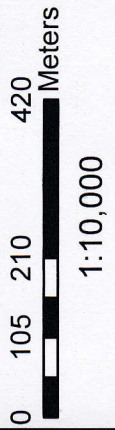
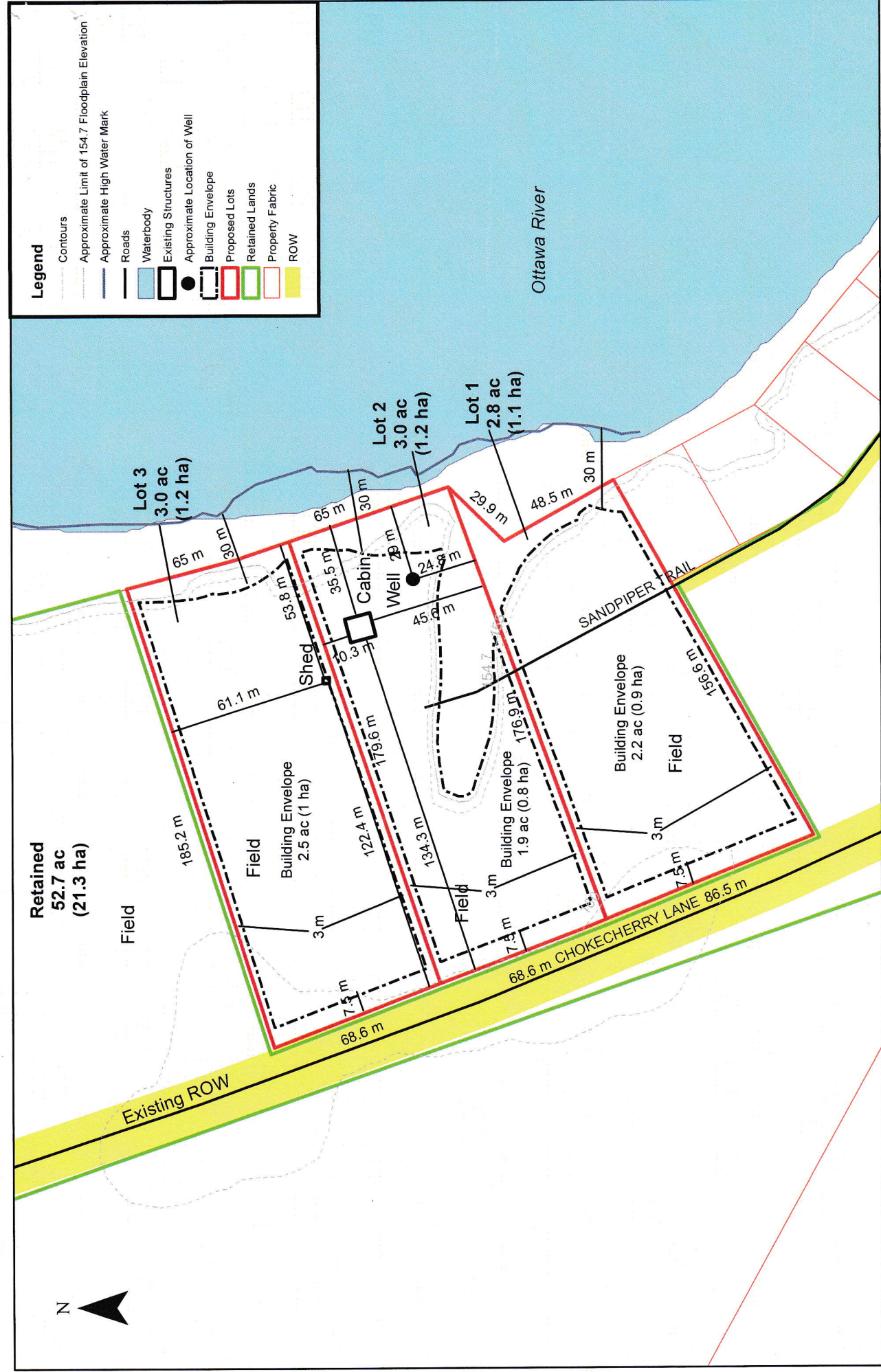


- Legend**
- Contours
 - Roads
 - Watercourse
 - Waterbody
 - Residential Uses
 - Proposed Lots
 - Retained Lands
 - Property Fabric
 - ROW

Map Layers obtained from Land Information Ontario.
 Aerial imagery obtained from County of Renfrew's GIS website.



