

**TOWNSHIP OF SOUTH FRONTENAC  
COMMITTEE OF ADJUSTMENT MEETING  
AGENDA**

TIME: 7:00 PM,  
DATE: Thursday, June 8, 2017  
PLACE: Council Chambers.

1. Call to Order
  - a) Resolution
2. Adoption of Agenda
3. Declaration of pecuniary interest
4. Approval of Minutes – [May 11, 2017]
  - a) Resolution 3 - 31
5. Consent Applications from Previous Meetings:
  - a) S-15-17-L - Estate of John Francis Koen - Concession 7, Part Lot 24/25, North Shore Road, District of Loughborough - change of conditions to remove 5% parkland fee condition from provisional consent
  - b) S-21-17-S - 1324782 Ontario Inc. - Concession 7, Part Lot 36/37, McGarvey Road, District of Storrington - consent to create a new lot 32 - 37
6. Minor Variance Applications from Previous Meetings:
  - a) MV-17-17-B - Norman & Goretti Silva - Concession 7, Part Lot 32, 127 Fairhaven Lane, District of Bedford - minor variance to permit an increase in height of an accessory building 38 - 40
  - b) MV-24-17-S - Carolyn Anglin - Concession 10, Part Lot 4, Hickory Lane, District of Storrington - minor variance to permit construction within the 30m setback from water. 41 - 56
7. New Consent Applications:
  - a) S-22-17-L - D'Arcy Snider - Concession 4, Part Lot 4, Rutledge Road, District of Loughborough - consent to create a new lot 57 - 60
  - b) S-23-17-P - Brent McConville - Concession 10, Part Lot 10, Bellrock Road, District of Portland - consent to create a new lot 61 - 66
  - c) S-24-17-L - Estate of John Francis Koen - Concession 7, Part Lot 24, North Shore Road, District of Loughborough - consent to create a lot addition 67 - 71
  - d) S-25-17-S - Colin Kier - Concession 7, Part Lot 24, Kier Road, District of Loughborough - consent to create a new lot 72 - 77
  - e) S-26-17-S, S-27-16-S - Donna Howlett - Concession 8, Part Lot 7, Sands Road, District of Storrington - consent to create a new lot, together with a right-of-way 78 - 83

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|-----|---|--------------|
| f)  | S-28-17-S - Rod & Candy Caird - Concession 7, Part Lot 17, Dixon Road, District of Storrington - consent to create a new lot  | 84 - 89      |
| g)  | S-29-17-L - Donald Shales - Concession 10, Part Lot 17, Shales Road, District of Loughborough - consent to create a lot addition  | 90 - 92      |
| h)  | S-30-17-L - Kurt & Evelyn Jespersen - Concession 8, Part Lot 6, Sands Road, District Storrington - consent to create a new lot  | 93 - 95      |
| i)  | S-31-17-L - Robert & Bette Butterill - Concession 10, Part Lot 23/24, Opinicon Road, District of Loughborough - consent to create a new lot   | 96 - 99      |
| j)  | S-32-17-B - Carl Knapp - Concession 2, Part Lot 26, Bradshaw Road, District of Bedford - consent to create a new lot  | 100 -<br>102 |
| 8.  | <u><i>New Minor Variance Applications:</i></u>  |              |
| a)  | MV-25-17-S - James Alexander - Concession 2, Part Lot 22, 3859 Moreland-Dixon Road, District of Storrington - minor variance to permit construction within the 30m setback from water | 103 -<br>111 |
| b)  | MV-26-17-B - James Brant - Concession 4, Part Lot 25, Birch Island, District of Bedford - minor variance to permit construction within the 30m setback from water                     | 112 -<br>116 |
| 9.  | <u><i>Other Business</i></u>  |              |
| 10. | <u><i>Adjournment</i></u>   |              |
| a)  | Resolution  |              |



**TOWNSHIP OF SOUTH FRONTENAC  
PLANNING DEPARTMENT**



MINUTES 17:04  
May 11, 2017

LOCATION: South Frontenac Municipal Offices, Sydenham

IN ATTENDANCE: Ron Sleeth (Storrington District-C)  
Ken Gee (Storrington District)  
David Hahn (Bedford District)  
Alan Revill (Bedford District-C)  
Larry Redden (Portland District)  
John McDougall (Portland District-C)  
Ross Sutherland (Loughborough District-C)

ABSENT WITH REGRETS: John Sherbino (Loughborough District)

STAFF: Lindsay Mills – Secretary-Treasurer/Planner  
Jennie Kapusta – Deputy Secretary Treasurer

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**Item # 1: Call to Order**

RESOLUTION: C of A: 17:04:01

Moved by: J. McDougall

Seconded by: L. Redden

THAT the May 11, 2017 meeting of the South Frontenac Township Committee of Adjustment is hereby called to order at 7:0 p.m. with Alan Revill in the Chair.

Carried

**Item # 2: Adoption of the Agenda**

Approved as circulated

**Item # 3: Declaration of Pecuniary Interest**

None declared

**Item # 4: Approval of Minutes**

RESOLUTION: C of A: 17:04:02

Moved By: L. Redden

Seconded By: J. McDougall

THAT the South Frontenac Township Committee of Adjustment hereby approves the minutes of the April 13, 2017 meeting of the Committee, as circulated.

Carried

**Item # 5: MV-28-16-B (Bechard)**

Speaking to the Application: Mike Preston (agent)

**Discussion:**

This application was brought to the Committee in December, 2016 but was deferred due to a lack of comments from KFL&A Public Health.

This application was originally submitted in July 2016 but was deferred from coming to the Committee at the request of the applicant due to an early unfavourable report from the Cataraqui Region Conservation Authority. After reworking the original submission the applicant was able to satisfy the concerns of the CRCA, who now have no objections to the proposal.

The subject land consists of a 24.7 +/- hectares (61 acres) with frontage on Desert Lake. The lot is currently vacant. The proposal is for the construction of a new 3,255 square foot footprint two (2) storey dwelling, to be located a minimum of 82.5 feet (25m) on the northern side and a minimum of 30m on the southern side, from the high water mark of Desert Lake. The proposed location is on a peninsula and on the side which is encroaching into the HWM setback the structure will be up against a large rock ridge that will aid in reducing potential environmental impact. The applicant is also planning on constructing a 300 square foot maximum footprint sleeping cabin, but this will be located entirely outside the 30m setback from the HWM. The by-law does not permit the construction of any structures within 30 m of the HWM for the reasons of reducing adverse effects on the environment, maintaining a natural vegetative buffer and aiding in the preservation of the rural character of the Township.

Comments from public health have yet to be received, though the applicant has indicated they are planning on installing a new septic system at a minimum distance of 15m from the high water mark of Desert Lake as required by the building code.

**UPDATE:** Comments from Public Health have now been received and they have no objections as the applicant has submitted and received approval to install a new septic system.

RESOLUTION: C of A: 17:04:03

Moved by: D. Hahn

Seconded by: J. McDougall

THAT the South Frontenac Township Committee of Adjustment hereby APPROVES minor variance application MV-05-17-B by Robert Bechard and Jamie Maclean, to permit construction within the 30m setback from water, in Concession 3, Part Lot 2, Sleafview Lane, District of Bedford, subject to conditions.

Carried

**Application No:** MV-28-16-B  
**Owner:** Robert Bechard & Jamie Maclean  
**Location of Property:** Concession 3, Part Lot 2, Sleafview Lane, District of Bedford, Township of South Frontenac  
**Purpose of Application:** To vary Section 5.8.2 of the Comprehensive Zoning By-law to permit construction within the 30m setback from HWM  
**Date of Hearing:** December 8, 2016  
**Date of Decision:** May 11, 2017

**Decision:** MINOR VARIANCE APPROVED, subject to conditions

**CONDITIONS**

1. This minor variance is for the construction of a new 3,255 square foot footprint two (2) storey dwelling, to be located a minimum of 82.5 feet (25m) from the high water mark of Desert Lake.
2. Minor variance MV-28-16-B is applicable only to South Frontenac Township Comprehensive Zoning By-law 2003-75 and not to any subsequent zoning by-laws.
3. 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 South Frontenac.
4. The applicant shall enter into a site plan agreement with the Township to be registered on title, which sets out the Township's environmental and limited service policies, and which specifies that a permit may be required from the Cataraqui Region Conservation Authority for the proposed development, and for any shoreline or in-water works.

**Item # 6: MV-08-17-B (Cove)**

Speaking to the Application: None Speaking

**Discussion:**

This item was originally brought to the Committee in March, 2017 but was deferred pending receipt of a report from KFL&A public health.

This item was returned to the Committee in April, 2017 but there were continuing questions regarding the size, shape and depth of the proposed parking area, along with questions over exact building placement. These concerns have been address by the applicant via email (see attached)

The subject land consists of a 0.38 +/- acres with frontage on Bobs Lake. The lot is currently developed with a 100 square foot storage shed, a 10 square foot outhouse, and a 100 square foot deck with attached drawbridge style dock. The proposal is for the demolition of the existing storage shed and the construction of 25 ft. by 30 ft. (750 square foot) two story seasonal dwelling to be located a minimum of 55 feet from the high water mark (HWM) of Bob's Lake. Also proposed is the construction of an 8 ft. by 16 ft. (128 square foot) storage shed to be located a minimum of 120 feet from the HWM and the construction of a gravelled 30 foot by 50 foot parking area to be located along the eastern edge of the property. The proposed location for the septic system is a minimum of 90 feet from the HWM.

The by-law does not permit the construction of any structures within 30 m of the HWM for the reasons of reducing adverse effects on the environment, maintaining a natural vegetative buffer and aiding in the preservation of the rural character of the Township.

RESOLUTION: C of A: 17:04:04

Moved by: J. McDougall

Seconded by: D. Hahn

THAT the South Frontenac Township Committee of Adjustment hereby APPROVES minor variance application MV-08-07-B by Kevin and Harriet Cove, to permit construction within the 30m setback from water, in Concession 6, Part Lot 32, Island Drive Lane, District of Bedford, subject to conditions.

Carried

**Application No:** MV-08-17-B  
**Owner:** Kevin and Harriet Cove  
**Location of Property:** Concession 6, Part Lot 32, Island Drive Lane, District of Bedford, Township of South Frontenac  
**Purpose of Application:** To vary Section 5.8.2 of the Comprehensive Zoning By-law to permit construction within the 30m setback from HWM  
**Date of Hearing:** March 9, 2017  
**Date of Decision:** May 11, 2017  
**Decision:** MINOR VARIANCE APPROVED, subject to conditions

**CONDITIONS:**

1. This minor variance is for the demolition of the existing storage shed and the construction of a 750 square foot two (2) story dwelling to be located a minimum of 55 feet from the high water mark of Bob's Lake.

2. Minor variance MV-08-17-B is applicable only to South Frontenac Township Comprehensive Zoning By-law 2003-75 and not to any subsequent zoning by-laws.
3. 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 South Frontenac.
4. The applicant shall enter into a site plan agreement with the Township to be registered on title, which sets out the Township's environmental and limited service policies, and which specifies that a permit may be required from the Rideau Valley Conservation Authority for the proposed development, and for any shoreline or in-water works.

**Item # 7: MV-14-17-B (Muzik)**

Speaking to the Application: Sally Muzik, Joe Bowes (agent), Dave Brown (Taskforce Engineering)

**Discussion:**

This application was originally brought to the Committee in April, 2017 but was deferred to allow an opportunity for the applicant to confirm and stake out the proposed building location and allow an opportunity for Committee members to conduct a site visit.

The applicant has confirmed the proposed setback from the HWM at 30 feet and has indicated they are willing to survey locate the new foundation if required.

The subject land consists of 1.24 +/- acres with frontage on Bob's Lake and Morton Point Lane. The lot is currently developed with a 760 square foot footprint dwelling with an attached 400 square foot deck located approximately 6 feet from the high water mark of Bobs Lake, plus a 200 square foot detached garage located 7 feet from the HWM and a 120 square foot shed located 10 feet from the HWM of Bob's Lake. The proposal is for the demolition of all existing structures and the construction of a 960 square foot dwelling to be located a minimum of 30 feet from the HWM of Bob's Lake. This proposed structure will be raised to accommodate a crawlspace for utilities and new foundation. A new septic system is proposed to be located on the south side of Morton Point Lane in order to minimize impact on the lake.

The by-law does not permit the construction of any structures within 30 m of the HWM for the reasons of reducing adverse effects on the environment, maintaining a natural vegetative buffer and aiding in the preservation of the rural character of the Township.

The Rideau Valley Conservation Authority has no objection the application as submitted. They have recommended several best management practices to be incorporated into the site plan agreement, including re-establishment of the waterfront vegetative buffer in front of the new structure except for a pedestrian access path to the dock/water.

KFL&A Public Health has no objections.

Comments were not required from roads.

The building department has no objections.

There was discussion amongst committee members regarding the feasibility of placing all structures on south side of Morton Point Lane, as well as concerns over whether or not the requested 30 foot setback could be achieved. There was also discussion regarding the possibility of moving the existing lane to allow for a greater setback on the north side of Morton Point Lane.

J. Bowes stated he had completed detailed measurements on the property and there was very limited space to locate everything on the south side of the lane. Possibly would have to locate parking area on north side should dwelling be pushed to south side and parking areas have greater runoff capability and environmental impact.

D. Brown spoke to a number of points: Ms. Muzik was trying to produce better conditions that what currently exists regarding setbacks (30 feet vs. 6 feet) and septic construction (currently no septic system); all existing structures will be removed (shed, garage and cottage) and only the cottage will be reconstructed leading to an 11.4% reduction in overall footprint on the lot; that the proposal may not meet the magic number desired but overall the proposal is a significant improvement on current conditions.

RESOLUTION: C of A: 17:04:05

Moved by: D. Hahn

Seconded by: J. McDougall

THAT the South Frontenac Township Committee of Adjustment hereby APPROVES minor variance application MV-14-17-B by Sally Muzik, to permit construction within the 30m setback from water, in Concession 2, Part Lot 21, Morton Point Lane, District of Bedford, subject to conditions.

Carried

**Application No:** MV-14-17-B  
**Owner:** Sally Muzik  
**Location of Property:** Concession 2, Lot/Part Lot 21, 25 Morton Point Lane, District of Bedford, Township of South Frontenac  
**Purpose of Application:** To vary section 5.8.2 and section 10.3.1 of the Comprehensive Zoning By-law to permit construction within the 30m setback from HWM  
**Date of Hearing:** April 13, 2017  
**Date of Decision:** May 11, 2017

**DECISION:** PROVISIONAL CONSENT BE GRANTED, subject to conditions

**CONDITIONS:**

1. This minor variance is for the construction of a maximum 960 square foot footprint, single story, dwelling with a crawlspace underneath, no living space permitted, to be constructed a minimum of 30 feet from the high water mark of Bob's Lake.
2. Minor variance MV-14-17-B is applicable only to South Frontenac Township Comprehensive Zoning By-law 2003-75 and not to any subsequent zoning by-laws.
3. 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 South Frontenac.
4. The applicant shall enter into a site plan agreement with the Township to be registered on title, which sets out the Township's environmental and limited service policies, and which specifies that a permit may be required from the Rideau Valley Conservation Authority for the proposed development, and for any shoreline or in-water works.

**Item # 8: S-08-17-L (Koen)**

Speaking to the Application: None Speaking

**Discussion:**

The subject land consists of 4.3 +/- acres with frontage on Koen Road and Loughborough Lake. The lot is currently vacant. The proposal is for the creation of a new 0.2 +/- acre lot addition, with 60 feet of frontage on Koen Road and 60 feet of water frontage, to be added to 316 Koen Road (ARN 102904003013400). The property to be enlarged is currently 0.25 +/- acres in size and is developed with a seasonal dwelling.

The planning department is able to support the application for the lot addition as the proposal increases the size of a significantly undersized waterfront lot.

Cataraqui Region Conservation Authority has no objections to the application, but note that written permission must be obtained prior to any development taking place on the property.

The building department has no objections.

Comments from KFL&A Public Health and Public Works were not required.

**RESOLUTION:** C of A: 17:04:06

Moved by: R. Sutherland

Seconded by: K. Gee

THAT the South Frontenac Township Committee of Adjustment hereby APPROVES consent application S-08-17-L by the Estate of John Francis Koen, to create a lot addition, in Concession 6, Part Lot 25, District of Loughborough, subject to conditions.

Carried

**Application No:** S-08-17-L  
**Owner:** Estate of John Francis Koen  
**Location of Property:** Concession 6, Lot/Part Lot 25, Koen Road, District of Loughborough, Township of South Frontenac  
**Purpose of Application:** Consent to create a lot addition  
**Date of Hearing:** May 11, 2017  
**Date of Decision:** May 11, 2017

**DECISION:** PROVISIONAL CONSENT BE GRANTED, subject to conditions

**CONDITIONS:**

1. An acceptable reference plan or legal description of the severed lands in duplicate [Registry Act, s.81, Land Titles Act, s. 150], and the deed or instrument conveying the severed lands shall be submitted to the Secretary-Treasurer for review and consent endorsement within a period of one year [Planning Act, s. 53(41)] after the "Notice of Decision" is given [Planning Act, ss. 53(17) and 53(24)].
2. The land to be severed by Consent Application S-08-17-L shall be for the creation of a 0.2 +/- acre lot addition only to 316 Koen Road (ARN 102904003013400).
3. Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. (This includes all taxes levied as of the date of the stamping of the deeds.)
4. In the event that there are abandoned wells located on the property being severed, and the retained property, they be sealed in accordance with the requirements of the Ministry of the Environment and that this work be accomplished prior to the stamping of the deeds.
5. The Township of South Frontenac shall receive \$100 in lieu of parkland [Planning Act, s. 51(1)].
6. The surveyor who prepares the reference plan referred to in condition #1 shall also determine by survey the width of the public road abutting the severed and retained lands measured from the centre line of the traveled portion of the road to the lot line of the owner's property. If such width is less than 33 ft., the owner shall dedicate to the Township land along the frontage of the severed and/or retained lands as the case may be in the following manner:
  - a. The land to be dedicated shall be the width required to provide 33 ft. from the centre of the existing travelled road;
  - b. The land to be dedicated shall be described as a separate part on a Reference Plan of Survey to be prepared and deposited at the Owner's expense and filed with the Secretary-Treasurer prior to the stamping of the deeds;
  - c. The Transfer/Deed from the Owner for the land to be dedicated shall be engrossed in the name of "The Corporation of the Township of South Frontenac", and shall include the following attached to the Transfer/Deed as a Schedule:
 

*The Transferor hereby transfers the lands to the municipality for the purpose of widening the adjacent highway pursuant to Section 31(6) of the Municipal Act, 2001, Chapter 25, as amended.*
  - d. The Transfer/Deed for the land to be dedicated shall be registered by the Owner at the Owner's expense;
  - e. The duplicate registered Transfer/Deed for the land to be dedicated together with a letter of opinion of a solicitor qualified to practice law in the Province of Ontario addressed to the Secretary-Treasurer confirming that the municipality acquired good and marketable title to the land free and clear of all liens and encumbrances shall be delivered to the Secretary-Treasurer prior to stamping of Deeds.

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**Item # 9: S-09-17-S (Desrochers)**

Speaking to the Application: George Desrochers

**Discussion:**

The subject land consists of 215.5 +/- acres with frontage on Ramparts Road and Battersea Road. The lot is developed with two small agricultural buildings. The proposal is for the creation of a 10+/- acre lot addition to be added to 5002 Ramparts Road (ARN 102906006015200). The property to be enlarged is currently 25+/- acres in size and is developed with a single detached dwelling and two accessory buildings.

The planning department is able to support the application for the lot addition.

The building department has no objections.

Comments from Cataraqui Region Conservation Authority, KFL&A Public Health and Public Works were not required.

RESOLUTION: C of A: 17:04:07

Moved by: R. Sleeth

Seconded by: K. Gee

THAT the South Frontenac Township Committee of Adjustment hereby APPROVES consent application S-09-17-S by George Desrochers to create a lot addition, in Concession 10, Part Lot 13, Ramparts Road, District of Storrington, subject to conditions.

Carried

**Application No:** S-09-17-S  
**Owner:** George Desrochers  
**Location of Property:** Concession 10, Lot/Part Lot 13, Ramparts Road, District of Storrington, Township of South Frontenac  
**Purpose of Application:** Consent to create a lot addition  
**Date of Hearing:** May 11, 2017  
**Date of Decision:** May 11, 2017

**DECISION:** PROVISIONAL CONSENT BE GRANTED, subject to conditions

**CONDITIONS:**

1. An acceptable reference plan or legal description of the severed lands in duplicate [Registry Act, s.81, Land Titles Act, s. 150], and the deed or instrument conveying the severed lands shall be submitted to the Secretary-Treasurer for review and consent endorsement within a period of one year [Planning Act, s. 53(41)] after the "Notice of Decision" is given [Planning Act, ss. 53(17) and 53(24)].
2. The land to be severed by Consent Application S-09-17-L shall be for the creation of a 10 +/- acre lot addition only to 5002 Ramparts Road (ARN 102906006015200).
3. Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. (This includes all taxes levied as of the date of the stamping of the deeds.)
4. In the event that there are abandoned wells located on the property being severed, and the retained property, they be sealed in accordance with the requirements of the Ministry of the Environment and that this work be accomplished prior to the stamping of the deeds.
5. The Township of South Frontenac shall receive \$100 in lieu of parkland [Planning Act, s. 51(1)].
6. The surveyor who prepares the reference plan referred to in condition #1 shall also determine by survey the width of the public road abutting the severed and retained lands measured from the centre line of the traveled portion of the road to the lot line of the owner's property. If such width is less than 33 ft., the owner shall dedicate to the Township land along the frontage of the severed and/or retained lands as the case may be in the following manner:
  - a. The land to be dedicated shall be the width required to provide 33 ft. from the centre of the existing travelled road;
  - b. The land to be dedicated shall be described as a separate part on a Reference Plan of Survey to be prepared and deposited at the Owner's expense and filed with the Secretary-Treasurer prior to the stamping of the deeds;
  - c. The Transfer/Deed from the Owner for the land to be dedicated shall be engrossed in the name of "The Corporation of the Township of South Frontenac", and shall include the following attached to the Transfer/Deed as a Schedule:
 

*The Transferor hereby transfers the lands to the municipality for the purpose of widening the adjacent highway pursuant to Section 31(6) of the Municipal Act, 2001, Chapter 25, as amended.*
  - d. The Transfer/Deed for the land to be dedicated shall be registered by the Owner at the Owner's expense;
  - e. The duplicate registered Transfer/Deed for the land to be dedicated together with a letter of opinion of a solicitor qualified to practice law in the Province of Ontario addressed to the Secretary-Treasurer confirming that the municipality acquired good and marketable title to the land free and clear of all liens and encumbrances shall be delivered to the Secretary-Treasurer prior to stamping of Deeds.

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**Item # 10: S-11-17-S (Desrochers)**

Speaking to the Application: George Desrochers

**Discussion:**

The subject land consists of 215.5 +/- acres with frontage on Ramparts Road and Battersea Road. The lot is developed with two small agricultural buildings. The proposal is for the creation of a 140+/- acre lot addition to be added to a vacant parcel (ARN 102906006015223). The property to be enlarged is currently 0.4 +/- acres in size and is land locked.

The planning department is able to support the application for the lot addition.

The building department has no objections.

Comments from Cataraqui Region Conservation Authority, KFL&A Public Health and Public Works were not required.

**RESOLUTION:** C of A: 17:04:08

Moved by: R. Sleeth

Seconded by: K. Gee

THAT the South Frontenac Township Committee of Adjustment hereby APPROVES consent application S-11-17-S by George Desrochers to create a lot addition, in Concession 10, Part Lot 13, Battersea Road, District of Storrington, subject to conditions.

