

Committee of Adjustment Agenda

1:00 PM - Monday, September 28, 2026

Council Chambers

[Zoom Meeting Registration](#)

1. Call to Order

- a) Format of Committee of Adjustment/Planning Advisory Committee Meeting 3

[Format of Meetings](#)

2. Traditional Land Acknowledgement

We begin this gathering by acknowledging and celebrating these traditional lands as a gathering place of the first peoples and their ancestors who are entrusted to care for Mother Earth since time immemorial. We do so respecting both the land and the Indigenous People who continue to walk with us through this world. Today, the Township of North Frontenac is committed to working with Indigenous Peoples and all residents to pursue a united path of reconciliation.

3. Approval of Agenda

- a) September 28, 2026

Be It Resolved That the Committee approves the Agenda dated September 28, 2026, as circulated.

4. Disclosure of Pecuniary Interest and General Nature Thereof

5. Delegations

None.

None.

6. Business Arising Out of Minutes

None.

7. Zoning By-law Amendment Application (Recommendation to Council)

None.

8. Consent Applications

None.

9. Minor Variance Applications

- a) File #A15/26 - Lot 13, Plan 1202, Geographic Township of Barrie (1117 Don Anna Road) - Minor Variance for a Sleep Cabin with a Reduced Setback from High Water Mark of Kashwakamak Lake 4 - 22

[Notice of Hearing - Hollingshead](#)
[Planning Report: Application for Minor Variance to Permit a Sleep Cabin](#)
[with a Reduced Waterbody Setback - Pdf](#)
[Report from MVCA](#)

10. Other Business

- a) Draft Procedural Policy - To Follow

11. Adjournment

- a) Motion to Adjourn

Be It Resolved That the meeting adjourns at _____ p.m. until
November 2, 2026, at 1:00 p.m. or at the call of the Chair.



**Township of North Frontenac
Committee of Adjustment/Planning Advisory Committee
Meeting Format and Appeal Information**

The presentation of each application will follow this format:

1. The Chair will introduce each file as they are listed on the agenda.
2. The County Planner will provide an overview of the application, including comments received from outside agencies, and provide recommendations to the Committee.
3. The Committee member who attended the site will present their site inspection report.
4. Committee members will ask Planning staff and the applicant or agent questions.
5. The Chair will ask if the applicant or agent have any comments or questions regarding the reports; and then ask members of the public if they have any comments or questions regarding the proposed development.
6. The Committee will deliberate and vote on the application. Voting will take place with members of the Committee raising their hands. The Chair will then state whether the vote was carried. Please note the Alternate Member does not comment or vote unless a member of the Committee is absent or declares a pecuniary interest.

A “specified person” or public body (as defined in the Planning Act) who has an interest in the matter may, within 20 days from the date of the Committee decision, file a notice appeal against the decision of the Committee by filing a notice of appeal to the Ontario Land Tribunal with the Secretary-Treasurer of the Committee. If an appeal to an application is received within the 20-day appeal period, the applicant will be notified and provided further information about the appeal process.

If a “specified person” or “public body” (as defined in the Planning Act) that files an appeal of a decision of the Committee of Adjustment in respect to the proposed development does not make written submissions to the Committee before it gives or refuses a provisional consent; the Ontario Land Tribunal (OLT) may dismiss the appeal.



Notice Complete Application and Public Hearing – File Number A15/26

The Committee of Adjustment for the Township of North Frontenac has received an application under Section 45(1) of the Planning Act Requesting a Minor Variance. The application pertains to the parcel of land as follows:

Owner/Applicant:	Ann and Robert Hollingshead
Subject Lands:	1117 Don Anna Road Lot 13, Plan 1202, Geographic Township of Barrie
Roll Number:	1042 040-020-64501

Notice of Hearing

The Township of North Frontenac Committee of Adjustment will hold a public meeting on **September 28, 2026, 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 applicant is proposing to construct a sleep cabin that does not meet the provisions of the Township’s Zoning By-law #55-19.

