



Report 2018-047

Committee Recommend Report

To: Chair and Members of the Planning Advisory Committee

From: Megan Rueckwald, Community Planner

Date of Meeting: April 9, 2018

Re: Planning Advisory Committee – Application for Proposed Plan of Vacant Land Condominium 10CD-2018-001 – Set Date for the Public Meeting and Site Visit

Recommendation

Be It Resolved that the Planning Advisory Committee confirm the date to receive comments from the public on the proposed plan of vacant land condominium as noted in the report;

And Further That _____ be permitted to attend a site visit as required under the County of Frontenac's Site Visit Policy to be completed prior to the public meeting.

Background

On February 16, 2018, the County of Frontenac received an application for a proposed plan of vacant land condominium submitted by Fotenn Consultants Inc. on behalf of Magenta Waterfront Development Corp and 1327489 Ontario Inc. with respect to lands legally described as Part Lot 19, Concession 8, former Township of Storrington, Township of South Frontenac. The application was deemed complete on March 14, 2018 and notice of complete application circulated pursuant to the *Planning Act, R.S.O., 1990 c.P.13*.

The proposed draft plan of vacant land condominium is to permit the development of four (4) residential waterfront units and a common elements condominium road. The proposed lots will have areas ranging from 1.2 to 1.7 hectares and front onto both Dog Lake and Pine Point Lane (Table 1). The lots are intended to accommodate future waterfront residential development on private services. The property forms part of a peninsula that separates Dog Lake from Cranberry Lake and is part of the Rideau Canal Waterway. Attachment 1 to this report is the draft plan of vacant land condominium submitted with the application and Attachment 2 is an aerial map outlining the subject lands.

Table 1. Lot area and frontage for the proposed four units and common elements road.

Land Use	Road Frontage (m)	Water Frontage (m)	Area (ha)
Unit 1, Residential	76	150	1.7
Unit 2, Residential	83	150	1.7
Unit 3, Residential	280	100	1.2
Unit 4, Residential	206	109	1.2
Block 5, Common Elements Road	-	-	0.3

In support of the application, the applicant has submitted the following:

- Complete application form;
- Draft Plan of Vacant Land Condominium (Ainley Group, June 2017);
- Planning justification report (Fotenn Consultants Inc., November 2017);
- Hydrogeological Study and Terrain Assessment (BlueMetric Environmental, February 2018);
- Environmental Impact Statement (Ecological Services Inc., August 2017);
- Preliminary Servicing and Stormwater Management Report (Ainley Group, November 2017);
- Stage 1-2 Archaeological Assessment (Abacus Archaeological Services, May 2017); and
- Hutchinson Evaluation (2017).

All submission materials are available online through the County's [Current Planning Applications](#).

Public Meeting

Pursuant to the *Planning Act*, a public meeting is required to receive citizen comments on the proposed development. Planning staff recommend that the public meeting be held in early May. In accordance with the County's Public Meeting Policy, the public meeting will be held in the Township where the proposal is located. The Township of South Frontenac Council Chambers are available for the evening of May 9th to hold the meeting. The developer and planning consultants are available this date. Once confirmed, planning staff will prepare the required public notice and circulate accordingly.

Site Visit

In accordance with the County's Site Visit Policy, a maximum of 3 Committee members are permitted to attend a site visit. The purpose of the site visits is to view the site and its surroundings to better appreciate the facts that are important in the consideration of the application, assist in the appraisal of any constraints, and have a better understanding of any issues raised. The Mayor of the Township plus 2 other members of the Committee may attend the site visit. Planning staff recommend that a date be set for the beginning of May, prior to the public meeting, to complete the visit. Planning staff will advise the applicant at this date once determined.

Conclusion

It is recommended that the public meeting be held on May 9th, 2018, at the Council Chambers in the Township of South Frontenac and that the required site visit be completed prior to the meeting. Planning staff will prepare a comprehensive information report for the public meeting, which will include comments received as part of the technical circulation.

