

PLANNING RATIONALE REPORT

GRIZZLY HOMES FRANKTOWN SUBDIVISION



Project No.: CCO-22-0256

Prepared for:

Grizzly Homes Inc.
P.O. Box 422, R.R.7
Ashton, Ontario
K0A 1B0

Prepared by:

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3240 Drummond Conc. 5A
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K7H 3C9

August 30, 2022

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APPENDICES

Appendix A: Reference Plan 27R-11828 (Not to Scale)

Appendix B: Draft Plan of Subdivision (Not to Scale)

1.0 INTRODUCTION

McIntosh Perry Consulting Engineers Ltd. (McIntosh Perry) has been retained as the agent for Grizzly Homes Inc. with respect to a proposed residential subdivision located west of Highway 15, between Fourth Line Road and Perth Road in the Township of Beckwith, Ontario. The legal description of the lands are as follows: “PT SW1/2 LT 10 CON 3 BECKWITH AS IN RS45238, EXCEPT 27R2160, 27R5512, 27R6268, 27R4263, 27R4808, 27R3949; BECKWITH.” The subject lands are 26.86 ha (66.36 ac) in area and, as shown on Figure 1, they are bound by rural residential properties to the north and south, and undeveloped/vacant lands to the east and west.

The subject lands are identified as Part 1 on Reference Plan 27R-11828, attached at Appendix A, and are located within the Franktown Settlement Area.

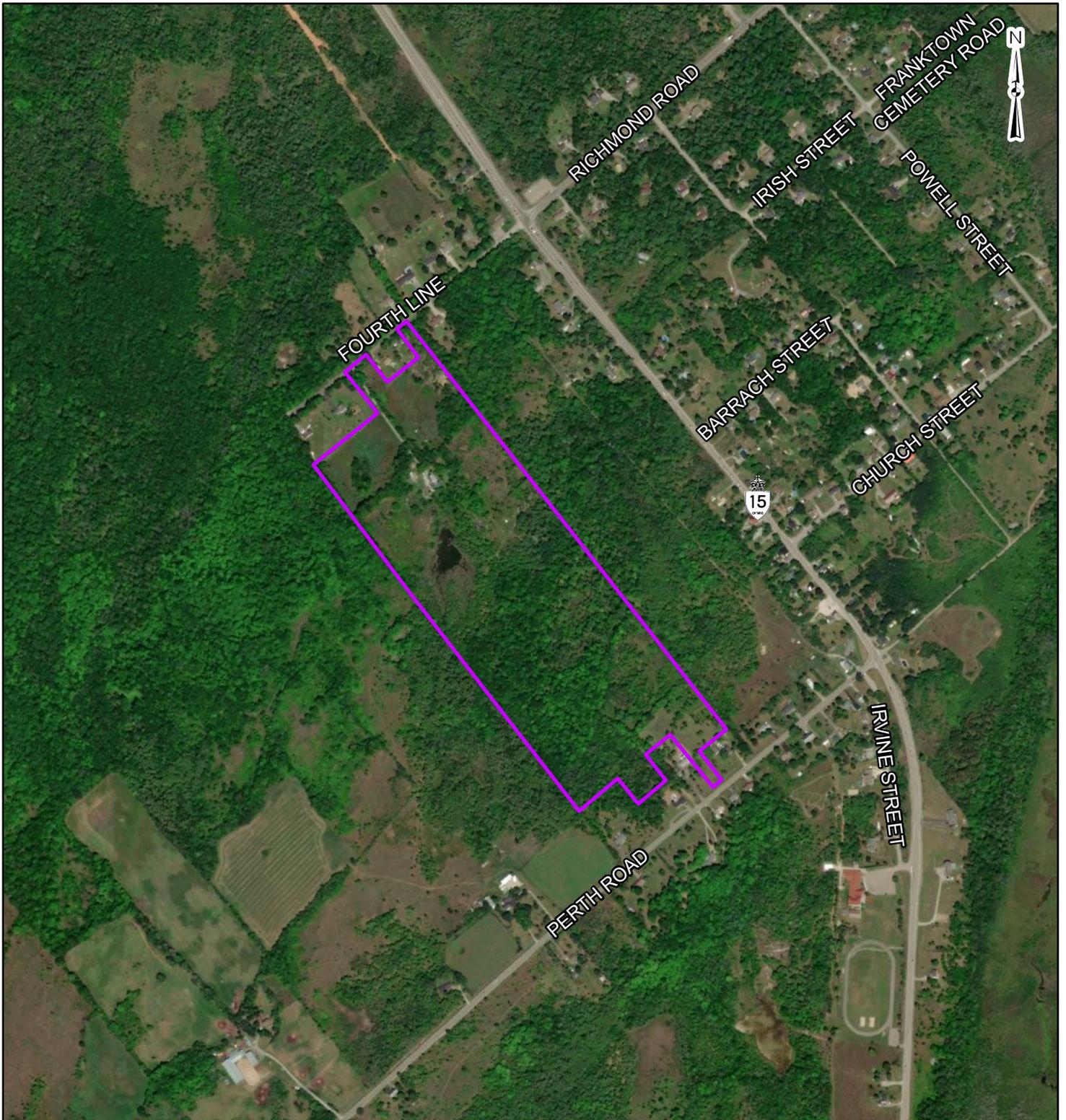
2.0 PROPOSED DEVELOPMENT

As shown on the Draft Plan of Subdivision, which is attached at Appendix B, the proposed development consists of a 30-lot subdivision comprised of single detached residential dwellings. The proposed lots range in area from 4,832 sq. metres (1.19 ac) to 9,831 sq. metres (2.43 ac), and the proposed lots satisfy the Township Zoning By-law’s minimum lot frontage requirement of 45 metres. An internal street (Street A) is proposed to provide access into the residential subdivision from Fourth Line Road and access to the individual lots. Proposed Street A has an area of 21,113 sq. metres (5.22 ac) and a minimum width of 20.0 m. Proposed Blocks 31, 32, 34, and 35, as identified on the Draft Plan of Subdivision, are proposed to be left as Open Space, while Blocks 33 will be conveyed to the Township at subdivision registration and will serve as a reserve in advance of potential future development to the northeast. It is noted that Blocks 34 and 35 contain unevaluated wetland and a water body; these are addressed within the concurrently submitted Environmental Impact Statement.