Carried

**Application No:** S-11-17-S  
**Owner:** George Desrochers  
**Location of Property:** Concession 10, Lot/Part Lot 13, Ramparts Road, District of Storrington, Township of South Frontenac  
**Purpose of Application:** Consent to create a lot addition  
**Date of Hearing:** May 11, 2017  
**Date of Decision:** May 11, 2017

**DECISION:** PROVISIONAL CONSENT BE GRANTED, subject to conditions

**CONDITIONS:**

1. An acceptable reference plan or legal description of the severed lands in duplicate [Registry Act, s.81, Land Titles Act, s. 150], and the deed or instrument conveying the severed lands shall be submitted to the Secretary-Treasurer for review and consent endorsement within a period of one year [Planning Act, s. 53(41)] after the "Notice of Decision" is given [Planning Act, ss. 53(17) and 53(24)].
2. The land to be severed by Consent Application S-11-17-L shall be for the creation of a 140 +/- acre lot addition only to a vacant parcel (ARN 102906006015223).
3. Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. (This includes all taxes levied as of the date of the stamping of the deeds.)
4. In the event that there are abandoned wells located on the property being severed, and the retained property, they be sealed in accordance with the requirements of the Ministry of the Environment and that this work be accomplished prior to the stamping of the deeds.
5. The Township of South Frontenac shall receive \$100 in lieu of parkland [Planning Act, s. 51(1)].
6. The surveyor who prepares the reference plan referred to in condition #1 shall also determine by survey the width of the public road abutting the severed and retained lands measured from the centre line of the traveled portion of the road to the lot line of the owner's property. If such width is less than 33 ft., the owner shall dedicate to the Township land along the frontage of the severed and/or retained lands as the case may be in the following manner:
  - a. The land to be dedicated shall be the width required to provide 33 ft. from the centre of the existing travelled road;
  - b. The land to be dedicated shall be described as a separate part on a Reference Plan of Survey to be prepared and deposited at the Owner's expense and filed with the Secretary-Treasurer prior to the stamping of the deeds;
  - c. The Transfer/Deed from the Owner for the land to be dedicated shall be engrossed in the name of "The Corporation of the Township of South Frontenac", and shall include the following attached to the Transfer/Deed as a Schedule:

*The Transferor hereby transfers the lands to the municipality for the purpose of widening the adjacent highway pursuant to Section 31(6) of the Municipal Act, 2001, Chapter 25, as amended.*

- d. The Transfer/Deed for the land to be dedicated shall be registered by the Owner at the Owner's expense;
- e. The duplicate registered Transfer/Deed for the land to be dedicated together with a letter of opinion of a solicitor qualified to practice law in the Province of Ontario addressed to the Secretary-Treasurer confirming that the municipality acquired good and marketable title to the land free and clear of all liens and encumbrances shall be delivered to the Secretary-Treasurer prior to stamping of Deeds.

**Item # 11: S-10-17-S (Richards)**

Speaking to the Application: None Speaking

**Discussion:**

The subject land consists of 2.67 +/- acres with frontage on Greenfield Road. The lot is currently vacant. The proposal is for the creation of a 0.02 +/- acre lot addition with 5 feet of frontage on Greenfield Road to be added to 3920 Greenfield Road (ARN 102906002014750). This lot addition is to rectify the issue of the septic pipes and other buried service lines for 3920 Greenfield Road being located on the abutting property. The property to be enlarged is currently 6.5 +/- acres in size and is developed with a single detached dwelling and a detached accessory building.

The planning department is able to support the application for the lot addition.

The building department has no objections.

Comments from Cataraqui Region Conservation Authority, KFL&A Public Health and Public Works were not required.

RESOLUTION: C of A: 17:04:09

Moved by: R. Sleeth

Seconded by: K. Gee

THAT the South Frontenac Township Committee of Adjustment hereby APPROVES consent application S-10-17-S by Mark and Julie Richards, to create a lot addition, in Concession 4, Part Lot 18, Greenfield Road, District of Storrington, subject to conditions.

Carried

**Application No:** S-10-17-S  
**Owner:** Mark & Julie Richards  
**Location of Property:** Concession 4, Lot/Part Lot 18, Greenfield Road, District of Storrington, Township of South Frontenac  
**Purpose of Application:** Consent to create a lot addition  
**Date of Hearing:** May 11, 2017  
**Date of Decision:** May 11, 2017

**DECISION:** PROVISIONAL CONSENT BE GRANTED, subject to conditions

**CONDITIONS:**

1. An acceptable reference plan or legal description of the severed lands in duplicate [Registry Act, s.81, Land Titles Act, s. 150], and the deed or instrument conveying the severed lands shall be submitted to the Secretary-Treasurer for review and consent endorsement within a period of one year [Planning Act, s. 53(41)] after the "Notice of Decision" is given [Planning Act, ss. 53(17) and 53(24)].
2. The land to be severed by Consent Application S-10-17-L shall be for the creation of a 0.02 +/- acre lot addition only to 3920 Greenfield Road (ARN 102906002014750).
3. Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. (This includes all taxes levied as of the date of the stamping of the deeds.)
4. In the event that there are abandoned wells located on the property being severed, and the retained property, they be sealed in accordance with the requirements of the Ministry of the Environment and that this work be accomplished prior to the stamping of the deeds.

5. The Township of South Frontenac shall receive \$100 in lieu of parkland [Planning Act, s. 51(1)].
6. The surveyor who prepares the reference plan referred to in condition #1 shall also determine by survey the width of the public road abutting the severed and retained lands measured from the centre line of the traveled portion of the road to the lot line of the owner's property. If such width is less than 33 ft., the owner shall dedicate to the Township land along the frontage of the severed and/or retained lands as the case may be in the following manner:
  - a. The land to be dedicated shall be the width required to provide 33 ft. from the centre of the existing travelled road;
  - b. The land to be dedicated shall be described as a separate part on a Reference Plan of Survey to be prepared and deposited at the Owner's expense and filed with the Secretary-Treasurer prior to the stamping of the deeds;
  - c. The Transfer/Deed from the Owner for the land to be dedicated shall be engrossed in the name of "The Corporation of the Township of South Frontenac", and shall include the following attached to the Transfer/Deed as a Schedule:
 

*The Transferor hereby transfers the lands to the municipality for the purpose of widening the adjacent highway pursuant to Section 31(6) of the Municipal Act, 2001, Chapter 25, as amended.*
  - d. The Transfer/Deed for the land to be dedicated shall be registered by the Owner at the Owner's expense;
  - e. The duplicate registered Transfer/Deed for the land to be dedicated together with a letter of opinion of a solicitor qualified to practice law in the Province of Ontario addressed to the Secretary-Treasurer confirming that the municipality acquired good and marketable title to the land free and clear of all liens and encumbrances shall be delivered to the Secretary-Treasurer prior to stamping of Deeds.

**Item # 12: S-12-17-S (Cliff)**

Speaking to the Application: David Cliff

Discussion:

The subject land consists of 86.5 +/- acres with frontage on Holmes Road. The lot is developed with a single detached dwelling and multiple agricultural outbuildings. The proposal is for the creation of a minimum 2.0 acre residential lot with a minimum of 76m of frontage along Holmes Road. A Minimum Distance Separation calculation has been done and the proposed lot is outside the area of influence. The planning department is able to support the application for the proposed lot.

The Public Works department has no objections.

KFL&A Public Health has no objections and states that the lot is flexible for the siting of a septic system.

The building department has no objections.

Comments from Cataraqui Region Conservation Authority were not required

RESOLUTION: C of A: 17:04:10

Moved by: R. Sleeth

Seconded by: K. Gee

THAT the South Frontenac Township Committee of Adjustment hereby APPROVES consent application S-12-17-S by David Cliff, to create a new lot, in Concession 1, Part Lot 18/19, Holmes Road, District of Storrington, subject to conditions.

Carried

**Application No:** S-12-17-S  
**Owner:** David Cliff  
**Location of Property:** Concession 1, Lot/Part Lot 18/19, Holmes Road, District of Storrington, Township of South Frontenac  
**Purpose of Application:** Consent to create a new lot  
**Date of Hearing:** May 11, 2017  
**Date of Decision:** May 11, 2017

**DECISION:** PROVISIONAL CONSENT BE GRANTED, subject to conditions

**CONDITIONS:**

1. An acceptable reference plan or legal description of the severed lands in duplicate [Registry Act, s.81, Land Titles Act, s. 150], and the deed or instrument conveying the severed lands shall be submitted to the Secretary-Treasurer for review and consent endorsement within a period of one year [Planning Act, s. 53(41)] after the "Notice of Decision" is given [Planning Act, ss. 53(17) and 53(24)].
2. The land to be severed by Consent Application S-12-17-S shall be for the creation of a minimum 2.0 acre lot with a minimum of 76m of frontage along Holmes Road.
3. Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. (This includes all taxes levied as of the date of the stamping of the deeds.)
4. In the event that there are abandoned wells located on the property being severed, and the retained property, they be sealed in accordance with the requirements of the Ministry of the Environment and that this work be accomplished prior to the stamping of the deeds.
5. The Township of South Frontenac shall receive 5% of the value of the new parcel in lieu of parkland [Planning Act, s. 51(1)].
6. The surveyor who prepares the reference plan referred to in condition #1 shall also determine by survey the width of the public road abutting the severed and retained lands measured from the centre line of the traveled portion of the road to the lot line of the owner's property. If such width is less than 33 ft., the owner shall dedicate to the Township land along the frontage of the severed and/or retained lands as the case may be in the following manner:
  - a. The land to be dedicated shall be the width required to provide 33 ft. from the centre of the existing travelled road;
  - b. The land to be dedicated shall be described as a separate part on a Reference Plan of Survey to be prepared and deposited at the Owner's expense and filed with the Secretary-Treasurer prior to the stamping of the deeds;
  - c. The Transfer/Deed from the Owner for the land to be dedicated shall be engrossed in the name of "The Corporation of the Township of South Frontenac", and shall include the following attached to the Transfer/Deed as a Schedule:
 

*The Transferor hereby transfers the lands to the municipality for the purpose of widening the adjacent highway pursuant to Section 31(6) of the Municipal Act, 2001, Chapter 25, as amended.*
  - d. The Transfer/Deed for the land to be dedicated shall be registered by the Owner at the Owner's expense;
  - e. The duplicate registered Transfer/Deed for the land to be dedicated together with a letter of opinion of a solicitor qualified to practice law in the Province of Ontario addressed to the Secretary-Treasurer confirming that the municipality acquired good and marketable title to the land free and clear of all liens and encumbrances shall be delivered to the Secretary-Treasurer prior to stamping of Deeds.

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**Item # 13: S-13-17-S (Cliff)**

Speaking to the Application: David Cliff

**Discussion:**

The subject land consists of 86.5 +/- acres with frontage on Holmes Road. The lot is developed with a single detached dwelling and multiple agricultural outbuildings. The proposal is for the creation of a minimum 2.0 acre residential lot with a minimum of 76m of frontage along Holmes Road. A Minimum Distance Separation calculation has been done and the proposed lot is outside the area of influence. This lot, should it be approved, will be the third and final severance permitted from 4276 Holmes Road. The planning department is able to support the application for the proposed lot.

The Public Works department has no objections.

KFL&A Public Health has no objections and states that the lot is flexible for the siting of a septic system.

The building department has no objections.

Comments from Cataraqui Region Conservation Authority were not required.

RESOLUTION: C of A: 17:04:11

Moved by: R. Sleeth

Seconded by: K. Gee

THAT the South Frontenac Township Committee of Adjustment hereby APPROVES consent application S-13-17-S by David Cliff, to create a new lot, in Concession 1, Part Lot 18/19, Holmes Road, District of Storrington, subject to conditions.

Carried

**Application No:** S-13-17-S  
**Owner:** David Cliff  
**Location of Property:** Concession 1, Lot/Part Lot 18/19, Holmes Road, District of Storrington, Township of South Frontenac  
**Purpose of Application:** Consent to create a new lot  
**Date of Hearing:** May 11, 2017  
**Date of Decision:** May 11, 2017

**DECISION:** PROVISIONAL CONSENT BE GRANTED, subject to conditions

**CONDITIONS:**

1. An acceptable reference plan or legal description of the severed lands in duplicate [Registry Act, s.81, Land Titles Act, s. 150], and the deed or instrument conveying the severed lands shall be submitted to the Secretary-Treasurer for review and consent endorsement within a period of one year [Planning Act, s. 53(41)] after the "Notice of Decision" is given [Planning Act, ss. 53(17) and 53(24)].
2. The land to be severed by Consent Application S-13-17-S shall be for the creation of a minimum 2.0 acre lot with a minimum of 76m of frontage along Holmes Road.
3. Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. (This includes all taxes levied as of the date of the stamping of the deeds.)
4. In the event that there are abandoned wells located on the property being severed, and the retained property, they be sealed in accordance with the requirements of the Ministry of the Environment and that this work be accomplished prior to the stamping of the deeds.
5. The Township of South Frontenac shall receive 5% of the value of the new parcel in lieu of parkland [Planning Act, s. 51(1)].
6. The surveyor who prepares the reference plan referred to in condition #1 shall also determine by survey the width of the public road abutting the severed and retained lands measured from the centre line of the traveled portion of the road to the lot line of the owner's property. If such width is less than 33 ft., the owner shall dedicate to the Township land along the frontage of the severed and/or retained lands as the case may be in the following manner:
  - a. The land to be dedicated shall be the width required to provide 33 ft. from the centre of the existing travelled road;
  - b. The land to be dedicated shall be described as a separate part on a Reference Plan of Survey to be prepared and deposited at the Owner's expense and filed with the Secretary-Treasurer prior to the stamping of the deeds;
  - c. The Transfer/Deed from the Owner for the land to be dedicated shall be engrossed in the name of "The Corporation of the Township of South Frontenac", and shall include the following attached to the Transfer/Deed as a Schedule:
 

*The Transferor hereby transfers the lands to the municipality for the purpose of widening the adjacent highway pursuant to Section 31(6) of the Municipal Act, 2001, Chapter 25, as amended.*
  - d. The Transfer/Deed for the land to be dedicated shall be registered by the Owner at the Owner's expense;
  - e. The duplicate registered Transfer/Deed for the land to be dedicated together with a letter of opinion of a solicitor qualified to practice law in the Province of Ontario addressed to the Secretary-Treasurer confirming that the municipality acquired good and marketable title to the land free and clear of all liens and encumbrances shall be delivered to the Secretary-Treasurer prior to stamping of Deeds.

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**Item # 14: S-14-17-L (Quintal)**

Speaking to the Application: None Speaking

**Discussion:**

The subject land consists of 1.5 +/- acres with approximately 700 feet of frontage on Sydenham Lake. The lot is developed with a single detached dwelling and a detached accessory building (1971 Hogan Road). The proposal is for the creation of a 0.3+/- acre lot addition to a 1.2 +/- acre vacant parcel (ARN 102905004061215). This lot addition will have the effect of creating a new waterfront lot, as the lot being enlarged currently does not have any frontage on Sydenham Lake. The vacant lot does have an existing deeded right-of-way over 1971 Hogan Road, to access Sydenham Lake and this right-of-way is encompassed within the lot addition parcel; the lot addition parcel is also separated from the rest of the lot by a significant difference in elevation. These factors combined have the effect of making the lot addition parcel unusable to 1971 Hogan Road.

While there is sufficient waterfrontage to allow both lots to have the required minimum of 91m both the severed and retained parcels will need to be rezoned to a special Waterfront Residential zone to reflect the reduced lot sizes, 1.5 +/- acres (vacant) and 1.2 +/- acres (1971 Hogan Road).

The planning department is able to support the application for the proposed lot.

Cataraqui Region Conservation Authority has evaluated the proposal and have no objections based on consideration for natural hazards, natural heritage and water quality. They have indicated that a permit may be required for any proposed development on the lot as it lies within 120 metres of a provincially significant wetland.

The building department has no objections.

Comments from KFL&A Public Health and Public Works were not required.

**RESOLUTION:** C of A: 17:04:12

Moved by: R. Sutherland

Seconded by: K. Gee

THAT the South Frontenac Township Committee of Adjustment hereby APPROVES consent application S-14-17-L by Don and Claudette Quintal, to create a lot addition, in Concession 6, Part Lot 11, Hogan Road, District of Loughborough, subject to conditions.

Carried

**Application No:** S-14-17-L  
**Owner:** Don & Claudette Quintal  
**Location of Property:** Concession 6, Lot/Part Lot 11, Hogan Road, District of Loughborough, Township of South Frontenac  
**Purpose of Application:** Consent to create a lot addition  
**Date of Hearing:** May 11, 2017  
**Date of Decision:** May 11, 2017

**DECISION:** PROVISIONAL CONSENT BE GRANTED, subject to conditions

**CONDITIONS:**

1. An acceptable reference plan or legal description of the severed lands in duplicate [Registry Act, s.81, Land Titles Act, s. 150], and the deed or instrument conveying the severed lands shall be submitted to the Secretary-Treasurer for review and consent endorsement within a period of one year [Planning Act, s. 53(41)] after the "Notice of Decision" is given [Planning Act, ss. 53(17) and 53(24)].
2. The land to be severed by Consent Application S-14-17-L shall be for the creation of a 0.3 +/- acre lot addition only, with a minimum of 91m of frontage along Sydenham Lake, to a vacant parcel (ARN 102905004061215).
3. Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. (This includes all taxes levied as of the date of the stamping of the deeds.)
4. In the event that there are abandoned wells located on the property being severed, and the retained property, they be sealed in accordance with the requirements of the Ministry of the Environment and that this work be accomplished prior to the stamping of the deeds.
5. The Township of South Frontenac shall \$100 in lieu of parkland [Planning Act, s. 51(1)].
6. The surveyor who prepares the reference plan referred to in condition #1 shall also determine by survey the width of the public road abutting the severed and retained lands measured from the centre line of the traveled portion of the road to the lot line of the owner's property. If such

width is less than 33 ft., the owner shall dedicate to the Township land along the frontage of the severed and/or retained lands as the case may be in the following manner:

- a. The land to be dedicated shall be the width required to provide 33 ft. from the centre of the existing travelled road;
- b. The land to be dedicated shall be described as a separate part on a Reference Plan of Survey to be prepared and deposited at the Owner's expense and filed with the Secretary-Treasurer prior to the stamping of the deeds;
- c. The Transfer/Deed from the Owner for the land to be dedicated shall be engrossed in the name of "The Corporation of the Township of South Frontenac", and shall include the following attached to the Transfer/Deed as a Schedule:

*The Transferor hereby transfers the lands to the municipality for the purpose of widening the adjacent highway pursuant to Section 31(6) of the Municipal Act, 2001, Chapter 25, as amended.*

- d. The Transfer/Deed for the land to be dedicated shall be registered by the Owner at the Owner's expense;
  - e. The duplicate registered Transfer/Deed for the land to be dedicated together with a letter of opinion of a solicitor qualified to practice law in the Province of Ontario addressed to the Secretary-Treasurer confirming that the municipality acquired good and marketable title to the land free and clear of all liens and encumbrances shall be delivered to the Secretary-Treasurer prior to stamping of Deeds.
7. The applicant shall enter into a development agreement to be registered on title to the severed and retained parcels which deals with the Township's environmental policies, as well as the requirement for the owner to contact Cataraqui Region Conservation Authority prior to any development on the property, to determine the need for a permit.
  8. The applicant shall rezone the lots (severed and retained parcels) to be created from Consent Application S-14-17-L from Rural to a Special Residential Waterfront Zone in order to recognise the undersized lots. Please contact Lindsay Mills, the Township Planner, to begin this process.

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**Item # 15: S-15-17-L (Koen)**

Speaking to the Application: None Speaking

**Discussion:**

The subject land consists of 150 +/- acres with frontage on Northshore Road and Leland Road. The lot is currently vacant. The proposal is for the creation of a 50 +/- acre lot, identified as Part 3 on reference plan 13R18071 with frontage on Northshore Road and Leland Road. This part was originally a separate parcel but has merged with the southern 100 +/- acres (identified as Part 1 on reference plan 13R18071) through common ownership. The two parcels are joined along a 30 foot long fence line and the proposal is to divide them along this existing line. The applicant has indicated the intention of selling to 50 +/- acre parcel to the Nature Conservancy of Canada (NCC) as a significant portion of the lot is designated as provincially significant wetland and unsuitable for development. The applicant will be required to rezone the parcel created from Rural to Open Space – Private in order to limit the possibility of future development.

The planning department is able to support the application for the proposed lot.

Cataraqui Region Conservation Authority has evaluated the proposal and has recommended deferral of the application until the applicant has completed an Environmental Impact Assessment which recommends an appropriate location to access the portion of the property that could be considered for development which demonstrates no negative effects. Once completed the CRCA has requested to be circulated with the EIA so they can complete a peer review of the evaluation.

Note: The CRCA has been advised of the intention to sell the severed parcel to the NCC and the required rezoning to OS-P; they have indicated they would be favourable to this.

The building department has no objections.

Comments from KFL&A Public Health and Public Works were not required as there is no new entrance or septic system proposed.

RESOLUTION: C of A: 17:04:13

Moved by: R. Sutherland

Seconded by: R. Sleeth

THAT the South Frontenac Township Committee of Adjustment hereby APPROVES consent application S-15-17-L by the Estate of John Francis Koen, to create a new lot, in Concession 7, Part Lot 24/25, North Shore Road, District of Loughborough, subject conditions.

Carried

**Application No:** S-15-17-L  
**Owner:** Estate of John Francis Koen  
**Location of Property:** Concession 7, Lot/Part Lot 24/25, Northshore Road, District of Loughborough, Township of South Frontenac  
**Purpose of Application:** Consent to create a new lot  
**Date of Hearing:** May 11, 2017  
**Date of Decision:** May 11, 2017

**DECISION:** PROVISIONAL CONSENT BE GRANTED, subject to conditions

**CONDITIONS:**

1. An acceptable reference plan or legal description of the severed lands in duplicate [Registry Act, s.81, Land Titles Act, s. 150], and the deed or instrument conveying the severed lands shall be submitted to the Secretary-Treasurer for review and consent endorsement within a period of one year [Planning Act, s. 53(41)] after the "Notice of Decision" is given [Planning Act, ss. 53(17) and 53(24)].
2. The land to be severed by Consent Application S-15-17-L shall be for the creation of a 50 +/- acre lot with frontage on Northshore Road and Leland Road.
3. Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. (This includes all taxes levied as of the date of the stamping of the deeds.)
4. In the event that there are abandoned wells located on the property being severed, and the retained property, they be sealed in accordance with the requirements of the Ministry of the Environment and that this work be accomplished prior to the stamping of the deeds.
5. The Township of South Frontenac shall receive 5% of the value of the parcel in lieu of parkland [Planning Act, s. 51(1)].
6. The surveyor who prepares the reference plan referred to in condition #1 shall also determine by survey the width of the public road abutting the severed and retained lands measured from the centre line of the traveled portion of the road to the lot line of the owner's property. If such width is less than 33 ft., the owner shall dedicate to the Township land along the frontage of the severed and/or retained lands as the case may be in the following manner:
  - a. The land to be dedicated shall be the width required to provide 33 ft. from the centre of the existing travelled road;
  - b. The land to be dedicated shall be described as a separate part on a Reference Plan of Survey to be prepared and deposited at the Owner's expense and filed with the Secretary-Treasurer prior to the stamping of the deeds;
  - c. The Transfer/Deed from the Owner for the land to be dedicated shall be engrossed in the name of "The Corporation of the Township of South Frontenac", and shall include the following attached to the Transfer/Deed as a Schedule:
 

*The Transferor hereby transfers the lands to the municipality for the purpose of widening the adjacent highway pursuant to Section 31(6) of the Municipal Act, 2001, Chapter 25, as amended.*
  - d. The Transfer/Deed for the land to be dedicated shall be registered by the Owner at the Owner's expense;
  - e. The duplicate registered Transfer/Deed for the land to be dedicated together with a letter of opinion of a solicitor qualified to practice law in the Province of Ontario addressed to the Secretary-Treasurer confirming that the municipality acquired good and marketable title to the land free and clear of all liens and encumbrances shall be delivered to the Secretary-Treasurer prior to stamping of Deeds.
7. The applicant shall rezone the lot to be created from Consent Application S-15-17-L from Rural to Open Space – Private Zone in order to limit future development. Please contact Lindsay Mills, the Township Planner, to begin this process.

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**Item # 16: S-16-17-L (Veryzer)**

Speaking to the Application: John McLaren

**Discussion:**

The subject land consists of 38.4 +/- acres with frontage on Rosedale Road. The lot is currently developed with a single detached dwelling. The proposal is for the creation of a minimum 2.0 acre residential with a minimum of 76m of frontage along Rosedale Road. This new lot will encompass the existing structure.

The planning department is able to support the application for the proposed lot.

The building department has no objections.

Comments from Cataraqui Region Conservation Authority, KFL&A Public Health, Public Works were not required as there is no new entrance or septic system proposed.

**RESOLUTION:** C of A: 17:04:14

Moved by: R. Sutherland

Seconded by: K. Gee

THAT the South Frontenac Township Committee of Adjustment hereby APPROVES consent application S-16-17-L by Krista Veryzer and Paul Rapin, to create a new lot, in Concession 6, Part Lot 4, Rosedale Road, District of Loughborough, subject to conditions.