Sustainability Implications

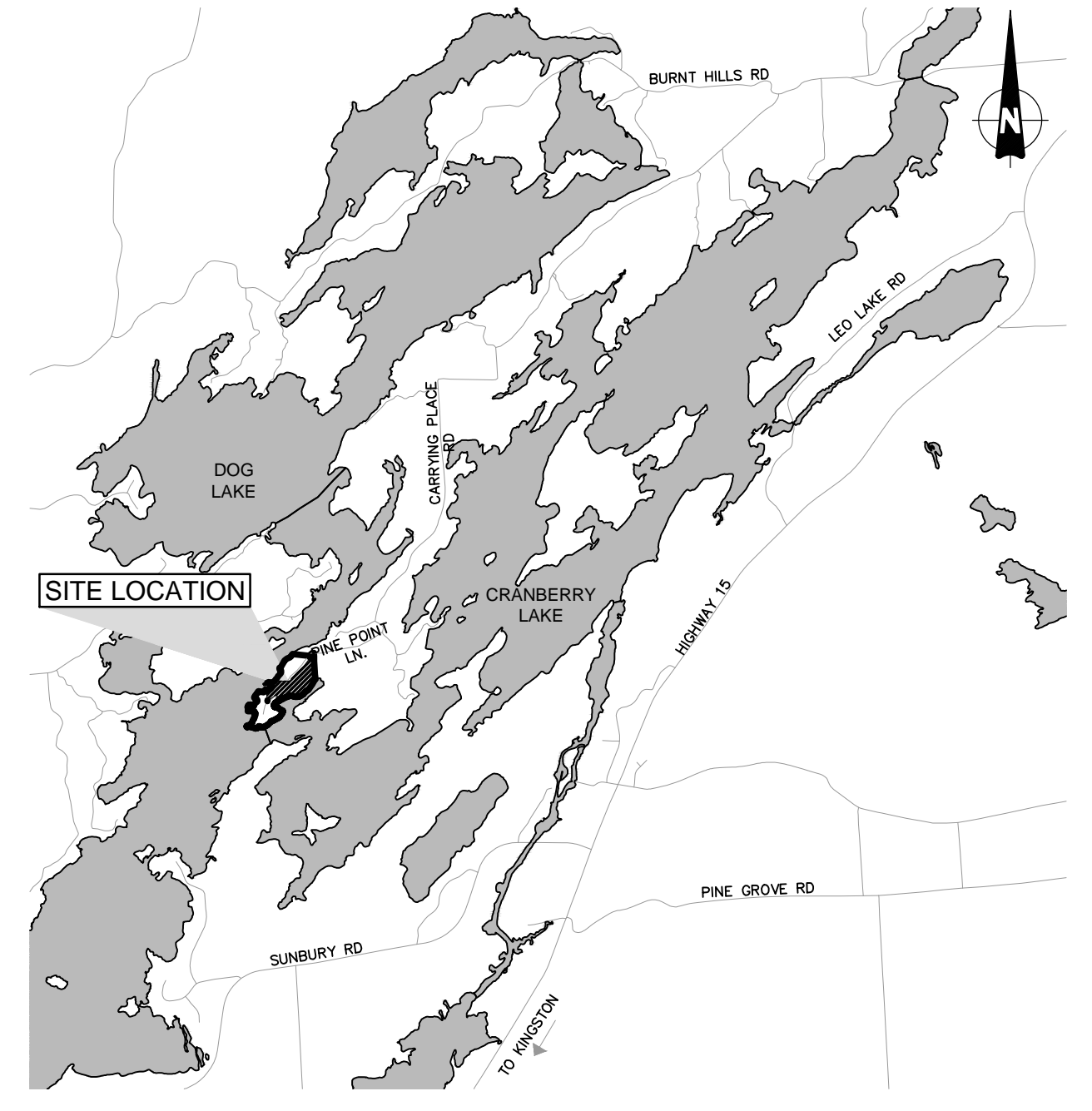
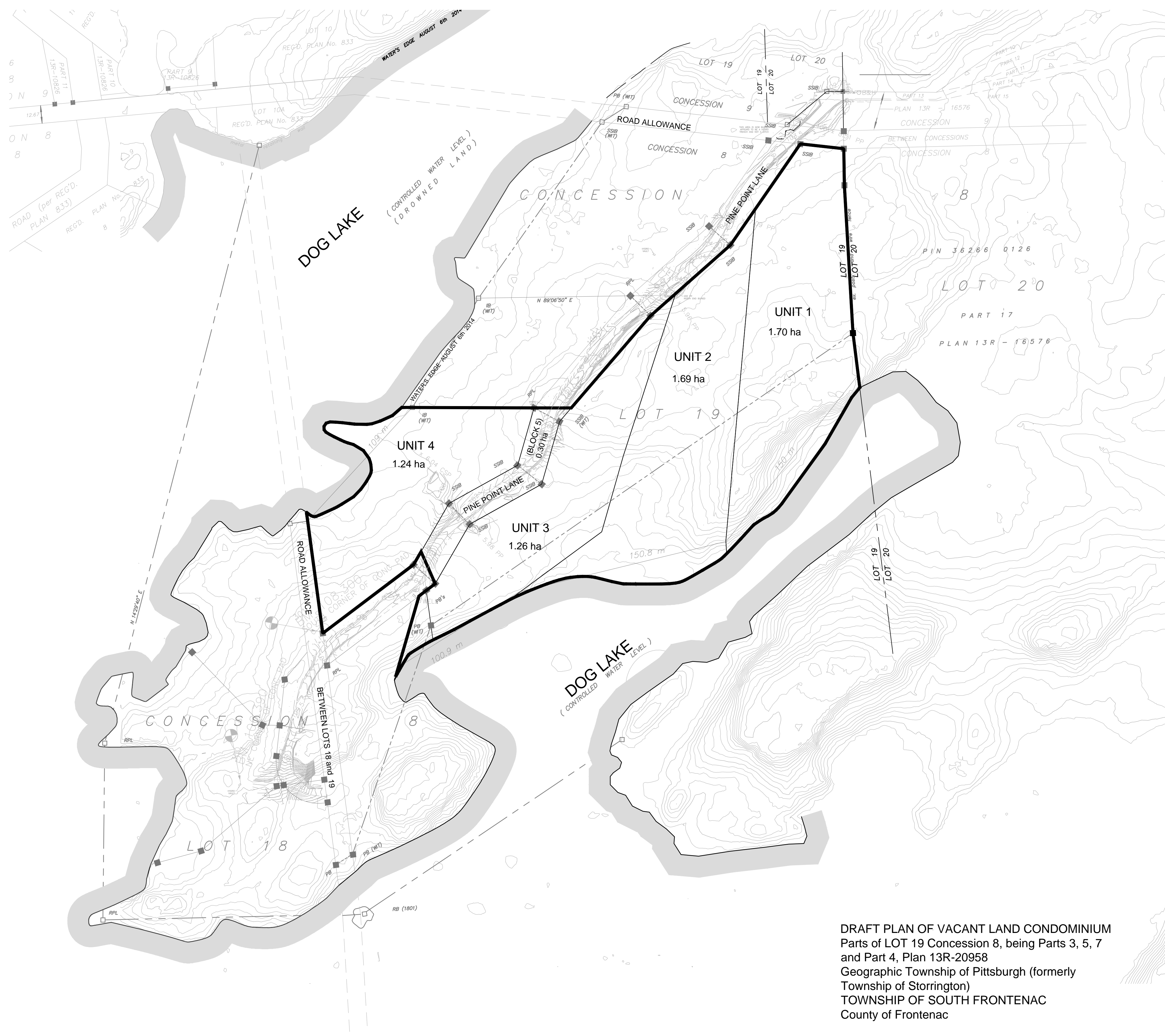
One of the key focus areas of *Directions for Our Future*, the County's Sustainability Plan, is Land Use Planning and Management. From a sustainability perspective, this involves an approach that ensures a clean and healthy environment, a strong economy, and long term viability.