The purpose of the Minor Variance application is to permit the construction of a Sleep Cabin with an area of 14.9 square metres, setback 21.1 metres from the high water mark of Kashwakamak Lake.

The Applicants have applied for relief from **Section 3.1.4 (f) and 3.27 (e)** of By-law #55-19, the Zoning By-law, which provides the following:

- 3.1.4.(f) A sleep cabin or a loft-above-a-garage shall not be located within the 30 metre setback from the high-water mark of a waterbody.
- 3.27 (e) i) All structures shall be setback from the high-water mark of all water bodies a minimum of 30 metres with exception of waterfront structures which shall comply with the setbacks established in Section 3.1.

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 Deputy Clerk at deputyclerk@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 by electronic participation to provide comments regarding the proposed development to the Committee. 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 planning application, you must make a written request to the undersigned.

Appeal

If a "specified person" or "public body" as defined in the Planning Act files an appeal of a decision of the Committee of Adjustment in respect of the proposed planning application has not made a written submission or provide comments to the Committee before a decision is made, the Ontario Land Tribunal may dismiss the appeal.

Notice of Collection

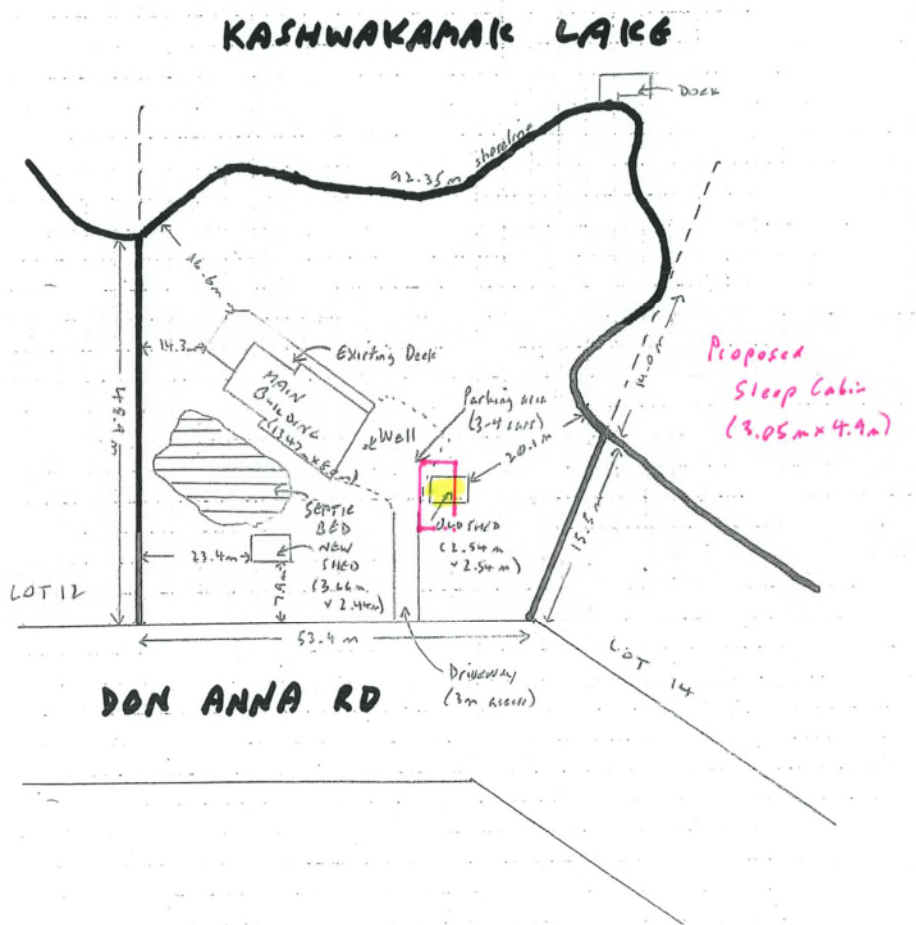
Personal information is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act, and all other relevant legislation, and will be used to assist in making a decision on this matter. All personal information (as defined 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.

