



**Committee of Adjustment
Planning Advisory Committee Meeting Agenda
Monday, January 23, 2023 – 1:00 p.m.
Municipal Office – Council Chambers
6648 Road 506, Plevna, ON
[Zoom Meeting Registration](#)**

Page

1. **Call to Order**
2. **Approval of Agenda**
 - a) January 23, 2023
Be It Resolved That the Committee approves the Agenda for the January 23, 2023 Meeting, as circulated.
3. **Disclosure of Pecuniary Interest and General Nature Thereof**
4. **Delegations**
5. **Adoption of Minutes**
 - a) Minutes of Meeting held December 19, 2022
Be It Resolved That the Committee adopts the Minutes of a Meeting held on December 19, 2022 as circulated.
6. **Business Arising from the Minutes**

None.
7. **Zoning By-law Amendment Application (Recommendation to Council)**

None.
8. **Consent Applications**

None.

3 - 7

8 - 25

9. Minor Variance Applications

- a) File #A01/23 - Request for Permission to Expand Legal Non-Conforming/Non-Complying Structure - 1769 South Kash Lake Lane (Murphy/Carson)

10. Other Business

None.

11. Adjournment

- a) Adjournment of Meeting

Be It Resolved That the meeting adjourns at _____ p.m. until February 27, 2023 at 1:00 p.m. or at the call of the Chair.

“Accessible formats and communication support are available upon request. The Township of North Frontenac is committed to accessibility for persons with disabilities. Please contact Eric Korhonen, Accessibility Coordinator at firechief@northfrontenac.ca if you have an Accessible accommodation request.”



6648 Road 506 Plevna, Ontario K0H 2M0
www.northfrontenac.ca

**Notice of Public Hearing-
Application for Minor Variance**
Clause 45(1) of the Planning Act
Section 3, O.Reg. 200/96

File No.: #A01/23

**Subject Land: Lot 25, Plan 1114, Geographic Township of Barrie
(1769 South Kash Lake Lane)**

Applicant(s): Michael Murphy and Leslie Carson

Take Notice: The Township of North Frontenac Committee of Adjustment will hold a public meeting on **January 23, 2023 at 1:00 p.m.** to discuss and hear comments regarding the above-noted application under the authority of Section 45 of the Planning Act, R.S.O. 1990 as amended. The meeting will be held in person at the Municipal Office in Council Chambers, 6648 Road 506, Plevna, Ontario; and through Electronic Participation.

Purpose and Effect under Section 45(2):

The existing dwelling has an area of 768 square feet and is setback 75 feet from the high water mark of Kashwakamak Lake. The existing deck is setback approximately 83 feet from the high water mark/

The Applicants are proposing the following:

- To rebuild the existing deck, with a slight reduction in size on the west side;
- To construct a single storey addition on the east side of the existing dwelling with an area of 672 square feet and no further encroachment of the waterbody setback; and
- To construct a sunroom on the west side of the existing dwelling with an area of 192 square feet and no further encroachment of the waterbody setback.

The total area of the proposed development is 2000 square feet with a setback of 79 feet to the high water mark.

Submissions: Written comments on this application, shall be provided to the undersigned before the hearing of the application at the address above or by email to the Clerk/Planning Manager at clerkplanning@northfrontenac.ca

Members of the public are encouraged to submit written comments. Comments shall be made available to any interested person for inspection at the hearing. If we have not heard from you, we will assume that you have no comments or concerns regarding this matter.

Public Hearing: You are entitled to attend this public hearing in person; or through the use of electronic participation. Representation by counsel or an authorized agent is permitted to give evidence about this application.

To register for Electronic Participation, please visit the Township's Website to find the Zoom Meeting link under "Planning Applications Being Considered"; email Brooke Drechsler at deputyclerk@northfrontenac.ca; or call (613) 479-2231 or 1-800-234-3953 ext. 231.

Notice of Decision: If you wish to be notified of the decision of the Committee in respect of the proposed Minor Variance, you must make a written request to the undersigned.

Appeal: If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed Minor Variance does not make a written submission to the Committee before a decision is made, the Ontario Land Tribunal may dismiss the appeal.

Additional Information: Additional information regarding the application is available by contacting the undersigned during regular business hours, Monday to Friday 9:00 am to 4:00 pm.