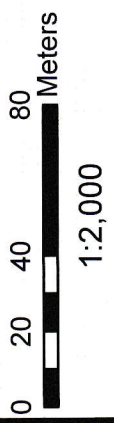
Boudreau Large Scale Sketch



Legend

- Contours
- - - - - Approximate Limit of 154.7 Floodplain Elevation
- Approximate High Water Mark
- Roads
- Waterbody
- Existing Structures
- Approximate Location of Well
- Building Envelope
- Proposed Lots
- Retained Lands
- Property Fabric
- ROW

Map Layers obtained from Land Information Ontario.
 Aerial imagery obtained from County of Renfrew's GIS website.



Boudreau Small Scale Sketch

4. GENERAL PLANNING COMMENTS

Three concurrent consent applications have been submitted to create new waterfront lots on the Ottawa River. The three lots range in size from 1.1 to 1.2 Hectares in area. Each lot would have more than 68 metres of water frontage. The lots would be accessed by an existing private road (Chokecherry Lane). The retained lands would be 21.3 hectares in area and have water frontage on the Ottawa River and would be accessed by Chokecherry Lane.

The lands to be severed consist of vacant field. There is an abandoned cabin located on the proposed Lot 2 and a shed on the proposed Lot 3. Both structures are in poor condition due to neglect and will need to be torn down prior to any future development of the property. The retained lands consist of vacant field. The surrounding land uses are primarily seasonal residential, rural residential, and vacant forested lands. The ground surface of the proposed lots is relatively flat to gently rolling.

Seven lots have previously been severed from this original holding. In accordance with Section 14.3(5) of the County of Renfrew Official Plan, in support of these three additional severances a Planning Justification Report (prepared by Jp2G Consultants) was submitted. The justification report concluded that the three additional lots were appropriate use of the land and that a plan of subdivision was not necessary for this development because:

- 1) There are only three new lots being created as a result of the proposed consent applications;
- 2) The lots to be severed are located on lands suitable for seasonal residential waterfront lots;
- 3) No new roads are required to service the proposed development;
- 4) The future development of the adjoining lands will not be adversely affected by the proposed lots;
- 5) The proposed severed and retained lots are compatible with the existing seasonal residential land use along Chokecherry Lane, Sandpiper Trail, and Edgewater Way, and rural residential development along Boudreau Road;
- 6) The proposed severed lots will not require extensive or complex implementation mechanisms such as engineered road design or servicing agreements;
- 7) No adverse impacts on municipal services are anticipated as a result of the approval of the proposed lots provided the lots to be severed are rezoned to a Limited Service Residential (LSR) zone.

The justification report included a Hydrogeological Evaluation. The results of the evaluation concluded that the water supply meets the Ontario Drinking Water Standards (ODWS) for health and aesthetic parameters in all cases, except for colour. The level of colour of 6 TCU measured for the water sample is marginally above the ODWS of 5 TCU but is within the treatability limit for treatment using a carbon filter treatment system. Carbon filter treatment systems should be adequate to lower colour to within the ODWS, if required. The nitrate impact assessment indicates that the concentration at the down gradient boundary would be 6.6 mg/L which is below the Ministry Of Environment limit of 10 mg/L. Therefore the proposed lots meet the MOE criteria for septic sewage disposal systems in terms of groundwater impact. The results of the

Hydrogeological Evaluation concluded that the proposed lots will have a source of potable water of sufficient quality and quantity, as well as having site conditions suitable for the dispersion of treated septic effluent.

Both the County of Renfrew Official Plan and the Planning Justification Report recommend a 30 metre wide setback and buffer area to be maintained along the shoreline of the Ottawa River. This setback and buffer area is intended to protect the shoreline of the River from surface drainage and sedimentation resulting from the future development of the proposed lots. Lands within the 30 metre wide buffer area should be maintained substantially in a natural vegetated state, with the exception of a meandering pathway constructed with permeable surface materials which provides access to the watercourses, as well as the limbing of trees to provide for a view of the watercourse and the removal of dead or diseased trees. The justification report recommends that the 30 metre vegetated setback be included as a special exception in the Zoning By-law and a development agreement is entered into with the Township of Head Clara and Maria to protect vegetation within 30 metres of the Ottawa River shoreline.

The lots to be severed are affected by the one-in-one hundred year flood plain of the Ottawa River. Section 3.17 of the Townships of Head, Clara & Maria Zoning By-law states that no buildings or structures shall be constructed or erected, within the floodplain of the Ottawa River unless floodproofed to the floodplain design elevation of 154.7 metres G.S.C. (Geographic Survey of Ontario). An elevation survey prepared by an Ontario Land Surveyor shall accompany all application for building permits. All floodproofing methods shall be consistent with accepted engineering techniques and resource management practices. The approximate limit of the flood plain is illustrated in the justification report. Each of the severed lots will have a suitable building envelope outside of the floodplain. It was recommended that a survey be prepared by an OLS at the time of submission of an application for building permit which confirms that the proposed dwelling will be above the flood plain of the Ottawa River.