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.

Dated at Plevna, Ontario this 25th day of August, 2026.

Brooke Drechsler, ACST
Township of North Frontenac
6648 Road 506, Plevna Ontario K0H 2M0
Email: deputyclerk@northfrontenac.ca

Site Plan of Proposed Development



To: Committee of Adjustment/Planning Advisory Committee
From: Dmitry Kurylovich, Project Manager/Senior Planner
Approved by:
Date of Meeting: 28 Sep 2026
Re: Planning Report: Application for Minor Variance to Permit a Sleep Cabin with a Reduced Waterbody Setback

Background:

Address	1117 Don Anna Road
Legal Description	Lot 13, Plan 1202
File Number	A15/26
Owner/Applicant	Ann and Robert Hollingshead
Date of Public Meeting	September 28, 2026

Proposal

This application proposes to construct a new one storey 14.9 square metre (160 square foot) sleep cabin that is located 21.2 metres (70 feet) from the highwater mark of Kashwakamak Lake.

The applicants have applied for a Minor Variance to Section 3.1.4(f) and 3.27 (e) of the Zoning By-law.

- Section 3.1.4(f) of the Zoning By-law requires a sleep cabin to be located a minimum of 30 metres (98.4 feet) from the highwater mark of a waterbody
- Section 3.27(e) requires all non waterfront structures to be located a minimum of 30 metres (98.4 feet) of the highwater of a waterbody.

Existing Development

The subject property is developed with:

- An existing two storey, 107.5 square metre (1,157 square foot) dwelling located approximately 15.7 metres (51.5 feet) from the highwater mark of Lake Kashwakamak;
- A 6.4 square metre (69 square foot) shed located in the same location as the proposed sleep cabin. This shed will be relocated and expanded to 8.9 square metre (95 square feet) to the southwest corner of the lot, more than 30 metres (98.4 feet) from the highwater mark of the Lake;
- A sewage disposal system located on the southwest corner of the property, more than 30 metres (98.4 feet) from the highwater mark of the Lake.

Property Information

Official Plan designation	Waterfront Area
Zoning	Waterfront Residential (RW)

Current size (area) of subject property	0.29 hectares (0.71 acres)
Existing road frontage and access	53 metres (173 feet) on Don Anna Road
Waterfront	70 metres (230 feet) on Kashwakamak Lake
Natural heritage features	Shoreline of waterbody. No other natural heritage features.
Surrounding land uses	Waterfront residential lots of similar size to the east and west. Don Anna Road to the south and Kashwakamak Lake to the north.

Pre-application Consultation

The property owner consulted with Township and County 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 (197 feet) of the subject property, at least 10 days in advance of the public meeting.

Researched By:

Dmitry Kurylovich, Senior Planner, County of Frontenac

Comments:

Technical Comments

Natural Hazards - Mississippi Valley Conservation Authority (MVCA)

Comments dated September 18, 2026 indicate no objection to the proposal. The following mitigation measures are recommended:

1. In accordance with the provisions of the relevant Municipal Zoning By-law, existing shoreline vegetation shall be maintained with an allowable clearing for water access. This effort will help to mitigate the effects of erosion on the shoreline.
2. Natural drainage patterns on the site shall not be substantially altered such that drainage is altered towards the lake.
3. Erosion 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 barrier should remain in place until all disturbed areas have been re-vegetated.

Public Comments

None received.

Conformity and Consistency with Policy Planning Documents

Applications for minor variance are required to be consistent with the Provincial Planning Statement, 2024 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 application is consistent with and conforms to the planning policies of all these documents.

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

North Frontenac Zoning By-Law

The subject property is zoned Waterfront Residential (RW) in the Township of North Frontenac Zoning By-Law Number 55-19. The RW Zone permits residential and accessory uses.