2.1 Pre-consultation

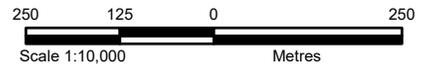
A pre-consultation meeting was held with Lanark County on May 13, 2021. Further to pre-consultation and subsequent August 12, 2022 correspondence with Beckwith Township and Lanark County, the following items have been provided as part of the Draft Plan of Subdivision application:

- Draft Plan of Subdivision Application Form
- PIN Abstract
- Draft Plan of Subdivision
- Planning Rationale
- Conceptual Stormwater Management Report
- Hydrogeological Assessment and Terrain Analysis
- Environmental Impact Statement
- Archeological Assessment



LEGEND

 Site Boundary



REFERENCE

GIS data provided by the Ontario Ministry of Northern Development, Mines, Natural Resources and Forestry, 2022.

CLIENT:	GRIZZLY HOMES	
PROJECT:	FRANKTOWN SUBDIVISION	
TITLE:	SUBJECT LANDS	
McINTOSH PERRY 115 Walgreen Road, RR3, Carp, ON K0A1L0 Tel: 613-836-2184 Fax: 613-836-3742 www.mcintoshperry.com	PROJECT NO: CCO-22-0256	FIGURE:
	Date	Jun., 06, 2022
	GIS	AH
	Checked By	AG
		1

3.0 PLANNING POLICY & REGULATORY FRAMEWORK

3.1 Provincial Policy Statement, 2020

The 2020 Provincial Policy Statement (PPS) provides policy direction on land use planning matters of Provincial interest, pursuant to Section 2 of the *Planning Act*. Table 1 below provides a summary of how the proposed development has been designed in accordance with the policy direction provided within the PPS.

Table 1: Provincial Policy Statement (2020) – Policy Summary

PROVINCIAL POLICY STATEMENT, 2020		
Policy Section	Policy Description	Comments
1.1.1	<ul style="list-style-type: none"> Healthy, livable, and safe communities are sustained by: <ul style="list-style-type: none"> a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long-term; b) accommodating an appropriate affordable and market-based range and mix of residential types; c) avoiding development and land use patterns which may cause environmental or public health and safety concerns; g) Ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs; h) Promoting development and land use patterns that conserve biodiversity. 	<ul style="list-style-type: none"> - <i>The subject lands are within the designated Settlement Area of Franktown and, as supported by the Hydrogeological Assessment and Terrain Analysis prepared by McIntosh Perry, development will be serviced by private water and wastewater services.</i> - <i>The proposed development will contribute single detached dwellings to the range and mix of available housing types in Beckwith Township and Lanark County.</i> - <i>A new internal street – identified as Street A on the Draft Plan of Subdivision – is proposed from Fourth Line Road and will provide access to the proposed lots.</i> - <i>An Environmental Impact Statement prepared by Gemtec has been prepared in support of the proposed development and proposes measures to promote the protection of natural heritage features.</i>
1.1.3.	<ul style="list-style-type: none"> Settlement areas shall be the focus of growth and development. Land use patterns within settlement areas shall be based on densities and a mix of land uses which: <ul style="list-style-type: none"> a) efficiently use land and resources; b) are appropriate for, and effectively use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion. New development taking place in designated growth areas should occur adjacent to the existing built up area and should have a compact form, mix of uses and densities that allow for the efficient 	<ul style="list-style-type: none"> - <i>The proposed development is located within the Settlement Area of Franktown.</i> - <i>The proposed development is in the vicinity of an existing built-up area in the Franktown Settlement Area and will be serviced by private water and wastewater services in accordance with policy 1.6.6.4.</i>

	use of land, infrastructure and public service facilities.	
1.1.4	<ul style="list-style-type: none"> • Healthy, integrated and viable rural areas should be supported by: <ul style="list-style-type: none"> a) building upon rural character, and leveraging rural amenities and assets; c) accommodating an appropriate range and mix of housing in rural settlement areas; e) using rural infrastructure and public service facilities efficiently; h) conserving biodiversity and considering the ecological benefits provided by nature; • In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted. • When directing development in rural settlement areas in accordance with policy 1.1.3, planning authorities shall give consideration to rural characteristics, the scale of development and the provision of appropriate service levels. 	<ul style="list-style-type: none"> - <i>The subdivision includes a newly proposed internal street (Street A) that will provide access to the residential lots.</i> - <i>As supported by the Hydrogeological Assessment and Terrain Analysis, the proposed development will be serviced by private water and wastewater services.</i> - <i>The proposed development is located within the Settlement Area of Franktown and contributes single detached residential dwellings to the range and mix of housing in the area.</i> - <i>An Environmental Impact Statement prepared by Gemtec has been prepared in support of the proposed development and addresses existing natural heritage features and the impact from the proposed development.</i>
1.4.3	<ul style="list-style-type: none"> • Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market by permitting and facilitating: <ul style="list-style-type: none"> b) all housing options required to meet the social, health, economic and well-being requirements of current and future residents; d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed. 	<ul style="list-style-type: none"> - <i>The proposed development is located within the Settlement Area of Franktown and contributes single detached residential dwellings to the range and mix of housing in the area.</i> - <i>As supported by the Hydrogeological Assessment and Terrain Analysis prepared by McIntosh Perry, the proposed development will be serviced by private water and wastewater services.</i>
1.5.1 Parks/trails related provisions if necessary	<ul style="list-style-type: none"> • Healthy, active communities should be promoted by: <ul style="list-style-type: none"> a) planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity; b) planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources; 	<ul style="list-style-type: none"> - <i>Proposed Street A will be designed and constructed in accordance with applicable engineering requirements of the Township of Beckwith.</i> - <i>Parkland will be provided to the Town's satisfaction, either by land dedication or cash-in-lieu of same in accordance with municipal and Planning Act requirements. Minor adjustments to the Draft Plan of Subdivision may be required in order to accommodate any parkland or trails requested by the municipality.</i>

