



Postal Bag 4400
235 Pinnacle Street
Belleville, ON
K8N 3A9

March 20, 2024

PRELIMINARY REPORT

File information

Owner:	Edward Cassidy
Agent:	PA Miller Surveying Ltd.
Civic Address:	Old Hungerford Road
Legal Description:	Concession 5, W ½ Lot 12
Municipality:	Municipality of Tweed (Hungerford)

Severed Lot	Frontage: 56 m (184 ft) Old Hungerford Rd Area: 0.43 ha (1 ac) Frontage: 76 m (250 ft) Old Hungerford Rd
Retained Lot	Frontage: 32 m (105ft) Old Hungerford Rd Area: 39.9 ha (98 ac) Frontage: 219 m (720 ft) Old Hungerford Rd
Official Plan Designation	Rural/Waterfront Significant Valleyland – Official Plan Schedule B
Current Zoning	Rural (RU) Zone
Previous Consent	None since 1998
Type of Consent(s):	New Lot (X) Lot Addition () Other:

The County of Hastings has received the above mentioned application for severance. Further review and site inspection will be undertaken which may result in additional comments and conditions being incorporated into the final recommendations. Should you have any questions or require additional information regarding this preliminary report please contact me at this office. After a preliminary review we offer the following comments:

Description of Proposal

The subject lands are located on the south and east side of Old Hungerford Road where Old Hungerford Road intersects with Lost Channel Road in the Municipality of Tweed. At this intersection of roads, Old Hungerford Road changes direction therefore providing frontage on two sides of the subject lands. The lands are characterized as open field areas near the Old Hungerford Road frontages, the middle portion is sparsely treed lands and the south area being wooded lands.

The applicant proposes the creation of a new lot having an area of approximately 0.43 ha (1 ac) with approximately 56 metres (184 ft) frontage on the east side of Old

Hungerford Road. The proposed severed lot is a corner lot and also contains 76 metres (250 ft) frontage on the south side of Old Hungerford Road.

The retained lands will have approximately 39.9 hectares (98.5 ac) of lot area with 219 metres (720 ft) of frontage on the south side of Old Hungerford Road and 32 metres (105 ft) frontage on the east side of Old Hungerford Road.

The proposed severed lands are currently vacant but are intended to be developed with a single detached dwelling. The retained lands appear to contain rural accessory buildings in the southern wooded areas, to be confirmed by the applicant.

Planning Act

The subject application appears to be complete. Said application appears to satisfy the requirements of Section 53 of the Planning Act.

Provincial Policy Statement

It appears, based on a preliminary review, that this application is consistent with the Provincial Policy Statement. However, further review will be undertaken before this can be confirmed.

Official Plan

The subject lands are designated **Rural-Waterfront** in the County of Hastings Official Plan.

The consent policies under the **Rural** designation permit a maximum of two severances from a parcel that existed as of December 31, 1998; once those two created lots have been built out, there is potential for additional severances to be considered. There have been no previous consent applications to create a new lot from the original land holding as it existed in 1998. The consent application conforms with **Section 6.3.1.4** of the Official Plan.

The subject lands are identified as being an area of Potential and Inferred Karst topography. Where development is deemed to have the potential to be located within or adjacent to known karst topography, **Section 4.4.3.2** reads the owner may be required to retain a qualified person to undertake a geotechnical report and/or a site evaluation report to ensure the site is safe and if future site alternation would increase the hazard. Any report(s) may be peer reviewed, and any recommendations of an approved report shall be implemented as appropriate by rezoning bylaws, development agreements, site plan agreements and/or conditions of approvals. Quinte Conservation Authority will be circulated for review comments.

There appears to be 2 barns in the general area of the proposed severed lot located at 1307 Old Hungerford Road and 1486 Old Hungerford Road respectively. Based on the data available, the Minimum Distance Separation (MDS 1) calculation was prepared for each of these barns to establish the minimum setback requirement from each barn to the new lot. MDS setbacks are required as follows:

Barn located at:
1307 Old Hungerford Road - 187 metres
1486 Old Hungerford Road – 190 metres

It appears the proposed lot is located beyond these required MDS setbacks, however it will be recommended the application submit a detailed sketch which identifies the actual setback from each of these barns to the closest lot line of the proposed new lot. Based on a preliminary assessment, it appears the new residential lot may comply with the required MDS 1 setbacks.

