



Planning Justification Report

Submitted to:

Lanark County
Planning Department
99 Christie Lake Road,
Perth, ON K7H 3C6

In Consideration for:

Douglas Landing Subdivision
Draft Plan of Subdivision & Zoning By-Law Amendment

September 23rd, 2025

Completed by:

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1.0 Introduction

We have been retained by Douglas Landing Developments c/o Dr. Gillian Espie to prepare the following Planning Justification Report for the proposed Draft Plan of Subdivision and Zoning By-Law Amendment application for the parcel located south of 9243 McArton Rd in the Township of Beckwith. The proposal will consist of 23 privately serviced, rural residential lots. The property is located at the west extent of Douglas Side Rd, north of Cavanagh Rd and south of McArton Rd.

The property is zoned RU (Rural) in the Township of Beckwith Zoning By-Law (No. 91-14). The property is designated as Rural Area in the Lanark County Sustainable Communities Official Plan (SCOP) (2012), and as Rural Lands in the Township of Beckwith Official Plan (2015).

An amendment to the Beckwith Zoning By-Law is required to permit the proposed development. The amendment would rezone the parcel from RU - Rural Lands to RR-10 - Rural Residential Special Exception 10, and O - Openspace.

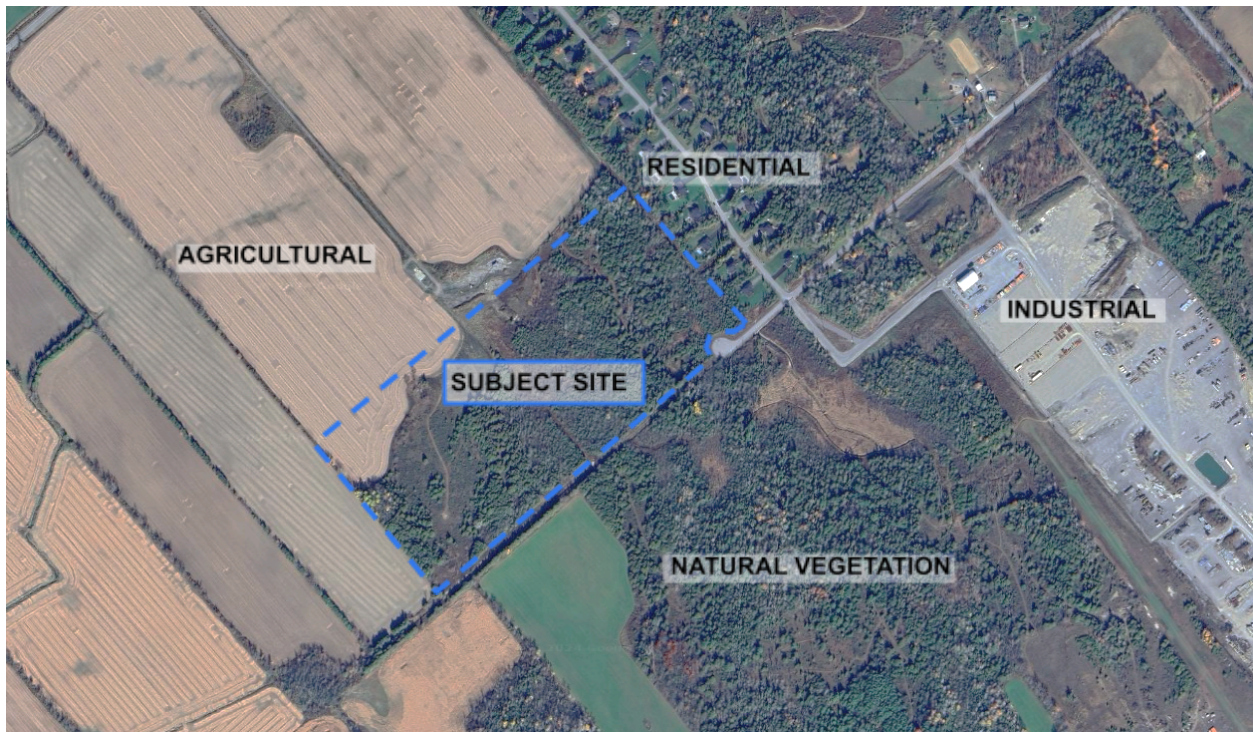
The following drawings, reports, and studies were submitted as part of a complete submission:

