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APPENDICES

Appendix A: *Draft Plan of Subdivision*

1.0 INTRODUCTION

Egis Canada Ltd. (Egis) has been retained as the agent for 13126102 CANADA INC. with respect to a proposed residential subdivision located in the Township of Beckwith. The subject lands are legally described as SW1/2 LT 18 CON 3 BECKWITH AS IN RS163988, EXCEPT PT 15, 27R777; BECKWITH. The subject lands are 33.5 ha in area and are bound by Richmond Road to the north, an unopened road allowance to the south, vacant lands to the east, and rural residential properties to the west. The subject lands have approximately 274 metres of frontage on Richmond Road.

2.0 PROPOSED DEVELOPMENT

The proposed subdivision consists of 41 residential lots to be developed with single detached dwellings. The proposed residential lots range in area from 5,179 m² (1.28 ac) to 11,168 m² (2.76 ac) and have lot frontages ranging from 45.1 m to 93.7 m. One internal street (Street A on the Draft Plan), with a minimum width of 20 m, will provide frontages to the proposed lots and provide access to the residential subdivision from County Road 10. Blocks 42 and 43 will contain unevaluated wetlands along with the required 30 m setback from the proposed residential lots. Block 44 will serve as a future trail that will provide connectivity to the road allowance to the south. As identified on the Draft Plan, Lot 37 contains a small patch of land referred to in the accompanying Archeological Assessment as the Charles Campbell (BbGa-14) cultural heritage site; the archaeological site will be subject to a 10-metre development setback as recommended in the Assessment. The subject lands are designated *Rural Lands* in Schedule A of the Township of Beckwith Official Plan and zoned *Rural (RU)* pursuant to the Township of Beckwith Zoning By-law No. 91-14. By way of initial discussions with Staff, it is acknowledged that the subject lands will be rezoned to *Rural Residential (RR)* as a condition of Draft Plan Approval. The *Rural Residential (RR)* zoning designation prescribes a minimum lot area of 4,000 sq. m with a minimum frontage requirement of 45 m. As noted on the Draft Plan, the proposed development has been divided into Phases 1 and 2. While Draft Plan approvals will be sought concurrently for both phases, the proposed development will be phased at registration in accordance with the requirements of the Township's Official Plan.

3.0 PRE-CONSULTATION

A Pre-Consultation Meeting was held with Lanark County, the Township of Beckwith and the Rideau Valley Conservation Authority on February 23, 2023. The following items have been identified as submission requirements in order to deem the subdivision application complete:

- Draft Plan of Subdivision Application Form
- Draft Plan of Subdivision
- Planning Rationale
- PIN Abstract
- Environmental Impact Statement (EIS)
- Archaeological Assessment
- Hydrogeological Assessment and Terrain Analysis

- Stormwater Management Report
- Traffic Impact Assessment (TIA)
- Lanark County Public Works Entrance Inquiry Form

4.0 PLANNING POLICY & REGULATORY FRAMEWORK

4.1 PROVINCIAL PLANNING STATEMENT (PPS), 2024

The 2024 Provincial Planning Statement (PPS) provides policy direction on land use planning matters of provincial interest. *Table 1* below provides a summary of the consistency of the proposed development with policy direction provided within the PPS.

PROVINCIAL PLANNING STATEMENT, 2024		
Policy Section	Policy	Comments
2.1.6	- Planning authorities should support the achievement of complete communities by: a) Accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated childcare facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs.	<i>The proposed development provides single detached residential dwelling units to the range and mix of housing in Beckwith Township.</i> <i>The residential subdivision is located on rural lands and will be serviced by private water and wastewater services. A Hydrogeological Assessment and Terrain Analysis has been submitted in support of the proposed development. The Assessment provides that “the site and underlying aquifer can adequately support the private services associated with the proposed subdivision.”</i> <i>A trail block, identified as Block 44 on the Draft Plan (Appendix A), will provide access and connectivity to adjacent lands. Street A will contain paved shoulders on both ends to provide more varied transportation options.</i>
2.2.1	Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market by:	<i>The proposed development adds to the range and mix of housing options for the regional market by providing single detached residential dwelling units in Beckwith Township. The lower density development makes</i>