It was also recommended that prior to the construction of a basement foundation for a future dwelling, a test pit should be dug to determine the depth of the water table. The basement foundation should be constructed at a depth which is not less than 1 metre above the water table.

The severed and retained lands are proposed to be accessed by Chokecherry Lane which is an existing private road. Chokecherry Lane connects to Boudreau Road which is an open and maintained Township road. Section 14.3(19) of the County of Renfrew Official Plan, permits a private road to be used for access to waterfront lots provided that the road meets certain criteria including:

- That the right-of-way is legally obtained and secured and connects to an open year round public road;
- * • The road standards, the responsibility of the lot owner for maintenance should be set out to the local Council's satisfaction in a development agreement between the local municipality and the landowners; and
- That the private road must meet municipal standards for access of emergency vehicles.

At the time of writing this report, three letters of concern/objection have been submitted by nearby neighbours. The following bullet points will outline the general nature of the concerns raised followed by the staff response in **Bold**:

- These lots will not have proper access – they should have a 66 foot right of way to Boudreau Rd up to Township standards. **The application proposes a 20 metre (66 foot) wide right-of-way. As a private road it does not have to be built to full Township standards, but the Township is to ensure that the road is built and maintained to a standard to allow emergency vehicle access.**
- Do not want Sandpiper Trail to be used as access to the proposed lots. **Sandpiper Trail is not proposed as the access to the lots.**
- There is a lack of information based on the access/egress off of Chokecherry Lane and how it will affect the current residences. **The new lots are proposed to each have their own driveway that accesses Chokecherry Lane.**
- The right-of-way should be surveyed to the current standards at 66 feet wide from the current 20 feet. **A survey will be a condition of approval – the application does propose a 20 m (66 ft) right-of-way.**
- The road standards should be upgraded to municipal standards permitting grading, snow removal, culverts, garbage collection and maintenance by the United Townships of Head Clara and Maria. **This is a private road and it is not proposed that the Township would take over the responsibility for grading, snow removal, culverts, garbage, and general maintenance.**
- Chokecherry Lane is a private road and maintenance is paid by the current users. With all development comes heavy equipment, supplies which will negatively impact the road and may cause undue hardship with the current residence. **As a private road the responsibility for the maintenance of the road is up to the users.**
- The new residential user may not be willing or feel responsible to take on their share of the road maintenance. **The Township may require a private roads agreement that identifies that the road is a private road and that is the responsibility of the users for the maintenance. How the costs are divided is at the discretion of the road users.**

5. RECOMMENDATIONS

(a) Planning concerns have NOT been identified in this report. Therefore, consent may be appropriate if supported by Council and the agencies.

(b) There are some planning concerns which Council should deal with as follows, before deciding whether to support the consent.

- Favourable comments from the Township regarding the suitability of Chokecherry Lane to accommodate the three additional lots.
- The need for a private roads agreement. The agreement would define the level of road service and identifies the responsibility of private road maintenance to the users.

(c) The proposal may be acceptable when the following matters are addressed and resolved:

(d) Conditions to the giving of consent should be considered for the following:

Registered Plan of Survey

Zoning By-law Amendment: To implement a minimum 30 metre setback from the highwater mark for all buildings and structures.

Minor Variance:

Private Road Agreement: If required by the Township to define the level or road service and identifies the responsibility of the users for maintenance.

Development Agreement: An agreement to maintain a 30 metre vegetated buffer area on the land between the shoreline and the existing dwelling and septic systems of the lots to be severed.

Prior to the construction of a basement for future dwellings, a test pit should be dug to determine the depth of the water table. Basement foundations should be constructed at a depth which is not less than 1.0 metres above the water table.

At the time of building permit, an elevation survey, prepared by an OLS, is required to confirm that the proposed dwelling will be above the flood plain of the Ottawa River (154.7 m G.S.C.).

A statement should in the agreement that "The

Township of Head Clara and Maria and the County of Renfrew do not guarantee potable water. The level of colour may be marginally above the Ontario Drinking Water Standards but is within the Ministry of Environment and Climate Change treatability limit for treatment using a carbon filter treatment system."

- Site Plan Control Agreement:
- Notice on Title:
- Shoreline Road Allowance Closure / Acquisition:
- Other:

(e) There are serious planning concerns, refusal is recommended.

(f) Other Recommendations:

Date: May 17, 2018
Planner: Bruce Howarth, MCIP, RPP
Senior Planner

Jan 2017