Carried

**Application No:** S-16-17-L  
**Owner:** Krista Veryzer, Paul Rapin  
**Location of Property:** Concession 6, Lot/Part Lot 4, Rosedale Road, District of Loughborough, Township of South Frontenac  
**Purpose of Application:** Consent to create a new lot  
**Date of Hearing:** May 11, 2017  
**Date of Decision:** May 11, 2017

**DECISION:** PROVISIONAL CONSENT BE GRANTED, subject to conditions

**CONDITIONS:**

1. An acceptable reference plan or legal description of the severed lands in duplicate [Registry Act, s.81, Land Titles Act, s. 150], and the deed or instrument conveying the severed lands shall be submitted to the Secretary-Treasurer for review and consent endorsement within a period of one year [Planning Act, s. 53(41)] after the "Notice of Decision" is given [Planning Act, ss. 53(17) and 53(24)].
2. The land to be severed by Consent Application S-16-17-L shall be for the creation of a minimum 2.0 acre lot with a minimum of 76m of frontage on Rosedale Road.
3. Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. (This includes all taxes levied as of the date of the stamping of the deeds.)
4. In the event that there are abandoned wells located on the property being severed, and the retained property, they be sealed in accordance with the requirements of the Ministry of the Environment and that this work be accomplished prior to the stamping of the deeds.
5. The Township of South Frontenac shall receive 5% of the value of the parcel in lieu of parkland [Planning Act, s. 51(1)].
6. The surveyor who prepares the reference plan referred to in condition #1 shall also determine by survey the width of the public road abutting the severed and retained lands measured from the centre line of the traveled portion of the road to the lot line of the owner's property. If such width is less than 33 ft., the owner shall dedicate to the Township land along the frontage of the severed and/or retained lands as the case may be in the following manner:
  - a. The land to be dedicated shall be the width required to provide 33 ft. from the centre of the existing travelled road;
  - b. The land to be dedicated shall be described as a separate part on a Reference Plan of Survey to be prepared and deposited at the Owner's expense and filed with the Secretary-Treasurer prior to the stamping of the deeds;

- c. The Transfer/Deed from the Owner for the land to be dedicated shall be engrossed in the name of "The Corporation of the Township of South Frontenac", and shall include the following attached to the Transfer/Deed as a Schedule:

*The Transferor hereby transfers the lands to the municipality for the purpose of widening the adjacent highway pursuant to Section 31(6) of the Municipal Act, 2001, Chapter 25, as amended.*

- d. The Transfer/Deed for the land to be dedicated shall be registered by the Owner at the Owner's expense;
7. The duplicate registered Transfer/Deed for the land to be dedicated together with a letter of opinion of a solicitor qualified to practice law in the Province of Ontario addressed to the Secretary-Treasurer confirming that the municipality acquired good and marketable title to the land free and clear of all liens and encumbrances shall be delivered to the Secretary-Treasurer prior to stamping of Deeds.

**Item # 17: S-17-17-S, S-18-17-S (K. Mulrooney Trucking)**

Speaking to the Application: Jennifer Garrah

**Discussion:**

The subject land consists of 73.3 +/- acres with frontage on Frontenac Road and Battersea Road. The lot is currently vacant but partially zoned Rural Industrial which permits a variety of uses. The proposal is for the creation two (2) new residential lots each a minimum of 2 acres in size, with a minimum of 76m of frontage on Frontenac Road. Both proposed lots are outside the 500m area of influence for the nearby mineral aggregate designated lands.

The planning department is able to support the application for the proposed lots.

The building department has no objections.

Public works has no objections.

KFL&A has no objections and has indicated both proposed lots are flexible in terms of siting a septic system.

RESOLUTION: C of A: 17:04:15

Moved by: R. Sleeth

Seconded by: K. Gee

THAT the South Frontenac Township Committee of Adjustment hereby APPROVES consent application S-17-17-S by K. Mulrooney Trucking, to create a new lot, in Concession 7, Part Lot 37/38, Frontenac Road, District of Loughborough, subject to conditions.

Carried

**Application No:** S-17-17-S  
**Owner:** K. Mulrooney Trucking  
**Location of Property:** Concession 7, Lot/Part Lot 37/38, Frontenac Road, District of Storrington, Township of South Frontenac  
**Purpose of Application:** Consent to create a new lot  
**Date of Hearing:** May 11, 2017  
**Date of Decision:** May 11, 2017

**DECISION:** PROVISIONAL CONSENT BE GRANTED, subject to conditions

**CONDITIONS:**

1. An acceptable reference plan or legal description of the severed lands in duplicate [Registry Act, s.81, Land Titles Act, s. 150], and the deed or instrument conveying the severed lands shall be submitted to the Secretary-Treasurer for review and consent endorsement within a period of one year [Planning Act, s. 53(41)] after the "Notice of Decision" is given [Planning Act, ss. 53(17) and 53(24)].
2. The land to be severed by Consent Application S-17-17-S shall be for the creation of a minimum 2.0 acre lot with a minimum of 76m of frontage on Frontenac Road.
3. Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. (This includes all taxes levied as of the date of the stamping of the deeds.)

4. In the event that there are abandoned wells located on the property being severed, and the retained property, they be sealed in accordance with the requirements of the Ministry of the Environment and that this work be accomplished prior to the stamping of the deeds.
5. The Township of South Frontenac shall receive 5% of the value of the parcel in lieu of parkland [Planning Act, s. 51(1)].
6. The surveyor who prepares the reference plan referred to in condition #1 shall also determine by survey the width of the public road abutting the severed and retained lands measured from the centre line of the traveled portion of the road to the lot line of the owner's property. If such width is less than 33 ft., the owner shall dedicate to the Township land along the frontage of the severed and/or retained lands as the case may be in the following manner:
  - a. The land to be dedicated shall be the width required to provide 33 ft. from the centre of the existing travelled road;
  - b. The land to be dedicated shall be described as a separate part on a Reference Plan of Survey to be prepared and deposited at the Owner's expense and filed with the Secretary-Treasurer prior to the stamping of the deeds;
  - c. The Transfer/Deed from the Owner for the land to be dedicated shall be engrossed in the name of "The Corporation of the Township of South Frontenac", and shall include the following attached to the Transfer/Deed as a Schedule:
 

*The Transferor hereby transfers the lands to the municipality for the purpose of widening the adjacent highway pursuant to Section 31(6) of the Municipal Act, 2001, Chapter 25, as amended.*
  - d. The Transfer/Deed for the land to be dedicated shall be registered by the Owner at the Owner's expense;
  - e. The duplicate registered Transfer/Deed for the land to be dedicated together with a letter of opinion of a solicitor qualified to practice law in the Province of Ontario addressed to the Secretary-Treasurer confirming that the municipality acquired good and marketable title to the land free and clear of all liens and encumbrances shall be delivered to the Secretary-Treasurer prior to stamping of Deeds.

RESOLUTION: C of A: 17:04:16

Moved by: R. Sleeth

Seconded by: K. Gee

THAT the South Frontenac Township Committee of Adjustment hereby APPROVES consent application S-18-17-S by K. Mulrooney Trucking, to create a new lot, in Concession 7, Part Lot 37/38, Frontenac Road, District of Loughborough, subject to conditions.

Carried

**Application No:** S-18-17-S  
**Owner:** K. Mulrooney Trucking  
**Location of Property:** Concession 7, Lot/Part Lot 37/38, Frontenac Road, District of Storrington, Township of South Frontenac  
**Purpose of Application:** Consent to create a new lot  
**Date of Hearing:** May 11, 2017  
**Date of Decision:** May 11, 2017

**DECISION:** PROVISIONAL CONSENT BE GRANTED, subject to conditions

**CONDITIONS:**

1. An acceptable reference plan or legal description of the severed lands in duplicate [Registry Act, s.81, Land Titles Act, s. 150], and the deed or instrument conveying the severed lands shall be submitted to the Secretary-Treasurer for review and consent endorsement within a period of one year [Planning Act, s. 53(41)] after the "Notice of Decision" is given [Planning Act, ss. 53(17) and 53(24)].
2. The land to be severed by Consent Application S-18-17-S shall be for the creation of a minimum 2.0 acre lot with a minimum of 76m of frontage on Frontenac Road.
3. Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. (This includes all taxes levied as of the date of the stamping of the deeds.)

4. In the event that there are abandoned wells located on the property being severed, and the retained property, they be sealed in accordance with the requirements of the Ministry of the Environment and that this work be accomplished prior to the stamping of the deeds.
5. The Township of South Frontenac shall receive 5% of the value of the parcel in lieu of parkland [Planning Act, s. 51(1)].
6. The surveyor who prepares the reference plan referred to in condition #1 shall also determine by survey the width of the public road abutting the severed and retained lands measured from the centre line of the traveled portion of the road to the lot line of the owner's property. If such width is less than 33 ft., the owner shall dedicate to the Township land along the frontage of the severed and/or retained lands as the case may be in the following manner:
  - a. The land to be dedicated shall be the width required to provide 33 ft. from the centre of the existing travelled road;
  - b. The land to be dedicated shall be described as a separate part on a Reference Plan of Survey to be prepared and deposited at the Owner's expense and filed with the Secretary-Treasurer prior to the stamping of the deeds;
  - c. The Transfer/Deed from the Owner for the land to be dedicated shall be engrossed in the name of "The Corporation of the Township of South Frontenac", and shall include the following attached to the Transfer/Deed as a Schedule:
 

*The Transferor hereby transfers the lands to the municipality for the purpose of widening the adjacent highway pursuant to Section 31(6) of the Municipal Act, 2001, Chapter 25, as amended.*
  - d. The Transfer/Deed for the land to be dedicated shall be registered by the Owner at the Owner's expense;
  - e. The duplicate registered Transfer/Deed for the land to be dedicated together with a letter of opinion of a solicitor qualified to practice law in the Province of Ontario addressed to the Secretary-Treasurer confirming that the municipality acquired good and marketable title to the land free and clear of all liens and encumbrances shall be delivered to the Secretary-Treasurer prior to stamping of Deeds.

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**Item # 18: S-19-17-S, S-20-17-S, S-21-17-S (1324782 Ontario Inc.)**

Speaking to the Application: Jennifer Garrah

**Discussion:**

The subject land consists of 73.3 +/- acres with frontage on McGarvey Road and Battersea Road. The lot is currently developed with an unoccupied livestock barn currently used for machine storage. The proposal is for the creation three (3) new residential lots each a minimum of 2 acres in size, with a minimum of 76m of frontage on Battersea Road. The northeastern most lot will also have frontage on McGarvey Road. A Minimum Distance Separation calculation has been completed for the unoccupied livestock barn and two (2) of the three (3) proposed lots lie partially or entirely within the area of influence. If the applicant wishes to proceed with these proposed lots, this barn needs to be formally decommissioned and the retained parcel rezoned to prevent the housing of livestock in any structure existing at the date of passage of the by-law.

All three (3) proposed lots are outside the 500m area of influence for the nearby mineral aggregate designated lands.

Public works is unable to permit three additional driveway entrances onto Battersea Road as it is a former county road and is subject to increased distances between entrances.

After discussions with the planning and public works departments the applicant has agreed to revise the proposed lot configurations to have one lot with frontage only on Battersea Road, one lot with frontage on both Battersea Road and McGarvey Road, and one lot with frontage only on McGarvey Road. This will allow two of the three proposed lots to have entrances from McGarvey Road and only one with an entrance on Battersea Road in order to satisfy the spacing requirements. The lot with frontage exclusively on McGarvey Road will also encompass the existing livestock barn and remove the requirement to rezone the retained parcel as the lot created will be too small to permit livestock. The building department has no objections.

KFL&A has no objections and has indicated all three (3) proposed lots are flexible in terms of siting a septic system.

Comments from Cataraqui Region Conservation Authority were not required.

RESOLUTION: C of A: 17:04:17

Moved by: R. Sleeth

Seconded by: K. Gee

THAT the South Frontenac Township Committee of Adjustment hereby APPROVES consent application S-19-17-S by 1324782 Ontario Inc., to create a new lot, in Concession 7, Part Lot 36/37, Battersea Road, District of Storrington, subject to conditions.

Carried

**Application No:** S-19-17-S  
**Owner:** 1324782 Ontario Inc.  
**Location of Property:** Concession 7, Lot/Part Lot 36/37, Frontenac Road, District of Storrington, Township of South Frontenac  
**Purpose of Application:** Consent to create a new lot  
**Date of Hearing:** May 11, 2017  
**Date of Decision:** May 11, 2017

**DECISION:** PROVISIONAL CONSENT BE GRANTED, subject to conditions

**CONDITIONS:**

1. An acceptable reference plan or legal description of the severed lands in duplicate [Registry Act, s.81, Land Titles Act, s. 150], and the deed or instrument conveying the severed lands shall be submitted to the Secretary-Treasurer for review and consent endorsement within a period of one year [Planning Act, s. 53(41)] after the "Notice of Decision" is given [Planning Act, ss. 53(17) and 53(24)].
2. The land to be severed by Consent Application S-19-17-S shall be for the creation of a minimum 2.0 acre lot with a minimum of 76m of frontage on Battersea Road.
3. Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. (This includes all taxes levied as of the date of the stamping of the deeds.)
4. In the event that there are abandoned wells located on the property being severed, and the retained property, they be sealed in accordance with the requirements of the Ministry of the Environment and that this work be accomplished prior to the stamping of the deeds.
5. The Township of South Frontenac shall receive 5% of the value of each of the parcels in lieu of parkland [Planning Act, s. 51(1)].
6. The surveyor who prepares the reference plan referred to in condition #1 shall also determine by survey the width of the public road abutting the severed and retained lands measured from the centre line of the traveled portion of the road to the lot line of the owner's property. If such width is less than 33 ft., the owner shall dedicate to the Township land along the frontage of the severed and/or retained lands as the case may be in the following manner:
  - a. The land to be dedicated shall be the width required to provide 33 ft. from the centre of the existing travelled road;
  - b. The land to be dedicated shall be described as a separate part on a Reference Plan of Survey to be prepared and deposited at the Owner's expense and filed with the Secretary-Treasurer prior to the stamping of the deeds;
  - c. The Transfer/Deed from the Owner for the land to be dedicated shall be engrossed in the name of "The Corporation of the Township of South Frontenac", and shall include the following attached to the Transfer/Deed as a Schedule:
 

*The Transferor hereby transfers the lands to the municipality for the purpose of widening the adjacent highway pursuant to Section 31(6) of the Municipal Act, 2001, Chapter 25, as amended.*
  - d. The Transfer/Deed for the land to be dedicated shall be registered by the Owner at the Owner's expense;
  - e. The duplicate registered Transfer/Deed for the land to be dedicated together with a letter of opinion of a solicitor qualified to practice law in the Province of Ontario addressed to the Secretary-Treasurer confirming that the municipality acquired good and marketable title to the land free and clear of all liens and encumbrances shall be delivered to the Secretary-Treasurer prior to stamping of Deeds.

**RESOLUTION:** C of A: 17:04:18

Moved by: R. Sleeth

Seconded by: K. Gee

THAT the South Frontenac Township Committee of Adjustment hereby APPROVES consent application S-20-17-S by 1324782 Ontario Inc., to create a new lot, in Concession 7, Part Lot 36/37, Battersea Road, District of Storrington, subject to conditions.

Carried

**Application No:** S-20-17-S  
**Owner:** 1324782 Ontario Inc.  
**Location of Property:** Concession 7, Lot/Part Lot 36/37, Frontenac Road, District of Storrington, Township of South Frontenac  
**Purpose of Application:** Consent to create a new lot  
**Date of Hearing:** May 11, 2017  
**Date of Decision:** May 11, 2017

**DECISION:** PROVISIONAL CONSENT BE GRANTED, subject to conditions

**CONDITIONS:**

1. An acceptable reference plan or legal description of the severed lands in duplicate [Registry Act, s.81, Land Titles Act, s. 150], and the deed or instrument conveying the severed lands shall be submitted to the Secretary-Treasurer for review and consent endorsement within a period of one year [Planning Act, s. 53(41)] after the "Notice of Decision" is given [Planning Act, ss. 53(17) and 53(24)].
2. The land to be severed by Consent Application S-20-17-S shall be for the creation of a minimum 2.0 acre lot with a minimum of 76m of frontage on Battersea Road.
3. Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. (This includes all taxes levied as of the date of the stamping of the deeds.)
4. In the event that there are abandoned wells located on the property being severed, and the retained property, they be sealed in accordance with the requirements of the Ministry of the Environment and that this work be accomplished prior to the stamping of the deeds.
5. The Township of South Frontenac shall receive 5% of the value of each of the parcels in lieu of parkland [Planning Act, s. 51(1)].
6. The surveyor who prepares the reference plan referred to in condition #1 shall also determine by survey the width of the public road abutting the severed and retained lands measured from the centre line of the traveled portion of the road to the lot line of the owner's property. If such width is less than 33 ft., the owner shall dedicate to the Township land along the frontage of the severed and/or retained lands as the case may be in the following manner:
  - a. The land to be dedicated shall be the width required to provide 33 ft. from the centre of the existing travelled road;
  - b. The land to be dedicated shall be described as a separate part on a Reference Plan of Survey to be prepared and deposited at the Owner's expense and filed with the Secretary-Treasurer prior to the stamping of the deeds;
  - c. The Transfer/Deed from the Owner for the land to be dedicated shall be engrossed in the name of "The Corporation of the Township of South Frontenac", and shall include the following attached to the Transfer/Deed as a Schedule:
 

*The Transferor hereby transfers the lands to the municipality for the purpose of widening the adjacent highway pursuant to Section 31(6) of the Municipal Act, 2001, Chapter 25, as amended.*
  - d. The Transfer/Deed for the land to be dedicated shall be registered by the Owner at the Owner's expense;
  - e. The duplicate registered Transfer/Deed for the land to be dedicated together with a letter of opinion of a solicitor qualified to practice law in the Province of Ontario addressed to the Secretary-Treasurer confirming that the municipality acquired good and marketable title to the land free and clear of all liens and encumbrances shall be delivered to the Secretary-Treasurer prior to stamping of Deeds.

**RESOLUTION:** C of A: 17:04:19

Moved by: R. Sleeth

Seconded by: K. Gee

THAT the South Frontenac Township Committee of Adjustment hereby DEFERS consent application S-21-17-S by 1324782 Ontario Inc., to create a new lot, in Concession 7, Part Lot 36/37, McGarvey Road, District of Storrington, subject to KFL&A public health approval.

Carried

**Item # 19: MV-16-17-L (Vanden Heuval)**

Speaking to the Application: Rita Vanden Heuval, Reg Genge

**Discussion:**

The subject land consists of 1.5 +/- acres with frontage on Trotter Road and Shales Road. The lot is currently vacant. The proposal is for the construction of a 30 foot by 40 foot (1200 square foot footprint) dwelling to be located 15m from the front property line, 2.5m from the side property line and 22m from the unnamed waterbody located on the property. This unnamed waterbody was enlarged to the current size by the previous owner and the applicant is in process with the Cataraqui Region Conservation Authority to reduce the dimensions of this waterbody in order to increase the setback from the HWM.

The by-law does not permit the construction of any structures within 30 m of the HWM for the reasons of reducing adverse effects on the environment, maintaining a natural vegetative buffer and aiding in the preservation of the rural character of the Township.

Cataraqui Region Conservation Authority has no objections to the proposal as submitted.

KFL&A Public health has no objections to the proposal as the applicant has an has submitted and received approval for a permit to install a septic system on the lot.

Public works has no objections.

The building department has no objections.

R. Sutherland has visited the site and would like to increase the reduction in front yard setback in order to also increase the distance from the water; 10m from the road and 27m from the water.

Lisa Lajeunesse spoke about concerns over the infill of the pond and impacts on species.

R. Parslow indicated he has been working with the CRCA to infill the man made pond.

Several emails were received from neighbours who expressed similar concerns regarding the infilling of the pond and the impacts on the water flow and species in the area. These emails were taken into consideration by the committee when making their decision.

RESOLUTION: C of A: 17:04:20

Moved by: R. Sutherland

Seconded by: K. Gee

THAT the South Frontenac Township Committee of Adjustment hereby APPROVES minor variance application MV-16-17-L by Richard Parslow, to permit construction within the 30m setback from water, within the 15 setback from top of bank, within the 20m front yard setback, within the 3m sideyard setback, in Concession 10, Part Lot 19, Trotter, District of Loughborough, subject to conditions.

Carried

**Application No:** MV-16-17-L  
**Owner:** Richard Parslow  
**Location of Property:** Concession 10, Lot/Part Lot 19, District of Loughborough, Township of South Frontenac  
**Purpose of Application:** To vary section 5.8.2 and section 7.3.2 of the Comprehensive Zoning By-law to permit construction within the 30m setback from HWM, within 15m from top of bank, within the 20m front yard setback, within the 3m side yard setback  
**Date of Hearing:** May 11, 2017  
**Date of Decision:** May 11, 2017  
**Decision:** MINOR VARIANCE APPROVED, subject to conditions

**CONDITIONS:**

1. This minor variance is for the construction of a maximum 1200 square foot footprint dwelling to be constructed a minimum of 27m from the high water mark of the unnamed waterbody on a

vacant property (ARN 102904004001430), a minimum of 10 from the front property line at Trotter Road and a minimum of 2.5m from the side property line.

2. Minor variance MV-16-17-L is applicable only to South Frontenac Township Comprehensive Zoning By-law 2003-75 and not to any subsequent zoning by-laws.
3. 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 South Frontenac.
4. The applicant shall enter into a site plan agreement with the Township to be registered on title, which sets out the Township's environmental policies and which specifies that a permit may be required from Cataraqui Region Conservation Authority for the proposed development, and for any shoreline or in-water works.

**Item # 20: MV-17-17-L (Silva)**

Speaking to the Application: None Speaking

Discussion:

The subject land consists of 1.86 +/- acres with frontage on Fairhaven Lane and Bobs Lake. The lot is currently developed with a single detached dwelling. The proposal is for the construction of a 35 foot by 40 foot (1400 square feet) detached accessory building with a finished height of 24.5 feet to the peak. This additional height is required to permit the construction of a second floor storage area. The proposed accessory building is outside the 30m setback from the high water mark and meets all other setbacks as required in the comprehensive zoning by-law.

Comments from Rideau Valley Conservation Authority, KFL&A Public Health and Public Works were not required.

The building department has no objections.

D. Hahn visited the site and has concerns over a deck near the water which is currently under construction, in addition to a shed near the proposed site of the garage. He would like these questions addressed prior to making a decision on the variance application.

RESOLUTION: C of A: 17:04:21

Moved by: D. Hahn

Seconded by: J. McDougall

THAT the South Frontenac Township Committee of Adjustment hereby DEFERS minor variance application MV-17-17-B by Norman and Goretti Silva, to permit an increase in height of an accessory building, in Concession 7, Part Lot 32, Trotter, District of Bedford, subject to investigation over possible unauthorised structures on the property.

Carried

**Item # 21: MV-18-17-S (Brown)**

Speaking to the Application: Janet Brown

Discussion:

The subject land consists of 6.66 +/- acres with frontage on Huntbach Lane and Dog Lake. The lot is currently developed with a single detached dwelling (4806 Huntbach Lane). The proposal is for the construction of a 160 square foot footprint screen porch addition to be located a minimum of 25.2m from the high water mark of Dog Lake. There is currently a deck in place which extends past the end of the dwelling to approximately 25m from the HWM. The applicant intends to remove the existing deck structure and rebuild the entire thing at the same time as construction the screen porch addition and remove all portions of the deck which extend past the structure.

The by-law does not permit the construction of any structures within 30 m of the HWM for the reasons of reducing adverse effects on the environment, maintaining a natural vegetative buffer and aiding in the preservation of the rural character of the Township.

The Rideau Waterway Development Review Team has evaluated the proposal and have no objections to the application.

Comments from KFL&A Public Health and Public Works were not required.

The building department has no objections.

RESOLUTION: C of A: 17:04:22

Moved by: R. Sleeth

Seconded by: K. Gee

THAT the South Frontenac Township Committee of Adjustment hereby APPROVES minor variance application MV-18-17-S by Janet Brown, to permit construction within the 30m setback from water, in Concession 10, Part Lot 17/18, Huntbach Lane, District of Storrington, subject to conditions.

Carried

**Application No:** MV-18-17-S  
**Owner:** Janet Brown  
**Location of Property:** Concession 10, Lot/Part Lot 17/18, District of Storrington, Township of South Frontenac  
**Purpose of Application:** To vary section 5.8.2 and section 10.3.1 of the Comprehensive Zoning By-law to permit construction within the 30m setback from water  
**Date of Hearing:** May 11, 2017  
**Date of Decision:** May 11, 2017

**Decision:** MINOR VARIANCE APPROVED, subject to conditions

**CONDITIONS:**

1. This minor variance is for the construction of a maximum 160 square foot footprint screen porch addition to an existing structure located at 4806 Huntbach Lane to be located a minimum of 25m from the high water mark of Dog Lake.
2. Minor variance MV-18-17-B is applicable only to South Frontenac Township Comprehensive Zoning By-law 2003-75 and not to any subsequent zoning by-laws.
3. 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 South Frontenac.
4. The applicant shall enter into a site plan agreement with the Township to be registered on title, which sets out the Township's environmental and limited service policies, and which specifies that a permit may be required from the Rideau Valley Conservation Authority for the proposed development, and for any shoreline or in-water works.

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**Item # 22: MV-19-17-B (Ryckman)**

Speaking to the Application: None Speaking

**Discussion:**

The subject land consists of 1.0 +/- acres with frontage on West Devil Lake Lane and Devil Lake. The lot is currently developed with a single detached dwelling (199 West Devil Lake Lane). The proposal is for the construction of a 12 foot by 34 foot deck to be located a minimum of 26.3m (86.3 feet) from the high water mark of Devil Lake. There is currently a 2.2 m (7.5 ft.) wide deck and stairs located on the water side, the proposed deck will extend a further 1.5m into the setback from the HWM.

The by-law does not permit the construction of any structures within 30 m of the HWM for the reasons of reducing adverse effects on the environment, maintaining a natural vegetative buffer and aiding in the preservation of the rural character of the Township.