PROVINCIAL PLANNING STATEMENT, 2024		
Policy Section	Policy	Comments
	a) Establishing and implementing minimum targets for the provisions of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs; b) Permitting and facilitating: 1. All housing options required to meet the social, health, economic and well-being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; c) Promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation.	<i>efficient use of land, resources, and infrastructure in the rural area.</i> • <i>The residential subdivision will be serviced by private water and wastewater services and a Hydrogeological Assessment and Terrain Analysis has been submitted in support of the proposed development.</i> • <i>A trail block, identified as Block 44 on the Draft Plan, will provide access and connectivity to adjacent lands. Street A will contain paved shoulders on both ends to provide more varied transportation options.</i>
2.5	• Healthy, integrated and viable rural areas should be supported by: a) building upon rural character, and leveraging rural amenities and assets; b) using rural infrastructure and public service facilities efficiently; c) conserving biodiversity and considering the ecological benefits provided by nature	• <i>The residential subdivision is located on rural lands and will be serviced by private water and wastewater services. A Hydrogeological Assessment has been submitted in support of the proposed development. The Assessment provides that “the site and underlying aquifer can adequately support the private services associated with the proposed subdivision.”</i> • <i>An Environmental Impact Statement (EIS) has been prepared in support of the proposed development. As identified on the Draft Plan, Blocks 42 and 43 contain unevaluated wetlands; development is situated outside of the 30-metre setback from this natural feature. The EIS provides that “no significant residual impacts are anticipated from the proposed development” provided that the</i>

PROVINCIAL PLANNING STATEMENT, 2024		
Policy Section	Policy	Comments
		<i>recommended mitigation measures are implemented.</i>
2.6	- On rural lands located in municipalities, permitted uses are: - Residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services - Development that can be sustained by rural service levels should be promoted - Development shall be appropriate to the infrastructure which is planned and available, and avoid the need for the economical expansion of this infrastructure	<i>The proposed development consists of lot creation by way of a Draft Plan of Subdivision for residential purposes. Pursuant to Section 2.6, residential development and lot creation as proposed are permitted on rural lands.</i> <i>The proposed subdivision consists of single detached residential dwellings serviced by private water and wastewater services and is considered appropriate on rural lands. As such, a Hydrogeological Assessment and Terrain Analysis has been submitted in support of the proposed development. The Assessment provides that “the site and underlying aquifer can adequately support the private services associated with the proposed subdivision.”</i>
3.6	- 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. - Planning for stormwater management shall: - Be integrated with planning for sewage and water services and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle; - Minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads;	<i>As previously noted, the residential subdivision is located on rural lands and will be serviced by private water and wastewater services. A Hydrogeological Assessment and Terrain analysis has been submitted in support of the proposed development.</i> <i>A Preliminary Stormwater Management Report has been prepared in support of the proposed development. The report concludes that “sufficient storage can be provided to restrict post-development peak flow rates to pre-development levels” and that “rock flow check dams and outlet control structures will be employed to limit post-development peak flow rates to pre-development levels.” Furthermore, the Report provides Best</i>