Notice of Collection: Personal information collected as a result of this public hearing is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act, and all other relevant legislation, and will be used to assist in making a decision on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will be made available for public disclosure to members of the public, at the meeting, through requests, and through the website of the Corporation of the Township of North Frontenac. Questions regarding the collection, use and disclosure of this personal information may be directed to the undersigned.

Dated at Plevna, Ontario this 7th day of December 2022.

Tara Mieske, Secretary-Treasurer
Township of North Frontenac
Email: clerkplanning@northfrontenac.ca



Planning Report

To: Members of Committee of Adjustment

Prepared By: Dmitry Kurylovich, Community Planner, County of Frontenac

Reviewed By: Sonya Bolton, Manager, Community Planning, County of Frontenac

Re: **Application for Permission to Expand a Legal Non-Complying Structure (Dwelling)**

Address: 1769 South Kash Lake Lane

Legal Description: Part Lot 7, Concession 6; Lot 25, Plan 1114, Geographic Township of Barrie

File Number: A01/23 (Murphy & Carson)

Owner: Michael D. Murphy & Leslie A. Carson

Applicant: Rob Nowell (Countryside Carpentry Ltd) & Owners

Date Prepared: January 10, 2023

Date of Meeting: January 23, 2023

Recommendation:

That the Committee of Adjustment for the Township of North Frontenac approve the application subject to the conditions outlined in Appendix A of this report.

Proposal:

This application proposes to construct a:

- A one storey addition with a total floor area of 62.4 square metres (672 square feet) to the east side of the existing dwelling, located approximately 28 metres (95 feet) from the estimated highwater mark of Lake Kashwakamak.

- An attached sunroom with a total area of 17.8 square metres (192 square feet) to the west side of the existing dwelling.

The additions are to an existing cottage that was constructed in the 1960s within the 30-metre (98.4 foot) setback to the high-water mark now required by the Township Zoning By-Law Number 55-19. Therefore, permission is required to expand the size of the non-complying dwelling. Refer to the site plan (Attachment 2) and the list of existing structures below for the site context.

Existing Development

- An existing 1 storey dwelling with an approximate building footprint of 71 square metres (768 square feet), with attached deck with a total footprint of 34.2 square metres (368 square feet) setback approximately 25 metres (83.5 feet) from the estimated highwater mark of Lake Kashwakamak.
- A two storey accessory structure (garage) with an approximate building footprint of 62.4 square metres (672 square feet), located on the roadside of the dwelling, beyond the 30 metres (98 foot) waterbody setback.
- A Class-4 septic system located on the east side of the accessory structure, on the roadside of the dwelling.

Township staff have advised that the dwelling is not located within the shore road allowance.

Background Information

| Information Category | Response |
|---|--|
| Official Plan designation | Waterfront Area |
| Zoning | Limited Service Waterfront (LSW) |
| Current size (area) of subject property | 0.31 hectares (0.76 acres) – Shoreline Road Allowance not owned. |
| Existing road frontage and access | 53.1 metres (174 feet) on South Kash Lake Lane (Private Road) |
| Waterfront | Approximately 36 metres (117.9 feet). |
| Natural heritage features | No regulated features except shoreline. |

| Information Category | Response |
|-----------------------|--|
| Surrounding land uses | Waterfront residential properties of similar size to the west and east, large naturally vegetated Crownland parcel to the south. |

Pre-application Consultation:

The property owner consulted with Township, and County planning staff prior to the submission of this application.

Public Notice

Notice of the public meeting before the Committee of Adjustment was given in accordance with the requirements of the Planning Act. A notice was placed on the subject property and mailed to all property owners within 60 metres of subject property, 10 days in advance of the meeting.

Comments

Mississippi Valley Conservation Authority

Comments dated January 6, 2023 indicate no objection to the proposed development.

MVCA staff concluded that the proposed addition will not encroach into the waterbody setback and is generally acceptable in the scope of MVCA's informal development guidelines. No natural hazards were identified.

Septic Approval Authority (Township of South Frontenac)

This application was not circulated to the Township of South Frontenac however a septic performance may be required as part of the building permit process. Should a septic review be required, the applicant shall provide favourable comments from the Township of South Frontenac prior to obtaining a building permit.

Public Comments

No comments were received at the time of drafting this report.