The Cataraqui Region Conservation Authority is recommending denial of the application as they feel it does not meet the intent of the Official Plan. CRCA notes that the proposed development is outside the setback from the flood plain and outside the erosion hazard area identified on the property. They have also indicated that a permit will be required for all development on this property.

Comments from KFL&A Public Health and Public Works were not required.

The building department has no objections.

**RESOLUTION:** C of A: 17:04:23

Moved by: R. Sleeth

Seconded by: K. Gee

THAT the South Frontenac Township Committee of Adjustment hereby APPROVES minor variance application MV-19-17-S by Steven and Cindy Ryckman, to permit construction within the 30m setback from water, in Concession 10, Part Lot 9, Devil Lake Lane, District of Bedford, subject to conditions.

Carried

**Application No:** MV-19-17-B

**Owner:** Steven Ryckman and Cindy Ryckman  
**Location of Property:** Concession 10, Lot/Part Lot 9, District of Bedford, Township of South Frontenac  
**Purpose of Application:** To vary section 5.8.2 and section 10.3.1 of the Comprehensive Zoning By-law to permit construction within the 30m setback from water  
**Date of Hearing:** May 11, 2017  
**Date of Decision:** May 11, 2017

**Decision:** MINOR VARIANCE APPROVED, subject to conditions

**CONDITIONS:**

1. This minor variance is for the construction of a maximum 12 foot by 34 foot deck to be located a minimum of 26.3m from the high water mark of Devil Lake.
2. Minor variance MV-19-17-B is applicable only to South Frontenac Township Comprehensive Zoning By-law 2003-75 and not to any subsequent zoning by-laws.
3. 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 South Frontenac.
4. The applicant shall enter into a site plan agreement with the Township to be registered on title, which sets out the Township's environmental and limited service policies, and which specifies that a permit may be required from the Rideau Valley Conservation Authority for the proposed development, and for any shoreline or in-water works.

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**Item # 23: MV-20-17-B (McNichols)**

Speaking to the Application: Paul McNichols

**Discussion:**

The subject land consists of 1.24 +/- acres with frontage on McNichols Lane and Thirty Island Lake. The lot is currently developed with a single detached dwelling and small accessory building. The proposal is for the construction of a 20 foot by 46 foot (920 square feet) detached accessory building with a finished height of 23.6 feet to the peak. This additional height is required to permit the construction of a second floor storage area. The proposed accessory building is outside the 30m setback from the high water mark and meets all other setbacks as required in the comprehensive zoning by-law.

Comments from Rideau Valley Conservation Authority, KFL&A Public Health and Public Works were not required.

The building department has no objections.

**RESOLUTION:** C of A: 17:04:24

Moved by: D. Hahn

Seconded by: J. McDougall

THAT the South Frontenac Township Committee of Adjustment hereby APPROVES minor variance application MV-20-17-B by Steven and Cindy Ryckman, to permit an increase in height of an accessory building, in Concession 3, Part Lot 7, McNichols Lane, District of Bedford, subject to conditions.

Carried

**Application No:** MV-20-17-B  
**Owner:** Paul & Janice McNichols  
**Location of Property:** Concession 3, Lot/Part Lot 7, District of Bedford Township of South Frontenac  
**Purpose of Application:** To vary section 10.3.2 of the Comprehensive Zoning By-law to permit an increase in height of an accessory building  
**Date of Hearing:** May 11, 2017  
**Date of Decision:** May 11, 2017

**Decision:** MINOR VARIANCE APPROVED, subject to conditions

**CONDITIONS:**

1. This minor variance is for the construction of a maximum 1400 square foot footprint accessory building with a finished height to peak of 23.6 feet. This accessory structure is not permitted to have any living space.
2. Minor variance MV-20-17-B is applicable only to South Frontenac Township Comprehensive Zoning By-law 2003-75 and not to any subsequent zoning by-laws.
3. 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 South Frontenac.

**Item # 24: MV-21-17-S (Harvey)**

Speaking to the Application: Nicholas Harvey

**Discussion:**

The subject land consists of 0.9 +/- acres with frontage on Ormsbee Road and Dog Lake. The lot is currently developed with a single detached dwelling (1517 Ormsbee Road) located approximately 26.8m from the high water mark of Dog Lake. The proposal is for a three (3) foot increase in height of the existing structure to permit an increase in living space on the second floor, as well as the creation of an outdoor deck above the existing covered porch which will be accessed from the upper level. The structure currently has a small upper loft area but the floor space is limited due to the pitch of the roof. This application is seeking to rectify a building without a permit situation discovered by the Chief Building Official.

The by-law does not permit the construction of any structures within 30 m of the HWM for the reasons of reducing adverse effects on the environment, maintaining a natural vegetative buffer and aiding in the preservation of the rural character of the Township.

The Rideau Waterway Development Review Team has no objection to the application as it does not encroach any farther into the required setback from the HWM and does not increase the lot coverage. CRCA noted that a permit is required for the proposed development.

Comments from KFL&A Public Health and Public Works were not required as the applicant has already upgraded his septic system to accommodate the renovations.

The building department has no objections.

RESOLUTION: C of A: 17:04:25

Moved by: R. Sleeth

Seconded by: K. Gee

THAT the South Frontenac Township Committee of Adjustment hereby APPROVES minor variance application MV-21-17-S by Nicholas Harvey, to permit construction within the 30m setback from water, in Concession 9, Part Lot 19, Ormsbee Road, District of Storrington, subject to conditions.

Carried

**Application No:** MV-21-17-S  
**Owner:** Nicholas Harvey  
**Location of Property:** Concession 9, Lot/Part Lot 19, District of Storrington, Township of South Frontenac  
**Purpose of Application:** To vary section 5.8.2 and section 10.3.1 of the Comprehensive Zoning By-law to permit construction within the 30m setback from water  
**Date of Hearing:** May 11, 2017  
**Date of Decision:** May 11, 2017

**Decision:** MINOR VARIANCE APPROVED, subject to conditions

**CONDITIONS:**

1. This minor variance is for a maximum three (3) foot increase in height to peak of an existing dwelling located at 1517 Ormsbee Road to permit an increase in living space, in addition to the construction of a new second story deck over an existing lower level porch.
2. Minor variance MV-21-17-B is applicable only to South Frontenac Township Comprehensive Zoning By-law 2003-75 and not to any subsequent zoning by-laws.
3. 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 South Frontenac.

4. The applicant shall enter into a site plan agreement with the Township to be registered on title, which sets out the Township's environmental and limited service policies, and which specifies that a permit may be required from the Cataraqui Region Conservation Authority for the proposed development, and for any shoreline or in-water works.

**Item # 25: MV-22-17-B (Brice)**

Speaking to the Application: Roger Brice

**Discussion:**

The subject land consists of 1.5 +/- acres with frontage on Perth Road and Devil Lake. The property is zoned RRC-34 and permits three tourist cabins, a single detached dwelling and an accessory storage building. The proposal is for the addition of a 100 square foot mudroom to the non-water side of the existing principal dwelling located approximately 20m from the high water mark of Devil Lake. The by-law does not permit the construction of any structures within 30 m of the HWM for the reasons of reducing adverse effects on the environment, maintaining a natural vegetative buffer and aiding in the preservation of the rural character of the Township.

The Cataraqui Region Conservation Authority has no objections as the permit issued for the renovations to the building included the proposed mudroom.

Comments from KFL&A Public Health and Public Works were not required as the applicant has already upgraded his septic system to accommodate the renovations.

The building department has no objections.

RESOLUTION: C of A: 17:04:26

Moved by: J. McDougall

Seconded by: D. Hahn

THAT the South Frontenac Township Committee of Adjustment hereby APPROVES minor variance application MV-22-17-B by Roger Brice, to permit construction within the 30m setback from water, in Concession 13, Part Lot 8, Perth Road, District of Bedford, subject to conditions.

Carried

**Application No:** MV-22-17-B  
**Owner:** Roger Brice  
**Location of Property:** Concession 13, Lot/Part Lot 8, District of Bedford, Township of South Frontenac  
**Purpose of Application:** To vary section 5.8.2 and section 18.3.1 of the Comprehensive Zoning By-law to permit construction within the 30m setback from water  
**Date of Hearing:** May 11, 2017  
**Date of Decision:** May 11, 2017

**Decision:** MINOR VARIANCE APPROVED, subject to conditions

**CONDITIONS:**

1. This minor variance is for the construction of a maximum 100 square foot mudroom addition to an existing dwelling located 20m from the HWM of Devil Lake.
2. Minor variance MV-22-17-B is applicable only to South Frontenac Township Comprehensive Zoning By-law 2003-75 and not to any subsequent zoning by-laws.
3. 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 South Frontenac.

**Item # 26: MV-23-17-B (Kimmitt)**

Speaking to the Application: Tony and Michelle Kimmitt

**Discussion:**

The subject land consists of 43.9 +/- acres with frontage on Lee Road and Wolfe Lake. The property is currently developed with a seasonal dwelling and small accessory building. The proposal is for an increase in height (a maximum of 6 feet) of the existing dwelling to permit the reconstruction of the foundation and the creation of a crawlspace underneath the cottage to locate services. The dwelling

is located approximately 55 feet at its closest point to Wolfe Lake and is within 120m of a Provincially Significant Wetland; as such, the applicant has submitted an Environmental Impact Assessment completed by Ontario Lake Assessments which stated there would be no long-term impacts as a result of the proposed construction. However, the EIA indicated that there needs to be appropriate soil stability measures taken during and after construction to prevent disruption of the native soil mantle.

The by-law does not permit the construction of any structures within 30 m of the HWM for the reasons of reducing adverse effects on the environment, maintaining a natural vegetative buffer and aiding in the preservation of the rural character of the Township.

Comments from Rideau Valley Conservation Authority have yet to be received.

Comments from KFL&A Public Health and Public Works were not required.

The building department has no objections.

RESOLUTION: C of A: 17:04:27

Moved by: D. Hahn

Seconded by: J. McDougall

THAT the South Frontenac Township Committee of Adjustment hereby APPROVES minor variance application MV-23-17-B by Tony and Michelle Kimmett, to permit construction within the 30m setback from water, in Concession 10, Part Lot 23/24, Perth Road, District of Bedford, subject to conditions.

Carried

**Application No:** MV-23-17-B  
**Owner:** Tony & Michelle Kimmett  
**Location of Property:** Concession 10, Lot/Part Lot 23/24, District of Bedford, Township of South Frontenac  
**Purpose of Application:** To vary section 5.10.2 of the Comprehensive Zoning By-law to permit construction within the 30m setback from water  
**Date of Hearing:** May 11, 2017  
**Date of Decision:** May 11, 2017

**Decision:** MINOR VARIANCE APPROVED, subject to conditions

#### CONDITIONS:

1. This minor variance is for the raising of an existing dwelling (966 Lee Road) a maximum of six (6) feet to permit the reconstruction of the foundation and the creation of a crawlspace underneath the cottage to locate services; no living space is permitted.
2. Minor variance MV-23-17-B is applicable only to South Frontenac Township Comprehensive Zoning By-law 2003-75 and not to any subsequent zoning by-laws.
3. 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 South Frontenac.
4. The applicant shall enter into a site plan agreement with the Township to be registered on title, which sets out the Township's environmental and limited service policies, and which specifies that a permit may be required from the Rideau Valley Conservation Authority for the proposed development, and for any shoreline or in-water works.

---

#### Item # 27: MV-24-17-S (Anglin)

Speaking to the Application: Bill Anglin

#### Discussion:

The subject land consists of 1.49 +/- acres with frontage on Loughborough Lake. This property is unique in that while it is possible to drive to it via Hickory Lane it is essentially an island with a bridge to the mainland. The property is currently developed with a seasonal dwelling (1050 square feet plus 515 square foot deck) and small accessory building (less than 100 square feet) located 48 feet from the high water mark (HWM) of Loughborough Lake. The proposal is for the demolition of all existing structures on the property and the construction of a 1660 square foot dwelling plus rebuilding the same size deck to be located a minimum of 50 feet from the HWM. The applicant has also proposed the construction of a new 385 square foot detached garage as a future outbuilding also to be located a minimum of 50 feet from the HWM. The proposed dwelling and accessory buildings are to be located approximately 50 feet from Loughborough Lake and within 120m of a Provincially Significant

Wetland; as such, the applicant has submitted an Environmental Impact Assessment (EIA) completed by Ontario Lake Assessments. The EIA suggests there is an opportunity to move the proposed cottage to the south somewhat to achieve a slightly better setback from the HWM and permit the possible construction of a full septic system as opposed to the two (2) tank holding tank setup currently being used.

The by-law does not permit the construction of any structures within 30 m of the HWM for the reasons of reducing adverse effects on the environment, maintaining a natural vegetative buffer and aiding in the preservation of the rural character of the Township.

Cataraqui Region Conservation Authority have no objections; however they have indicated that a permit will be required for the proposed construction.

Comments from KFL&A Public Health have yet to be received.

The building department has no objections.

Comments from Public Works were not required.

RESOLUTION: C of A: 17:04:28

Moved by: R. Sleeth

Seconded by: K. Gee

THAT the South Frontenac Township Committee of Adjustment hereby DEFERS minor variance application MV-24-17-S by Carolyn Anglin, to permit construction within the 30m setback from water, in Concession 10, Part Lot 4, Hickory Lane, District of Storrington, subject to KFL&A approval.

Carried

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**Item #28 : Adjournment**

RESOLUTION: C of A: 17:04:29

Moved by: J. McDougall

Seconded by: L. Redden

THAT the April 13, 2017 meeting of the South Frontenac Township Committee of Adjustment is hereby adjourned at 8:50 p.m. to reconvene at 7:00 p.m. on Thursday, June 8, 2017 or at the call of the Chair.

Carried

---

Alan Revill  
Chair

---

Lindsay Mills  
Secretary-Treasurer



# REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



**Report Date: June 7, 2017**

**Application No:** S-21-17-S  
**Owner:** 1324782 Ontario Inc.  
**Location of Property:** Concession 7, Lot/Part Lot 36/37 Battersea Road, District of Storrington, Township of South Frontenac  
**Purpose of Application:** Consent to create a new lot  
**Date of Hearing:** May 11, 2017

---

## RECOMMENDATION

It is recommended that the Committee hear comments from members of the public and that the consent application to create a new lot **be considered for passage.**

## BACKGROUND

The subject land consists of 73.3 +/- acres with frontage on McGarvey Road and Battersea Road. The lot is currently developed with an unoccupied livestock barn currently used for machine storage. The proposal is for the creation a new residential lot a minimum of 2 acres in size, with a minimum of 76m of frontage on McGarvey Road. This lot will encompass the livestock barn and result in a property of insufficient size for livestock so an MDS calculation is not required. The proposed lot is outside the 500m area of influence for the nearby mineral aggregate designated lands. The planning department is able to support the application for the proposed lots.

Current Zoning: Rural (RU)/Rural Industrial (RI)  
 Application Complies with Zoning: Yes  
 Current Official Plan Designation: Rural (RU)  
 Application Complies with Official Plan: Yes

## AGENCY ANALYSIS AND COMMENTS

Comments from Public Works have yet to be received.

The building department has no objections.

KFL&A has no objections.

Comments from Cataraqui Region Conservation Authority were not required.

## CONDITIONS

1. An acceptable reference plan or legal description of the severed lands in duplicate [Registry Act, s.81, Land Titles Act, s. 150], and the deed or instrument conveying the severed lands shall be submitted to the Secretary-Treasurer for review and consent endorsement within a period of one year [Planning Act, s. 53(41)] after the "Notice of Decision" is given [Planning Act, ss. 53(17) and 53(24)].



# REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



2. The land to be severed by Consent Application S-21-17-S shall be for the creation of a minimum 2.0 acre lot with a minimum of 76m of frontage on McGarvey Road.
3. Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. (This includes all taxes levied as of the date of the stamping of the deeds.)
4. In the event that there are abandoned wells located on the property being severed, and the retained property, they be sealed in accordance with the requirements of the Ministry of the Environment and that this work be accomplished prior to the stamping of the deeds.
5. The Township of South Frontenac shall receive 5% of the value of each of the parcels in lieu of parkland [Planning Act, s. 51(1)].
6. The surveyor who prepares the reference plan referred to in condition #1 shall also determine by survey the width of the public road abutting the severed and retained lands measured from the centre line of the traveled portion of the road to the lot line of the owner's property. If such width is less than 33 ft., the owner shall dedicate to the Township land along the frontage of the severed and/or retained lands as the case may be in the following manner:
  - a. The land to be dedicated shall be the width required to provide 33 ft. from the centre of the existing travelled road;
  - b. The land to be dedicated shall be described as a separate part on a Reference Plan of Survey to be prepared and deposited at the Owner's expense and filed with the Secretary-Treasurer prior to the stamping of the deeds;
  - c. The Transfer/Deed from the Owner for the land to be dedicated shall be engrossed in the name of "The Corporation of the Township of South Frontenac", and shall include the following attached to the Transfer/Deed as a Schedule:

*The Transferor hereby transfers the lands to the municipality for the purpose of widening the adjacent highway pursuant to Section 31(6) of the Municipal Act, 2001, Chapter 25, as amended.*
  - d. The Transfer/Deed for the land to be dedicated shall be registered by the Owner at the Owner's expense;
  - e. The duplicate registered Transfer/Deed for the land to be dedicated together with a letter of opinion of a solicitor qualified to practice law in the Province of Ontario addressed to the Secretary-Treasurer confirming that the municipality acquired good and marketable title to the land free and clear of all liens and encumbrances shall be delivered to the Secretary-Treasurer prior to stamping of Deeds.

## ATTACHMENTS

Map of Mulrooney Property





**Submitted/approved by:** Lindsay Mills

**Prepared by:** Jennie Kapusta



**1324780 ONTARIO INC.**  
**S-19-17-S**  
**S-20-17-S**  
**S-21-17-S**

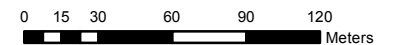
**Legend**

-  300m Buffer from Aggregate
-  1324782 Ontario Inc. Property
-  Existing Buildings
-  1324782 Ontario Inc. Proposed Lots

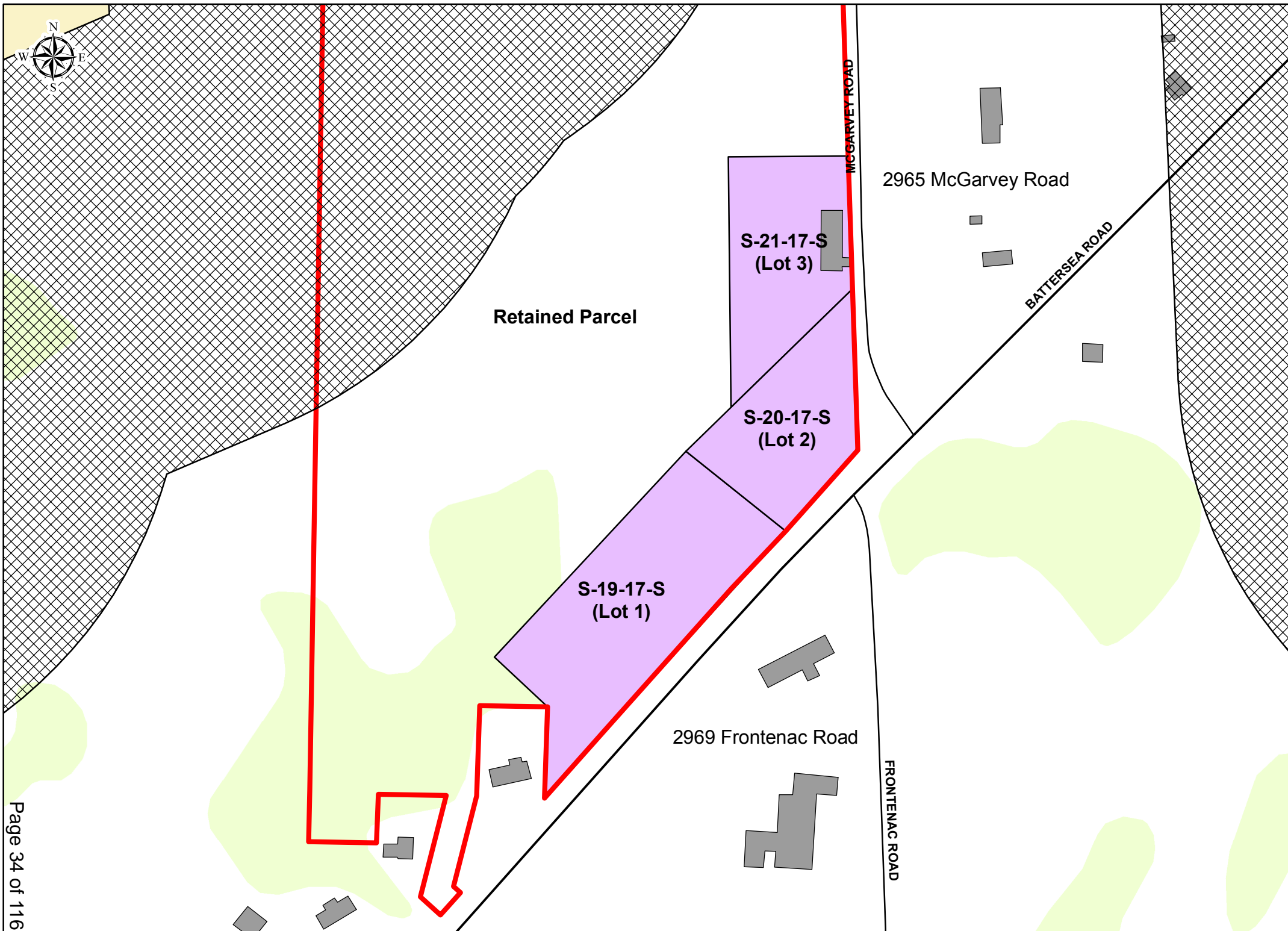
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Scale 1:3,068