The Zoning By-law requires all non-waterfront structures to be located a minimum of 30 metres (98.4 feet) from the estimated highwater mark of any waterbody. The intent of the 30 metre (98.4 foot) waterbody setback is to provide a vegetative buffer between a development envelope and shoreline for the purpose of maintaining aquatic habitat, filtration of run-off, and reducing visual impacts of development on the waterfront character of the area. This setback applies to all non-waterfront structures including sewage disposal systems.

The proposed sleep cabin is proposed to be located 21.2 metres (70 feet) from the highwater mark of Kashwakamak Lake.

The Zoning By-law also permits one Sleep Cabin as an accessory use on waterfront lots. The proposed 14.9 square metre (160 square metre) floor area of the proposed sleep cabin is smaller than the permitted 19 square metre (204 square foot) maximum.

Planning Analysis and Considerations

This application was reviewed against the policies of the Provincial Planning 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

Planning staff are of the opinion that the proposed sleep cabin will have no impact on the waterfront character of the Lake. Any potential visual impact of the proposed sleep cabin/existing shed is mitigated by the existing shoreline vegetation.



Figure 1. Photo of the area proposed for development. The outline of the sleep cabin footprint is in orange. The existing shed will be removed.

Natural Heritage

The proposed structure will be located in an area where a shed is currently located. No vegetation removal is required to accommodate the development. No additional impact is anticipated on the waterbody as a result of this application.

Natural Hazards

The MVCA did not identify any natural hazards that would impact the development of the proposed sleep cabin.

Servicing

This proposal is not anticipated to impact the function of the existing sewage disposal system.

Minimum Distance Separation

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

Minor Variances

Under Section 45(1) of the *Planning Act* a minor variance application must meet all of the four tests of minor variance. The four tests are:

1. Is the application minor?
2. Is the application desirable for the appropriate development of the lands in question?
3. Does the application conform to the general intent and purpose of the Zoning By-law?
4. Does the application conform to the general intent and purpose of the Official Plan?

Planning staff are of the opinion that the proposed minor variance to permit the construction of a new sleep cabin located 21.2 metres (70 feet) from the highwater mark of Kashwakamak Lake meets the four tests of minor variance for the following reasons:

1. Is the application minor?

County planning staff are of the opinion that the proposed variance is minor.

The proposed sleep cabin will be located within an existing developed area where a shed currently exists. The existing shoreline vegetation will be maintained, and no vegetation removal is required.

The proposed structure is also relatively small and is below the maximum permitted floor area for a sleep cabin.

2. Is the application desirable for the appropriate development of the lands in question?

County planning staff are of the opinion that the proposed variance is desirable for the appropriate development and use of the property.

The proposed sleep cabin is a permitted accessory use on waterfront lots and will replace an existing shed in the same general location. The sleep cabin will provide additional sleeping space without requiring additional vegetation removal or encroachment into an otherwise undeveloped portion of the lot. The proposal is not anticipated to adversely affect the surrounding properties or the waterfront character of the area.

3. Does the application conform to the general intent and purpose of the Zoning By-law?

County planning staff are of the opinion that the proposed variance maintains the general intent and purpose of the Zoning By-law. The 30 metre setback is intended to maintain a vegetative buffer between development and the shoreline, protect aquatic habitat, filter runoff, and reduce the visual impact of development on the waterfront. The proposed sleep cabin will be located in an area currently occupied by an existing shed, will not require any additional vegetation removal, and the existing shoreline vegetation will be maintained.

The proposed sleep cabin is also 14.9 square metres in area, which is below the maximum permitted floor area of 19 square metres. The reduced setback is therefore not anticipated to conflict with the intent of the applicable zoning provisions.