A portion of the subject property is identified on Official Plan Schedule B as being part of the **Moria River Significant Valleylands**. **Section 4.3.5.5** states any development proposed within 120m (394ft) of a significant woodland or valleyland is not permitted, unless it has been determined through an approved Environmental Impact Statement (EIS) pursuant to **Section 7.8.6** of the Official Plan that ensures there will be no negative impacts on the natural features or associated ecological functions. **Section 7.8.6.5** addresses the terms of reference of the EIS with consultation with the local Conservation Authority. The scope of the study, including the need for the study shall be assessed dependent on the degree of sensitivity of the natural heritage feature or system and the scale and nature of the proposed development.

Given the small scale of proposed development, the close proximity to the road and the physical separation the road creates between the natural feature and the proposed lot, it is deemed an EIS is not necessary for this development proposal, subject to completing a site visit.

A small section along the Old Hungerford Road frontage of the subject lands appear as a Significant Groundwater Recharge Area (SGRA) in the Official Plan. Surface and groundwater quality and quantity have been studied by the conservation authorities, source protection committees and member municipalities and have identified four types of vulnerable drinking water areas, which includes the Significant Groundwater Recharge Areas.

Section 4.2.3.17 states "Significant Groundwater Recharge Areas (SGRAs) are areas where the quantity of drinking water sources is vulnerable to depletion by various land uses or activities. Known or possible SGRAs in the County are shown on Map A-4.2. Development requiring a planning approval within or adjacent to a significant groundwater recharge area should be circulated by the County and/or Member Municipality to the appropriate conservation authority and/or agency to determine if the proposed use poses a potential drinking water threat. A hydrogeological or water quality assessment may be required to determine the degree of threat that the proposed use poses and whether it can be managed with recommended mitigative measures and/or best management practices. Results or requirements of any study can be implemented as per special zone provisions, site plan control approval and/or the use of a holding symbol. If it is determined through a hydrogeological or water quality assessment that the risk cannot be managed, the County and/or Member Municipality should not approve the planning application.

Due to this feature being identified in on Map A-4.2 of the Official Plan, it is recommended consulting with Quinte Conservation Authority to review the impact the SGRA may have on the consent application.

Zoning By-law

The severed and retained lands are currently zoned the **Rural (RU) Zone** in the Municipality of Tweed Comprehensive Zoning Bylaw.

The proposed severed lands will not meet the minimum lot area requirement of the **Rural (RU) Zone** and consequently will be required to rezone to the **Rural Residential (RR) Zone**. The minimum lot area in the **Rural Residential (RR) Zone** is 0.4 ha (1 ac). Any slight change in the lot width or lot depth may impact the proposed lot area, therefore it will be necessary to ensure the final configuration of the proposed severed lot will be no less than the required 0.4 ha (1 ac) lot area.

The proposed retained lands will continue to meet the minimum lot area and lot frontage requirements of the **Rural (RU) Zone** and therefore will not require rezoning.

Neighbouring lands to the north are currently zoned the **Mineral Extractive Reserve (MXR) Zone** in the Municipality of Tweed Zoning Bylaw. Section 5.33 of the Zoning Bylaw requires a minimum setback of 300 metres from any new residential dwelling to lands zoned **Mineral Extractive Reserve (MXR)**. The entire proposed severed lot would be within 300 metres from the lands zoned **Mineral Extraction Reserve (MXR)** zoned lands. It appears the lands zoned **Mineral Extractive Reserve (MXR)** are not used for aggregate extraction, are not licenced by the Ministry of Northern Development, Mines and Natural Resources and Forestry and do not appear in the Official Plan as being designated Extractive Reserve.

Therefore, as a condition of consent approval, an appropriate reduction from the 300 metres setback from the neighbouring lands zoned **Mineral Extractive Reserve (MXR)** to the new residential dwelling on the proposed severed lands will be required.

Servicing/Roads/Other

As the proposed severed lands are less than 5 acres in lot area, the typical condition requiring the applicant provide proof of adequate groundwater quality and quantity will be required.