Deliverable	Completed By	Date
Planning Justification Report	P-Squared Concepts Inc.	2025-09-23
Hydrogeological Study & Terrain Assessment	Pinchin Ltd.	2025-09-22
Environmental Impact Study	Pinchin Ltd.	2025-09-16
Stormwater Management Report	Tatham Engineering	2025-08-25
Archaeological Investigation	Matrix Heritage	2022-12-12
Draft Plan of Subdivision	Fairhall Moffatt & Woodland Limited	2025-09-05
Legal Survey	Fairhall Moffatt & Woodland Limited	2023-09-29
Concept Plan	P-Squared Concepts Inc.	2025-08-29
Geotechnical Investigation	Pinchin Ltd.	2025-01-21
Aquatic Habitat Assessment memo	GeoProcess Research Associates	2025-09-05

2.0 Location & Site Description

The site is located on Douglas Side Rd west of the Douglas Side Rd and Ashton Station Rd intersection. The site has approximately 66 m (216 ft) of frontage on Douglas Side Rd including the existing emergency turning circle, and an area of approximately 22.18 hectares (54.81 acres). The site is legally described as *Part of Lot 25, Concession 12, Township of Beckwith, County of Lanark*.

The site is generally wooded with portions being low-lying swamp land and crop fields. Abutting the lot to the north are crop fields, to the east is residential and industrial development, to the west is a mix of crop fields and tree clusters, and to the south is heavily forested.



Aerial imagery of the site and surrounding uses, Google Maps.

Surrounding Land Uses

North: Lands immediately north contain crop fields maintained by the land owner. This parcel was severed from the subject property in October 2018 and is about 51 ha.

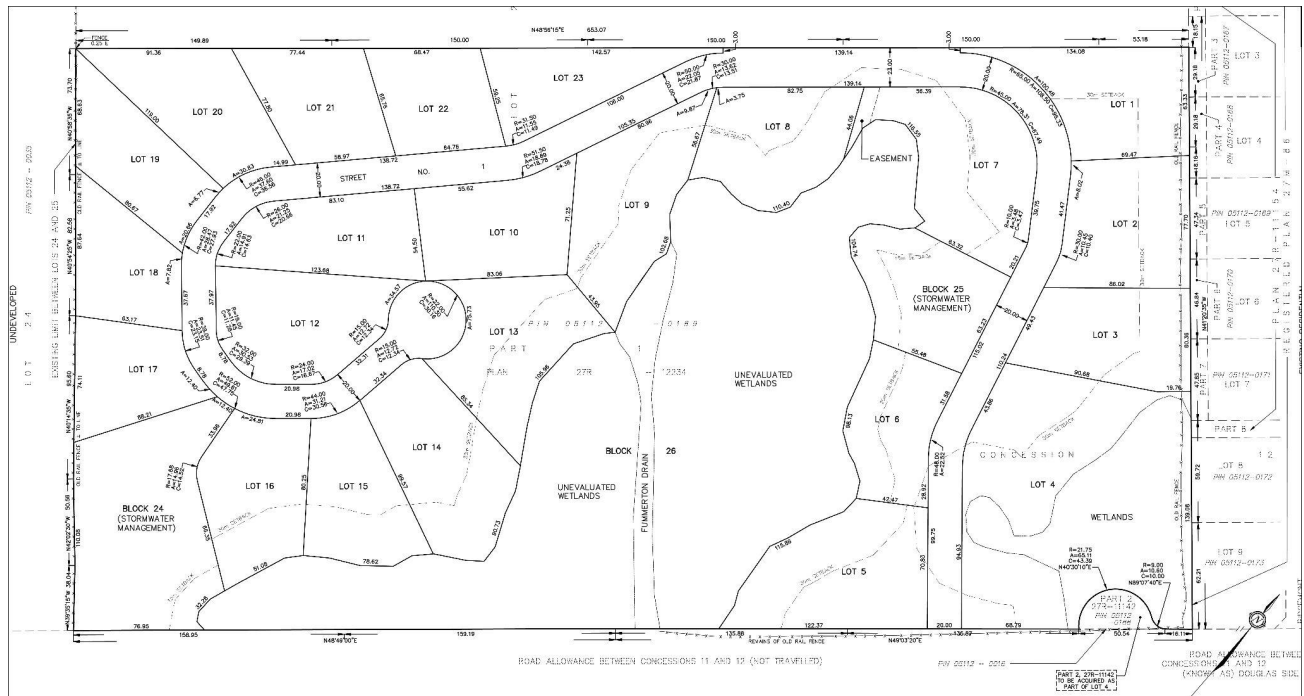
East: Lands to the east, north of Douglas Side Rd, contain a residential subdivision development established around 2015 featuring single detached dwellings. East of the subject property, south of Douglas Side Rd, there are various non-residential uses including light industrial, storage, and vehicle-related uses.

West: Lands immediately west contain additional crop fields and pockets of forested land.

South: Lands to the south are primarily forested with some agricultural fields.