PROVINCIAL PLANNING STATEMENT, 2024		
Policy Section	Policy	Comments
	c) Minimize erosion and changes in water balance including through 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	<i>Management Practices (BMPs) to be employed wherever possible.</i>
3.9	• Healthy, active, and inclusive communities should be promoted by: a) planning public streets, spaces and facilities to be safe, meet the needs of persons of all ages and abilities, including pedestrians, foster social interaction and facilitate active transportation and community connectivity; b) planning and providing for the needs of persons of all ages and abilities in the distribution of a full range 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	• <i>A new internal street (Street A on the Draft Plan) will provide access to the subdivision from County Road No. 10 and provide frontages to the proposed lots. Street A will contain paved shoulders on both sides to provide more varied transportation options for the future residents of the proposed subdivision.</i> • <i>A trail block, identified as Block 44 on the Draft Plan, will provide access and connectivity to adjacent lands.</i>
4.1	• Natural features and areas shall be protected for the long term; • The diversity and connectivity of natural features in the 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	• <i>An Environmental Impact Statement (EIS) has been prepared in support of the proposed development. As identified in the Draft Plan, Blocks 42 and 43 contain unevaluated wetlands; development is situated outside of the 30-metre setback from this natural feature. The EIS provides that “no significant residual impacts are anticipated from the proposed development” provided that the recommended mitigation measures are implemented.</i>
4.6	• Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved;	• <i>A Stage 1 and 2 Archaeological Assessment prepared by Past Recovery has been submitted in support of the proposed development. A Stage 3 Archaeological Assessment has been prepared for the Charles Campbell</i>

PROVINCIAL PLANNING STATEMENT, 2024		
Policy Section	Policy	Comments
	Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.	<i>(BbGa-14) cultural heritage site; further to the recommendations of the Assessment, the site will be isolated from development by way of a required 10-metre development setback. Please see Section 6 Summary of Technical Studies below for further details.</i>

Table 1: Provincial Planning Statement (PPS), 2024

4.2 LANARK COUNTY SUSTAINABLE COMMUNITIES OFFICIAL PLAN (SCOP)

On June 27, 2012 Lanark County adopted the Lanark County Sustainable Communities Official Plan (SCOP), which received approval from the Province of Ontario in June 2013. The subject lands are designated Rural Area per the SCOP.

The SCOP contains policies that direct the Official Plans of lower-tier municipalities, such as the Township of Beckwith, to identify and designate Rural Areas. The overall objective of the Rural Area designation is to ensure that residential and non-residential development is consistent with rural service levels, maintain the distinct character of rural, waterfront and settlement areas, and to ensure that development is compatible with natural heritage features and natural resource uses (Section 3.3.1). Furthermore, the Sustainable Communities Official Plan highlights the importance of providing for open space and parkland for future developments. Specifically, policy 2.6.2.4.9, which provides that open space, parkland and protection of natural heritage features be recognized in local Official Plans. The Official Plan of the Township of Beckwith has incorporated these policies into the local Official Plan and is further discussed in Section 4.3 below.

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

4.3 TOWNSHIP OF BECKWITH OFFICIAL PLAN

The subject lands are designated Rural Lands in Schedule A of the Township of Beckwith Official Plan. Official Plan policies that apply to the proposed subdivision are summarized in the table below:

TOWNSHIP OF BECKWITH OFFICIAL PLAN POLICIES		
Policy Section	Policy Description	Comments
3.2 Basis of the Plan	It is recognized that there will be a need to provide for limited development within the rural areas including development and redevelopment around Mississippi Lake. The policies of the Plan are based on such development taking place under controlled	<i>The proposed development is located in Rural Lands and, as appropriate for rural areas, will be developed with private water and wastewater services. A Hydrogeological Assessment and</i>