In close proximity with the proposed severed lot exists a number of other residential lots, each with limited lot areas. This will result in a cluster of residential lots in close proximity with each other. This introduces an increase in potential for influence upon adjacent water wells.

Specifically, **Section 7.8.9 1 b)** reads "a severance request is in an area constituting 5 or more existing dwellings/lots occupying 4 ha (10ac) or land or less within 300 metres of the new lot boundary."

The proposed severed lot is in close proximity to a number of existing dwellings and/or lots occupying 4 ha (10 ac) of land or less within 300 metres of the new lot boundaries. The result of this consent, if approved, will compound an existing cluster of residential lots with limited separation between private individual services, thereby introducing the potential for influence upon adjacent water wells.

To ensure that adjacent wells will not be adversely affected by the creation of this new lot, a condition of consent approval will require a hydrogeological study be prepared by a qualified professional demonstrating there will be no adverse effects upon adjacent wells from the new lot.

The Municipality is encouraged to review the width of Old Hungerford Road to consider requiring the applicant convey lands for the purpose of road widening across the road frontages of both severed and retained lands, as necessary.

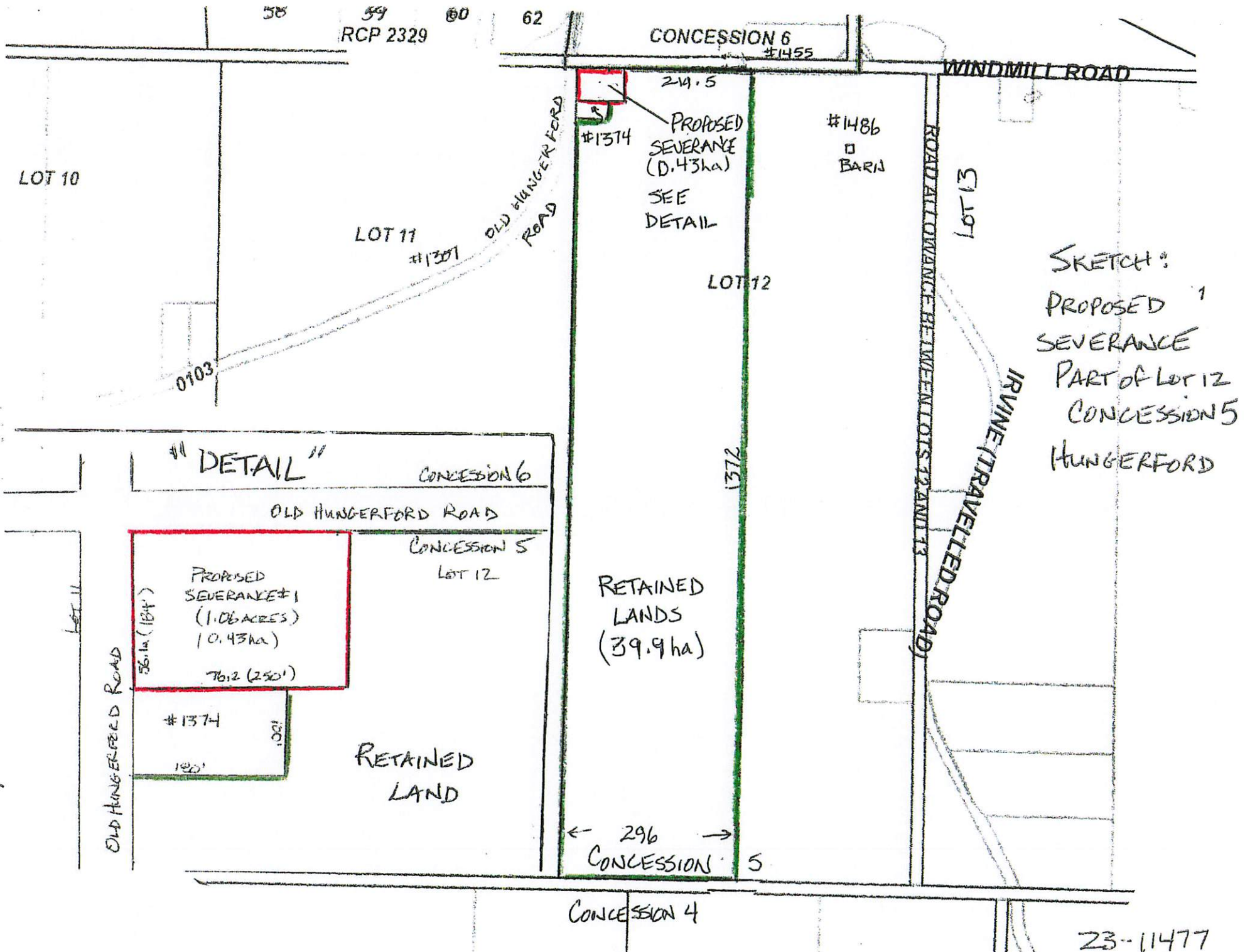
The Municipality may also wish to review existing entrances and proposed entrances for the severed and retained lots to ensure safe site entrances and 9-1-1 addressing requirements.