Conformity and Consistency with Policy Planning Documents

Applications for permission are required to be consistent with the Provincial Policy Statement, 2020 and conform to both the County of Frontenac Official Plan and the Township of North Frontenac Official Plan. It is the opinion of planning staff that the proposed expansion is consistent with and conform to the planning policies of all these documents.

The key policies of each document that are applicable to the subject applications are outlined in Appendix B of this report, and the policy issues are addressed in the planning analysis below.

North Frontenac Zoning By-Law Number 55-19

The subject property is zoned as Limited Service Waterfront (LSW) in the Township of North Frontenac Zoning By-Law Number 55-19. The LSW Zone permits single detached dwellings and a variety of low-impact accessory uses.

The LSW zone permits a maximum lot coverage of 15% and a minimum waterbody setback of 30 metres (98 feet) for all principal uses and structures (dwelling).

The lot coverage proposed by this application falls below the maximum set out in the Zoning By-law. The proposed additions will not encroach closer to the waterbody than the existing dwelling. The existing and proposed separation distance between the shoreline of the waterbody and the actual dwelling is 28 metres (95 feet).

The existing dwelling was constructed before the current zoning by-law came into effect and is therefore considered to be a non-complying structure. Section 3.24 of the Zoning By-law allows the renovation, repair, or reconstruction of existing non-complying structures as long as the footprint and volume of the structures are not increased.

Since the application proposes to increase the existing footprint of the dwelling, approval is required under Section 45(2) of the Planning Act.

County planning staff are of the opinion that the proposed application complies with the purpose and intent of the zoning by-law.

Planning Analysis and Considerations

This application was reviewed against the policies of the Provincial Policy Statement, the County of Frontenac Official Plan, and the Township of North Frontenac Official Plan. The analysis below summarizes all relevant policies by theme. A list of all land-use planning policies relevant to this application is found in Appendix B of this report.

Waterfront Character

The area proposed for development is maintained lawn, so no major vegetation removal is anticipated. The proposed development is also anticipated to match the façade of the existing structure. Since no deck expansion is proposed, the addition will be setback 3 metres (12 feet) further from the water than the existing dwelling and deck. County planning staff are of the opinion that the proposed additions will not contribute to an overly developed shoreline.

Sewage Disposal System Services

The applicant submitted a sewage system permit that was issued on August 16, 2018 (Application Number BAR-19-18). The permit suggests that the septic system was designed to accommodate the addition proposed by this application.

Since no comments were received from the septic review authority, County planning staff are unable to determine if the existing septic system can support the proposed development. As such, Condition 6 will require the applicant to receive favourable comments from the septic review authority prior to receiving the building permit, to the satisfaction of the Township of North Frontenac. If the septic review authority determines that a septic performance review or upgrade is required, the applicant shall undertake the necessary work prior to the issuance of a building permit.

Natural Heritage

The area proposed for development is maintained lawn, so no extensive vegetation removal is anticipated. The rootzone of one tree may be impacted by the development, however County planning staff are of the opinion that the removal of the tree is unlikely to have an impact on the quality of the shoreline and the lake.

The two additions will not encroach on the existing waterbody setback.

The applicant will be required to install sediment and erosion control fencing or haybales to ensure that no run-off enters the waterbody during construction.

No natural heritage concerns were identified by the MVCA.

Overall, County planning staff are of the opinion that the proposed additions will have no negative impact on the quality of the Lake Kashwakamak.

Minimum Distance Separation

No livestock facilities, aggregate extraction operations, or landfills were identified within the applicable screening areas surrounding the subject property.

Natural Hazards

No natural hazards were identified by MVCA staff.

Legal Non-Conforming Structures

In accordance with Section 45(2) of the *Planning Act*, the Committee of Adjustment may permit the enlargement or extension of an existing legal non-conforming building or structure, where the use of such building or structure does not conform with the provisions of the Zoning By-law but legally has been in continuous existence before and following the date the By-law was passed. No permission may be given by the Committee to enlarge or extend the building or structure beyond the original limits of the land where the legal non-conforming building or structure is situated.

In considering whether to grant a permission pursuant to Section 45(2), the relevant tests are:

1. Is the application desirable for appropriate development of the subject property?

County planning staff are of the opinion that the application is desirable for the appropriate development of the subject property.

The total proposed dwelling size is modest and falls below the maximum lot coverage required by the Zoning By-law. Due to the shape of the shoreline, the additions will be setback further from the shoreline than the existing dwelling.

