 2014.

We have the authority to
bind the Corporation.

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) _____
) Richard Kidd - Warden
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) _____
) Kurt Greaves - Clerk