Should you have any questions or require additional information please contact the undersigned.

Sincerely,

A handwritten signature in black ink, appearing to read "Gib Garrett", written in a cursive style.

Gib Garrett
Planner



23-11477



Cassidy - Old Hungerford Rd

General information

Application date
Mar 20, 2024

Municipal file number
B147/23

Proposed application
Lot creation for a maximum of three non-agricultural use lots

Applicant contact information
Edward Cassidy
PO Box 440
Tweed, ON
K0K 3J0
613-921-5111
thecaz@sympatico.ca

Location of subject lands
County of Hastings
Municipality of Tweed
HUNGERFORD
Concession 5 , Lot 12
Roll number: 123132803001500

Calculations

Cassidy Farm - 1307 Old Hunger

Farm contact information
Paul Cassidy
1307 Old Hungerford Road
Thomasburg, ON
K0K 3H0

Location of existing livestock facility or
anaerobic digester
County of Hastings
Municipality of Tweed
HUNGERFORD
Concession 5, Lot 11
Roll number: 123132803001400

Total lot size
200 ac

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Beef, Backgrounders (7 - 12.5 months), Yard/Barn	85	28.3 NU	3400 ft ²



Confirm Livestock/Manure Information (Cassidy Farm - 1307 Old Hunger)

The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Setback summary

Existing manure storage	V4. Solid, outside, no cover, 18-30% DM, with covered liquid runoff storage			
Design capacity	28.3 NU			
Potential design capacity	85 NU			
Factor A (odour potential)	0.8	Factor B (design capacity)	302.33	
Factor D (manure type)	0.7	Factor E (encroaching land use)	1.1	

Building base distance 'F' (A x B x D x E)
(minimum distance from livestock barn)

187 m (614 ft)

Actual distance from livestock barn

NA

Storage base distance 'S'
(minimum distance from manure storage)

187 m (614 ft)

Actual distance from manure storage

NA

Cassidy Farm - 1486 Old Hunger

Farm contact information

Edward Cassidy
PO Box 440
Tweed, ON
K0K 3J0

Location of existing livestock facility or anaerobic digester

County of Hastings
Municipality of Tweed
HUNGERFORD
Concession 5, Lot 12
Roll number: 123132803001600

Total lot size

97 ac

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Unoccupied Livestock Barn	4600 ft ²	21.4 NU	4600 ft ²
No livestock/manure				



Confirm Livestock/Manure Information (Cassidy Farm - 1486 Old Hunger)

The livestock/manure information has not been confirmed with the property owner and/or farm operator.



Unoccupied Barn or Unused Storage (Cassidy Farm - 1486 Old Hunger)

The calculated setback is based on assumptions for an unoccupied barn or unused storage that may not reflect the actual design capacity.

Setback summary

Existing manure storage	V4. Solid, outside, no cover, 18-30% DM, with covered liquid runoff storage			
Design capacity	21.4 NU			
Potential design capacity	42.7 NU			
Factor A (odour potential)	1	Factor B (design capacity)	245.48	
Factor D (manure type)	0.7	Factor E (encroaching land use)	1.1	
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)				190 m (623 ft)
Actual distance from livestock barn				NA
Storage base distance 'S' (minimum distance from manure storage)				190 m (623 ft)
Actual distance from manure storage				NA

Preparer signoff & disclaimer

Preparer contact information

Gib Garrett
Hastings County
235 Pinnacle Street
Belleville, ON
K8N 3A9
613-966-6712
garrettg@hastingscounty.com