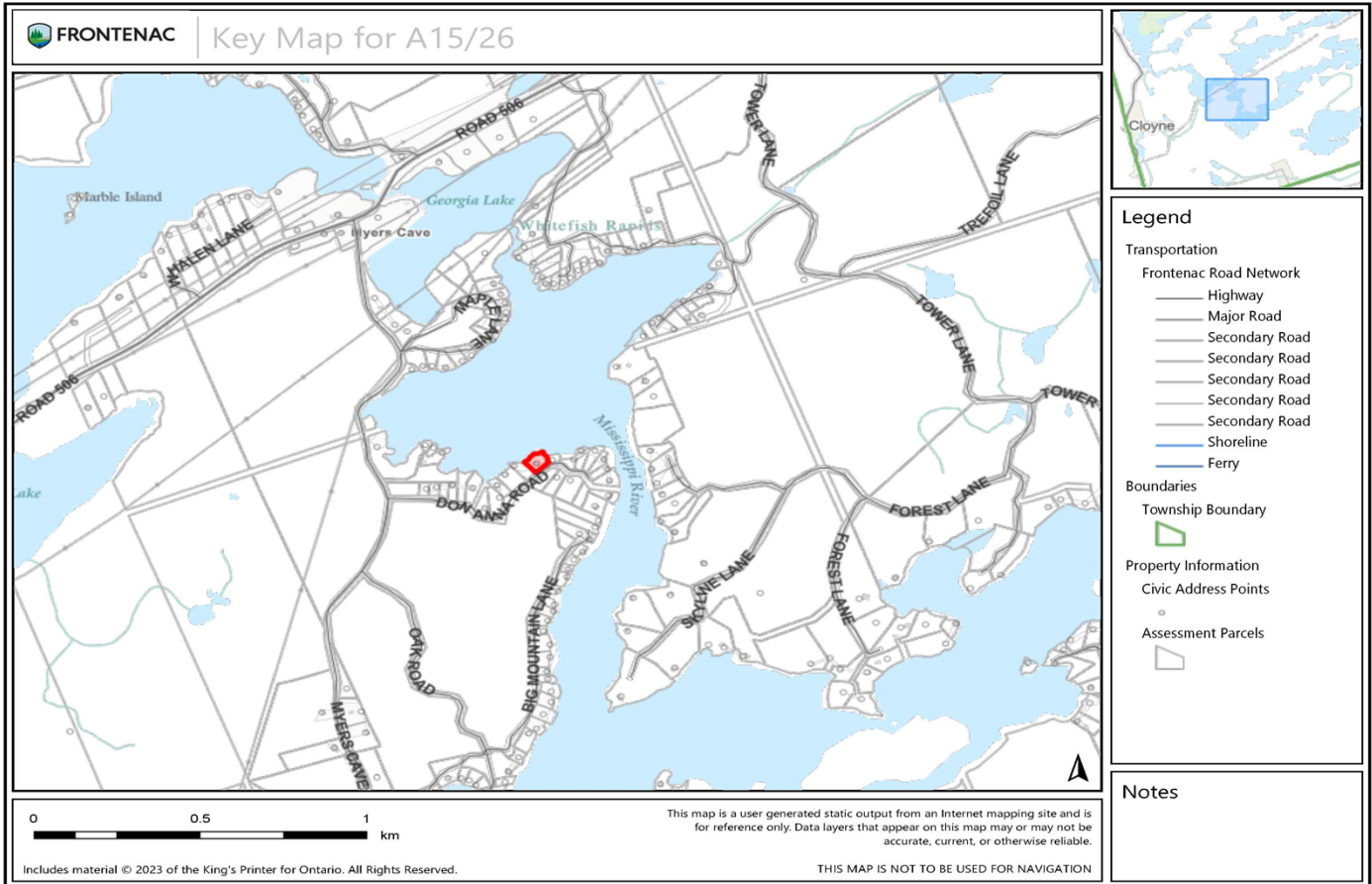
4. Does the application conform to the general intent and purpose of the Official Plan?

County planning staff are of the opinion that the proposed minor variance maintains the general intent and purpose of the Official Plan. The proposed sleep cabin is located within an existing developed area of the property, in the same general location as an existing shed. No vegetation removal is required, and the existing shoreline vegetation will continue to provide a buffer between the proposed structure and Kashwakamak Lake. The proposal is not anticipated to result in adverse impacts to the shoreline, natural heritage features, or existing servicing. The proposal is therefore consistent with the applicable waterfront, natural heritage, and natural hazard policies of the Official Plans.