The overall development will not result in any substantial native vegetation removal or require significant grading. The addition will allow the applicants to modify the interior of the dwelling to accommodate their family and needs. The proposed addition is anticipated to conform to the aesthetic of the existing dwelling.

2. Will the application result in undue adverse impacts on the surrounding properties and neighbourhood?

County planning staff are of the opinion that the proposed addition will not result in any undue adverse impacts on the surrounding properties and neighbourhood.

The existing dwelling and dwelling addition will be located 28 metres (95 feet) from the estimated highwater mark of Lake Kashwakamak. No vegetation is anticipated to be removed and no impact is anticipated on the aesthetic or quality of the shoreline and waterbody.

Overall, the proposed development conforms to the immediate shoreline character.

Recommendation

Subject to any additional comments received prior to, or during, the Committee of Adjustment meeting, it is recommended that the Committee of Adjustment approve application A01/23, as per the plans submitted with the application, and with the recommended conditions attached in Appendix A.

Attachments

Appendix A: Draft Conditions of Approval

Appendix B: Relevant Planning Policy and Legislation

Attachment 1 - Key Map

Attachment 2 – Applicant Submitted Site Plan

Appendix A: Draft Conditions of Approval

Note: Conditions are a decision of the Committee of Adjustment; the conditions below are recommended. The final approved conditions will be included in the signed decision.

Recommended Conditions for Application A01/23 (Murphy & Carson)

Applicability

1. That the permission granted through application A24/22 is only to construct:
 - a. A one storey addition with a total floor area of 62.4 square metres (672 square feet) to the east side of the existing dwelling, located approximately 28 metres (95 feet) from the estimated highwater mark of Lake Kashwakamak.
 - b. An attached sunroom with a total area of 17.8 square metres (192 square feet) to the west side of the existing dwelling, located approximately 28 metres (95 feet) from the estimated highwater mark of Lake Kashwakamak.
2. This permission does not include a reduction in the required setbacks along the entire width/length and depth of the property or for any future structures.

No Adverse Impacts

3. The owner/applicant shall ensure that there are no adverse impacts on neighbouring properties as a result of the approved proposal, nor shall there be any increased runoff or grade changes to the property as a result of any excavation or downspout orientation.

Building Permits

4. A building permit is required for all demolition and construction on the property. There shall be no additional development, or demolition of existing structures, on the property without approval from the Township of North Frontenac.
5. The owner/applicant shall provide to the Building Department a copy of the decision of the Committee of Adjustment, together with a copy of any approved drawings. The drawings submitted with the building permit application must, in the opinion of the Township, conform to the general intent and description of any approved drawings, including any amendments and conditions approved by the Committee of Adjustment, as stated in the decision. Additional variances may be required should further zoning deficiencies be identified through the Building Permit application process.

Sewage Disposal System

6. Prior to the issuance of a building permit, the property owners shall provide the Township of North Frontenac with favourable comments from the sewage system review authority (Township of South Frontenac) if required by the Township of North Frontenac's Chief Building Official. If the septic review authority determines that a septic performance review or upgrade is required, the applicant shall undertake the necessary work prior to the issuance of a building permit, to the satisfaction of North Frontenac.

Conservation Authority

7. The applicant should be advised that, pursuant to Ontario Regulation 153/06 – Development, Interference with Wetlands and Alterations to Shorelines and Watercourses”, a permit is required from MVCA prior to any alterations to the shoreline of the lake.

Construction Method

8. Sediment control measures shall be implemented throughout the construction process (mainly the placement of a sediment barrier such as staked straw bales between exposed soil and the lake). The sediment barrier shall remain in place and in good working order until all disturbed areas have been stabilized and re-vegetated.
9. All excavated material and accumulated sediment along sediment control measures shall be disposed of more than 30 metres (98 feet) of the waterbody. Excess soil or fill shall not be placed in any low area and shall not interfere with any seasonal or permanent wetlands or watercourse.
10. Natural drainage patterns on the site shall not be substantially altered such that additional run-off is directed towards the lake, or onto neighboring properties. In order to achieve this, eaves troughing shall be installed on the additions and outlet away from the lake, to a leach pit or well-vegetated area to maximize infiltration.

Appendix B: Relevant Planning Policy

Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS) provides direction on matters of Provincial interest related to land use planning and development. The PPS promotes efficient land use and development patterns that support strong, liveable and healthy communities, protect the environment and public health and safety, and facilitate economic growth. Under Section 3 of the Planning Act, all municipal decisions regarding planning applications “shall be consistent with” applicable provincial policy.