Signature of preparer

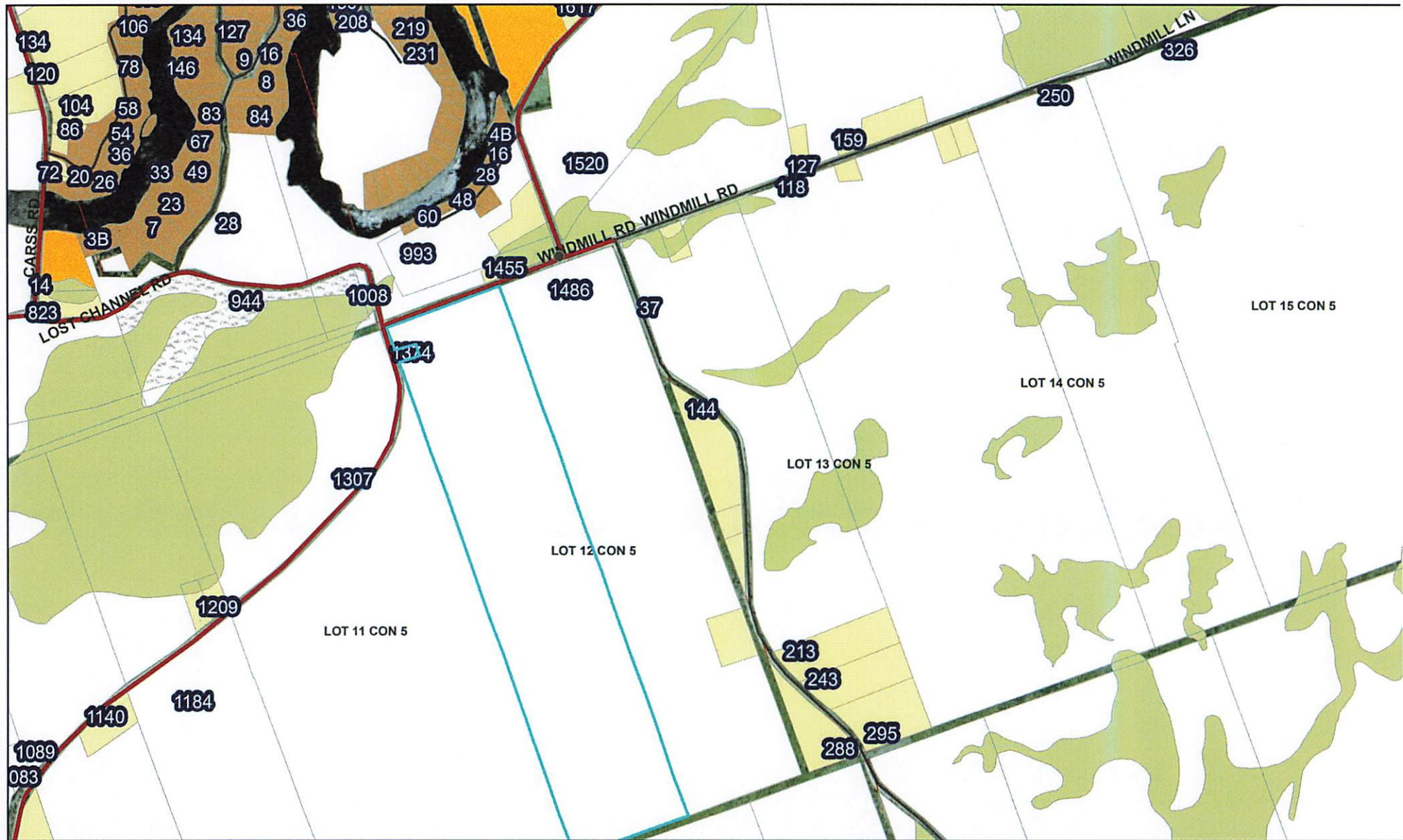
Gib Garrett, Planner

Date (mmm-dd-yyyy)**Note to the user**

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.