UTM Projection NAD 83






<http://www.kflapublichealth.ca>

**CONSENT TO SEVER  
INSPECTION REPORT**

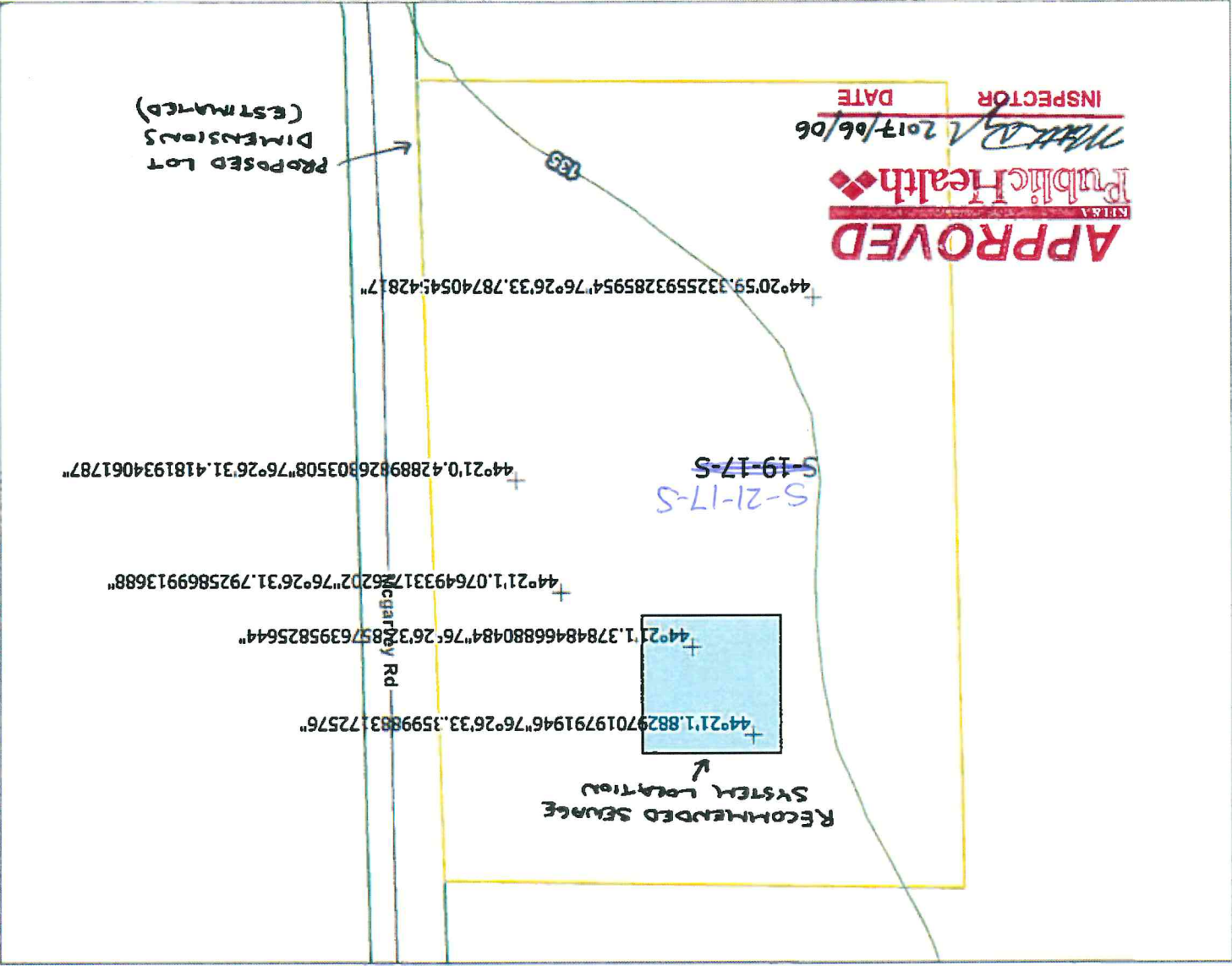
Environmental Health Department

File Number: <b>S-21-17-S</b>		Receipt Number: SK-20-2017																						
Owner(s): 1324782 Ontario Inc.																								
Municipality: Township of South Frontenac		Ward / Former Township: Storrington																						
Lot: Parts 36 & 37	Concession: 7	Registered Plan: 13R8488	Plan of Subdivision: Sublot: 1																					
<p><b>General Description (existing buildings, surface features, slopes, site services for water and sewage, etc)</b></p> <p><b>Severed:</b> A mostly flat lot that slopes toward the proposed retained lot on the western side; there is an existing barn in the southeast corner. The proposed severed lot is bordered by the proposed retained lot to the north and west, McGarvey Road to the east, and another severed lot to the south (S-21-17-S).</p> <p><b>Retained:</b> Large acreage with primarily agricultural use. Proposed retained lot is bordered by a neighbouring lot to the north, McGarvey Road to the east, the proposed severed lots and neighbouring lots to the south, and a neighbouring lot to the west.</p>																								
<p><b>Soil type, depth and water table on each part of potential leaching bed areas. Indicate water table with bar. Show estimated permeability (good, fair, poor) for each part where natural soil is acceptable.</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">Severed</th> <th style="width: 30%;">Depth of Soil</th> <th style="width: 40%;">Retained</th> </tr> </thead> <tbody> <tr> <td>Topsoil -----&gt;</td> <td>0.0 m</td> <td></td> </tr> <tr> <td>Organics -----&gt;</td> <td>0.3 m</td> <td></td> </tr> <tr> <td>Gravelly sand with some fines -----&gt;</td> <td>0.6 m</td> <td></td> </tr> <tr> <td>Limestone -----&gt;</td> <td>0.9 m</td> <td></td> </tr> <tr> <td></td> <td>1.2 m</td> <td></td> </tr> <tr> <td></td> <td>1.5 m</td> <td></td> </tr> </tbody> </table>				Severed	Depth of Soil	Retained	Topsoil ----->	0.0 m		Organics ----->	0.3 m		Gravelly sand with some fines ----->	0.6 m		Limestone ----->	0.9 m			1.2 m			1.5 m	
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Limestone ----->	0.9 m																							
	1.2 m																							
	1.5 m																							
Percolation rate (estimated):		Percolation rate (estimated):																						
<p><b>NOTE:</b> the approval of any new lot is based on its suitability to provide an area for a Class 4 septic tank system for an average 3 bedroom home. Approval to build a larger home on this lot will be subject to availability of sufficient area for a larger septic tank system.</p>																								
<b>Suitability for on-site sewage disposal:</b>																								
<b>SEVERED</b>		<b>Conditions:</b>																						
<input checked="" type="checkbox"/> Satisfactory	The proposed lot is capable of providing flexibility in siting a sewage disposal system. The soil conditions found on the lot will require additional suitable granular soil to construct a sewage disposal system.																							
<input type="checkbox"/> Unsatisfactory																								
<input checked="" type="checkbox"/> Site Flexible																								
<input type="checkbox"/> Site Specific																								
<b>RETAINED</b>		<b>Conditions:</b>																						
<input checked="" type="checkbox"/> Satisfactory	The location of the sewage disposal system and specific requirements for additional soil will be indicated on an Application to Construct a Sewage System prior to site development.																							
<input type="checkbox"/> Unsatisfactory																								
<input type="checkbox"/> Site Flexible																								
<input type="checkbox"/> Site Specific																								
Inspector: Matthew Doyle CPH(C), Public Health Inspector	Approved: 	Date: June 06, 2017																						

**PLEASE FORWARD A COPY OF THE NOTICE OF DECISION TO KFL&A PUBLIC HEALTH.**

Personal information on this form is collected under the authority of the Building Code Act, and will be used for the administration of Public Health programs. Any questions about the collection of this information should be directed to the Manager of Environmental Health, KFL&A Public Health, 221 Portsmouth Avenue, Kingston, Ontario K7M 1V5, (613) 549-1232 ext. 1243 or 1-800-267-7875.

**Severance - S-19-17-S 1324782 Ontario Inc. - test hole locations**



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Notes  
Enter Map Description

1:1,033

- Parcel Fabric
- 405+
- 380-400
- 355-375
- 330-350
- 305-325
- 280-300
- 255-275
- 230-250
- 205-225
- 180-200
- 155-175
- 130-150
- 105-125
- 75-100
- Contours
- Waste Site
- Baseball Field
- Golf Course
- Restaurant
- Accommodation
- Boat Launch
- Cemetery
- Church
- Library
- Municipal Office
- School
- Hell Pad
- Ambulance
- Fire





0 0.03 0.1 Kilometers

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- Cemetery
- Church
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- Municipal Office
- School
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- Ambulance
- Fire





# REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



**Report Date: May 8, 2017**

**Application No:** MV-17-17-B  
**Owner:** Norman Silva and Goretti Silva  
**Location of Property:** Concession 7, Lot/Part Lot 32, District of Bedford Township of South Frontenac  
**Purpose of Application:** To vary section 10.3.2 of the Comprehensive Zoning By-law to permit an increase in height of an accessory building  
**Date of Hearing:** May 11, 2017

---

## RECOMMENDATION

It is recommended that the Committee hear comments from members of the public and that the minor variance to permit an increase in height of an accessory building **be considered for passage.**

## BACKGROUND

The subject land consists of 1.86 +/- acres with frontage on Fairhaven Lane and Bobs Lake. The lot is currently developed with a single detached dwelling. The proposal is for the construction of a 35 foot by 40 foot (1400 square feet) detached accessory building with a finished height of 24.5 feet to the peak. This additional height is required to permit the construction of a second floor storage area. The proposed accessory building is outside the 30m setback from the high water mark and meets all other setbacks as required in the comprehensive zoning by-law.

## FOUR TESTS OF A MINOR VARIANCE

Section 45(1) of the Planning Act

A variance may be authorized from the provisions of the zoning by-law, if, in the opinion of the Committee of Adjustment, the request meets all of the following tests:

1. Is the minor variance desirable for the appropriate development or use of the land, building or structure?
2. Is the general intent and purpose of the official plan maintained?
3. Is the general intent and purpose of the zoning by-law maintained? And
4. Is the variance minor?

Current Zoning: Limited Service Residential Waterfront (RLSW)

Application Complies with Zoning: Yes

Current Official Plan Designation: Rural (RU)

Application Complies with Official Plan: Yes

## AGENCY ANALYSIS AND COMMENTS

Comments from Rideau Valley Conservation Authority, KFL&A Public Health and Public Works were not required.

The building department has no objections.



# REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



## CONDITIONS

1. This minor variance is for the construction of a maximum 1400 square foot footprint accessory building with a finished height to peak of 24.5 feet. This accessory structure is not permitted to have any living space or plumbing.
2. Minor variance MV-17-17-B is applicable only to South Frontenac Township Comprehensive Zoning By-law 2003-75 and not to any subsequent zoning by-laws.
3. 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 South Frontenac.
4. Prior to the issuance of a building permit the applicant is required to remove the deck constructed at the water's edge with no building permit or planning permission, and to legalise the 12 foot by 12 foot shed constructed without a building permit.

## ATTACHMENTS

Map of Silva Property




**Submitted/approved by:** Lindsay Mills

**Prepared by:** Jennie Kapusta



**SILVA**  
**MV-17-17-B**

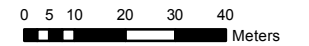
**Legend**

-  Silva Existing House
-  Silva Property
-  Silva Proposed Garage

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Scale 1:1,500



UTM Projection NAD 83





# REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



**Report Date: May 8, 2017**

**Application No:** MV-24-17-S  
**Owner:** Carolyn Anglin  
**Location of Property:** Concession 10, Lot/Part Lot 4, District of Storrington, Township of South Frontenac  
**Purpose of Application:** To vary section 5.10.2 of the Comprehensive Zoning By-law to permit construction within the 30m setback from water  
**Date of Hearing:** May 11, 2017

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## RECOMMENDATION

It is recommended that the Committee hear comments from members of the public and that the minor variance to permit construction within the required 30m setback from the high water mark **be considered for passage.**

## BACKGROUND

The subject land consists of 1.49 +/- acres with frontage on Loughborough Lake. This property is unique in that while it is possible to drive to it via Hickory Lane it is essentially an island with a bridge to the mainland. The property is currently developed with a seasonal dwelling (1050 square feet plus 515 square foot deck) and small accessory building (less than 100 square feet) located 48 feet from the high water mark (HWM) of Loughborough Lake. The proposal is for the demolition of all existing structures on the property and the construction of a 1660 square foot dwelling plus rebuilding the same size deck to be located a minimum of 50 feet from the HWM. The applicant has also proposed the construction of a new 385 square foot detached garage as a future outbuilding also to be located a minimum of 50 feet from the HWM. The proposed dwelling and accessory buildings are to be located approximately 50 feet from Loughborough Lake and within 120m of a Provincially Significant Wetland; as such, the applicant has submitted an Environmental Impact Assessment (EIA) completed by Ontario Lake Assessments. The EIA suggests there is an opportunity to move the proposed cottage to the south somewhat to achieve a slightly better setback from the HWM and permit the possible construction of a full septic system as opposed to the two (2) tank holding tank setup currently being used.

The by-law does not permit the construction of any structures within 30 m of the HWM for the reasons of reducing adverse effects on the environment, maintaining a natural vegetative buffer and aiding in the preservation of the rural character of the Township.

## FOUR TESTS OF A MINOR VARIANCE

Section 45(1) of the Planning Act

A variance may be authorized from the provisions of the zoning by-law, if, in the opinion of the Committee of Adjustment, the request meets all of the following tests:

1. Is the minor variance desirable for the appropriate development or use of the land, building or structure?
2. Is the general intent and purpose of the official plan maintained?
3. Is the general intent and purpose of the zoning by-law maintained?
4. Is the variance minor?



# REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



Current Zoning: Limited Service Residential Waterfront (RLSW), Environmental Protection (EP)  
Application Complies with Zoning: Yes  
Current Official Plan Designation: Rural (RU), Provincially Significant Wetland (PSW)  
Application Complies with Official Plan: Yes

## **AGENCY ANALYSIS AND COMMENTS**

Cataraqui Region Conservation Authority has no objections to the proposal as submitted. They have indicated that a permit from the CRCA will be required for the proposed development.

KFL&A Public Health have no objection to the proposal provided that the proposed dwelling specifications and site plan submitted with permit ST-16-17 do not change.

The building department has no objections.

Comments from Public Works were not required.

## **CONDITIONS**

1. This minor variance is for construction of a maximum 1660 square foot dwelling (single story, no basement permitted) plus a maximum 550 square foot deck and a maximum 385 square foot detached accessory building (storage only, no living space permitted) to be located a minimum of 50 feet from the high water mark of Loughborough Lake.
2. Minor variance MV-24-17-S is applicable only to South Frontenac Township Comprehensive Zoning By-law 2003-75 and not to any subsequent zoning by-laws.
3. 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 South Frontenac.
4. The applicant shall enter into a site plan agreement with the Township to be registered on title, which sets out the Township's environmental and limited service policies, and which specifies that a permit may be required from the Cataraqui Region Conservation Authority for the proposed development, and for any shoreline or in-water works.

## **ATTACHMENTS**

Map of Anglin Property  
CRCA letter dated May 11, 2017  
KFLA comments, KFLA Permit ST-16-17






**Submitted/Approved by:** Lindsay Mills

**Prepared by:** Jennie Kapusta



**ANGLIN  
MV-24-17-B**

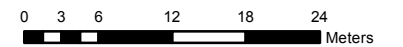
**Legend**

-  Anglin Property
- Proposed**
-  Proposed Cottage
-  Proposed Deck
- Existing**
-  Existing Cottage
-  Existing Deck

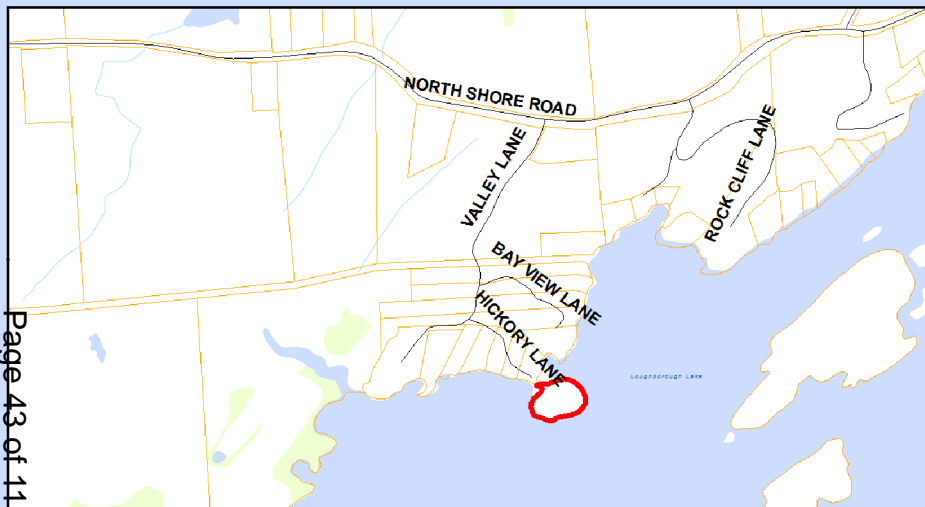
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Scale 1:614



UTM Projection NAD 83





## CATARAQUI REGION CONSERVATION AUTHORITY

1641 Perth Road, P.O. Box 160 Glenburnie, Ontario K0H 1S0  
Phone: (613) 546-4228 Toll Free (613 area code): 1-877-956-CRCA  
Fax: (613) 547-6474 E-mail: info@crca.ca  
Websites: www.crca.ca & www.cleanwatercataraqui.ca

Member of



May 11, 2017

File: MV/FRS/82/2017

### Sent by E-mail

Ms. Jennie Kapusta, Planning Assistant  
Township of South Frontenac  
P.O. Box 100  
Sydenham, Ontario  
K0H 2T0

Dear Ms. Kapusta:

**Re: Application for Minor Variance MV-24-17-S (Anglin)  
Lot 4, Concession 10; 32 Hickory Lane  
Storrington District, Township of South Frontenac  
Waterbody: Loughborough Lake**

Staff of the Cataraqui Region Conservation Authority (CRCA) have reviewed the above-noted application for minor variance, and provide the following comments for the Committee of Adjustment's consideration.

### Summary of the Proposal

The proposal involves the demolition of an existing structure and the construction of a new dwelling on the subject property. The variance is requested to:

- Reduce the required setback from the high water mark from 30 metres, as required by Section 5.8.2.(1.) of the South Frontenac Zoning By-law, to 15 metres in order to permit the construction of a dwelling.

### Site Description

The property is located on north shore of the east basin of Loughborough Lake. The topography of the property can be described as rising very quickly from the shoreline to a high plateau table land where an existing dwelling is located. Currently, the property contains a single detached dwelling.

The property is designated 'Rural' and 'Provincially Significant Wetland' in the Official Plan and zoned 'Limited Service Residential – Waterfront' (RLSW). The wetland is located adjacent to the west of the subject property.

## Discussion

The main interests of the CRCA with respect to this application are the avoidance of natural hazards (e.g. flooding and erosion) associated with the shoreline of Loughborough Lake, the protection of the water quality of the lake, and the protection of the Provincially Significant Wetland (PSW) natural heritage feature.

### Natural Hazards

**Flooding:** The maximum recorded water level for Loughborough Lake is 125.03 metres geodetic. For Loughborough Lake, the maximum recorded water level is used in lieu of an engineered flood plain. The CRCA's Guidelines for Implementing Ontario Regulation 148/06 (see description below) requires that all development be set back a minimum of 6 metres from the regulatory floodplain of a waterbody. Based upon elevation mapping data and site observations, the proposed development will be located outside of the setback from the regulatory flood plain.

**Erosion:** The CRCA defines the extent of potential erosion hazards to include an allowance for toe erosion, a stable slope allowance for bedrock shorelines of 1(h):1(v), plus an erosion access allowance of 6 metres. Based on an estimated 8 metre high slope, the total erosion hazard allowance is anticipated to be approximately 14 metres measured horizontally inland from the stable toe of slope at the shoreline. Staff note that the proposed development will be located outside of the erosion hazard allowance.

### Water Quality

Section 2.2 of the Provincial Policy Statement (PPS) suggests that planning authorities should seek to protect, improve or restore the quality and quantity of water. Accordingly, the Official Plan and Zoning By-law for the Township of South Frontenac provide guidance with respect to how development should occur in consideration of protecting, improving and restoring water quality within the municipality. Similarly, the CRCA's Planning Policy (April, 2015) contains provisions that seek to support these objectives.

Section 5.2.7 b)(i) of the Official Plan for South Frontenac Township suggests that a 30 metre setback from the high water mark is required to be maintained as a buffer in order to protect water quality. Similarly, the CRCA Planning Policy recommends that new development and site alteration, including septic system tile fields and open or enclosed decks/patios attached to the main dwelling, be set back a minimum distance of 30 metres from the high water mark of a waterbody. However, development within the water setback may be considered when there are no reasonable alternatives for locating the development outside of the water setback area, the development is no closer to the water than existing buildings or structures on the property the development complies with the maximum lot coverage provisions of the Zoning By-law, and suitable methods to minimize negative impacts on water quality are incorporated into the development.

The development proposal is located in a reasonable location since there is already a building in that general location and since this is an island property that does not afford a 30 metre setback on all sides, the new dwelling will not be closer than existing development, and the development complies with the maximum lot coverage provisions. *Therefore, staff are satisfied with the proposal from a water quality perspective.*

*Staff recommend that roof runoff be directed away from the shoreline to the north.*

Natural Heritage (PSW)

As noted above, this portion of Loughborough Lake is classified as provincially significant wetland. Section 5.2.11 of the Official Plan suggests that when considering development adjacent to a provincially significant wetland or within 300 metres of a sensitive Lake Trout Lake, an Environmental Impact Assessment (EIA) may be required. In the opinion of staff, impacts would be negligible since there is already an existing dwelling on the property and the new building will be located greater than 30 metres from the PSW.

**Recommendation**

Staff have no objection to the approval of application MV-24-17-S based on our consideration for natural hazards, natural heritage, and water quality and quantity protection policies.

Please note that a portion of the property is subject to Ontario Regulation 148/06: Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses, which is administered by the CRCA. The purpose of the regulation is to ensure that proposed changes (e.g. development and site alteration) to a property are not affected by natural hazards, such as flooding and erosion, and that the changes do not put other properties at greater risk from these hazards. Within a regulated area, written permission must be obtained from the CRCA prior to development taking place. In this instance, a CRCA permit will be required for this development under said regulation.

Please inform this office of any decision made by the Committee with regard to this application. If you have any questions, please contact the undersigned at 613-546-4228 ext. 244, or by e-mail at [aschmidt@crca.ca](mailto:aschmidt@crca.ca).

Yours truly,



Andrew Schmidt, C. Tech.  
Development Review Manager

/as

c.c. Carolyn Anglin, 2109 Fell Avenue, North Vancouver, BC, V7P 2K8  
Lindsay Mills, Planner (via email)

## REQUESTS FOR COMMENTS

<b>To:</b>	Jennie Kapusta Township of South Frontenac PO Box 100 Sydenham, ON K0H 2T0
<b>Application Number:</b>	MV-24-17-S
<b>Type of Application or Proposal:</b>	Minor Variance
<b>Applicant Name(s):</b>	Anglin, Carolyn
<b>Location:</b>	32 Hickory Lane Part Lot 4, Concession 10 Loughborough Lake, former Storrington township
<b>Planning Department or Agency:</b>	Township of South Frontenac (Storrington)
<b>Comments:</b>	Permit # ST-16-17 (attached) will place the Class 4 sewage system between the 15 metre and 30 metre setbacks from Loughborough Lake.  Provided that the proposed dwelling specifications and site plan submitted with permit # ST-16-17 do not change, KFL&A Public Health has no objections to the proposed minor variance.
<b>Inspector:</b>	 Matthew Doyle, CPHI(C), Public Health Inspector
<b>Date:</b>	May 23, 2017


**PLEASE FORWARD A COPY OF THE NOTICE OF DECISION TO KFL&A PUBLIC HEALTH.**

Personal information on this form is collected under the authority of the Building Code Act, and will be used for the administration of Public Health programs. Any questions about the collection of this information should be directed to the Manager of Environmental Health, KFL&A Public Health, 221 Portsmouth Avenue, Kingston, Ontario K7M 1V5, (613) 549-1232 ext. 1243 or 1-800-267-7875.

# Application for a Permit to Construct or Demolish

This form is authorized under subsection 8(1.1) of the *Building Code Act, 1992*

For use by Principal Authority			
Application number: <b>ST-16-17</b>		Permit number (if different):	
Date received: <b>May 10/17</b>		Roll number:	
Application submitted to: <u>KINGSTON, FRONTENAC AND LENNOX &amp; ADDINGTON PUBLIC HEALTH</u> (Name of municipality, upper-tier municipality, board of health or conservation authority)			
A. Project information			
Building number, street name <b>32 Hickory Lane</b>		Unit number	Lot/con. <b>4/10</b>
Municipality <b>South Frontenac</b>	Postal code	Plan number/other description <b>Roll # 102906007004100</b>	
Project value est. \$		Area of work (m <sup>2</sup> )	
B. Purpose of application			
<input checked="" type="checkbox"/> New construction <input type="checkbox"/> Addition to an existing building <input type="checkbox"/> Alteration/repair <input type="checkbox"/> Demolition <input type="checkbox"/> Conditional Permit			
Proposed use of building <b>SFD</b>		Current use of building <b>SFD</b>	
Description of proposed work  <b>Filter Bed</b>			
C. Applicant			
Applicant is: <input type="checkbox"/> Owner or <input checked="" type="checkbox"/> Authorized agent of owner			
Last name <b>Shea</b>		First name <b>Corey</b>	Corporation or partnership <b>Shea Construction</b>
Street address <b>2555 Hwy 38</b>		Unit number	Lot/con.
Municipality <b>Kingston</b>	Postal code <b>K7K 2Y7</b>	Province <b>ON</b>	E-mail
Telephone number ( <b>613</b> ) <b>544-4086</b>		Fax ( <b>613</b> ) <b>544-7902</b>	Cell number ( <b>613</b> ) <b>561-2650</b>
D. Owner (if different from applicant)			
Last name <b>Anglin</b>		First name <b>Lyn</b>	Corporation or partnership
Street address <b>2109 Fell Ave W</b>		Unit number	Lot/con.
Municipality <b>Vancouver BC</b>	Postal code <b>V7P 2K8</b>	Province <b>BC</b>	E-mail
Telephone number ( )		Fax ( )	Cell number ( )

<b>E. Builder (optional)</b>				
Last name		First name	Corporation or partnership (if applicable)	
Street address			Unit number	Lot/con.
Municipality		Postal code	Province	E-mail
Telephone number ( )		Fax ( )	Cell number ( )	
<b>F. Tarion Warranty Corporation (Ontario New Home Warranty Program)</b>				
i. Is proposed construction for a new home as defined in the <i>Ontario New Home Warranties Plan Act</i> ? If no, go to section G.			<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
ii. Is registration required under the <i>Ontario New Home Warranties Plan Act</i> ?			<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
iii. If yes to (ii) provide registration number(s): _____				
<b>G. Required Schedules</b>				
i) Attach Schedule 1 for each individual who reviews and takes responsibility for design activities.				
ii) Attach Schedule 2 where application is to construct on-site, install or repair a sewage system.				
<b>H. Completeness and compliance with applicable law</b>				
i) This application meets all the requirements of clauses 1.3.1.3 (5) (a) to (d) of Division C of the Building Code (the application is made in the correct form and by the owner or authorized agent, all applicable fields have been completed on the application and required schedules, and all required schedules are submitted).			<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Payment has been made of all fees that are required, under the applicable by-law, resolution or regulation made under clause 7(1)(c) of the <i>Building Code Act, 1992</i> , to be paid when the application is made.			<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
ii) This application is accompanied by the plans and specifications prescribed by the applicable by-law, resolution or regulation made under clause 7(1)(b) of the <i>Building Code Act, 1992</i> .			<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
iii) This application is accompanied by the information and documents prescribed by the applicable by-law, resolution or regulation made under clause 7(1)(b) of the <i>Building Code Act, 1992</i> which enable the chief building official to determine whether the proposed building, construction or demolition will contravene any applicable law.			<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
iv) The proposed building, construction or demolition will not contravene any applicable law.			<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<b>I. Declaration of applicant</b>				
I, <u>Corey Shea</u> declare that:				
(print name)				
1. The information contained in this application, attached schedules, attached plans and specifications, and other attached documentation is true to the best of my knowledge.				
2. If the owner is a corporation or partnership, I have the authority to bind the corporation or partnership.				
<u>1/5/17</u>				
Date		Signature of applicant		

Personal information contained in this form and schedules is collected under the authority of subsection 8(1.1) of the *Building Code Act, 1992*, and will be used in the administration and enforcement of the *Building Code Act, 1992*. Questions about the collection of personal information may be addressed to: a) the Chief Building Official of the municipality or upper-tier municipality to which this application is being made, or, b) the inspector having the powers and duties of a chief building official in relation to sewage systems or plumbing for an upper-tier municipality, board of health or conservation authority to whom this application is made, or, c) Director, Building and Development Branch, Ministry of Municipal Affairs and Housing 777 Bay St., 2nd Floor. Toronto, M5G 2E5 (416) 585-6666.