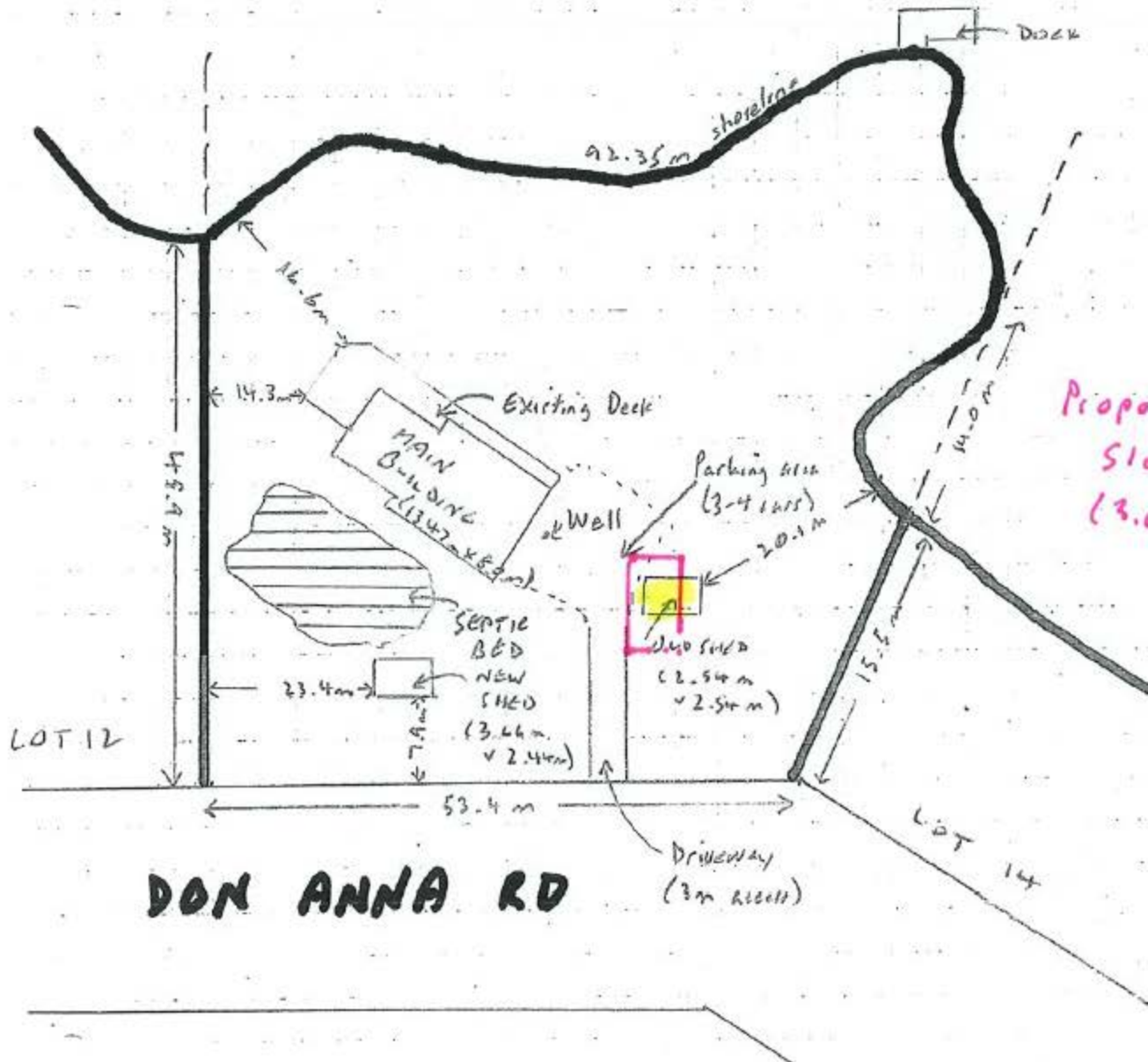
Recommendation

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 number A15/26, as per the plans submitted with the application, and with the recommended conditions attached in Appendix A.