3.0 Proposed Development

The client is proposing to develop the site as a residential community consisting of one internal road, 23 residential lots, two stormwater management blocks, and one block for environmentally sensitive land. Named “Douglas Landing”, the goal for this development is to create a sustainable residential community with opportunities for resident growth and development within the proposed lot pattern. The existing land forms and ecological features were the key informants of the overall lot fabric.



Draft Plan of Subdivision by Fairhall Moffatt & Woodland.

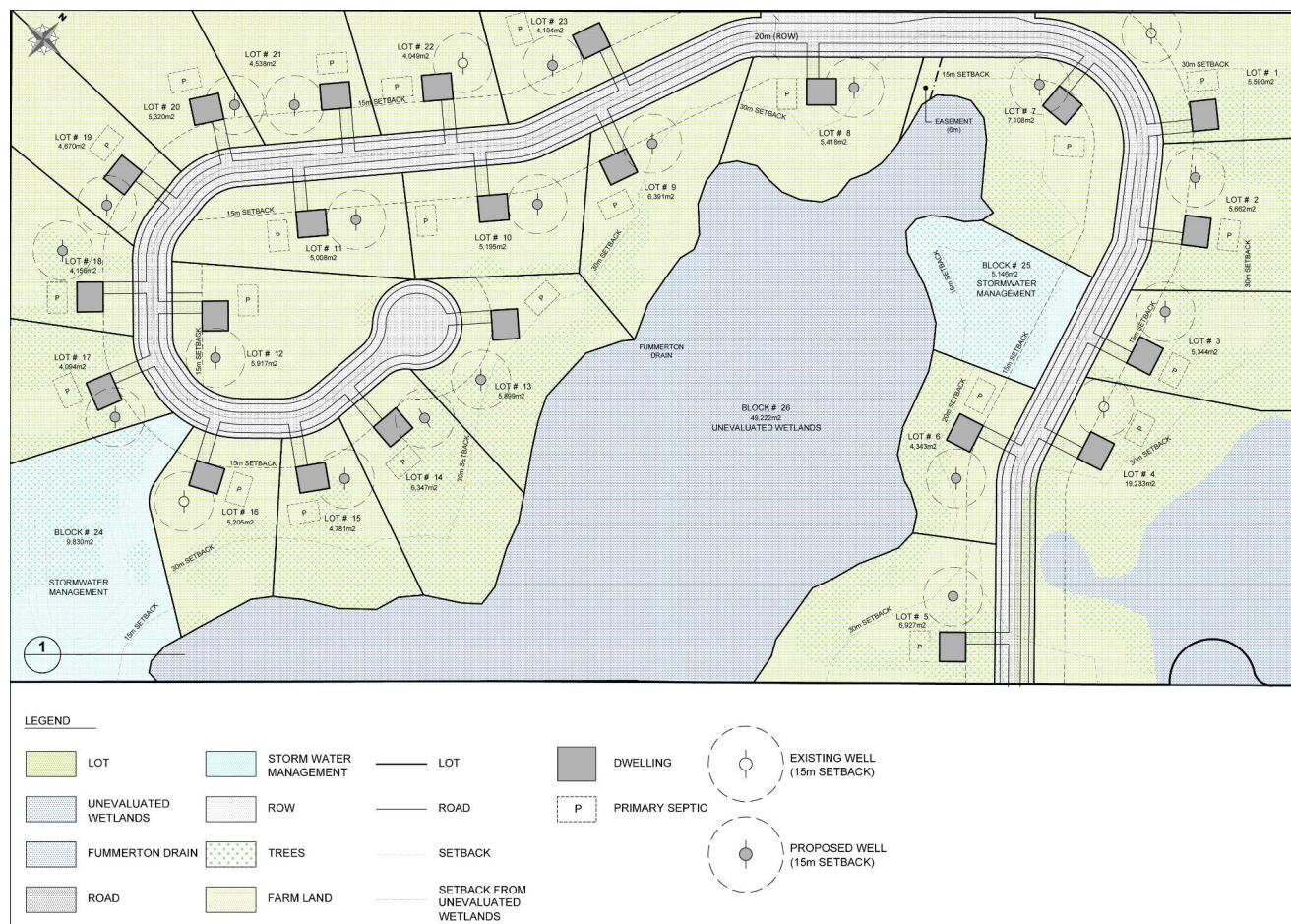
The proposed internal road is a local street with a 20 m wide right-of-way extending north from Douglas Side Rd, then turning west and curving back around towards the center of the site. This internal road will feature an emergency turning circle at the end of the road. The proposed development will require the extension of Douglas Side Rd to ensure proper access to the internal road of the subdivision. An easement located on lot 7 in favour of the Township of Beckwith will be established to facilitate the necessary drainage infrastructure and maintenance of the infrastructure towards Block 26.