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TOWNSHIP OF BECKWITH OFFICIAL PLAN POLICIES		
Policy Section	Policy Description	Comments
	conditions so that it does not become a financial burden to the Township.	<i>Terrain Analysis, prepared by Egis, has been submitted in support of the proposed development. The Assessment concludes that “the site and underlying aquifer can adequately support the private services associated with the proposed subdivision.”</i>
4.1 Access to Public Road	- All new development must have frontage on a public road which is maintained year round. - All new development will be carefully located so that no traffic hazard is created by the new use.	<i>A new internal street (Street A on the Draft Plan) will provide access to the subdivision from County Road 10 and provide frontage to the proposed lots. Lanark County Public Works approved the Road Entrance Inquiry on August 18, 2025.</i> <i>A Transportation Brief, prepared by TYlin Group, has been submitted in support of the proposed development. The Brief provides that the AM and PM peak volumes generated can be accommodated on the boundary road network. The Brief further concludes that the site access and available site lines are expected to be adequate and meet all required standards.</i>
4.4 Development Philosophy	Development will be permitted to occur on a limited basis in the rural area.	<i>The proposed development is located in the rural area and will occur by way of a Plan of Subdivision. Supporting studies are provided to ensure the provision of adequate private servicing that is appropriate for the rural area.</i>
4.5 Division of Land	Division of land occurs by consent and plan of subdivision.	<i>Plan of subdivision is proposed as the appropriate means of land division.</i>
4.5.1 General Policies	- Size and shape appropriate for proposed use and conform to Zoning By-law provisions. - Any application must not result in the landlocking of any parcel of land. - Council will require trails and pathways, where appropriate, to be dedicated and constructed, at	<i>The proposed residential lots will meet the minimum standards as prescribed in the Town’s Zoning By-law and will not be landlocked. As previously discussed, the subject lands are zoned Rural (RU) in the Township’s Zoning By-law</i>

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TOWNSHIP OF BECKWITH OFFICIAL PLAN POLICIES		
Policy Section	Policy Description	Comments
	the cost of the developer, in conjunction with the development. - 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 of any division of land. - Council may impose conditions to approval of severance or subdivision; agreement relating to the conditions may be required - 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	<i>and will be rezoned to Rural Residential (RR) by way of a Zoning By-law Amendment as a condition of Draft Plan Approval.</i> <i>The development includes trails (Block 44) as shown on the Draft Plan and reviewed by the Township's Recreation Committee.</i> <i>As identified during Pre-Consultation, a Hydrogeological Assessment and Terrain Analysis, an Environmental Impact Statement (EIS), a Transportation Brief, a Preliminary Stormwater Management Report, and an Archeological Assessment have been submitted in support of the proposed development. Please see Section 6 Summary of Technical Studies below for further details.</i>
4.5.3 Additional Policies for Subdivisions	- Access to lots will be from internal roads. - For draft approval, sufficient information must be submitted to determine suitability of land for sewage disposal systems and that there is an adequate supply of potable water - For residential subdivisions, generally 25 lots per phase will be allowed - Subsequent phase only permitted when substantial part of previous phase has been built - Plans of subdivision shall be designed to allow for appropriate integration of affected lands with adjacent lands - Applications will be required to demonstrate that an average lot size of 0.6 hectares (1.5) acres has been achieved. Average lot size means total area occupied by residential lots, divided by the total number of lots and does not include land occupied by roads, pathways, parks, blocks or other non-residential land. No lot shall be less than 0.4 hectares (1 acre) in size.	<i>A new internal street (Street A on the Draft Plan) will provide access to the subdivision from County Road 10 and provide frontages for the proposed lots.</i> <i>As previously discussed, a Hydrogeological Assessment and Terrain Analysis has been submitted in support of the proposed development. The Assessment concludes that "the site and underlying aquifer can adequately support the private services associated with the proposed subdivision."</i> <i>Final approvals for the subdivision will be phased appropriately and will be compliant with the relevant provisions of the Official Plan.</i> <i>The development will be integrated with adjacent lands, and includes trails (Block 44) as shown on the Draft Plan and reviewed by the Township's Recreation Committee.</i>