Key Map



KASHWAKAMAK LAKE



Attachments:

[Appendix A & B](#)

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 A15/26

Applicability

1. That the minor variance granted for application A15/26 is only to construct a new one storey 14.9 square metre (160 square foot) sleep cabin that is located 21.2 metres (70 feet) from the highwater mark of Kashwakamak Lake.
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.
3. Application number A15/26 is applicable only to the Township of North Frontenac's Zoning By-Law Number 55-19, as amended, and not to any subsequent zoning by-laws.

No Adverse Impacts

4. 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

5. 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.
6. 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.

Construction Method

7. 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.

8. The property owner shall not remove any shoreline vegetation and ensure that the root system of the trees are not impacted by the proposed development. All heavy equipment and construction materials must be stored away from the shoreline area.

Appendix B: Relevant Planning Policy

Provincial Planning Statement (2024)

The Provincial Planning 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 and minor variance applications on rural lands, planning authorities must comply with Sections 2.5 and 2.6 of the PPS, and apply the relevant policies of the following sections:

- Chapter 3: Infrastructure and Public Service Facilities of the PPS contains policies that direct the development of public and private infrastructure including transportation networks, sewage, water and stormwater services, waste management, and public spaces, recreation, parks, trails, and open spaces.
- Chapter 4: 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.
- Chapter 5: 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 5.2 of the PPS.

The following policies are applicable to this application:

- Permitted uses on rural lands include residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services; (Section 2.6.1.c).
- Development that can be sustained by rural service levels should be promoted (Section 2.6.2).
- Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure (Section 2.6.3).
- Conserving biodiversity and considering the ecological benefits provided by nature (Section 2.5.1.g).
- Supporting healthy, integrated and viable rural areas by building upon rural character and leveraging rural amenities and assets (Section 2.5.1.a).

- Individual on-site water and sewage services may be used provided that site conditions are suitable for the long term provision of such services with no negative impacts (Section 3.6.4).
- Natural features and areas shall be protected for the long term (Section 4.1.1).
- 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 5.1.1).

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 (492 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 2.3.8 Objectives direct development away from lands with natural or human made hazards and/or physical limitations such as poor drainage, organic or contaminated soils, flood susceptibility, erosion or steep slopes.
- Section 4.10.1 states that sleep cabins are permitted in the waterfront area as a detached building or as a loft over a garage provided the cabin/loft is not equipped with cooking facilities.
- 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.
- Section 4.10.7 (E) Construction mitigation measures, storm water management, or other techniques shall be used to minimize negative impacts on water quality

26-NF-MV

September 18, 2026

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

Dear Ms. Mieske:

**Re: Minor Variance Application #A15/26
Lot 13, Con 10, Township of North Frontenac (Barrie)
1117 Don Anna Road
Hollingshead**

Mississippi Valley Conservation Authority (MVCA) has reviewed the above noted application for concerns related to natural hazards for the subject property and surrounding lands. We have reviewed the subject application in the context of the following:

- Section 3.6 Sewage, Water and Stormwater, and Section 5.2 Natural Hazards of the Provincial Planning Statement (PPS, 2024) under Section 3 of the Planning Act;
- The Conservation Authority “Prohibited Activities, Exemptions and Permits” regulation 41/24, Section 28 of the Conservation Authorities Act;
- The Mississippi-Rideau Source Protection Plan (2014, revised 2022)

PROPOSAL

According to the Notice, *The purpose of the Minor Variance application is to permit the construction of a Sleep Cabin with an area of 14.9 square metres, setback 21.1 metres from the high water mark of Kashwakamak Lake.*

The Applicants have applied for relief from Section 3.1.4 (f) and 3.27 (e) of By-law #55-19, the Zoning By-law, which provides the following:

- *3.1.4.(f) A sleep cabin or a loft-above-a-garage shall not be located within the 30 metre setback from the high-water mark of a waterbody.*

10970 Hwy. No. 7, Carleton Place, ON K7C 3P1 | Tel. (613) 253-0006 | visit: mvc.on.ca

Your partner in natural hazard management, resource conservation and stewardship.