The two stormwater management blocks are proposed to be dedicated to the Township and rezoned to O – Open Space. These two blocks will feature the necessary infrastructure to support the development of 23 residential lots without negatively impacting the existing ecological features on site.

The block for environmentally sensitive land will contain the existing unevaluated wetlands. All necessary setbacks from these lands as per the enclosed Environmental Impact Study can be accommodated by the proposed development.

Each residential lot has been considered for single detached dwellings. Every residential lot will contain a private well and septic system. The minimum setback requirements for the proposed wells and septic systems can be accommodated as demonstrated by the concept plan below.

Also, The applicant is in the process of reclaiming ownership of the portion of the cul-de-sac that was previously conveyed to the Township of Beckwith. The land will be reabsorbed by proposed lot 4.



Concept plan completed by P-Squared Concepts Inc.

4.0 Policy Analysis

A review of planning documents must be undertaken to evaluate the conformity of the application to municipal and provincial planning documents.

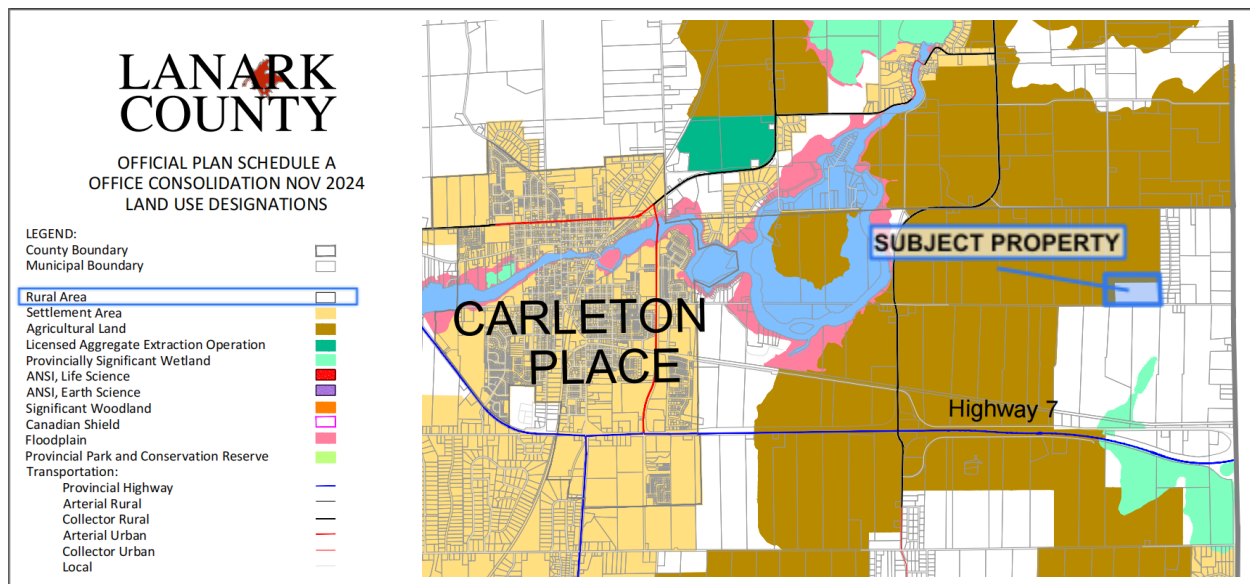
The site is subject to two Official Plans: the Lanark County Sustainable Communities Official Plan (SCOP) and the Beckwith local Official Plan.

The Lanark County Official Plan was established in 2012 and is intended to provide direction for all townships and municipalities in the County of Lanark. The County level Official Plan states that "...[this] plan is intended to be accessible and broad in its policy context relying extensively on the implementation of its policy directives through local Official Plans" (SCOP, pg 2).

The Beckwith local Official Plan was first established in 1989 with amendments completed as recently as 2017. The local Official Plan is intended to “...provide guidance and direction for development and planning decisions in the Township of Beckwith” (Official Plan of the Township of Beckwith, pg. 2).

4.1 Lanark County Sustainable Communities Official Plan (SCOP) (2012)

The subject property is designated Rural Area as per Schedule A of the County Official Plan.



Schedule A - Land Use, Lanark County Official Plan.