<p>1.6.6.4</p>	<ul style="list-style-type: none"> Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, individual on-site sewage services and individual on-site water services may be used for infilling and minor rounding out of existing development. 	<p>- <i>As supported by the Hydrogeological Assessment and Terrain Analysis, the proposed development will be serviced by private water and wastewater services.</i></p>
<p>1.6.6.7</p>	<ul style="list-style-type: none"> Planning for stormwater management shall: <ul style="list-style-type: none"> a) be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term; b) minimize, or, where possible, prevent increases in contaminant loads; c) minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure; d) mitigate risks to human health, safety, property and the environment; e) maximize the extent and function of vegetative and pervious surfaces; f) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development. 	<p>- <i>A Conceptual Stormwater Management Report prepared by McIntosh Perry has been submitted in support of the proposed development and will be subject to local and Provincial review, as required.</i></p>
<p>2.1</p>	<ul style="list-style-type: none"> Natural features and areas shall be protected for the long term. The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features. Development and site alteration shall not be permitted in: <ul style="list-style-type: none"> b) significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Mary's River); d) significant wildlife habitat; Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements. 	<p>- <i>The Environmental Impact Statement prepared by Gemtec identifies and discusses significant wildlife habitat on-site and addresses potential occurrences of species at risk. Design approaches and mitigation measures are proposed to protect or promote the protection of natural heritage features.</i></p>

	<ul style="list-style-type: none"> Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions. 	
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As outlined in Table 1, the proposed development is consistent with matters of Provincial Interest as expressed in the 2020 Provincial Policy Statement.

3.2 County of Lanark Sustainable Communities Official Plan

The subject lands are designated Settlement Area per Schedule A of the Lanark County Sustainable Communities Official Plan (SCOP).

The SCOP contains policies that direct the Official Plans of lower-tier municipalities, such as the Township of Beckwith, to designate Settlement Areas and to provide policies and direction that will allow for the efficient development of Settlement Areas. Pursuant to Section 2.6.1 of the SCOP, the overall objective of the Settlement Area designation in terms of residential land use is to “ensure the provision of an adequate supply of residential land” and to “provide for a range and mix of low, medium and high density housing types in accordance with servicing capacities.”

Based on the forgoing, the proposed development conforms with the goals and purpose of the County of Lanark Sustainable Communities Official Plan.

3.3 Township of Beckwith Official Plan

The subject lands are designated Residential - Community Development Area within the Township of Beckwith Official Plan (Township OP), pursuant to Township OP Schedule A.

The conformity of the proposed subdivision with applicable Official Plan policies are identified and discussed in the table below.

Table 2: Township of Beckwith Official Plan – Policy Summary

TOWNSHIP OF BECKWITH OFFICIAL PLAN POLICIES		
Policy Section	Policy Description	Comments
3.1 Basis of the Plan	<ul style="list-style-type: none"> The future development of the Township will be focused primarily on the Community Development Areas of Black’s Corners, Franktown, Prospect, Ashton and Gillies Corners. 	- <i>The proposed development is on lands designated Residential - Community Development Area and are located within the Settlement Area of Franktown.</i>
4.1	<ul style="list-style-type: none"> All new development must have frontage on a public road which is maintained year round 	- <i>A new internal public street (Street A on the Draft Plan of Subdivision) will</i>

TOWNSHIP OF BECKWITH OFFICIAL PLAN POLICIES		
Policy Section	Policy Description	Comments
Access to Public Road	<ul style="list-style-type: none"> All new development will be carefully located so that no traffic hazard is created by the new use. 	<p><i>provide access to the subdivision and the proposed lots.</i></p>
4.4 Development Philosophy	<ul style="list-style-type: none"> It is the intention of Council to direct development to occur primarily in the Community Development Areas. 	<p>- <i>The proposed development is on lands designated Residential - Community Development Area.</i></p>
4.5 Division of Land	<ul style="list-style-type: none"> The division of land takes place in two ways; by consent and by plan of subdivision. 	<p>- <i>Lots are proposed to be created by Plan of subdivision.</i></p>
4.5.1 General Policies	<ul style="list-style-type: none"> Size and shape of lots will be appropriate for proposed use and conform to Zoning By-law provisions. Land division must not result in the landlocking of any parcel. New roads will be subject to Council approval and trails and pathways will be required. Separation distances in the Zoning By-law must be respected. Non-farm developments shall comply with the Minimum Distance Separation formulae. Road widenings may be required as a condition of any division of land. The municipality is entitled to a dedication of land for park purposes as a condition on any division of land. Cash in lieu of parkland may be requested by the municipality. Council will impose certain conditions to the approval of the subdivision. An agreement relating to the conditions may be required. A division of land will not be allowed if the affected land parcel is subject to environmental constraints, environmental hazards, human generated hazards or physical limitations which would make it unsuitable for the intended use, unless the proposed lot(s) contain(s) sufficient suitable land outside the identified constraint, hazard or limitation to safely accommodate site access as well as all buildings, structures and sewage disposal facilities. Additional information or studies relating to quality/quantity of groundwater for the proposed development and adjacent lands (e.g., hydrogeological & terrain analysis studies), drainage, stormwater management, noise or traffic may be required with application for division of land 	<ul style="list-style-type: none"> - <i>The proposed subdivision and lot layout will comply with the Township of Beckwith Zoning By-law No. 91-14 at the time of registration, including separation distances, and no land locked parcels will be created.</i> - <i>The subject lands are within a Settlement Area and therefore, per PPS policy 1.1.3.8 (d) and MDS Guideline No. 36, satisfy provincial Minimum Separation Distance formulae requirements.</i> - <i>A new road is proposed, no need has been identified for road widening, and trails, parkland dedication, and/or cash-in-lieu will be explored with Township Council and Staff.</i> - <i>Conditions of draft plan of subdivision approval are anticipated, including in accordance with the recommendations of the technical studies completed in support of Draft Plan of Subdivision approval (incl. a Hydrogeological Assessment and Terrain Analysis, a Conceptual Stormwater Management Report, and an Environmental Impact Statement).</i>
4.5.3 Additional Policies for Subdivisions	<ul style="list-style-type: none"> Where possible, access to lots will be from internal roads. 	<p>- <i>A new internal street (Street A on the Draft Plan of Subdivision) is proposed and has been designed to</i></p>