When assessing consent applications on rural lands, planning authorities must comply with Section 1.1.5.1 of the PPS, which requires the approval authority to apply the relevant policies of the following sections:

- Section 1: Building Strong Healthy Communities of the PPS promotes the building of healthy communities and includes policies about avoiding development and land use patterns which may cause environmental or public health and safety concerns.
- Section 2: Wise Use and Management of Resources of the PPS contains policies that encourage the protection of natural heritage, water, agricultural land, mineral and aggregate resources, and cultural heritage and archaeological resources for their economic, environmental and social benefits.
- Section 3: Protecting Public Health and Safety of the PPS contains policies intended to reduce the potential for public cost or risk to Ontario’s residents from natural or human-made hazards. Conservation Authorities have provincially delegated responsibilities to represent Provincial interests regarding natural hazards under Section 3.1 of the PPS.

The following policies are applicable to this application:

- Avoiding development and land use patterns which may cause environmental or public health and safety concerns (Section 1.1.1.c).
- Permitted uses on rural lands include residential development that is locally appropriate (Section 1.1.5.2.c).
- Supporting healthy, integrated and viable rural areas by building upon rural character and leveraging rural amenities and assets (Section 1.1.4.1.a).
- Promoting development that is compatible with the rural landscape and can be sustained by rural service levels (Section 1.1.5.4).
- Natural features and areas shall be protected for the long term (Section 2.1.1).

- Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards (Section 3).

County of Frontenac Official Plan (2016)

The County of Frontenac Official Plan is a framework for guiding development in the County through the management and protection of the natural environment and by providing direction and influence on growth patterns. It is focused on the six themes of economic sustainability, growth management, community building, housing and social services, heritage and culture, and environmental sustainability.

The following policies are applicable to this application:

- Section 3.3, Rural Lands, provides policies for all lands outside of the settlement areas. The Plan recognizes that rural lands are used as an alternative location for those preferring a rural lifestyle. Low density residential development, as well as rural-related commercial, industrial, recreational and institutional development, is permitted.
- Section 4.2, Servicing, includes policies for the use of private on-site water and sewage services, provided that site conditions are suitable for the long-term provision of such services with no negative impacts.
- Section 7, Environmental Sustainability, sets out policies for environmental sustainability and the protection of the natural heritage system and the ecological functions it provides.