As per section 3.3.1, the objectives of the Rural Area designation are to:

- 1. To ensure that residential and non-residential development is consistent with rural service levels;*
- 2. To maintain the distinct character of rural, waterfront and settlement areas;*
- 3. To ensure that development is compatible with natural heritage features and natural resource uses.*

Response: The proposed development includes provisions for adequate services through private water and waste water systems. The overall lot sizes and retention of existing trees ensure that the distinct rural character of this area is maintained. The lot pattern is efficient being a double-loaded road where possible and it was designed to minimise impacts to the environmentally sensitive land by curving the road around the unevaluated wetlands.

As per section 3.3.3, the creation of new lots in rural areas shall generally occur through plans of subdivision or consent.

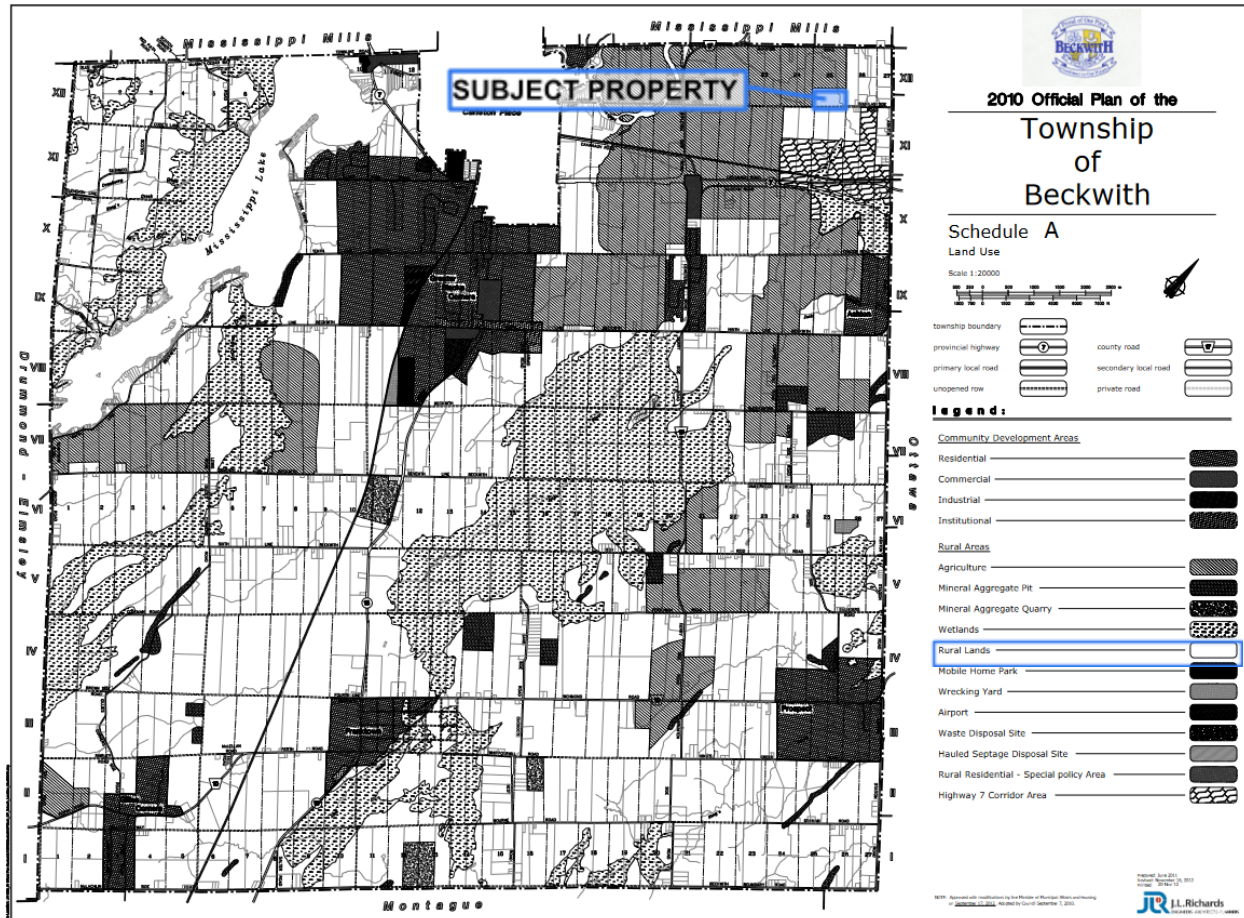
Response: The proposed development is occurring through a subdivision application and will result in the creation of new lots in the rural area.

As per section 3.3.4, development in the rural area shall be efficient, minimize adverse environmental impacts, and generally proceed on the basis of private water and wastewater systems.

Response: The proposal has been designed to be efficient, minimise adverse environmental impacts, and use private water and waste water systems. The lot sizes and shapes are suitable for individual private wells and septic systems and have been designed based on the soil conditions on this property. The size, orientation, and location of the proposed lots and roadway were determined in collaboration with the MVCA, private environmental consultants, and private civil engineers.