TOWNSHIP OF BECKWITH OFFICIAL PLAN POLICIES		
Policy Section	Policy Description	Comments
	<ul style="list-style-type: none"> For draft approval, sufficient information must be submitted to determine suitability of land for servicing and associated conditions of draft plan of subdivision approval must be fulfilled prior to final approval. For residential subdivisions, generally 25 lots per phase will be allowed. Plans of subdivision shall be designed to allow for the appropriate integration of the affected lands with adjacent lands. A minimum average lot size of 0.6 hectares (1.5 acres) applies. 	<p><i>facilitate a possible future connection to the lands to the northeast.</i></p> <ul style="list-style-type: none"> <i>The reports provided confirm that the proposed lots will be adequately serviced and identify the proposed stormwater management approach.</i> <i>Thirty (30) residential lots are proposed, having an average area of 0.65 hectares in area. Lot 10 has an area of 0.48 hectares, exceeding the minimum requirement of 0.40 hectares.</i>
4.6 Natural Heritage Features provisions depending on EIS	<ul style="list-style-type: none"> No development will be permitted in significant habitat of endangered and threatened species. Ecological site assessments, prepared by a qualified professional with expertise in environmental science, shall identify whether there is significant habitat of endangered and threatened species within or adjacent to an area proposed for development that is known as significant habitat of endangered and threatened species. No development will be permitted in identified Significant Wildlife Habitat or on adjacent lands within 120 metres of identified Significant Wildlife Habitat, unless an environmental impact assessment, prepared in accordance with Section 4.6.8 of this Plan, demonstrates that there will be no negative impacts on the significant wildlife habitat or its ecological function. 	<ul style="list-style-type: none"> <i>The Environmental Impact Statement prepared by Gemtec identifies and discusses significant wildlife habitat on-site and addresses potential occurrences of species at risk. Design approaches and mitigation measures are proposed to protect or promote the protection of natural heritage features.</i>
4.6.9 Land Stewardship	<ul style="list-style-type: none"> The Township shall encourage innovative development patterns and techniques that support and strengthen natural heritage features. The Township shall encourage land stewardship options, including protecting private lands through easement, purchase, tax incentives, and dedication to land trust to preserve and enhance natural heritage features. 	<ul style="list-style-type: none"> <i>Blocks 34 and 35 contain unevaluated wetlands and associated buffers, as recommended within the Environmental Impact Statement. These blocks are proposed to be protected from development.</i>
4.8.2 Archaeological Resources	<ul style="list-style-type: none"> The Township may require the completion of archaeological assessments by archaeologists licensed under the Ontario Heritage Act and in compliance with Ministry of Culture guidelines. All relevant First Nations communities shall be consulted for input where any archaeological assessment indicates areas of First Nations interest or potential for encountering First Nations artifacts. 	<ul style="list-style-type: none"> <i>A Stage 1 and 2 Archaeological Assessment has been completed for the subject lands by Past Recovery Archaeological Services and has been entered into the Ontario Public Register of Archaeological Reports.</i>
4.12	<ul style="list-style-type: none"> Council will be satisfied that the proposed use will be compatible with surrounding uses or can be 	<ul style="list-style-type: none"> <i>The proposed subdivision has been designed to ensure compatibility</i>

TOWNSHIP OF BECKWITH OFFICIAL PLAN POLICIES		
Policy Section	Policy Description	Comments
Land Use Compatibility	made compatible in a manner that either eliminates or minimizes to an acceptable level the adverse effects from the proposed use.	<i>with the existing rural character of the area, and with natural heritage features, and it will be adequately serviced by private water and sewage services with no anticipated impacts.</i>
4.18.1 Servicing Requirements	<ul style="list-style-type: none"> For the foreseeable future, all development within the Township will take place on private water & sewage services. Development will be encouraged to take place where other services are available or can be readily provided. 	<ul style="list-style-type: none"> <i>The proposed lots will be adequately serviced by private water and sewage services with no anticipated impacts, and required/applicable approvals will be obtained.</i> <i>A new internal road (Street A on the Draft Plan of Subdivision) will be created and will connect to the exiting road network via Fourth Line Road.</i>
5.1 Residential (Community Development Areas)	<ul style="list-style-type: none"> Residential development will include a variety of dwelling types ranging from single family to low rise multiple family housing. Development will generally occur by plan of subdivision. Residential development shall be accommodated through development of vacant lands, evaluating surplus municipal lands for their suitability for housing developments, converting non-residential structures, infill and redevelopment. When evaluating requests for new residential development or redevelopment, Council will: <ul style="list-style-type: none"> (i) encourage a minimum 25% of new residential development to be affordable, that is, affordable to households within the lowest 60% of the income distribution as defined from time to time by the appropriate provincial agency; and (ii) encourage housing forms and densities designed to be affordable. 	<ul style="list-style-type: none"> <i>The proposed development contributes single detached residential dwellings to the range and mix of housing available in the area.</i> <i>Lots are proposed to be created by Plan of Subdivision.</i> <i>The proposed development will occur on vacant lands located within the Settlement Area of Franktown.</i> <i>The proposed development will contribute to the overall supply of housing in Beckwith Township and Lanark County, and are being developed in accordance with current market rates.</i>

Based on the forgoing, the proposed development conforms to applicable polices of the Township of Beckwith Official Plan.