**SEWAGE SYSTEM SPECIFICATIONS PAGE**

OFFICE USE ONLY	Application # <u>ST-16-17</u>
Name: <u>Anglin, L</u>	Date Submitted: <u>May 10/17</u>
Fee # <u>K-71-2017</u>	Fee \$ <u>850</u>
Renewal Date:	Entered: <u>8C MAY 10/17</u>

<b>Structure:</b>	<input checked="" type="checkbox"/> New <input type="checkbox"/> Existing	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial	If the sewage system is non-residential, attach a separate copy of the specifications and plans.	
<b># of Bedrooms:</b>	<b>Fixture Units:</b>	<b>Total Finished Area:</b>	<b>Daily Design Sewage Flow (Q)*:</b>	<b>Septic Tank Capacity (2 x Q):</b>
<u>4</u>	<u>17.5</u>	<u>151</u> m <sup>2</sup>	<u>2000</u> L/day	<u>4000</u> L
		<input checked="" type="checkbox"/> Walkout Basement	(minimum of 3600L)	

<b>Water Supply:</b>	<input type="checkbox"/> Proposed <input checked="" type="checkbox"/> Existing	*Backwash water from any water treatment unit (i.e. water softener) must be accounted for in the sewage system design.			
		<input type="checkbox"/> Drilled Well Casing Depth _____m	<input type="checkbox"/> Dug/Bored/Blasted Well <input type="checkbox"/> Sandpoint/Drivepoint	<input type="checkbox"/> Municipal <input type="checkbox"/> Cistern	<input type="checkbox"/> Surface Water <input checked="" type="checkbox"/> Shore Well

**Soils**  
Indicate soil types (sand, silt, clay), bedrock, and the high ground water table below.

Estimated Percolation Rate of Native Soil: T = 10 min/cm

Tested Percolation Rate of Imported Soil: T = 8 min/cm

**Holding Tank Capacity (7 x Q):**  
(Class 5 Only)

\_\_\_\_\_ L  
(minimum of 9000L)

**Class 4 Sewage System Type:**

Conventional Leaching Bed  
 Chamber System Leaching Bed  
 Filter Media Bed  
 Shallow Buried Trenches\*  
 Type A Dispersal Bed\*  
 Type B Dispersal Bed\*

\* These sewage systems require a Level IV treatment unit certified to the CAN/BNQ 3680-600 standard, or a treatment unit described in Supplementary Standard SB-5.

**Treatment Unit:**

Level II    Level III    Level IV  
 Service Agreement Provided

Manufacturer: \_\_\_\_\_  
Model: \_\_\_\_\_

BMEC Authorization Provided

**Conventional Leaching Bed:**  
(minimum 40m)

Total distribution pipe = \_\_\_\_\_ m

Mantle required    Pump required

**Chamber System Leaching Bed:**  
(minimum 40m)

Total chamber length = \_\_\_\_\_ m

Manufacturer: \_\_\_\_\_  
Model: \_\_\_\_\_

# of pieces: \_\_\_\_\_  
 Mantle required    Pump required

**Filter Media Bed:**

Loading Area: 30 m<sup>2</sup>

Contact Area: 30 m<sup>2</sup>

Total distribution pipe = 24 m

Mantle required    Pump required

**Shallow Buried Trenches:**  
(minimum 30m)

Total trench length = \_\_\_\_\_ m

**Method of Subsurface Detection:**

Magnetic  
 Tracer wire (14 gauge plastic coated)  
 Other means: \_\_\_\_\_

**Type A Dispersal Bed:**

Stone Layer Area: \_\_\_\_\_ m<sup>2</sup>

Sand Layer Area: \_\_\_\_\_ m<sup>2</sup>

Mantle required

**Type B Dispersal Bed:**

Stone Layer Area: \_\_\_\_\_ m<sup>2</sup>

Linear Loading Rate:  50 L/m    40 L/m

Pump Chamber Capacity: \_\_\_\_\_ L

**Loading Rate (from Table 3):**

Q \_\_\_\_\_ + \_\_\_\_\_ L/m<sup>2</sup>/day  
= \_\_\_\_\_ area (m<sup>2</sup>)

**Recommendations/Conditions (for office use only):**

① INSTALL ACCORDING TO THE ONTARIO BUILDING CODE.

② RECOMMEND INSTALLING A HIGH WATER LEVEL ALARM WITH AN AUDIBLE AND VISUAL SIGNAL IN THE PUMP CHAMBER.

③ BENCHMARK IS TOP OF HEADER PIPE WILL BE 25 CM HIGHER THAN PIN IN FRONT OF COTTAGE.

**1. Daily Design Sewage Flow (Q)**

Table 1 DDSF for bedrooms: 2000 L/day(A)

Table 2 Total fixture units: 17.5

Each fixture unit over 20: \_\_\_\_\_ x 50 = \_\_\_\_\_ L/day (C)

Total floor area: 151 m<sup>2</sup>

For every 10m<sup>2</sup> over 200m<sup>2</sup>, up to 400 m<sup>2</sup>: \_\_\_\_\_ x 100 = \_\_\_\_\_ L/day

For every 10m<sup>2</sup> over 400m<sup>2</sup>, up to 600 m<sup>2</sup>: \_\_\_\_\_ x 75 = \_\_\_\_\_ L/day

For every 10m<sup>2</sup> over 600m<sup>2</sup>: \_\_\_\_\_ x 50 = \_\_\_\_\_ L/day

For total DDSF, add (A) to the larger of (B) or (C): (B) Total DDSF for floor area: \_\_\_\_\_ L/day

**DDSF (Q): (A) 2000 + (B or C) \_\_\_\_\_ = 2000 L/day (Q)**

**2. Leaching Bed Size (m)**

L = total length of distribution pipe  
T = percolation time of native or imported soil  
Q = Daily Design Sewage Flow

Conventional Treatment Systems/Chambers

$L = \frac{Q \times T}{200}$        $L = \frac{Q \times T}{300}$

$L = (Q) \frac{\quad}{(200 \text{ or } 300)} \times \quad (T) = \quad \text{m}$

**3. Filter Bed Loading Area (m<sup>2</sup>)**

If Q ≤ 3000 L/day, use Q + 75  
If Q > 3000 L/day, use Q + 50  
Level II-IV treatment unit only, use Q + 100

Loading Area = (Q) 2000 + 75 = 26.67 m<sup>2</sup>

**4. Filter Bed Contact Area (m<sup>2</sup>)**

Contact Area = (Q) 2000 x 10 (T)\* = 23.53 m<sup>2</sup>

Contact Area =  $\frac{Q \times T}{850}$

\*Use T of native soil; if Contact Area < Loading Area, use Loading Area for both values

**5. Shallow Buried Trenches (m)**

See Table 4.

$L = (Q) \quad + \quad = \quad \text{m}$

**6. Type A Dispersal Bed (m<sup>2</sup>)**

Stone Layer: If Q ≤ 3000 L/day, use Q + 75  
If Q > 3000 L/day, use Q + 50

Sand Layer: If 1 < T ≤ 15      if T > 15  
use:  $\frac{Q \times T}{850}$       use:  $\frac{Q \times T}{400}$

Stone Layer = (Q) \_\_\_\_\_ + \_\_\_\_\_ = \_\_\_\_\_ m<sup>2</sup>

Sand Layer = (Q) \_\_\_\_\_ x \_\_\_\_\_ (T)\* = \_\_\_\_\_ m<sup>2</sup>

\*Use T of native soil; if Sand Layer area < Stone Layer area, use Stone Layer area for both values

**7. Type B Dispersal Bed (m<sup>2</sup>)**

Area =  $\frac{Q \times T}{400}$

Linear Loading Rate: If T < 24 min, use 50 L/m  
If T ≥ 24 min, use 40 L/m

Area = (Q) \_\_\_\_\_ x \_\_\_\_\_ (T) = \_\_\_\_\_ m<sup>2</sup>

Pump chamber capacity: Q = \_\_\_\_\_ L

**Table 1 – DDSF Values for Bedrooms**  
(Ontario Building Code, Division B, Part 8, Table 8.2.1.3.A.)

Bedrooms	L/day	Bedrooms	L/day
1	750	4	2000
2	1100	5	2500
3	1600	Per bedroom over 5	500

**Table 2 – Fixture Units**  
(Ontario Building Code, Division B, Part 7, Table 7.4.9.3.)

	# of Units	Total
Bathroom Group (3-4 piece bathroom)	<u>2</u>	<u>12</u>
Bathtub (with or without shower)	_____	_____
Toilet	_____	_____
Clothes Washer	<u>1</u>	<u>1.5</u>
Dishwasher	<u>1</u>	<u>1</u>
Laundry Tubs	_____	_____
Shower Drain	_____	_____
Sinks	<u>2</u>	<u>3</u>
Other	_____	_____
<b>TOTAL</b>	<b>=</b>	<b>17.5</b>

**Table 3 – Loading Rates for Fill Based Absorption Trenches/Filter Beds**  
(Ontario Building Code, Division B, Part 8, Table 8.7.4.1.)

Percolation Time (T) of Soil, min	Loading Rates, (L/m <sup>2</sup> /day)
1 < T ≤ 20	10
20 < T ≤ 35	8
35 < T ≤ 50	6
T > 50	4

**Table 4 – Shallow Buried Trench Length**  
(Ontario Building Code, Division B, Part 8, Table 8.7.3.1.)

Percolation Time (T) of Soil, min	Length of Distribution Pipe, m
1 < T ≤ 20	Q/75
20 < T ≤ 50	Q/50
50 < T < 125	Q/30

APPLICATION NO: ST-16-17  
NAME: Anglin, L

**LOT DIAGRAM AND SEWAGE SYSTEM PLAN:** Drawing must be accurate and to scale. Indicate north point and show:

- (a) Location of sewage system components (e.g. tanks, leaching bed, direction of mantle, etc). Locate and show horizontal distances from system to adjacent existing or proposed buildings, water supplies (including neighbours), existing on-site systems, driveways, property lines, lakes, rivers, springs, water courses, swimming pools
- (b) Lot dimensions, topographic features (e.g. swamps, steep slopes) near system.      1 square = \_\_\_\_\_ (m / ft)      **DRAW TO SCALE**

Please see attached drawing

APPROVED

Inspector  
Public Health

*Matthew Dyl* 2017/05/17  
INSPECTOR      DATE

Benchmark: 25 cm ABOVE PIN

**SEWAGE SYSTEM CROSS SECTION (FOR NEW SEWAGE SYSTEMS ONLY)**

APPROVED  REJECTED

(See recommendations on previous page.)

Permit to install a Class 2, 3, 4, 5 Sewage System under section 8-(1) (2) of the Building Code Act, S.O. 1992, C.23.

This permit is issued to the owner to construct, install, alter, extend, enlarge or continue to use a Class 4 Sewage system.

Any person who is not issued a permit may apply to the Building Code Commission for any issues involving the Building Code or Compliance to the Code.

Approved by:

Inspector: *Matthew Dyl*

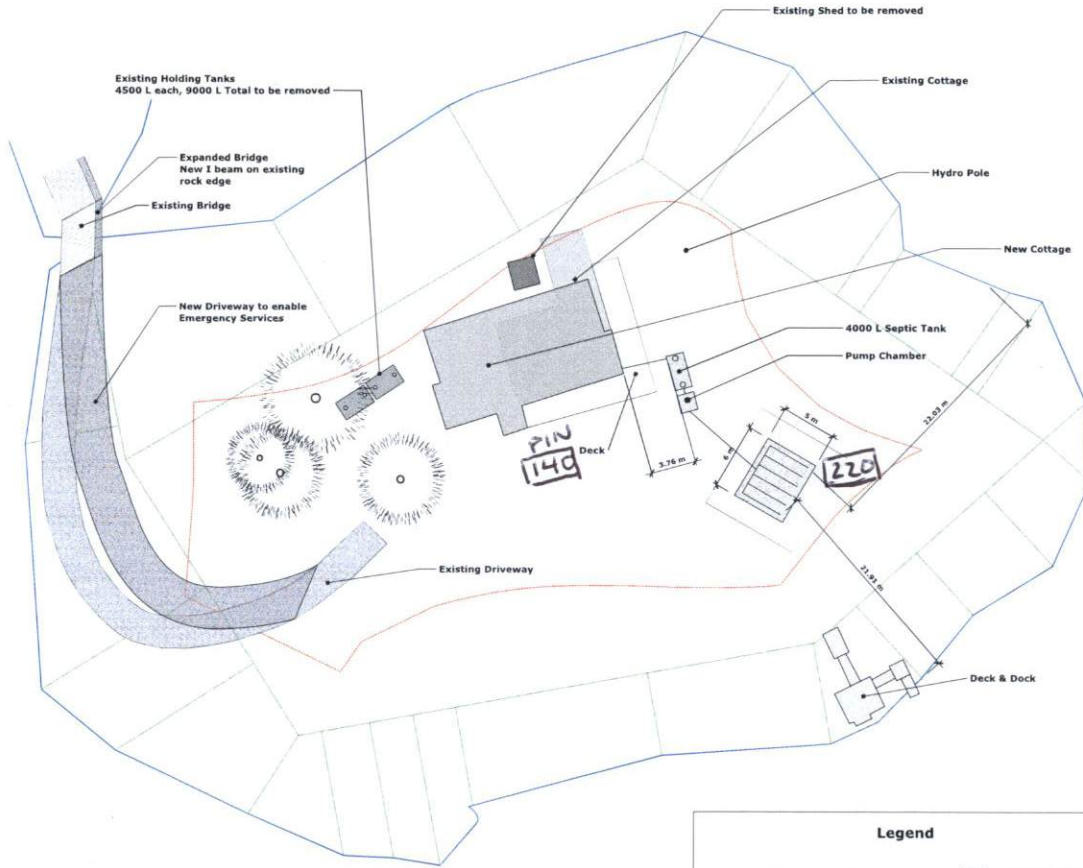
Date: MAY 17, 2017

Chief Building Official: *[Signature]*

Date: 23/5/17

*Matthew L* 2017/05/17  
**INSPECTOR DATE**

# Overview



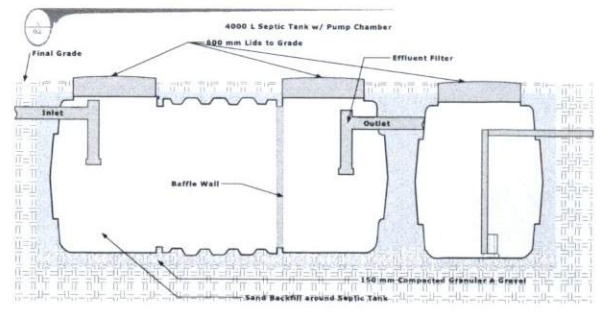
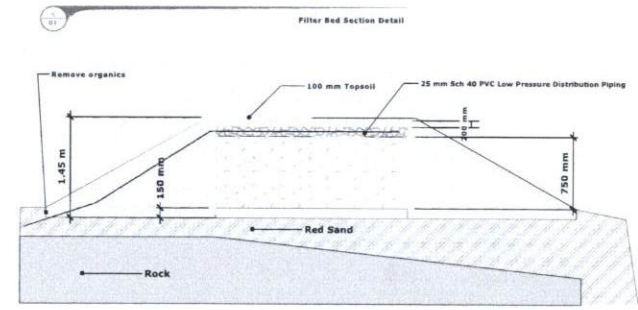
**Legend**

.....	Grade Lines	▒	Existing Buildings
—	Water's Edge	■	New Building
—	15 M Set Back	▒	Existing Decks/Docks
■	Buildings to be removed	▒	Existing Driveway
■	Existing Holding Tanks	▒	Propose New Driveway

**Customer:**  
 Bill Anglin  
 32 Hickory Lane  
 South Frontenac Twp, Ontario

**Septic Specifications:**  
 Septic Tank: Infiltrator IM-1060, 4141 L  
 Pump Chamber: Infiltrator IM-540, 2089 L  
 Effluent Pump: Hydromatic SW33

**Design Flow:**  
 4 Bedroom: 2000 L  
 Total Floor Area: 151 M<sup>2</sup>  
 Fixture Units:  
 Bathroom Group: 2 X 6 = 12  
 Clothes Washer: 1 X 1.5 = 1.5  
 Dishwasher: 1 X 1.0 = 1  
 Sinks: 2 X 1.5 = 3  
 Total Fixture Count: 17.5



32 Hickory Lane  
 South Frontenac Township



Anglin Cottage

REVISIONS	
NO	REMARKS
1	
2	
3	
4	
5	

A 02



Bill Anglin <bill@anglingroupltd.com>

**Cottage Letter 2016**

1 message

**CD Anglin** <anglin.cd@gmail.com>  
To: Bill Jr Anglin <bill@anglingroupltd.com>  
Cc: Dan Marshall <marshall@sfu.ca>

Wed, Sep 7, 2016 at 9:20 AM

*To: Bill Anglin - President  
Anglin Group Limited*


*From: C.D ('Lyn) Anglin  
Property Owner, 32 Hickory Lane, Perth Road, ON K0H 1N0*

*I, 'Lyn Anglin, registered Owner of the property located at 32 Hickory Lane, CON 10 LOT 4 N PT LOUGHBOROUGH LAKE, authorize Bill Anglin of Anglin Group Ltd. to act as our agent for obtaining any required information with regards to site plan, zoning and building permit applications for this property. Please do not hesitate to contact the undersigned at 604-290-1194, or anglin.cd@gmail.com, if you require any additional information.*

*Sincerely,*

*'Lyn Anglin*

*C.D. ('Lyn) Anglin, PhD, PGeo  
604-290-1194  
anglin.cd@gmail.com*

 **2016 Cottage Tax Docs Scan.pdf**  
388K



# REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



## PUBLIC MEETING

Report Date: June 2, 2017

**Application No:** S-22-17-L  
**Owner:** D'Arcy Snider  
**Location of Property:** Concession 4, Lot/Part Lot 4, Rutledge Road, District of Loughborough, Township of South Frontenac  
**Purpose of Application:** Consent to create a new lot  
**Date of Hearing:** June 8, 2017

### RECOMMENDATION

It is recommended that the Committee hear comments from members of the public and that the consent application to create a new lot **be considered for passage.**

### BACKGROUND

The subject land consists of 86.6 +/- acres with frontage on Rutledge Road, Stagecoach Road and Lambert Road. The lot is currently developed with a single detached dwelling and several agricultural outbuildings. The proposal is for the creation of a minimum 0.9 acre residential with a minimum of 50m of frontage along Rutledge Road. This new lot will encompass the existing dwelling but not the agricultural buildings.

The planning department is able to support the application for the proposed lot.

Current Zoning: Rural (RU), Urban Residential – First Density (UR1)

Application Complies with Zoning: Yes

Current Official Plan Designation: Rural (RU)

Application Complies with Official Plan: Yes

### AGENCY ANALYSIS AND COMMENTS

KFL&A public health has no objections.

The building department has no objections.

Comments from Cataraqui Region Conservation Authority, Public Works were not required.

### CONDITIONS

1. An acceptable reference plan or legal description of the severed lands in duplicate [Registry Act, s.81, Land Titles Act, s. 150], and the deed or instrument conveying the severed lands shall be submitted to the Secretary-Treasurer for review and consent endorsement within a period of one year [Planning Act, s. 53(41)] after the "Notice of Decision" is given [Planning Act, ss. 53(17) and 53(24)].
2. The land to be severed by Consent Application S-22-17-L shall be for the creation of a minimum 0.9 acre lot with a minimum of 50m of frontage on Rutledge Road.



# REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



3. Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. (This includes all taxes levied as of the date of the stamping of the deeds.)
4. In the event that there are abandoned wells located on the property being severed, and the retained property, they be sealed in accordance with the requirements of the Ministry of the Environment and that this work be accomplished prior to the stamping of the deeds.
5. The Township of South Frontenac shall receive 5% of the value of the parcel in lieu of parkland [Planning Act, s. 51(1)].
6. The surveyor who prepares the reference plan referred to in condition #1 shall also determine by survey the width of the public road abutting the severed and retained lands measured from the centre line of the traveled portion of the road to the lot line of the owner's property. If such width is less than 33 ft., the owner shall dedicate to the Township land along the frontage of the severed and/or retained lands as the case may be in the following manner:
  - a. The land to be dedicated shall be the width required to provide 33 ft. from the centre of the existing travelled road;
  - b. The land to be dedicated shall be described as a separate part on a Reference Plan of Survey to be prepared and deposited at the Owner's expense and filed with the Secretary-Treasurer prior to the stamping of the deeds;
  - c. The Transfer/Deed from the Owner for the land to be dedicated shall be engrossed in the name of "The Corporation of the Township of South Frontenac", and shall include the following attached to the Transfer/Deed as a Schedule:

*The Transferor hereby transfers the lands to the municipality for the purpose of widening the adjacent highway pursuant to Section 31(6) of the Municipal Act, 2001, Chapter 25, as amended.*
  - d. The Transfer/Deed for the land to be dedicated shall be registered by the Owner at the Owner's expense;
  - e. The duplicate registered Transfer/Deed for the land to be dedicated together with a letter of opinion of a solicitor qualified to practice law in the Province of Ontario addressed to the Secretary-Treasurer confirming that the municipality acquired good and marketable title to the land free and clear of all liens and encumbrances shall be delivered to the Secretary-Treasurer prior to stamping of Deeds.

## ATTACHMENTS

Map of Snider Property  
KFLA comment





**Submitted/approved by:** Lindsay Mills

**Prepared by:** Jennie Kapusta



**SNIDER  
S-22-17-L**

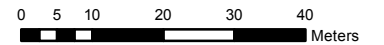
**Legend**

-  Snider property
-  Existing Buildings
-  Snider proposed lot
-  Parcel Fabric

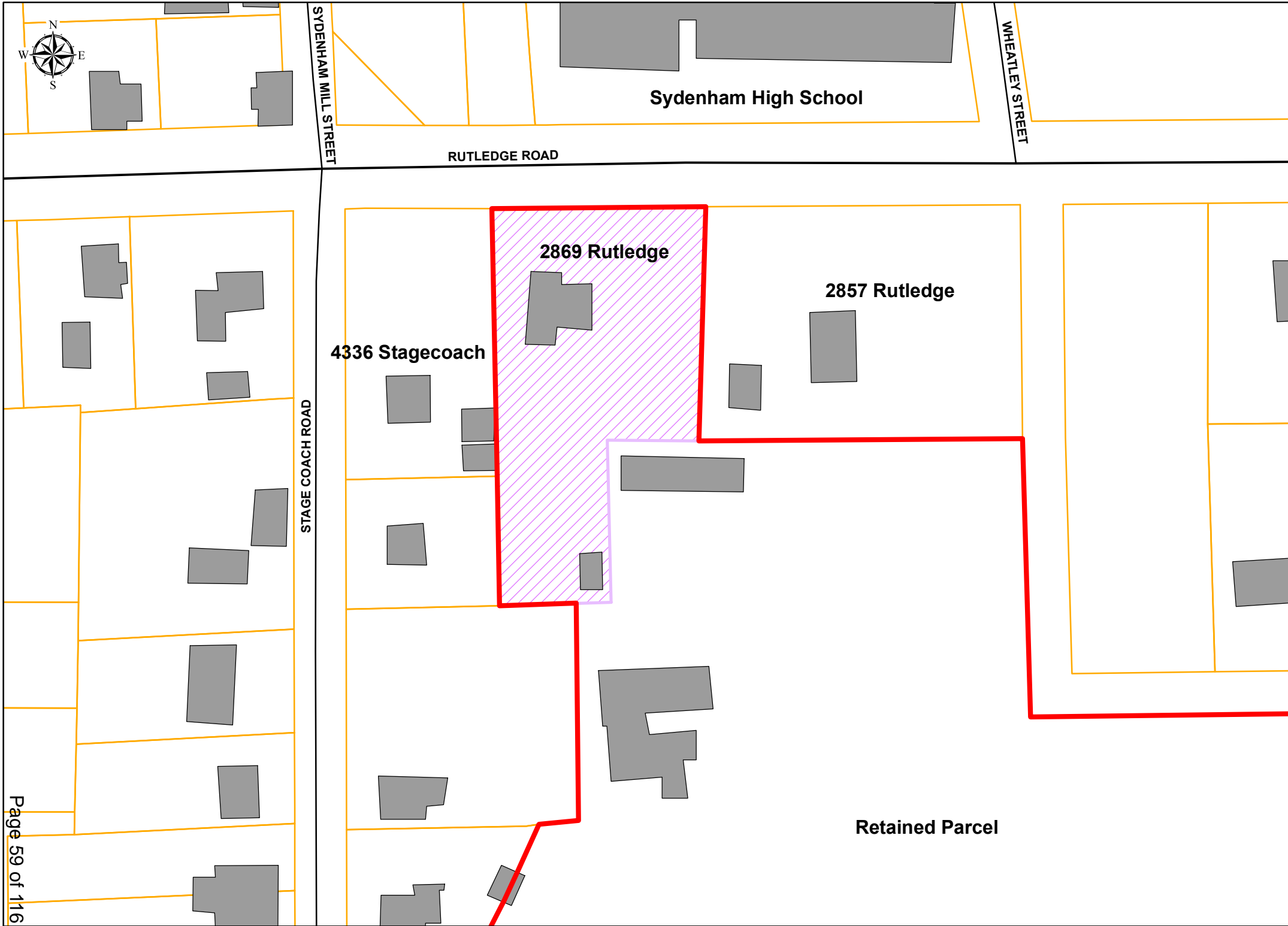
Produced by the Township of South Frontenac under license with the Ontario Ministry of Natural Resources © Queen's Printer for Ontario, 2015.