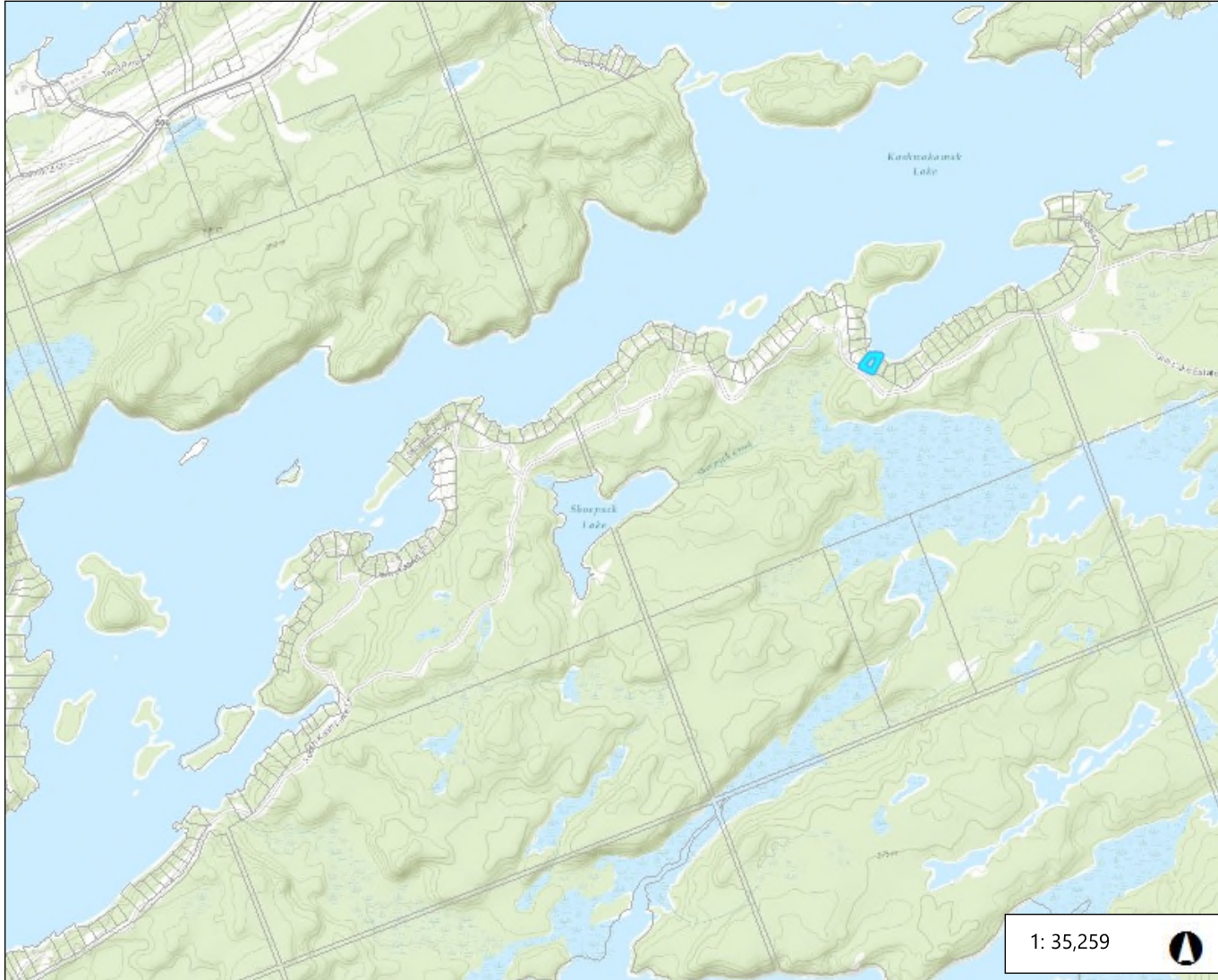
Township of North Frontenac Official Plan (2017)



The property is designated as Waterfront Area in the Township of North Frontenac's Official Plan (2017). Waterfront Area policies are intended to govern development within 150 metres (500 feet) of waterbodies and on islands with the intent of protecting water quality, shoreline amenities and natural habitat areas. It is Council's intent that the water quality of all waterbodies in the Municipality will be maintained at their present level or enhanced. New development must be considered in light of its impact on the environmental quality of any lake or river.


- Section 4.10.5 Objectives sets out the objectives of the Waterfront Area including character, access and servicing, natural areas, and development. Limiting the density of buildings and structures in the Waterfront Area is an important part of protecting the character of waterbodies in North Frontenac. The Official Plan also speaks to the preservation and protection of the appearance of the shoreline in a natural vegetated state shall be encouraged.
- The objective listed in Section 4.10.5 (O) is to support redevelopment opportunities of waterfront properties while maintaining the character of the waterfront area.

- Section 4.10.6 (A) states that where development occurs in the Waterfront Area, it should enhance and protect, where possible, those qualities that contribute to character.
- Section 4.10.6 (B) states that natural form should dominate the character of the Waterfront. Natural shorelines may visually screen development viewed from the water and buffer uses
- Section 4.10.6 (D) states that where development occurs in the Waterfront, it should complement the natural and built form and should enhance and protect those qualities that contribute to character.