4.2 Beckwith Official Plan (2017)

The subject property is designated as Rural Lands as per Official Plan Schedule A - Land Use.



Schedule A - Land Use, Township of Beckwith Official Plan.

As per section 4.5.1, the general policies for lot creation include:

- (i) The size and shape of any lot created will be appropriate for the proposed use and conform to the provisions of the Zoning By-Law;
- (ii) Any application must not result in the landlocked of any parcel;
- (iii) The resevering of previously severed lots will generally be discouraged, except where it can be shown that it would result in the proper development of the land;
- (iv) Where any division of land required the opening up of new roads, approval must be obtained from Council;
- (v) The opening up of existing unopened road allowances will require the approval of Council;

(xv) 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.

Response: The proposed subdivision is appropriate for the subject property and will conform to the proposed Zoning By-Law Amendment. All parcels will be accessible from the internal road and no parcel will be landlocked. The proposed development will involve opening a portion of an unopened road allowance along Douglas Side Rd in order to provide the new internal road. The proposed lot pattern and road configuration were designed to mitigate impacts to environmental features such as the unevaluated wetlands and Fummerton drain. The subject property contains sufficient suitable land outside of the low-lying swamp area (block 26) to propose 23 residential lots and two stormwater management blocks .

As per section 4.5.3, additional policies for Plans of Subdivision include:

- (i) Access to lots in a subdivision will be from internal roads;*
- (iii) For residential subdivisions, generally 25 lots per phase will be allowed;*
- (v) Plans of subdivision shall be designed to allow for the appropriate integration of the affected lands with adjacent land;*
- (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. No lots shall be less than 0.4 hectares (1 acre) in size.*

Response: The proposed residential lots will only be accessible from the internal road proposed. A total of 23 residential lots with two stormwater management blocks and one block for the unevaluated wetlands are proposed. The average lot size is 0.6 ha per lot with the smallest lot being 0.4 ha.

As per section 6.5.1.1, the general policies for residential uses in the rural land designation include:

- (i) Uses will be generally limited to single family dwellings;*
- (ii) Plans of subdivision in areas designated as Rural Land will be limited to a maximum of 25 lots;*
- (iii) Development will be done in accordance with the other relevant policies of this Plan, including Minimum Distance Separation formulae;*
- (iv) Rural residential development should be located so that the impact on natural heritage features will be minimal;*

Response: The 23 proposed residential lots will have the ability to accommodate at least one single family dwelling. The application has been completed in accordance with all other relevant policies of both Official Plans. The site was designed to minimise any

impact on natural heritage features such as the unevaluated wetland in the center of the site.

4.3 Provincial Planning Statement (PPS) 2024

Section 3 of the Planning Act requires that all decisions affecting planning matters will be consistent with the Provincial Planning Statement (PPS) 2024.

Policy 2.2 (1) states that 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 area by:

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;*

Response: The proposed zoning and community design are intended to facilitate development of a new community and provide attainable housing for residents while supporting public health and safety.

Policy 2.5 (1) states that Healthy, integrated and viable rural areas should be supported by:

- a) building upon rural character, and leveraging rural amenities and assets;*
- c) accommodating an appropriate range and mix of housing in rural settlement areas;*
- d) using rural infrastructure and public service facilities efficiently;*
- g) conserving biodiversity and considering the ecological benefits provided by nature;*

Response: The proposed development embraces the rural character of the area and provides opportunities for additional housing supported by private services. The ecological features of the land will be maintained and will continue to function as intended.

Policy 2.6 (1) states that Rural lands located in Municipalities are permitted the following uses:

- a) the management or use of resources;*
- c) residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services;*

Response: The proposed lot pattern includes a block dedicated to the unevaluated wetland area ensuring it remains whole. The development proposed consists of residential dwellings with adequate area for private wells and septic systems provided.

4.4 Planning Act

The Planning Act is a provincial legislative tool that defines the overarching rules for land use planning in Ontario. In considering a Draft Plan of Subdivision, sections 2 and 51 apply.