While the Township makes every effort to insure that the information presented is accurate for the intended uses of this map, there is an inherent error in all mapping products, and accuracy of the mapping cannot be guaranteed for all possible uses. This map displays basic topographic features only.

Scale 1:1,065



UTM Projection NAD 83



## CONSENT TO SEVER INSPECTION REPORT

File Number: S-22-17-L			Receipt Number: SK-27-2017																														
Owner(s): Snider, Darcy																																	
Municipality: Township of South Frontenac			Ward / Former Township: Loughborough																														
Lot: 4	Concession: 4	Registered Plan:	Part(s):	Plan of Subdivision:	Sublot:																												
<p><b>General Description (existing buildings, surface features, slopes, site services for water and sewage, etc)</b></p> <p><b>Severed:</b> -House, septic, flat land -On municipal water</p> <p><b>Retained:</b> 2 barns, farm fields</p>																																	
<p><b>Soil type, depth and water table on each part of potential leaching bed areas. Indicate water table with bar. Show estimated permeability (good, fair, poor) for each part where natural soil is acceptable.</b></p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;"></th> <th style="width: 20%; text-align: center;">Severed</th> <th style="width: 20%; text-align: center;">Depth of Soil</th> <th style="width: 30%; text-align: center;">Retained</th> </tr> </thead> <tbody> <tr> <td></td> <td style="text-align: center;">N/A</td> <td style="text-align: center;">0.0 m</td> <td style="text-align: center;">N/A</td> </tr> <tr> <td></td> <td></td> <td style="text-align: center;">0.3 m</td> <td></td> </tr> <tr> <td></td> <td></td> <td style="text-align: center;">0.6 m</td> <td></td> </tr> <tr> <td></td> <td></td> <td style="text-align: center;">0.9 m</td> <td></td> </tr> <tr> <td></td> <td></td> <td style="text-align: center;">1.2 m</td> <td></td> </tr> <tr> <td></td> <td></td> <td style="text-align: center;">1.5 m</td> <td></td> </tr> </tbody> </table>							Severed	Depth of Soil	Retained		N/A	0.0 m	N/A			0.3 m				0.6 m				0.9 m				1.2 m				1.5 m	
	Severed	Depth of Soil	Retained																														
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Percolation rate (estimated):			Percolation rate (estimated):																														
<p><b>NOTE: the approval of any new lot is based on its suitability to provide an area for a Class 4 septic tank system for an average 3 bedroom home. Approval to build a larger home on this lot will be subject to availability of sufficient area for a larger septic tank system.</b></p> <p><b>Suitability for on-site sewage disposal:</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%; vertical-align: top;"> <p><b><u>SEVERED</u></b></p> <p><input checked="" type="checkbox"/> Satisfactory</p> <p><input type="checkbox"/> Unsatisfactory</p> <p><input checked="" type="checkbox"/> Site Flexible</p> <p><input type="checkbox"/> Site Specific</p> </td> <td style="vertical-align: top;"> <p><b>Conditions:</b></p> <p>-Soil conditions found on the lot will require additional suitable granular soil to construct a sewage disposal system. Specific requirements for additional soil will be indicated on an Application to Construct a Sewage System prior to site development.</p> <p>-The proposed lot is capable of providing flexibility in siting a sewage disposal system, dependent on the proposal submitted through an Application to Construct a Sewage System.</p> <p>-Lot is only 1 acre but can accommodate a new system in area where current system is</p> </td> </tr> <tr> <td style="vertical-align: top;"> <p><b><u>RETAINED</u></b></p> <p><input type="checkbox"/> Satisfactory</p> <p><input type="checkbox"/> Unsatisfactory</p> <p><input type="checkbox"/> Site Flexible</p> <p><input type="checkbox"/> Site Specific</p> </td> <td style="vertical-align: top;"> <p><b>Conditions:</b></p> </td> </tr> </table>						<p><b><u>SEVERED</u></b></p> <p><input checked="" type="checkbox"/> Satisfactory</p> <p><input type="checkbox"/> Unsatisfactory</p> <p><input checked="" type="checkbox"/> Site Flexible</p> <p><input type="checkbox"/> Site Specific</p>	<p><b>Conditions:</b></p> <p>-Soil conditions found on the lot will require additional suitable granular soil to construct a sewage disposal system. Specific requirements for additional soil will be indicated on an Application to Construct a Sewage System prior to site development.</p> <p>-The proposed lot is capable of providing flexibility in siting a sewage disposal system, dependent on the proposal submitted through an Application to Construct a Sewage System.</p> <p>-Lot is only 1 acre but can accommodate a new system in area where current system is</p>	<p><b><u>RETAINED</u></b></p> <p><input type="checkbox"/> Satisfactory</p> <p><input type="checkbox"/> Unsatisfactory</p> <p><input type="checkbox"/> Site Flexible</p> <p><input type="checkbox"/> Site Specific</p>	<p><b>Conditions:</b></p>																								
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Inspector: Miranda Iezzi CPHI(C), Public Health Inspector		Approved: <i>M Iezzi</i>		Date: May 30, 2017																													

**PLEASE FORWARD A COPY OF THE NOTICE OF DECISION TO KFL&A PUBLIC HEALTH.**



# REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



## PUBLIC MEETING

Report Date: June 2, 2017

**Application No:** S-23-17-P  
**Owner:** Brent McConville  
**Location of Property:** Concession 10, Lot/Part Lot 10, Bellrock Road, District of Portland, Township of South Frontenac  
**Purpose of Application:** Consent to create a new lot  
**Date of Hearing:** June 8, 2017

---

### RECOMMENDATION

It is recommended that the Committee hear comments from members of the public and that the consent application to create a new lot **be considered for passage.**

### BACKGROUND

This application was originally given provisional consent in May 2015 but the conditions were not completed within the required one year time period. It has been resubmitted exactly as approved previously.

The subject land consists of 127 +/- acres with frontage on Bellrock Road. The lot is currently developed with a single detached dwelling. The proposal is for the creation of a 10 +/- acre lot with 295 m of frontage along Bellrock Road.

The planning department is able to support the application for the proposed lot.

Current Zoning: Rural (RU), Environmental Protection (EP)

Application Complies with Zoning: Yes

Current Official Plan Designation: Rural (RU), Provincially Significant Wetland (PSW)

Application Complies with Official Plan: Yes

### AGENCY ANALYSIS AND COMMENTS

KFL&A public health has no objections as the lot was expanded to include the required area for septic.

The building department has no objections.

Quinte Conservation Authority has no objections.

Public works has no objections.

### CONDITIONS

1. An acceptable reference plan or legal description of the severed lands in duplicate [Registry Act, s.81, Land Titles Act, s. 150], and the deed or instrument conveying the severed lands shall be submitted to the Secretary-Treasurer for review and consent endorsement within a period of one year [Planning Act, s. 53(41)] after the "Notice of Decision" is given [Planning Act, ss. 53(17) and 53(24)].
2. The land to be severed by Consent Application S-23-17-P shall be for the creation of a 10 +/- acre lot with a 295 m of frontage on Bellrock Road.
3. Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. (This includes all taxes levied as of the date of the stamping of the deeds.)
4. In the event that there are abandoned wells located on the property being severed, and the retained property, they be sealed in accordance with the requirements of the Ministry of the Environment and that this work be accomplished prior to the stamping of the deeds.
5. The Township of South Frontenac shall receive 5% of the value of the parcel in lieu of parkland [Planning Act, s. 51(1)].



## REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



6. The surveyor who prepares the reference plan referred to in condition #1 shall also determine by survey the width of the public road abutting the severed and retained lands measured from the centre line of the traveled portion of the road to the lot line of the owner's property. If such width is less than 33 ft., the owner shall dedicate to the Township land along the frontage of the severed and/or retained lands as the case may be in the following manner:
  - a. The land to be dedicated shall be the width required to provide 33 ft. from the centre of the existing travelled road;
  - b. The land to be dedicated shall be described as a separate part on a Reference Plan of Survey to be prepared and deposited at the Owner's expense and filed with the Secretary-Treasurer prior to the stamping of the deeds;
  - c. The Transfer/Deed from the Owner for the land to be dedicated shall be engrossed in the name of "The Corporation of the Township of South Frontenac", and shall include the following attached to the Transfer/Deed as a Schedule:

*The Transferor hereby transfers the lands to the municipality for the purpose of widening the adjacent highway pursuant to Section 31(6) of the Municipal Act, 2001, Chapter 25, as amended.*
  - d. The Transfer/Deed for the land to be dedicated shall be registered by the Owner at the Owner's expense;
  - e. The duplicate registered Transfer/Deed for the land to be dedicated together with a letter of opinion of a solicitor qualified to practice law in the Province of Ontario addressed to the Secretary-Treasurer confirming that the municipality acquired good and marketable title to the land free and clear of all liens and encumbrances shall be delivered to the Secretary-Treasurer prior to stamping of Deeds.
7. The applicant must submit a well driller's report demonstrating a potable water pumping capacity of 3.5 gallons per minute sustained over a 6-hour pump test for the parcel severed through consent application S-23-17-P.

### **ATTACHMENTS**

Map of McConville Property  
KFLA comments  
Quinte Conservation comments





**Submitted/approved by:** Lindsay Mills

**Prepared by:** Jennie Kapusta



# MCCONVILLE S-23-17-P

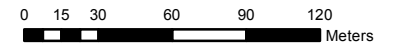
## Legend

-  McConville Proposed Lot
-  McConville Property
-  Existing Buildings
-  Parcel Fabric

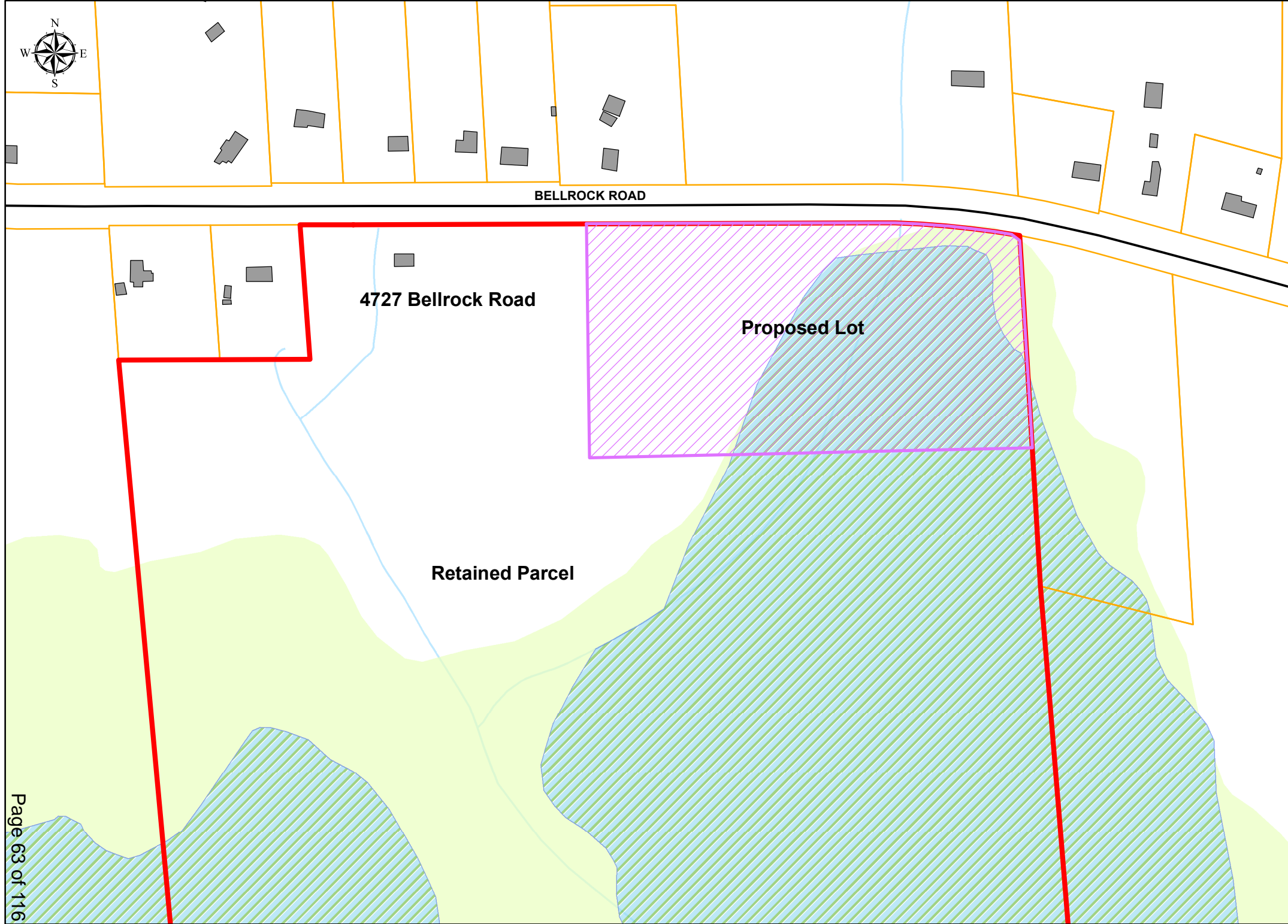
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Scale 1:3,068



UTM Projection NAD 83



4727 Bellrock Road

Proposed Lot

Retained Parcel

BELLROCK ROAD

## QUINTE CONSERVATION PLANNING ACT REVIEW

**File:** Consent S-19-15-P  
**Site Address, Lot, Con:** 4727 Bellrock Road, Pt. Lot 15 & 16, Con. 10  
**Geographic Township:** Portland  
**Municipality:** South Frontenac  
**Owner/Agent:** Brent McConville  
**Feature:** Cameron Swamp Provincially Significant Wetland and, unnamed watercourses

### Comments for above note application:

As per the application provided to this office, it is our understanding that the proposal will sever a rural residential parcel fronting onto Bellrock Road.

Staff have reviewed the application along with all pertinent information relating to the subject property, and reviewed the application with respect to the applicability of Ontario Regulation #319/09 (Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses), Quinte Conservation policies, and the natural hazard policy of the Provincial Policy Statement, as well as requirements under the Quinte Region Source Protection Plan. Based on our review, we do not object to the approval of this application as presented.

### **Ontario Regulation #319/09 (Quinte Conservation Authority: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses)**

A portion of the subject lands lie within the regulated area of Cameron Swamp Provincially Significant Wetland and, unnamed watercourses. The owners will need to apply to the Conservation Authority for a permit prior to development (construction / filling/ excavation/ site grading) within 120 metres of the Provincially Significant Wetland boundary, and within 30 metres of the high water mark of any watercourse. Through the permit application process, the Authority will identify any potential concerns associated with any natural hazards on the subject lands, and review the permit application in light of Regulation #319/09 and Authority policies before deciding to issue or deny the permit.

c.c. **Brent McConville**



Sam Carney  
Technical Administrative Assistant

May 12, 2015

Date

April 24, 2015

Jennie Kapusta  
South Frontenac Township Planning Department  
PO Box 100  
Sydenham, Ontario  
K0H 2T0

RECEIVED

APR 30 2015

TOWNSHIP OF  
SOUTH FRONTENAC

**Re: Brent McConnville Severance S-19-15P**

Ms. Kapusta,

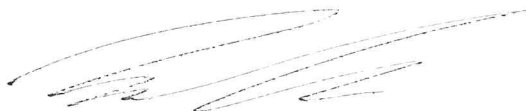
I am unable to approve the lot severance in question as there is not a suitable location for a standard septic system under current lot dimensions.

1. The rock outcrop in the middle of the lot does not have sufficient soil cover (10") that is consistent
2. The entirety of the field on the east side of the lot is approximately 15m or less from the designated wetland, and the plan for this area requires a 30m setback from the high water mark
3. The field on the west side of the lot under current dimensions is currently saturated or flooded with surface water pooling

Discussions with Mr. McConnville at the property indicated that he would be willing to expand the lot to include most of the dry grassy field area to the south and west of the current lot dimensions. This area is suitable for a septic system. If this were the case I could approve the lot severance.

Please confirm if this change takes place.

Regards,



Don Allan  
Public Health Inspector  
613-549-1232 ext. 1611

**KINGSTON, FRONTENAC AND LENNOX & ADDINGTON PUBLIC HEALTH**

**Main Office**


221 Portsmouth Avenue, Kingston, Ontario K7M 1V5  
Tel: 613-549-1232 1-800-267-7875  
Fax: 613-549-7896 www.kflapublichealth.ca



**Branch Offices**

Cloyne	Tel: 613-336-8989	Fax: 613-336-0522
Sharbot Lake	Tel: 613-279-2151	Fax: 613-279-3997
Napanee	Tel: 613-354-3357	Fax: 613-354-3366

**CONSENT TO SEWER INSPECTION**

<b>REQUESTS FOR COMMENTS</b> Environmental Health Department		FILE NO. <b>S-19-15P</b>	RECEIPT No. SK-22-15	HUG <i>BS</i>	E	U
Owner <b>McConnille, Brent</b>		Lot 10	Concession 10	Plan		
Township <b>Municipality of South Frontenac – Portland District</b>						
General Description (existing buildings, surface drainage, slopes, etc. [on each part] and proposed water supply)  Grassy field and rocky outcrop						
Soil type, depth, water table on each part of likely leaching bed areas. Indicate water table with bar. Show estimated permeability (good), fair, poor) for each part where natural soil is acceptable.						
Severed	Field	Depth of Soil (metres)		Retained		
		topsoil	<u>0</u>			
			<u>.3</u>			
		Clay	<u>.6</u>	Not assessed		
			<u>.9</u>			
		Rock	<u>1.2</u>			
			<u>1.5</u>			
Percolation rate (estimated)		50+	Percolation rate (estimated)			
Suitability for on site sewage disposal: Imported soil required, sufficient space for system						
NOTE: The approval of any new lot is based on it's suitability to provide an area for a Class 4 septic tank system for an average 3 bedroom home. Approval to build a larger home on this lot will be subject to availability of sufficient area for a larger septic tank system.						
<u>Severed</u>	Conditions:					
<input type="checkbox"/> Satisfactory	1. The lot is unsatisfactory for the construction of a sewage disposal system-see attached letter.					
<input checked="" type="checkbox"/> Unsatisfactory	If lot is expanded to the south and west to include large grassy area that is dry, we would approve the severance.					
<input type="checkbox"/> Site Flexible	Current lot dimensions are not adequate for supporting a standard septic system.					
<input type="checkbox"/> Site Specific						
<u>Retained</u>	Conditions:					
<input type="checkbox"/> Satisfactory	Not observed					
<input type="checkbox"/> Unsatisfactory						
<input type="checkbox"/> Site Flexible						
<input type="checkbox"/> Site Specific						
Inspector: Don Allan, CPHI(C)		Approved: 			Date: April 24, 2015	

**PLEASE FORWARD A COPY OF THE NOTICE OF DECISION TO PUBLIC UNIT**

Personal information on this form is collected under the authority of the Building Code Act and will be used for the administration of Public Health programs. Any questions about the collection of this information should be directed to the Manager, Environmental Health, KFL&A Public Health, 221 Portsmouth Avenue, Kingston, Ontario K7M 1V5, 613-549-1232 ext. 1243, 1-800-267-7875



# REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



## PUBLIC MEETING

Report Date: June 2, 2017

**Application No:** S-24-17-L  
**Owner:** Estate of John Francis Koen  
**Location of Property:** Concession 7, Lot/Part Lot 24, North Shore Road, District of Loughborough, Township of South Frontenac  
**Purpose of Application:** Consent to create a lot addition  
**Date of Hearing:** June 8, 2017

### RECOMMENDATION

It is recommended that the Committee hear comments from members of the public and that the consent application to create a new lot **be considered for passage.**

### BACKGROUND

The subject land consists of 97 +/- acres with frontage on North Shore Road. The lot is currently vacant. The proposal is for the creation of a 16 +/- acre lot addition with 16 m of frontage along North Shore Road to 551 Leland Road. A significant portion of the subject land is zoned Environmental Protection (EP) and designated Provincially Significant Wetland (PSW). The land is currently used for agricultural purposes and the planned use is to continue as agricultural.

The planning department is able to support the application for the proposed lot.

Current Zoning: Rural (RU), Environmental Protection (EP)

Application Complies with Zoning: Yes

Current Official Plan Designation: Rural (RU), Provincially Significant Wetland (PSW)

Application Complies with Official Plan: Yes

### AGENCY ANALYSIS AND COMMENTS

Comments from KFL&A public health were not required.

The building department has no objections.

Cataraqui Region Conservation Authority has no objections to the proposal and has determined there is no need for a preliminary Environmental Impact Assessment. They have indicated that should development be proposed the applicant should contact the CRCA to determine the need for a permit.

Public works has no objections.

### CONDITIONS

1. An acceptable reference plan or legal description of the severed lands in duplicate [Registry Act, s.81, Land Titles Act, s. 150], and the deed or instrument conveying the severed lands shall be submitted to the Secretary-Treasurer for review and consent endorsement within a period of one year [Planning Act, s. 53(41)] after the "Notice of Decision" is given [Planning Act, ss. 53(17) and 53(24)].



# REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



2. The land to be severed by Consent Application S-24-17-L shall be for the creation of a 16 +/- acre lot addition only to 551 Leland Road
3. Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. (This includes all taxes levied as of the date of the stamping of the deeds.)
4. In the event that there are abandoned wells located on the property being severed, and the retained property, they be sealed in accordance with the requirements of the Ministry of the Environment and that this work be accomplished prior to the stamping of the deeds.
5. The Township of South Frontenac shall receive \$100 in lieu of parkland [Planning Act, s. 51(1)].
6. The surveyor who prepares the reference plan referred to in condition #1 shall also determine by survey the width of the public road abutting the severed and retained lands measured from the centre line of the traveled portion of the road to the lot line of the owner's property. If such width is less than 33 ft., the owner shall dedicate to the Township land along the frontage of the severed and/or retained lands as the case may be in the following manner:
  - a. The land to be dedicated shall be the width required to provide 33 ft. from the centre of the existing travelled road;
  - b. The land to be dedicated shall be described as a separate part on a Reference Plan of Survey to be prepared and deposited at the Owner's expense and filed with the Secretary-Treasurer prior to the stamping of the deeds;
  - c. The Transfer/Deed from the Owner for the land to be dedicated shall be engrossed in the name of "The Corporation of the Township of South Frontenac", and shall include the following attached to the Transfer/Deed as a Schedule:

*The Transferor hereby transfers the lands to the municipality for the purpose of widening the adjacent highway pursuant to Section 31(6) of the Municipal Act, 2001, Chapter 25, as amended.*
  - d. The Transfer/Deed for the land to be dedicated shall be registered by the Owner at the Owner's expense;
  - e. The duplicate registered Transfer/Deed for the land to be dedicated together with a letter of opinion of a solicitor qualified to practice law in the Province of Ontario addressed to the Secretary-Treasurer confirming that the municipality acquired good and marketable title to the land free and clear of all liens and encumbrances shall be delivered to the Secretary-Treasurer prior to stamping of Deeds.