TOWNSHIP OF BECKWITH OFFICIAL PLAN POLICIES		
Policy Section	Policy Description	Comments
		<i>The average lot size within the subdivision has been designed to be in excess of 0.6 hectares and will not be less than 0.4 hectares in size.</i>
4.6.9 Land Stewardship	The Township shall encourage innovative development patterns and techniques that support and strengthen natural heritage features.	<i>Blocks 42 and 43 on the Draft Plan consist of unevaluated wetlands that will be isolated from residential development. An Environmental Impact Statement (EIS) has been prepared in support of the proposed development. The EIS concludes that “no significant residual impacts are anticipated from the proposed development” provided that the recommended mitigation measures are implemented.</i>
4.8.2 Archaeological Resources	- Areas of Archaeological potential shall be determined through the use of provincial screening criteria or criteria developed by archaeologists licensed under the Ontario Heritage Act that are prepared in compliance with Ministry of Culture guidelines. - The Township may require of the development proponent that archaeological assessments be conducted by archaeologists licensed under the Ontario Heritage Act and prepare in compliance with Ministry of Culture Guidelines as a condition of any proposed development in areas containing a known archaeological site or considered to have archaeological potential.	<i>A Stage 1 and 2 Archaeological Assessment prepared by Past Recovery has been submitted in support of the proposed development. A Stage 3 Archaeological Assessment has been prepared for the Charles Campbell (BbGa-14) cultural heritage site on the subject lands; further to the recommendations of the Assessment, the site will be isolated from development by way of a required 10-metre development setback. Please see Section 6 Summary of Technical Studies below for further details.</i>
4.12 Land Use Compatibility	Council will be satisfied that the proposed use will be compatible with surrounding uses or can be made compatible in a manner that either eliminates or minimizes to an acceptable level the adverse effects from the proposed use.	<i>The proposed subdivision has been designed and sized to ensure compatibility with the rural character and natural heritage features and will be adequately serviced by private water and sewage services.</i>
4.15 Parks and Recreation	Parks will generally be permitted within all land use designations except Mineral Aggregate, Wrecking Yard or Waste Disposal. On lands designated as Agriculture, parks may be permitted provided that there are no	<i>It is anticipated that parkland dedication requirements will be addressed by way of cash-in-lieu of parkland. The development will be integrated with adjacent lands,</i>

TOWNSHIP OF BECKWITH OFFICIAL PLAN POLICIES		
Policy Section	Policy Description	Comments
	recreational buildings, the land is left in parcels suitable for commercial farming and does not alter the soils or topography adversely. It is intended that parkland be acquired partly by dedication as outlined in Section 4.5 and partly by acquisition. The specific details of parkland acquisition and development will be dealt with through the Recreation Master Plan which will include such things as acquiring additional land, building appropriate facilities, establishing recreation programs, developing municipally owned water-oriented facilities, and encouraging public/private initiatives in developing various trails through the Municipality.	<i>and includes trails (Block 44) as shown on the Draft Plan and reviewed by the Township's Recreation Committee.</i>
4.17 Separation Distances	Residential uses in particular will be located an appropriate distance away from any use or facility which would be a potential source of nuisance such as railways, airports, freeways and major highways, industrial uses, waste disposal sites, wrecking yards, mineral aggregate areas, intensive livestock operations. Separation distances specific to the particular use will be established in the Zoning By-law or through development approval processes and will be subject to applicable Ministry of the Environment Guidelines. Where appropriate, the Minimum Separation Distance formulae shall also apply to all new or expanding farm and applicable non-farm development. Separation distances or appropriate remedial measures may also be incorporated into subdivision agreements or other agreements.	<i>A preliminary review of mapping provides that MDS calculations are not required in this instance. The preparation of Minimum Distance Separation (MDS) calculations will be sought as a condition of Draft Plan Approval if deemed necessary.</i>
4.18.1 Servicing Requirements	For the foreseeable future, all development within the Township will take place on private water & sewer services.	<i>Proposed lots will be serviced by individual wells and individual on-site sewage disposal systems.</i>
6.5.1 Rural Residential	- Rural residential uses will generally be limited to single family dwellings. - The creation of lots may take place by severance and by subdivision in accordance with the policies set out in Section 4. - Rural residential development will be in accordance with the other relevant policies of this plan, including the Minimum Distance Separation formulae.	<i>The proposed development consists of lots of single-family dwellings created by way of a Draft Plan of Subdivision process.</i> <i>As previously noted, a preliminary review of mapping provides that MDS calculations are not required in this instance. The preparation of Minimum Distance Separation (MDS) calculations will be sought</i>