 FRONTENAC | Key Map



- Legend**
-  Assessment Parcels
 -  Citations

1: 35,259 

1.8 0 0.90 1.8 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

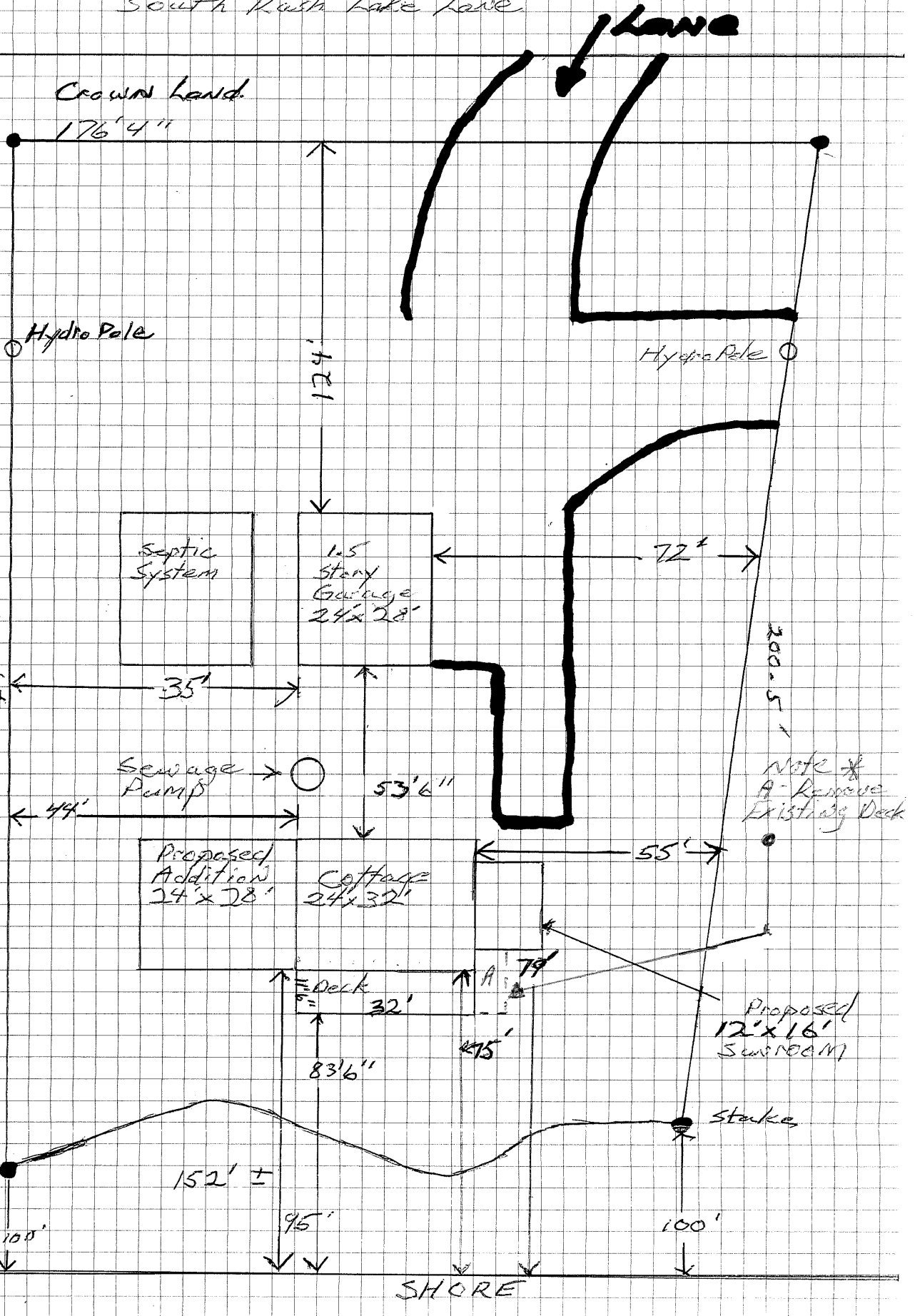


N.T.S.

1769 South Rush Lake Lane
Plan 1114 Lot 25

South Rush Lake Lane

Crown Land
176'4"



Note *
A - Remove
Existing Deck

Proposed
12'x16'
Sunroom

Stake

SHORE



22-NF-MV (LP)

January 6, 2023

Tara Mieske
Secretary-Treasurer
Township of North Frontenac
P.O. Box 97
Plevna, Ontario K0H 2M0

Dear Ms. Mieske:

**Re: Application for Request for Permission – #A01/23
Part Lot 7, Con 6, Township of North Frontenac (Barrie)
1769 South Kash Lake Lane
MURPHY & CARSON**

Mississippi Valley Conservation Authority (MVCA) has been circulated the above noted application to conduct a review in terms of MVCA Regulations and Provincial Planning Policy for Natural Heritage and Natural Hazard issues. Specifically, the purpose of this review is to assess potential impacts of the proposed development on known natural heritage features on and adjacent to the subject property. These features could include wetlands, wildlife habitat and areas of natural and scientific interest. This review also includes an evaluation of the subject property for natural hazards such as unstable slopes and areas prone to flooding and erosion.