4.0 REGULATORY CONTROLS

4.1 Township of Beckwith Zoning By-law No. 91-14

The subject lands, located within the Community Development Area of Franktown, are zoned Residential (R) pursuant to Schedule B of the Township of Beckwith Zoning By-law No. 91-14. The Residential zoning category

requires a minimum lot area of 4,000 square metres and a minimum frontage of 45 metres. Pursuant to Section 5.1 of the Zoning By-law, *single dwelling* is a permitted use in the Residential Zone.

Based on the forgoing, the lots illustrated on the Draft Plan of Subdivision are anticipated to comply with the Township of Beckwith Zoning By-law No. 91-14 at the time of subdivision registration.

5.0 SUMMARY OF TECHNICAL STUDIES

5.1 Hydrogeological Assessment and Terrain Analysis

A Hydrogeological Assessment and Terrain Analysis was completed by McIntosh Perry Consulting Engineers Ltd. (dated August 22, 2022) in support of the proposed subdivision. The Report concludes that the water yield and water quality at the site are good, while water treatment may be desired for aesthetic reasons. Moreover, the Report also notes that the proposal is not anticipated to result in any water supply issues for the surrounding private wells in the vicinity of the development. The four existing test wells remain suitable for supplying groundwater for domestic use on the site, while future wells should adhere to the requirements of O. Reg. 903 (Wells). Due to the low turbidity observed in the test wells, the Report provides that a UV system may be used as a precaution against bacteriological impacts. The Report concludes that the bedrock aquifer is suitable for supplying the needs of the proposed subdivision when incorporating standard on-site sewage systems to service the individual lots and recommends that any septic systems be constructed with all appropriate setbacks, treatment units, and stipulations as per applicable Ontario Regulations.

5.2 Conceptual Stormwater Management Report

A Conceptual Stormwater Management Report was completed by McIntosh Perry Consulting Engineers Ltd. (dated August 2022) in support of the proposed development. The Report provides a conceptual stormwater management design in accordance with the recommendations and guidelines provided by the Ministry of the Environment, Conservation and Parks (MECP) and the Ministry of Northern Development, Mines, Natural Resources and Forestry (MNDMNR). These guidelines encourage the implementation of Best Management Practices (BMPs) for treating and controlling stormwater runoff.

The Report provides that runoff will be conveyed via overland sheet flow toward the roadside ditches, offtake swales, and dry retention areas which ultimately outlet to 4th Line Road, the local wetlands at the center of the property, and County Road 10. The Report notes that sufficient storage can be provided to restrict post development peak flow rates to pre-development levels. Furthermore, rock flow check dams and outlet control structures will be employed to limit post-development peak flow rates to pre-development levels. Lot level conveyance and end of pipe measures shall be implemented to ensure that runoff achieves its targeted quality control objectives. The Report provides that BMPs will be implemented to provide adequate quality control and concludes that additional details will be provided during the detailed design stage, following Draft Plan of Subdivision approval.

5.3 Environmental Impact Statement

An Environmental Impact Statement (EIS) was prepared by Gemtec Consulting Engineers and Scientists Ltd. (dated August 29, 2022) in support of the proposed subdivision. The Report provides that unevaluated wetlands and significant wildlife habitat are identified on site and provides Recommended Avoidance and Mitigation Measures to minimize or eliminate potential impacts. The report also evaluates potential impacts to threatened or endangered species that have been identified as having a moderate or high potential to occur on-site and, further to Section 7 of the Report, provides avoidance and mitigation measures to protect Species at Risk and their habitat during construction. The Report concludes that impacts to the natural environment are anticipated to be minimal, provided that the recommended avoidance and mitigation measures are implemented as proposed, and that “no significant residual impacts are anticipated from the proposed development.”

5.4 Archaeological Assessment

An Archaeological Assessment (Stage 1 and 2) was completed by Past Recovery Archaeological Services Inc. (dated March 16, 2022) in support of the proposed development. The Assessment was conducted based on standards established by the Ministry of Heritage, Sport, Tourism and Cultural Industries (MHSTCI). The Stage 1 Assessment concludes that all portions of the study area determined to retain archaeological potential should be subject to a Stage 2 Archaeological Assessment. The Stage 2 Archaeological Assessment consisted of shovel test pit surveys at 5 metre intervals across portions of the study area. The Report concludes that the Stage 2 Assessment did not identify any archaeological sites requiring further assessment or mitigation of impact of development impacts and concludes that no further archaeological assessment of the subject property is required.

The Ministry of Tourism, Culture and Sport confirmed by way of an August 16, 2022 letter that the Assessment has been accepted and entered into the Ontario Public Register of Archaeological Reports.

6.0 CONCLUSION

The proposed development is consistent with the Provincial Policy Statement and conforms to the applicable policies, goals and objectives of the County of Lanark Sustainable Communities Official Plan and the Township of Beckwith Official Plan. The proposed lots illustrated on the Draft Plan of Subdivision will comply with the requirements of the Township of Beckwith Zoning By-law No. 91-14 at the time the subdivision is registered.

At the appropriate juncture, Lanark County's approval of the submitted Draft Plan of Subdivision application will represent good planning.