TOWNSHIP OF BECKWITH OFFICIAL PLAN POLICIES		
Policy Section	Policy Description	Comments
	It is the intent that rural residential development be located so that the impact on natural heritage features will be minimal.	<i>as a condition of Draft Plan Approval if deemed necessary.</i> <i>Blocks 42 and 43 on the Draft Plan consist of unevaluated wetlands that will be isolated from residential development. An Environmental Impact Statement (EIS) prepared by Gemtec has been submitted in support of the proposed development. The EIS provides that “no significant residual impacts are anticipated from the proposed development” provided that the recommended mitigation measures are implemented.</i>

Table 2: Township of Beckwith Official Plan – Policy Summary

Based on the forgoing, the proposed development conforms to and is consistent with applicable policies of the Township of Beckwith Official Plan.

5.0 REGULATORY CONTROLS

5.1 TOWNSHIP OF BECKWITH ZONING BY-LAW NO. 91-94

The subject lands are zoned *Rural (RU)* pursuant to the Township of Beckwith Zoning By-law No. 91-14 and will be rezoned to *Rural Residential (RR)* as a condition of Draft Plan Approval. The *Rural Residential (RR)* zoning designation prescribes a minimum lot area of 4,000 sq. m with a minimum frontage requirement of 45 m. Based on the forgoing, the lots illustrated on the Draft Plan of Subdivision meet the minimum requirements in terms of lot area and frontage, and the proposed development will comply with the Township of Beckwith Zoning By-law No. 91-14 following the approval of a future Zoning By-law Amendment sought as a condition of draft plan approval.

6.0 SUMMARY OF TECHNICAL STUDIES

The paragraphs below summarize the findings of the technical studies required as part of the current Planning Act application.

6.1 CONCEPTUAL STORMWATER MANAGEMENT REPORT

A Conceptual Stormwater Management Report dated July 31, 2025 was completed by Egis in support of the proposed development. The Report provides a conceptual stormwater management design plan in accordance with the recommendations and guidelines provided by the Ministry of the Environment, Conservation and Parks (MECP) and

the Ministry of Natural Resources and Forestry (MNRF). The Report notes that the proposed roadside ditches and offtake swales will receive runoff conveyed via overland sheet flow. The runoff will ultimately discharge into one of three local wetlands. The Report further notes that “sufficient storage can be provided to restrict post-development peak flow rates to pre-development levels” and that “rock flow check dams and outlet control structures will be employed to limit post-development peak flow rates to pre-development levels.” Furthermore, the Report provides Best Management Practices (BMPs) to be employed wherever possible.

As for the ultimate off-site flow destination, the Report notes that the post-development runoff from the outlets converge at the wetlands to the east of the subject lands. The wetland discharges via a tributary to Hutton Creek, which flows to the North Branch of the Jock River and ultimately to the Rideau River.

6.2 ENVIRONMENTAL IMPACT STATEMENT

An Environmental Impact Statement (EIS) dated August 14, 2025 has been prepared by Gemtec in support of the proposed development. The objective of the EIS is to identify and evaluate the significance of any natural heritage features in the study area, assess the potential impacts from the proposed development on any natural heritage features, and provide recommended mitigation measures to ensure the long-term protection of such features. The subject lands contain one, local, unevaluated wetland; the report provides that the “30 m setback is sufficient to protect core habitat within the local wetlands.” The report concludes that “no significant residual impacts are anticipated from the proposed development” provided that the recommended mitigation measures are implemented. The report further provides that the proposed development complies with the natural heritage policies of the Provincial Planning Statement and the Lanark County Official Plan.