PROPOSAL

According to the notice, the purpose of the subject application is to:

- *rebuild the existing deck, with a slight reduction in size on the west side;*
- *construct a single storey addition on the east side of the existing dwelling with an area of 672 square feet and no further encroachment of the waterbody setback; and*
- *construct a sunroom on the west side of the existing dwelling with an area of 192 square feet and no further encroachment of the waterbody setback.*

*The total area of the proposed development is 2000 square feet with a setback of 79 feet to the high water mark. The existing dwelling has an area of 768 square feet and is setback 75 feet from the high water mark of Kashwakamak Lake. The existing deck is approximately 460 square feet and is setback approximately **63.5 feet**, rather than 83 feet indicated in the notice and application, from the high water mark.*

PROPERTY CHARACTERISTICS

The subject property is located on Kashwakamak Lake, which is a warm water fishery providing habitat for species such as walleye, northern pike and bass as well as a variety of non-sport and

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MVCA is a member of Conservation Ontario~Natural Champions

forage fish. With the exception of several trees, approximately 24 m of the shoreline has been cleared of vegetation.

REVIEW

Natural Heritage Values

MVCA reviews waterbody setback requirements in accordance with the Provincial Policy Statement (PPS). Guidelines prepared in support of the PPS indicate that development shall not be permitted within 30 m of fish habitat unless it has been determined that there will be no negative impacts to this natural heritage feature. The recommended 30 m setback distance for waterfront development is intended to protect the river environment from the effects of increased nutrients from overland runoff and allow room for a natural vegetation buffer. The natural vegetation buffer prevents shoreline erosion, excess warming of shallow waters and provides wildlife and aquatic habitat.

In consideration of the PPS, as well as the necessity to limit the potential cumulative impact of development and pervious (hard) surfaces within the nearshore area, MVCA recommends consideration to several objectives outlined in the table below. In reference to these objectives, an assessment of the proposal is provided in the same table.

| Objectives | Proposed |
|--|--|
| New development should not result in a further encroachment towards the waterbody compared to the existing. | ✓ No further encroachment into the waterbody setback is proposed. |
| Any increase in footprint should be limited in size. | ✓ The proposed increase in footprint is generally acceptable in reference to informal MVCA guidelines. |
| Waterbody setback should be maximized to the greatest extent feasible towards the minimum requirement i.e. reasonable alternatives should be considered to achieve this. | ✓ The proposed addition is located to the side of the existing cottage. Therefore, consideration could be given to relocating the addition to the rear of the cottage. |

Natural Hazards: None identified.

RECOMMENDATIONS AND CONCLUSIONS

With all of the above in consideration, we do not have any objection to the subject application (although consideration could be given to relocating the addition to the rear of the of the cottage rather than the side) provided the following mitigation measures are adhered to:

1. In accordance with the provisions of the relevant Municipal Zoning By-law, shoreline vegetation, consisting of native shrubs, shall be planted in unvegetated sections of the shoreline, to a minimum depth of 3m (measured from the shoreline towards the rear of the lot). This effort will help to mitigate the effects of erosion and surface runoff on the lake.
2. There shall be no additional footprint (including decks and porches) within 30 m of the lake.
3. Natural drainage patterns on the site shall not be substantially altered such that additional

run-off is directed towards the lake or onto neighboring properties. In order to achieve this, eaves troughing shall be installed and outlet away from the lake, to a leach pit or well-vegetated area to maximize infiltration.

4. Excavated material shall be disposed of well away from the lake.
5. Regular pick-up of construction debris is also encouraged to prevent construction debris from blowing into the lake.

NOTES

A review for Species at Risk was not conducted. We suggest contacting the Ministry of the Environment, Conservation and Parks should you require a review in this regard.

The applicant should be advised that, pursuant to Ontario Regulation 153/06 –Development, Interference with Wetlands and Alterations to Shorelines and Watercourses”, a permit is required from MVCA for prior to any alterations to the shoreline of the lake.

We advise consultation with Fisheries and Oceans Canada (DFO) <http://www.dfo-mpo.gc.ca/pnw-ppe/index-eng.html> prior to conducting any work within the lake, in order to assess potential impacts to fish habitat. Authorization from DFO may be required for such work.

Should any questions arise please do not hesitate to call. Please advise us of the Committee’s decision in this matter.

Yours truly,

Diane Reid
Environmental Planner

A handwritten signature in cursive script that reads "Diane Reid". The signature is written in black ink on a white background.