- *3.27 (e) i) All structures shall be setback from the high-water mark of all water bodies a minimum of 30 metres with exception of waterfront structures which shall comply with the setbacks established in Section 3.1.*

Note: An existing shed measuring 6.4 sqm, with a 20 m setback from the lake, will be removed to accommodate the cabin.

PROPERTY CHARACTERISTICS

According to a review of mapping and aerial imagery, as well as a site visit, the subject property has frontage on the Mississippi River (rather than Kashwakamak Lake indicated in the Notice). With the exception of a shoreline clearing for water access, the shoreline is well vegetated.

Natural Hazards Advisory Review

The objective of MVCA's natural hazards review is to ensure that the control of *flooding* and *erosion* are not impacted by development. This includes impacts to wetlands, watercourses, slope stability, and unstable soils. For the subject property, the **lake** is relevant to MVCA's advisory review.

Waterbody

MVCA considers both direct and indirect impacts to waterbodies/watercourses, within the context of flooding and erosion. Development-related impacts on the waterbody are not anticipated, provided that the minimum required setback from the shoreline is maintained. We understand that the Township requires a minimum setback of 30 m. In addition to meeting setback requirements, implementing appropriate mitigation measures is important. Maintaining and enhancing shoreline vegetation, particularly deep-rooted native species, helps stabilize soils, reduce erosion, and absorb excess runoff. Natural drainage patterns should also be preserved to the greatest extent possible, ensuring that additional surface water is not directed toward the waterbody. For example, drainage pipes discharging at the shoreline can create concentrated flow paths that scour the bank, potentially forming gullies or channels and accelerating soil erosion.

For the subject proposal, a 14.9 sqm cabin with a 21.1 waterbody setback is proposed. For the purpose of mitigating potential shoreline erosion impacts, this setback is considered sufficient to minimize the potential for shoreline erosion impacts provided mitigation measures are implemented (see Recommendations below).

MVCA Ontario Regulation 41/24 (Regulatory)

Pursuant to ONTARIO REGULATION 41/24, *Prohibited Activities, Exemptions and Permits*, written permission is required from MVCA prior to any alterations to the shoreline of the lake. This includes, but is not limited to, shoreline erosion control measures and the construction of docks that exceed a surface area of 20 sqm and/or exceed a 2 m contact with the shoreline.

RECOMMENDATIONS & CONCLUSIONS

MVCA does not have any objections to the subject application provided the mitigation measures outlined below are adhered to:

1. In accordance with the provisions of the relevant Municipal Zoning By-law, existing shoreline vegetation shall be maintained with an allowable clearing for water access. This effort will help to mitigate the effects of erosion on the shoreline.
2. Natural drainage patterns on the site shall not be substantially altered such that drainage is altered towards the lake.
3. Erosion 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 barrier should remain in place until all disturbed areas have been re-vegetated.

NOTES

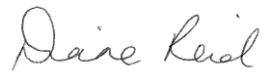
A review for Species at Risk was not conducted. We suggest contacting the Ministry of the Environment, Conservation and Parks should you require a review in this regard.

The applicant should be advised that, pursuant to ONTARIO REGULATION 41/24, *Prohibited Activities, Exemptions and Permits*, written permission is required from MVCA prior to any alterations to the shoreline of the lake.

We advise consultation with Fisheries and Oceans Canada (DFO) [Projects near water \(dfo-mpo.gc.ca\)](https://www.dfo-mpo.gc.ca/projects-near-water) prior to conducting any work within the lake, 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,

A handwritten signature in cursive script that reads "Diane Reid".

Diane Reid
Environmental Planner