6.3 HYDROGEOLOGICAL INVESTIGATION AND TERRAIN ANALYSIS

A Hydrogeological Assessment and Terrain Analysis dated August 7, 2025 was prepared by Egis in support of the proposed development. The report has been prepared using data collection from five (5) test wells and subsurface investigations by staff. Four out of these five test wells (TW1, TW3, TW4, and TW5) are indicated as suitable for supplying groundwater for domestic use. It is noted that TW2 may not be suitable for a typical residential dwelling; the report recommends that, following the installation of future supply wells, additional pumping tests be conducted by the driller in accordance with O. Reg 903. The report provides that “Egis is of the opinion that the Site and underlying aquifer can adequately support the private services associated with the proposed subdivision” and that “offsite impacts to other well users due to development of the proposed subdivision are not anticipated.”

6.4 ORGANIC SOILS ASSESSMENT

An Organic Soils Assessment dated August 20, 2025 has been prepared by Egis in support of the proposed development. The report consists of an analysis of data collected from nine (9) test pits (OS1 – OS9) and the report notes that “only the sample collected from OS-6 is considered organic soil” and that “the presence of organic soils was therefore not as wide as noted in the original soil mapping provided by OMAFRA.” The report concludes that the proposed subdivision is likely suitable for construction with the exception of any proposed dwelling or septic in close proximity to OS-6. A preliminary

review of the Conceptual Lot Development Plan places OS-6 towards the rear of lot 11 and outside of the conceptual dwelling, driveway, and septic locations.

6.5 ARCHAEOLOGICAL ASSESSMENT

A Stage 1 and Stage 2 Archaeological Assessment has been prepared for the proposed development, and a Stage 3 assessment of a significant heritage site was completed by Past Recovery dated April 22, 2022. The Stage 1 and 2 Assessments resulted in the finding of the Charles Campbell site (BgGa-14) as of significant cultural heritage value. To protect the heritage site from adverse impacts from development, an avoidance and protection strategy has been identified by Past Recovery. Notably, the long-term protection mechanisms for the Charles Campbell site includes a restrictive covenant on title for future owners advising owners of the site and its 10-metre protective buffer, along with prohibitive zoning to ensure that the site will not be disturbed. The report also provides short-term protection strategies, including temporary fencing during the completion of development-related activities.

6.6 TRANSPORTATION BRIEF

A Transportation Brief dated July 2025 has been prepared by TYlin for the proposed development. The Brief notes that the proposed development is expected to generate a total of 32 trips during the AM peak hour (8 inbound and 24 outbound) and 42 trips during the PM peak hour (26 inbound and 16 outbound) and concludes that the AM and PM peak volumes generated can be accommodated on the boundary road network. The Brief further concludes that the site access and available site lines are expected to be adequate and meet all required standards.

7.0 CONCLUSION

As detailed above, the proposed development is consistent with the Provincial Planning 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 following a future Zoning By-law Amendment.

We look forward to working with you in respect of this application. Should you have any questions or require any further information, please do not hesitate to contact the undersigned.

Respectfully submitted,



Vithulan Vivekanandan, MES Pl.
Planner

**DRAFT PLAN
OF SUBDIVISION
OF
PART OF THE SOUTHWEST
HALF LOT 18
CONCESSION 3
TOWNSHIP OF BECKWITH
COUNTY OF LANARK**

TO BE SUBDIVIDED INTO:
LOTS 1-41 FOR SINGLE DETACHED RESIDENTIAL DWELLINGS
BLOCKS 42 & 43 FOR STORMWATER & CONSERVATION
BLOCKS 44 FOR RECREATIONAL TRAIL
STREET A FOR 20 METRE WIDE MUNICIPAL ROAD ALLOWANCE



Drawn by:	S.HALL	Client: DOMENIC SANTAGUIDA 35 WILLIAM STREET OTTAWA, ONTARIO, K1N 6Z9 Project: SANTAGUIDA SUBDIVISION BECKWITH TOWNSHIP	Drawing Title:	Date: JULY.21.2025 Project Number: OPP-20-9510 Drawing Number: 1	
Checked By:	J.GAUTHIER		DRAFT PLAN OF SUBDIVISION		
Scale:	1:1500			Check and verify all dimensions before proceeding with the work Do not scale drawings	