Sincerely,

Written by:



Amber Guidice
Student Planner

Written by:



Vithulan Vivekanandan
Planner

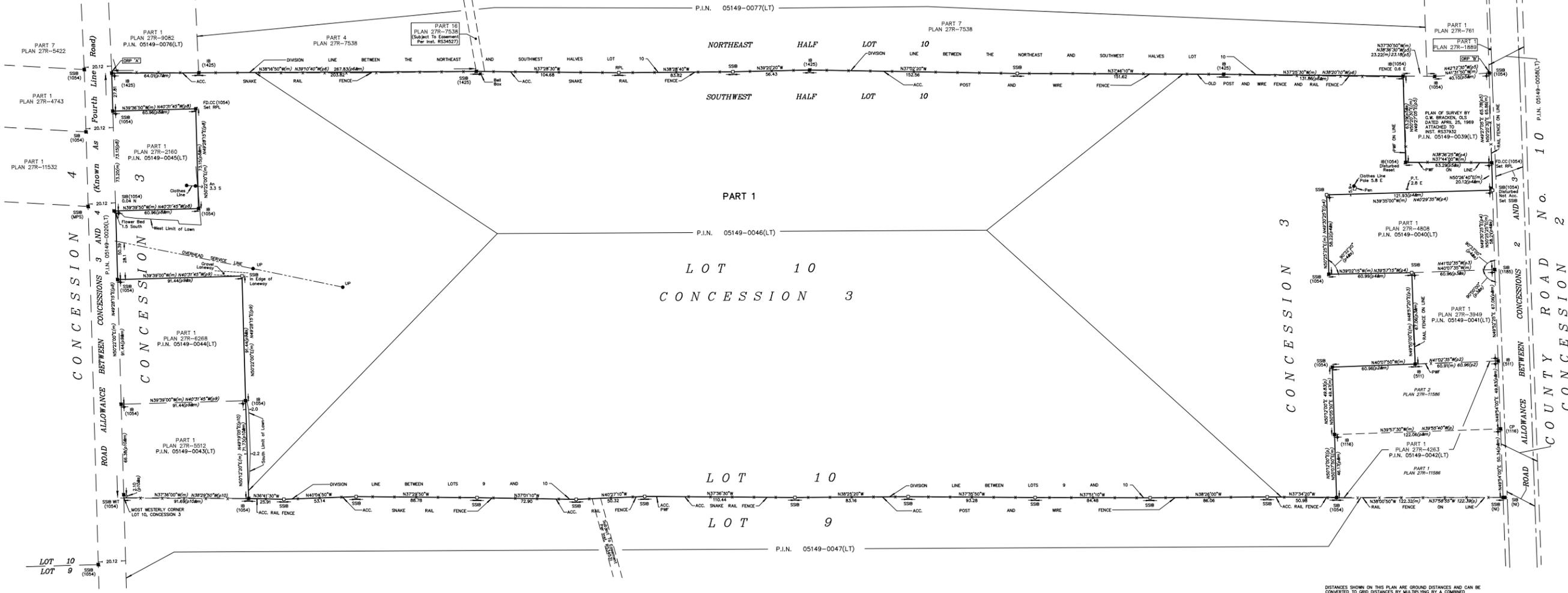
Reviewed by:



Benjamin Clare, MCIP RPP
Practice Area Lead, Planning Services

Appendix A

Reference Plan 27R-11828 (Not to Scale)



PLAN 27R-11828
 Received and deposited
 March 22nd, 2022
 Joanne Mason
 Representative for the
 Land Titles Division of
 Lanark (No.27)

PART	LOT	CON	P.I.N.	AREA (ha.)
1	Pl. of Southwest Half 10	3	All of 05149-0046(LT)	26.875

PLAN OF SURVEY OF PART OF THE SOUTHWEST HALF LOT 10 CONCESSION 3 TOWNSHIP OF BECKWITH COUNTY OF LANARK

McINTOSH PERRY SURVEYING INC
 SCALE 1 : 1000
 THE INTENDED PLOT SIZE OF THIS PLAN IS 1371mm IN WIDTH BY 609mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1 : 1000.
 METRIC :
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYS REGS AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 17TH DAY OF FEBRUARY, 2022.
 MARCH 3, 2022
 JOHN GAUTHIER
 ONTARIO LAND SURVEYOR

LEGEND AND NOTES
 (M) DENOTES MONUMENT PLANTED
 (S) DENOTES STANDARD IRON BAR
 (SB) DENOTES SHORT STANDARD IRON BAR
 (RPL) DENOTES ROCK PILE
 (CC) DENOTES CUT CROSS
 (CP) DENOTES CONCRETE PIN
 (ACC) DENOTES ACCEPTED
 (F) DENOTES FOUND
 (M) DENOTES MEASURED
 (P) DENOTES PLAN 27R-11586
 (S) DENOTES PLAN 27R-4263
 (S) DENOTES PLAN 27R-3949
 (S) DENOTES PLAN 27R-4808
 (S) DENOTES PLAN OF SURVEY BY G.W. BRACKEN, OLS DATED APRIL 25, 1969, ATTACHED TO INST. RS37832.
 (S) DENOTES PLAN 27R-7538
 (S) DENOTES PLAN 27R-4082
 (S) DENOTES PLAN 27R-4058
 (S) DENOTES PLAN 27R-3512
 (S) DENOTES INST. RS34308
 (S) DENOTES G.L. BERKLEY, OLS
 (S) DENOTES G.W. BRACKEN, OLS
 (S) DENOTES W.J. JOHNSTON, OLS
 (S) DENOTES J.E. COLTS, OLS
 (S) DENOTES RON M. JASON, OLS
 (MPS) DENOTES McINTOSH PERRY SURVEYING INC.
 (N) DENOTES NUMBER ILLISIBLE
 (PWF) DENOTES POST AND WIRE FENCE
 (P.T.) DENOTES PROPANE TANK
 (WT) DENOTES WITNESS
 (UP) DENOTES UTILITY POLE
 (AN) DENOTES ANCHOR
 (N,S,E,W) DENOTES NORTH, SOUTH, EAST, WEST
 (ORP) DENOTES OBSERVED REFERENCE POINT
 SHORT STANDARD IRON BARS HAVE BEEN SET IN LIEU OF STANDARD IRON BARS DUE TO PROXIMITY OF SUBSURFACE OBSTRUCTIONS OR INSUFFICIENT OVERBURDEN.

DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999668.
 BEARINGS SHOWN ON THIS PLAN ARE UTM GRID BEARINGS, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, SHOWN HEREON, BY REAL TIME NETWORK (RTN) OBSERVATIONS, AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 18, (75° 00' WEST LONGITUDE) NAD83 (CSRS) (2011.0)
 OBSERVED REFERENCE POINTS (ORP'S) DERIVED FROM GPS OBSERVATIONS USING REAL TIME NETWORK (RTN) SERVICE, UTM ZONE 18, NAD83 (CSRS) (2011.0)
 COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
ORP 'A'	4988548.37	418778.68
ORP 'B'	4987548.16	416401.64

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

JOB No. 22-0325 DRAWING: 022-0325
 THIS PLAN WAS PREPARED FOR: MPCE
McINTOSH PERRY SURVEYING INC.
 3308 Huronville Road, S.A. R.R. #2, Perth, ON, K7H 3K3
 Tel: 613-267-6524 Fax: 613-267-7992
 www.mcintoshperry.com
 CHECKED: JG CAD: DL

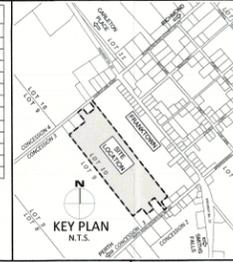
Appendix B

Draft Plan of Subdivision (Not to Scale)

DRAFT PLAN OF SUBDIVISION

OF
PART OF THE SOUTHWEST HALF LOT 10
CONCESSION 3
TOWNSHIP OF BECKWITH
COUNTY OF LANARK

TO BE SUBDIVIDED INTO:
LOTS 1-30 FOR SINGLE DETACHED RESIDENTIAL DWELLINGS
BLOCKS 31 & 32 FOR OPEN SPACE
BLOCK 33 FOR POTENTIAL FUTURE ROAD CONNECTION
BLOCKS 34 & 35 FOR OPEN SPACE
STREET A FOR 20 METRE WIDE MUNICIPAL ROAD ALLOWANCE



SCHEDULE OF AREAS		
BLOCK	AREA (m ²)	AREA (ac)
31	1478	0.37
32	780	0.19
33	36	0.01
34	23,502	5.81
35	25,839	6.38
STREET	AREA (m²)	AREA (ac)
STREET A	21,113	5.22
TOTAL AREA (m²)	268,562.804	
TOTAL AREA (ha)	26.86	
TOTAL AREA (acres)	66.36	

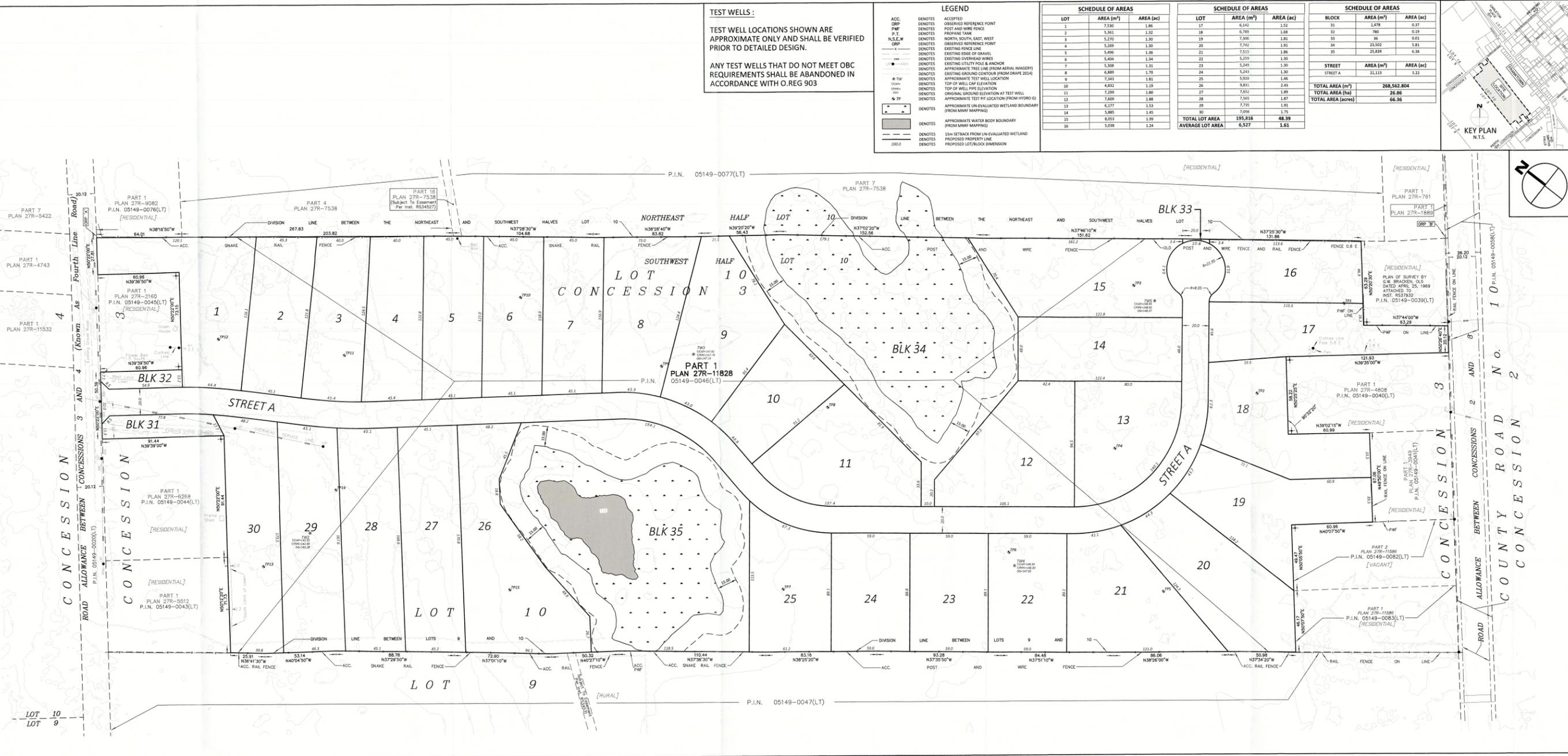
SCHEDULE OF AREAS		
LOT	AREA (m ²)	AREA (ac)
17	6,142	1.52
18	6,789	1.68
19	7,306	1.81
20	7,742	1.91
21	7,523	1.86
22	5,259	1.30
23	5,249	1.30
24	5,243	1.30
25	5,820	1.46
26	9,811	2.43
27	7,652	1.89
28	7,568	1.87
29	7,735	1.91
30	7,090	1.75
TOTAL LOT AREA	195,816	48.39
AVERAGE LOT AREA	6,527	1.61