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County & Municipal Staff Planning Map



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| Civic Addresses | Limited Service Residential (LSR) | Mineral Extractive Reserve (MXR) |
| Tweed Zoning | Waterfront Residential (WR) | Property Information |
| Rural (RU) | Environmental Protection (EP) | Lot & Concession |
| Rural Residential (RR) | | |

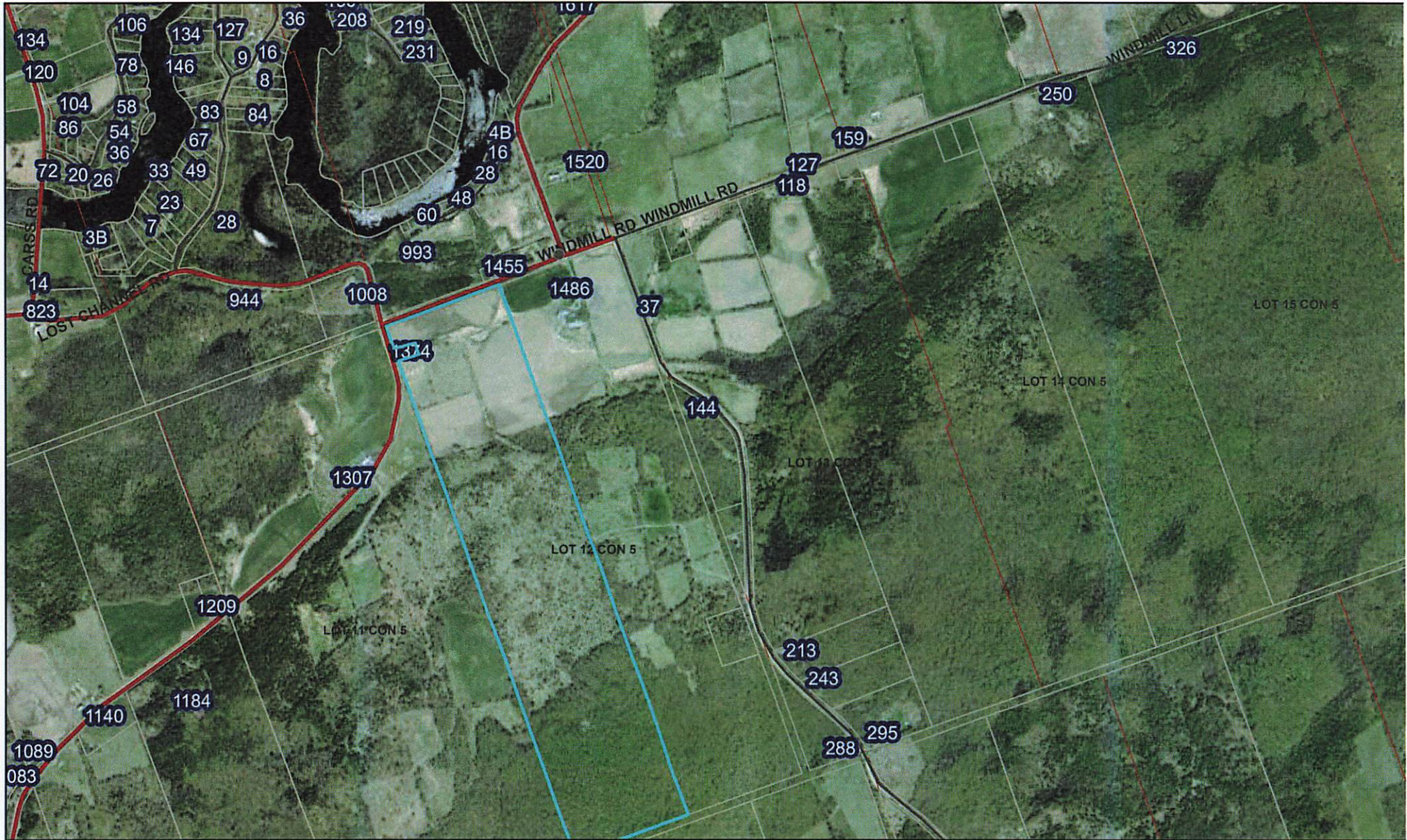
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Hastings County, Province of Ontario, Ontario MNR, Esri Canada, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA, AAFIC, N

County & Municipal Staff Planning Map



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- Civic Addresses
- Property Information
- Lot & Concession