Section 2 of the Planning Act indicates that planning authorities will have regard for matters of “Provincial Interest” when carrying out their responsibilities. The applicable matters of “Provincial Interest” are as follows:

- (a) the protection of ecological systems, including natural areas, features and functions;*
- (b) the protection of the agricultural resources of the Province;*
- (e) the supply, efficient use and conservation of energy and water;*
- (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*
- (h) the orderly development of safe and healthy communities;*
- (j) the adequate provision of a full range of housing, including affordable housing;*
- (o) the protection of public health and safety;*
- (p) the appropriate location of growth and development;*

Response: The supporting studies included in this submission confirm that the project aligns with all applicable matters of Provincial Interest. The site contains ecological systems that are proposed to be protected by locating them within a single block of land. This method of ecological system protection has been reviewed and accepted by the MVCA. The subject property was subject to a 2018 severance application in which the existing farmland to the north was severed from the forested lands to the south. This ensured the protection of the existing 50 ha of agricultural land. The proposed lots have been designed with adequate area for private wells as well as primary septic systems. The internal road location, lot orientation, and proximity to similar developments ensures that this represents the orderly development of a healthy and safe community and that this site is an appropriate location for residential growth.

Section 51(24) of the Planning Act contains the evaluation criteria for Subdivisions.

- (b) whether the proposed subdivision is premature or in the public interest;*
- (c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;*
- (d) the suitability of the land for the purposes for which it is to be subdivided;*
- (f) the dimensions and shapes of the proposed lots;*
- (g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;*
- (h) conservation of natural resources and flood control;*
- (j) the adequacy of school sites;*

(k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;

Response: The proposed development will contain additional housing and is in close proximity to similar developments; therefore, the proposed subdivision is not premature and is in the public's interest. As listed in sections 4.1 and 4.2 of this report, the proposed subdivision is in conformity with the County and local Official Plans. The proposal does not conflict with the existing subdivision to the east on Ridgemont Dr. The land requires a small road extension to an existing road, it is currently vacant, and the soil can accommodate development on private services; therefore, the land is suitable for residential purposes. The size and shapes of the lots, while irregular, allow the natural features on site to be retained and protected. All residential lots have a minimum area of 0.4 ha (0.99 acres) and a minimum frontage of 34.20 m (112.20 ft) which aligns with the goals of the proposed Rural Residential zone. Restrictions related to the servicing capacity have been reviewed by the client's civil engineering team and can be accommodated by this development. The restrictions related to the roadway construction can also be accommodated as demonstrated through the Draft Plan of Subdivision provided. Natural features on this site include the unevaluated wetlands, which are proposed to be retained, and drainage passages, which are proposed to be redirected through the proposed Right-of-Way and easement. The provided Stormwater Management Plan indicates how stormwater will be controlled to prevent flooding. Various school sites are located about 10km from the subject property in Carleton Place. The proposed block containing the unevaluated wetlands will be retained by the client.

5.0 Beckwith Zoning By-Law (2015)

The proposed development requires an amendment to the current zoning to adjust various performance standards.

5.1 Existing Zoning

The site is currently zoned RU - Rural Lands. The RU zone permits a limited range of uses including a single dwelling. This zone requires a minimum lot area of 0.8 ha or 8,000 m² (1.97 acres) with 45 m (147.63 ft) of frontage and a maximum lot coverage of 10%. The required setbacks of this zone include 15 m (49.21 ft) front, rear, and corner side yard setbacks, and a 3 m (9.8 ft) interior side yard setback. The maximum number of dwellings permitted on a single lot is one.

To permit the proposed development, amendments are required to the minimum frontage, and the setbacks from a waterbody/watercourse requirements.

5.2 Proposed Zoning

We are proposing to rezone the site to RR-10 - Rural Residential Special Exception 10, and O - Openspace. Lots 1 to 23 will be rezoned to RR-10, and lot 24 and 25 will be rezoned to O - Openspace. The RR zone permits single dwelling as a permitted use on lots of 4,000 m² (0.99 acres) with a minimum lot frontage of 45 m and a maximum lot coverage of 15%. The O zone permits open space uses not closer than 15m to any lot line with a maximum lot coverage of 10%. These two stormwater management lots (24 and 25) will be dedicated to the township.