SCHEDULE OF AREAS		
LOT	AREA (m ²)	AREA (ac)
1	7,530	1.86
2	5,363	1.32
3	5,270	1.30
4	5,269	1.30
5	5,496	1.36
6	5,404	1.34
7	5,308	1.31
8	6,889	1.70
9	7,343	1.81
10	4,832	1.19
11	7,299	1.80
12	7,609	1.88
13	6,377	1.58
14	5,885	1.45
15	8,053	1.99
16	5,038	1.24

LEGEND

- ACC. DENOTES ACCEPTED
- ORP DENOTES OBSERVED REFERENCE POINT
- P.F. DENOTES POST AND WIRE FENCE
- N.S.E.W DENOTES FRONTLINE TANK
- ORP DENOTES NORTH, SOUTH, EAST, WEST
- ORP DENOTES OBSERVED REFERENCE POINT
- ORP DENOTES EXISTING FENCE LINE
- ORP DENOTES EXISTING EDGE OF GRAVEL
- ORP DENOTES EXISTING OVERHEAD WIRES
- ORP DENOTES EXISTING UTILITY POLE & ANCHOR
- ORP DENOTES APPROXIMATE TREE LINE (FROM AERIAL IMAGERY)
- ORP DENOTES EXISTING GROUND CONTOUR (FROM DRAPE 2014)
- ORP DENOTES APPROXIMATE TEST WELL LOCATION
- ORP DENOTES TOP OF WELL CAP ELEVATION
- ORP DENOTES APPROXIMATE TEST PIT LOCATION (FROM HYDRO G)
- ORP DENOTES ORIGINAL GROUND ELEVATION AT TEST WELL
- ORP DENOTES APPROXIMATE TEST PIT LOCATION (FROM HYDRO G)
- ORP DENOTES APPROXIMATE LIN EVALUATED WETLAND BOUNDARY (FROM MNRF MAPPING)
- ORP DENOTES APPROXIMATE WATER BODY BOUNDARY (FROM MNRF MAPPING)
- ORP DENOTES 15m SETBACK FROM LIN EVALUATED WETLAND
- ORP DENOTES PROPOSED PROPERTY LINE
- ORP DENOTES PROPOSED LOT/BLOCK DIMENSION

TEST WELLS :
TEST WELL LOCATIONS SHOWN ARE APPROXIMATE ONLY AND SHALL BE VERIFIED PRIOR TO DETAILED DESIGN.
ANY TEST WELLS THAT DO NOT MEET OBC REQUIREMENTS SHALL BE ABANDONED IN ACCORDANCE WITH O.REG 903



APPLICANT AND PROPERTY OWNER
GRIZZLY HOMES INC.
C/O MIKE FACCHIN
P.O. BOX 422
RR#7, ASHTON, ON, K0A 1B0

OWNER'S CERTIFICATE
I HEREBY AUTHORIZE THE PREPARATION AND SUBMISSION OF THIS PLAN TO THE COUNCIL OF THE COUNTY OF LANARK.

DATED ON THIS 23 DAY OF August, 2022.
MIKE FACCHIN
GRIZZLY HOMES INC
I HAVE THE AUTHORITY TO BIND THE CORPORATION

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJOINING LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

AUGUST 18, 2022
DATE
JOHN GAUTHIER, O.L.S.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT

- A. AS SHOWN ON THE DRAFT PLAN OF SUBDIVISION
- B. AS SHOWN ON THE DRAFT PLAN OF SUBDIVISION
- C. AS SHOWN ON THE DRAFT PLAN OF SUBDIVISION
- D. AS DESCRIBED ON THE TITLE BLOCK
- E. AS SHOWN ON THE DRAFT PLAN OF SUBDIVISION
- F. AS SHOWN ON THE DRAFT PLAN OF SUBDIVISION
- G. AS SHOWN ON THE DRAFT PLAN OF SUBDIVISION
- H. PRIVATE WELLS TO SUPPLY DOMESTIC WATER
- I. GRAVELLY SAND/SANDY GRAVEL, SOME CLAY AND SAND DEPOSITS OVER SHALLOW BEDROCK
- J. AS SHOWN ON THE DRAFT PLAN OF SUBDIVISION
- K. MUNICIPAL WATER AND WASTEWATER SERVICES ARE NOT AVAILABLE
- L. AS SHOWN ON THE DRAFT PLAN OF SUBDIVISION

BEARINGS & ELEVATIONS
DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999899.

BEARINGS SHOWN ON THIS PLAN ARE UTM GRID BEARINGS, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, SHOWN HEREON, BY REAL TIME NETWORK (RTN) OBSERVATIONS, AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 18, (75° 00' WEST LONGITUDE) NAD83 (CSRS) (2010.0).

CONTOUR INFORMATION SHOWN ON THIS PLAN ARE DERIVED FROM ONTARIO MINISTRY OF NATURAL RESOURCES AND FORESTRY (MNRF) DIGITAL RASTER ACQUISITION EASTERN ONTARIO PROJECT (DRAPE 2014) AND ACCURACY IS NOT GUARANTEED.

SCALE 1:1000
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

REVISIONS

No.	DESCRIPTION	DATE	BY

McINTOSH PERRY
3240 Drummond Court SA, R.R. #7, Perth, ON K7H 3C3
Tel: 613-267-6524 Fax: 613-267-7992
www.mcintoshperry.com

FRANKTOWN SUBDIVISION

DATE: AUGUST 18, 2022
SCALE: 24" x 34"
PROJECT NO.: CCD-22-0256
DRAWN BY: SH
CHECKED BY: JG
DWG. NO.: 01