Financial Implications

There are no direct financial implications to the County of Frontenac for this approval.

Organizations, Departments and Individuals Consulted and/or Affected

Township of South Frontenac
Applicants Agent



DRAFT PLAN OF VACANT LAND CONDOMINIUM
 Parts of LOT 19 Concession 8, being Parts 3, 5, 7
 and Part 4, Plan 13R-20958
 Geographic Township of Pittsburgh (formerly
 Township of Storrington)
 TOWNSHIP OF SOUTH FRONTENAC
 County of Frontenac

SITE STATISTICS				
LAND USE	ROAD FRONTAGE (m)	WATER FRONTAGE (m)	AREA (ha)	%
UNIT 1, RESIDENTIAL SINGLE DETACHED	76.00	150.00	1.70	27.50%
UNIT 2, RESIDENTIAL SINGLE DETACHED	83.70	150.80	1.69	27.30%
UNIT 3, RESIDENTIAL SINGLE DETACHED	280.20	100.90	1.26	20.40%
UNIT 4, RESIDENTIAL SINGLE DETACHED	206.40	109.00	1.24	20.00%
BLOCK 5, COMMON ELEMENT ROAD	-	-	0.30	4.80%
TOTAL SUBDIVIDED LANDS			6.19	100.00%

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

a. AS SHOWN ON DRAFT PLAN.
 b. AS SHOWN ON DRAFT PLAN.
 c. ALL ADJACENT LANDS OWNED, OR IN WHICH THE APPLICANTS HAVE AN INTEREST ARE SHOWN ON THE KEY PLAN.
 d. RESIDENTIAL/RURAL.
 e. RESIDENTIAL/RURAL.
 f. AS SHOWN ON DRAFT PLAN.
 g. AS SHOWN ON DRAFT PAN.

h. PRIVATE WELLS.
 i. SHALLOW TOPSOIL/LOAM OVERLYING SILT AND/OR A SHALLOW SILTY CLAY AT OP BEDROCK.
 j. AS SHOWN ON DRAFT PLAN.
 k. GARBAGE COLLECTION, TELEPHONE, CABLE, ELECTRICITY
 l. RESTRICTIVE COVENANTS, UTILITY EASEMENTS

METRIC NOTE
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ARE CORRECTLY SHOWN.
 _____ DATE _____
 W. RONALD CLANCY, O.L.S.
 CLANCY AND HOPKINS SURVEYING LTD.
 NAPANEE, ONTARIO

OWNER'S CERTIFICATE
 I, _____ HEREBY AUTHORIZE TO PREPARE AND SUBMIT THIS PLAN TO THE COUNTY OF FRONTENAC FOR REVIEW AND APPROVAL.
 SIGNED: _____ DATE _____

REV.#	REVISIONS	DATE	INITIAL

Not Valid Unless Signed and Dated

SCALE: 1:1500
 DESIGN: ND
 DRAWN: EV
 CHECKED: ND
 DATE: JUNE 2017



CONTRACT No. 15811-1 DWG DP

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