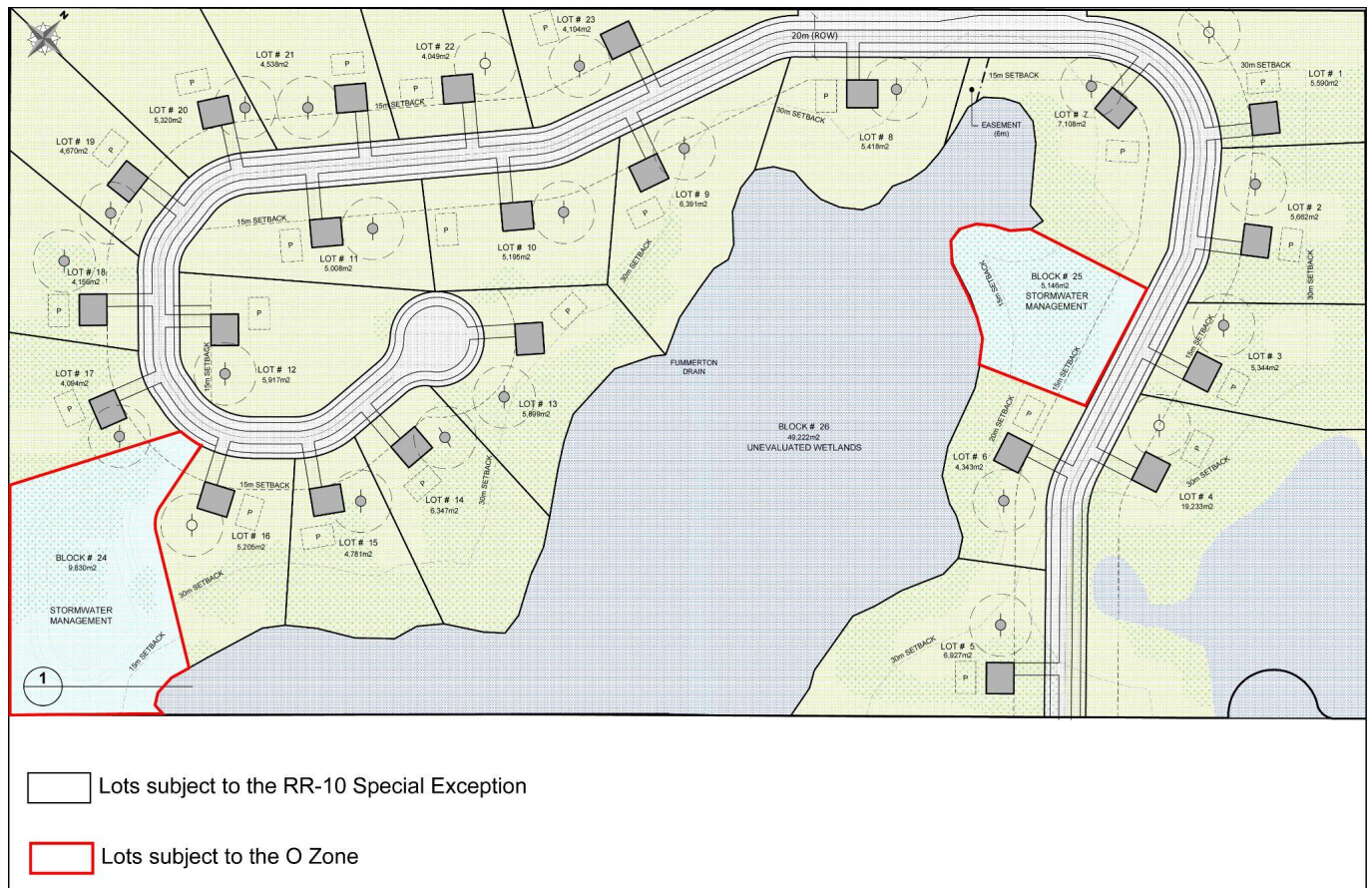


Diagram illustrating which lots will be subject to the RR-10 rezoning and which lots will be subject to the O rezoning.

The Special Exception clause 10 would permit the reduction of minimum frontage, and the reduction of setbacks from a waterbody/watercourse. The typical dwelling configuration on lots 1 to 23 would be a single detached dwelling.

Table 1 - Existing and Proposed Zoning Comparison

Zoning Provision	Existing Zoning (RU)	Proposed Zoning (RR-10)	Proposed Zoning (O)
Lot area (minimum)	8,000 m2 (0.8 ha)	4,000 m2 (0.4 ha)	-
Lot frontage (minimum)	45 m	34 m*	-
Front yard setback (minimum)	15 m	15 m	15 m
Rear yard setback (minimum)	15 m	15 m	15 m
Corner side yard setback (minimum)	15 m	15 m	15 m
Interior side yard setback (minimum)	3 m	3 m	15 m
Building height (maximum)	9 m	9 m	-
Lot coverage (maximum)	10%	15%	10%
Floor Area (minimum)	75 m2	100 m2	-
Dwellings per lot (maximum)	1	1	-
Setback from a waterbody/watercourse	30 m from the highwater mark or the development limit of an EIS	20 m*	15 m

*Subject to Special Exception 10

6.0 Conclusions

The proposed subdivision provides a thoroughly designed community space in the Township of Beckwith. The project aims to sustainably merge residential development with the existing ecological features of the site through lot design and road placement. The proposed development and its associated amendments to the Zoning By-Law are consistent with the goals of the County Official Plan, local Official Plan, Provincial Planning Statement, and the Planning Act.

Should you have any questions, please feel free to contact the undersigned.
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