## ATTACHMENTS

Map of Koen Property  
Cataraqui Region Conservation comments

**Submitted/approved by:** Lindsay Mills

**Prepared by:** Jennie Kapusta



# KOEN S-24-17-L

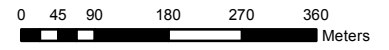
## Legend

-  Alward Property
-  Alward Lot Addition
-  Koen Property
-  Parcel Fabric
-  Provincially Significant Wetlands

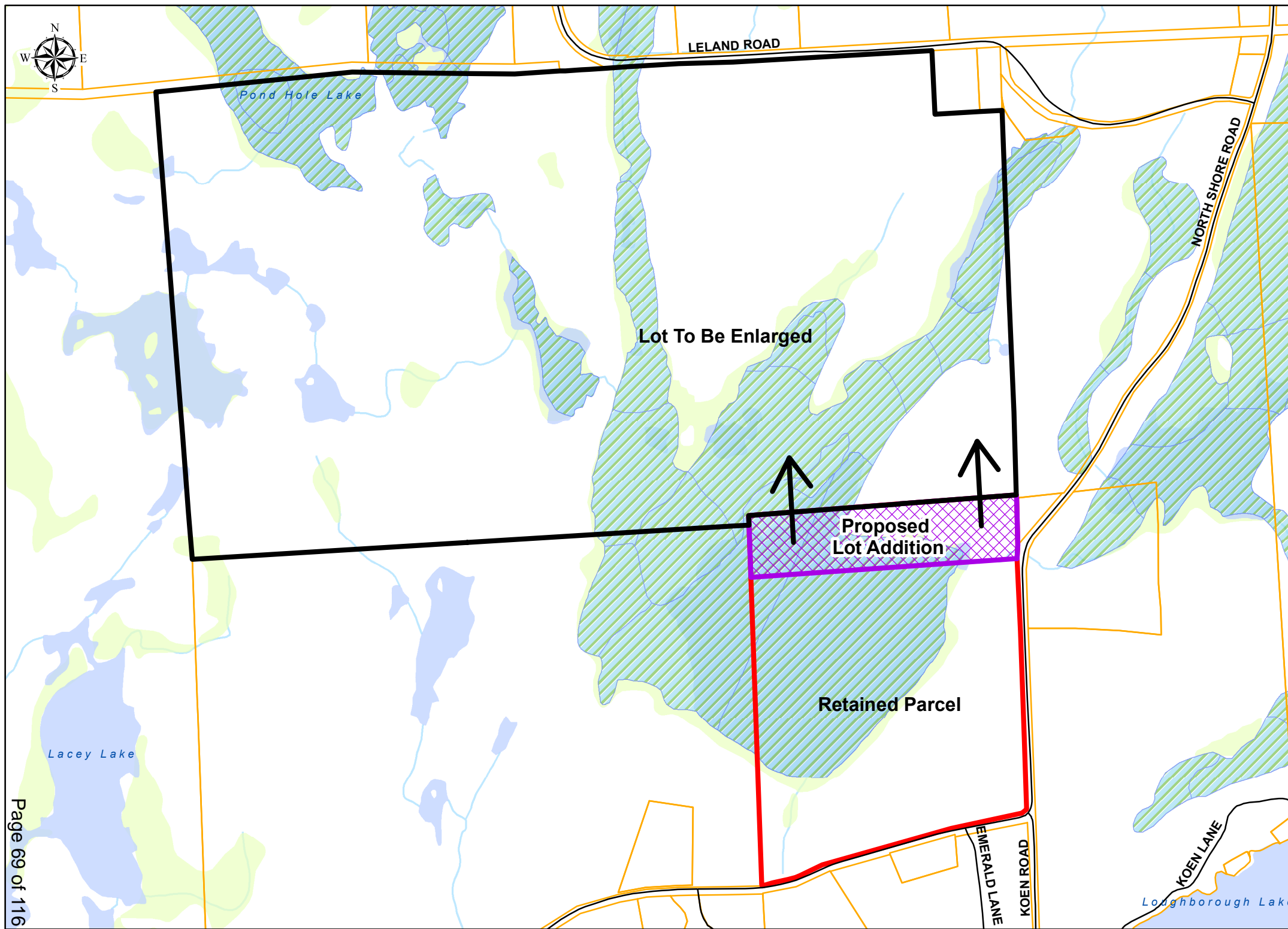
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Scale 1:9,234



UTM Projection NAD 83





## CATARAQUI REGION CONSERVATION AUTHORITY

1641 Perth Road, P.O. Box 160 Glenburnie, Ontario K0H 1S0  
Phone: (613) 546-4228 Toll Free (613 area code): 1-877-956-CRCA  
Fax: (613) 547-6474 E-mail: info@crca.ca  
Websites: www.crca.ca & www.cleanwatercataraqui.ca



May 30, 2017

File: SEV/FRS/106/2017

### Sent by E-mail

Ms. Jennie Kapusta, Planning Assistant  
Township of South Frontenac  
P.O. Box 100  
Sydenham, ON  
K0H 2T0

Dear Ms. Kapusta:

**Re: Application for Consent to Sever (Lot Addition) S-24-17-L (Koen)  
Part Lot 24, Concession 7; North Shore Road  
Township of South Frontenac (Loughborough)  
Leland Provincially Significant Wetland**

Staff of the Cataraqui Region Conservation Authority (CRCA) have reviewed the above-noted application for consent to sever and offer the following comments for the Land Division Committee's consideration.

### Summary of the Proposal

The applicant has requested severance of a 6.5 ha parcel of land fronting on North Shore Road with approximately 24 metres of road frontage. The lot to be retained would be approximately 31.5 ha in area with approximately 762 metres of frontage on North Shore Road.

### Site Description

The subject property consists of a combination of wetlands, agricultural fields and woodland areas. Both the lot to be severed and the retained lot contain portions of the Leland provincially significant wetland (PSW) complex.

The property is designated 'Rural' and 'Wetland' in the Official Plan and zoned 'Rural' (RU) and 'Environmental Protection' (EP) in the implementing Zoning By-law.

### Discussion

The Leland provincially significant wetland is an important natural heritage feature on the landscape. The main interest of the CRCA in this proposal is the protection of the Leland provincially significant wetland complex as well as the potential for flooding.

Leland Provincially Significant Wetland (PSW)

In accordance with the Provincial Policy Statement, Section 5.2.5 of the Township Official Plan indicates that no new development or site alteration will be permitted within 120 metres of a provincially significant wetland unless it has been demonstrated through an Environmental Impact Assessment (EIA) that there will be no negative impacts on the wetland or on its ecological functions. Based upon a review of CRCA mapping, staff note that there is considerable opportunity for future development to occur on both the lot to be severed and the retained lot outside of the 120 metre adjacent lands to the PSW. Therefore, staff have no concerns with the proposal from a wetland preservation perspective and, in the opinion of staff, an EIA is not required in this instance.

Flooding

Staff note that the access lane to the lot to be severed is low-lying and may be subject to flood risk. If this access is to be utilized to service future development on the lot to be severed, the proponent will need to demonstrate safe access to the property. In order to undertake improvements to the access road, the proponent will be required to obtain a permit from the CRCA under Ontario Regulation 148/06 (see description below) at which time this access issue will need to be addressed.

**Recommendation**

**Staff have no objection to the approval of application S-24-17-L based on our consideration for natural hazards, natural heritage, and water quality and quantity protection policies.**

Ontario Regulation 148/06

We note that lands within 120 metres of the wetland boundary are subject to Ontario Regulation 148/06: Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses, which is administered by the CRCA. The purpose of the regulation is to ensure that proposed changes (e.g. development and site alteration) to a property are not affected by natural hazards, such as flooding and erosion, and to ensure that the hydrologic function of the wetland is preserved. Within a regulated area, written permission must be obtained from the CRCA prior to development taking place. Present and future landowners are required to contact the CRCA to determine the need for a permit.

Please inform this office of any decision made by the Committee with regard to this application. If you have any questions, please contact the undersigned at 613-546-4228 ext. 244, or by e-mail at [aschmidt@crca.ca](mailto:aschmidt@crca.ca)

Yours truly,



Andrew Schmidt, C.Tech  
Development Review Manager

/as  
c.c. Estate of John Francis Koen, 115 – 3010 Riverbend Drive, Coquitlam, BC, V3C 0B8  
Lindsay Mills, Planner (via email)



# REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



## PUBLIC MEETING

Report Date: June 2, 2017

**Application No:** S-25-17-S  
**Owner:** Colin Kier  
**Location of Property:** Concession 7, Lot/Part Lot 24, Kier Road, District of Storrington, Township of South Frontenac  
**Purpose of Application:** Consent to create a new lot  
**Date of Hearing:** June 8, 2017

---

### RECOMMENDATION

It is recommended that the Committee hear comments from members of the public and that the consent application to create a new lot **be considered for passage.**

### BACKGROUND

The subject land consists of 88.5 +/- acres with no frontage on either a public road or private lane. The lot is currently vacant. The proposal is for the creation of a 5.7 +/- acre lot with a minimum of 76m of frontage on Kier Road. Currently Kier Road does not extend along the proposed lot, but the applicant has requested and received approval from Council to extend Kier Road for the purposes of this new lot creation, provided the extension is constructed according to the Townships Guidelines for new roads.

The planning department is able to support the application for the proposed lot.

Current Zoning: Rural (RU)  
Application Complies with Zoning: Yes  
Current Official Plan Designation: Rural (RU)  
Application Complies with Official Plan: Yes

### AGENCY ANALYSIS AND COMMENTS

Comments from Cataraqui Region Conservation Authority were not required.

The building department has no objections.

KFL&A public health has no objections

Public works has no objections as the extension to Kier Road has already been approved by Council. The applicant will need to construct the new section and have it approved prior to the stamping of the deeds.

### CONDITIONS

1. An acceptable reference plan or legal description of the severed lands in duplicate [Registry Act, s.81, Land Titles Act, s. 150], and the deed or instrument conveying the severed lands shall be submitted to the Secretary-Treasurer for review and consent endorsement within a period of one year [Planning Act, s. 53(41)] after the "Notice of Decision" is given [Planning Act, ss. 53(17) and 53(24)].
2. The land to be severed by Consent Application S-26-17-S shall be for the creation of a 5.7 +/- acre lot with a minimum of 76m on Kier Road.
3. Prior to the stamping of the deeds, the applicant must construct an extension to Kier Road which is constructed according to the Townships Guidelines for new roads and this extension must extend a minimum of 76m along the north side of the lot to be created through consent application S-25-17-S. This extension must be approved and assumed for maintenance by Public Works prior to the stamping of the deeds.
4. Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. (This includes all taxes levied as of the date of the stamping of the deeds.)
5. In the event that there are abandoned wells located on the property being severed, and the retained property, they be sealed in accordance with the requirements of the Ministry of the Environment and that this work be accomplished prior to the stamping of the deeds.



## REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



6. The Township of South Frontenac shall receive \$100 in lieu of parkland [Planning Act, s. 51(1)].
7. The surveyor who prepares the reference plan referred to in condition #1 shall also determine by survey the width of the public road abutting the severed and retained lands measured from the centre line of the traveled portion of the road to the lot line of the owner's property. If such width is less than 33 ft., the owner shall dedicate to the Township land along the frontage of the severed and/or retained lands as the case may be in the following manner:
  - a. The land to be dedicated shall be the width required to provide 33 ft. from the centre of the existing travelled road;
  - b. The land to be dedicated shall be described as a separate part on a Reference Plan of Survey to be prepared and deposited at the Owner's expense and filed with the Secretary-Treasurer prior to the stamping of the deeds;
  - c. The Transfer/Deed from the Owner for the land to be dedicated shall be engrossed in the name of "The Corporation of the Township of South Frontenac", and shall include the following attached to the Transfer/Deed as a Schedule:

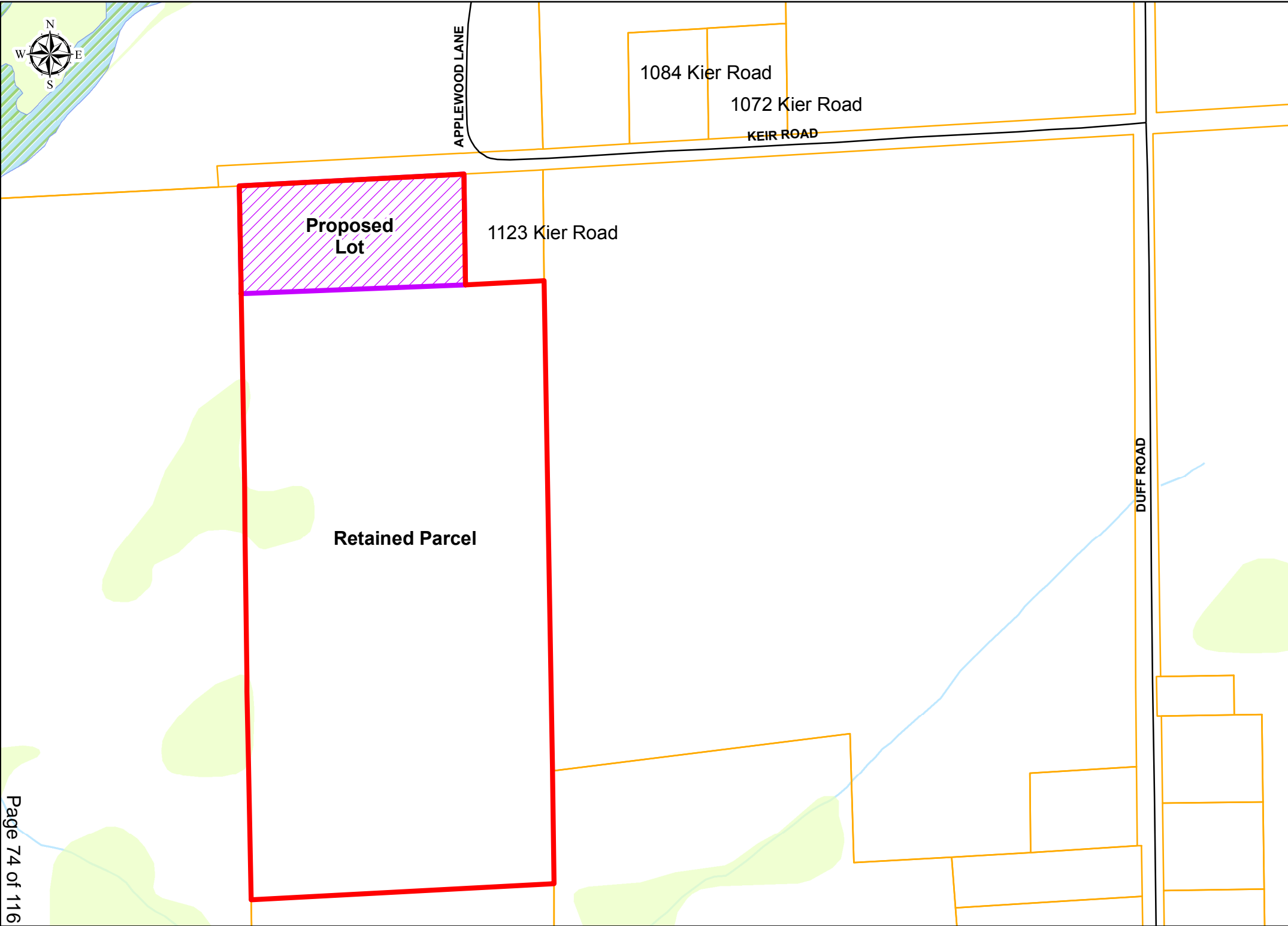
*The Transferor hereby transfers the lands to the municipality for the purpose of widening the adjacent highway pursuant to Section 31(6) of the Municipal Act, 2001, Chapter 25, as amended.*
  - d. The Transfer/Deed for the land to be dedicated shall be registered by the Owner at the Owner's expense;
  - e. The duplicate registered Transfer/Deed for the land to be dedicated together with a letter of opinion of a solicitor qualified to practice law in the Province of Ontario addressed to the Secretary-Treasurer confirming that the municipality acquired good and marketable title to the land free and clear of all liens and encumbrances shall be delivered to the Secretary-Treasurer prior to stamping of Deeds.
8. The applicant must submit a well driller's report demonstrating a potable water pumping capacity of 3.5 gallons per minute sustained over a 6-hour pump test for the parcel severed through consent application S-25-17-S.

### **ATTACHMENTS**

Map of Kier Property  
KFLA comments

**Submitted/approved by:** Lindsay Mills

**Prepared by:** Jennie Kapusta



**KIER  
S-25-17-S**

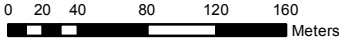
**Legend**

-  Kier Property
-  Kier Proposed Lot
-  Parcel Fabric

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Scale 1:4,358



UTM Projection NAD 83

**CONSENT TO SEVER  
 INSPECTION REPORT**

<b>File Number:</b> S-25-17-S		<b>Receipt Number:</b> SK-28-2017			
<b>Owner(s):</b> Keir, Colin					
<b>Municipality:</b> Township of South Frontenac			<b>Ward / Former Township:</b> Storrington		
<b>Lot:</b> 22	<b>Concession:</b> 4	<b>Registered Plan:</b> 13R18415	<b>Part(s):</b> 1	<b>Plan of Subdivision:</b>	<b>Sublot:</b>
<b>General Description (existing buildings, surface features, slopes, site services for water and sewage, etc)</b>					
<b>Severed:</b> The western half of the proposed severed lot is currently used for agricultural purposes. There is a section of mixed woods in the centre of the lot, which then thins out as the lot slopes to the east.					
The proposed severed lot is bordered by Keir Road and the road allowance to the north, neighbouring lots to the east and west, and the proposed retained lot to the south.					
<b>Retained:</b> Large lot with mostly agricultural use and some pockets of mixed woods interspersed.					
The proposed retained lot is bordered by the proposed severed lot to the north and neighbouring lots to the north, east, south and west.					
<b>Soil type, depth and water table on each part of potential leaching bed areas. Indicate water table with bar. Show estimated permeability (good, fair, poor) for each part where natural soil is acceptable.</b>					
		<b>Severed</b>	<b>Depth of Soil</b>	<b>Retained</b>	
		Topsoil ----->	0.0 m		
			0.3 m		
Mostly clay with some silt			0.6 m		
			0.9 m		
		Bedrock ----->	1.2 m		
			1.5 m		
Percolation rate (estimated):			Percolation rate (estimated):		
<b>NOTE: the approval of any new lot is based on its suitability to provide an area for a Class 4 septic tank system for an average 3 bedroom home. Approval to build a larger home on this lot will be subject to availability of sufficient area for a larger septic tank system.</b>					
<b>Suitability for on-site sewage disposal:</b>					
<b>SEVERED</b>		<b>Conditions:</b>			
<input checked="" type="checkbox"/> Satisfactory	The proposed lot is capable of providing flexibility in siting a sewage disposal system. The soil conditions found on the lot will require additional suitable granular soil to construct a sewage disposal system.  The location of the sewage disposal system and specific requirements for additional soil will be indicated on an Application to Construct a Sewage System prior to site development.				
<input type="checkbox"/> Unsatisfactory					
<input checked="" type="checkbox"/> Site Flexible					
<input type="checkbox"/> Site Specific					
<b>RETAINED</b>		<b>Conditions:</b>			
<input checked="" type="checkbox"/> Satisfactory					
<input type="checkbox"/> Unsatisfactory					
<input type="checkbox"/> Site Flexible					
<input type="checkbox"/> Site Specific					
<b>Inspector:</b> Matthew Doyle CPHI(C), Public Health Inspector		<b>Approved:</b> 		<b>Date:</b> May 26, 2017	

**PLEASE FORWARD A COPY OF THE NOTICE OF DECISION TO KFL&A PUBLIC HEALTH.**

# Severance - S-25-17-S Keir - aerial



### Legend

- Fire
- Ambulance
- Heli Pad
- School
- Municipal Office
- Library
- Church
- Cemetery
- Boat Launch
- Accommodation
- Restaurant
- Golf Course
- Baseball Field
- Waste Site
- Parcel Fabric
- Highway
  - Hwy 401
  - Highway
- Major Road
  - Arterial/Collector
  - Ferry Route
- Secondary Road
- Railway
- River/Stream
- Provincial Significant Wetland
- Waterbody
- Wetland

1:2,065



0.1 0 0.05 0.1 Kilometers



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### Notes

Enter Map Description





# REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



## PUBLIC MEETING

Report Date: June 2, 2017

**Application No:** S-26-17-S, S-27-17-S  
**Owner:** Donna Howlett  
**Location of Property:** Concession 8, Lot/Part Lot 7, Sands Road, District of Storrington, Township of South Frontenac  
**Purpose of Application:** Consent to create a new lot, together with a right-of-way  
**Date of Hearing:** June 8, 2017

### RECOMMENDATION

It is recommended that the Committee hear comments from members of the public and that the consent application to create a new lot **be considered for passage.**

### BACKGROUND

The subject land consists of 9.3 +/- acres with frontage on Sands Road and Cedar Lake. The lot is developed with a single detached dwelling and an accessory building. The proposal is for the creation of a minimum 2.0 acre lot with a minimum of 65m of frontage on Sands Road. The newly created lot will need to be rezoned to reflect the reduced frontage along Sands Road. In addition to the new lot creation, the applicant is also asking to create a right-of-way to give deeded access to Cedar Lake for the newly created lot. The applicant has requested a 10m wide right-of-way be created along the western edge of the retained parcel to provide this water access.

The planning department is able to support the application for the proposed lot.

Current Zoning: Urban Residential – First Density (UR1)

Application Complies with Zoning: Yes

Current Official Plan Designation: Rural (RU)

Application Complies with Official Plan: Yes

### AGENCY ANALYSIS AND COMMENTS

Comments from Cataraqui Region Conservation Authority were not required.

The building department has no objections.

KFL&A public health has no objections

Public works has no objections.

### CONDITIONS

1. An acceptable reference plan or legal description of the severed lands in duplicate [Registry Act, s.81, Land Titles Act, s. 150], and the deed or instrument conveying the severed lands shall be submitted to the Secretary-Treasurer for review and consent endorsement within a period of one year [Planning Act, s. 53(41)] after the "Notice of Decision" is given [Planning Act, ss. 53(17) and 53(24)].
2. The land to be severed by Consent Application S-26-17-S shall be for the creation of a minimum 2.0 acre lot with a minimum of 65m of frontage on Sands Road.
3. The land to be severed by Consent Application S-27-17-S shall be for the creation of a minimum 10m wide by 45m long, deeded right-of-way between the lot to be created through consent application S-26-17-S and Cedar Lake. This right-of-way shall be recognized on the deeds of both the severed and retained parcels.
4. Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. (This includes all taxes levied as of the date of the stamping of the deeds.)
5. In the event that there are abandoned wells located on the property being severed, and the retained property, they be sealed in accordance with the requirements of the Ministry of the Environment and that this work be accomplished prior to the stamping of the deeds.



## REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



6. The Township of South Frontenac shall receive 5% of the value of the severed parcel in lieu of parkland [Planning Act, s. 51(1)].
7. The surveyor who prepares the reference plan referred to in condition #1 shall also determine by survey the width of the public road abutting the severed and retained lands measured from the centre line of the traveled portion of the road to the lot line of the owner's property. If such width is less than 33 ft., the owner shall dedicate to the Township land along the frontage of the severed and/or retained lands as the case may be in the following manner:
  - a. The land to be dedicated shall be the width required to provide 33 ft. from the centre of the existing travelled road;
  - b. The land to be dedicated shall be described as a separate part on a Reference Plan of Survey to be prepared and deposited at the Owner's expense and filed with the Secretary-Treasurer prior to the stamping of the deeds;
  - c. The Transfer/Deed from the Owner for the land to be dedicated shall be engrossed in the name of "The Corporation of the Township of South Frontenac", and shall include the following attached to the Transfer/Deed as a Schedule:

*The Transferor hereby transfers the lands to the municipality for the purpose of widening the adjacent highway pursuant to Section 31(6) of the Municipal Act, 2001, Chapter 25, as amended.*
  - d. The Transfer/Deed for the land to be dedicated shall be registered by the Owner at the Owner's expense;
  - e. The duplicate registered Transfer/Deed for the land to be dedicated together with a letter of opinion of a solicitor qualified to practice law in the Province of Ontario addressed to the Secretary-Treasurer confirming that the municipality acquired good and marketable title to the land free and clear of all liens and encumbrances shall be delivered to the Secretary-Treasurer prior to stamping of Deeds.
8. The applicant must submit a well driller's report demonstrating a potable water pumping capacity of 3.5 gallons per minute sustained over a 6-hour pump test for the parcel severed through consent application S-26-17-S.
9. Prior to the stamping of the deeds the applicant must rezone the lot created through consent application S-26-17-S from Urban Residential – First Density (UR1) to a special Urban Residential – First Density zone to reflect the reduced frontage along Sands Road.

### **ATTACHMENTS**

Map of Howlett Property  
KFLA comments

**Submitted/approved by:** Lindsay Mills

**Prepared by:** Jennie Kapusta



Cedar Lake

2474 Sands Road

Retained Parcel

Proposed ROW

Proposed Lot

2450 Sands Road

2490 Sands Road

2484 Sands Road

SANDS ROAD

2475 Sands Road



**HOWLETT  
S-26-17-S  
S-27-17-S**

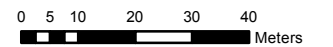
**Legend**

-  Howlett Property
-  Howlett Proposed Lot
-  Howlett Proposed Right of Way
-  Existing Buildings
-  Parcel Fabric

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Scale 1:1,328



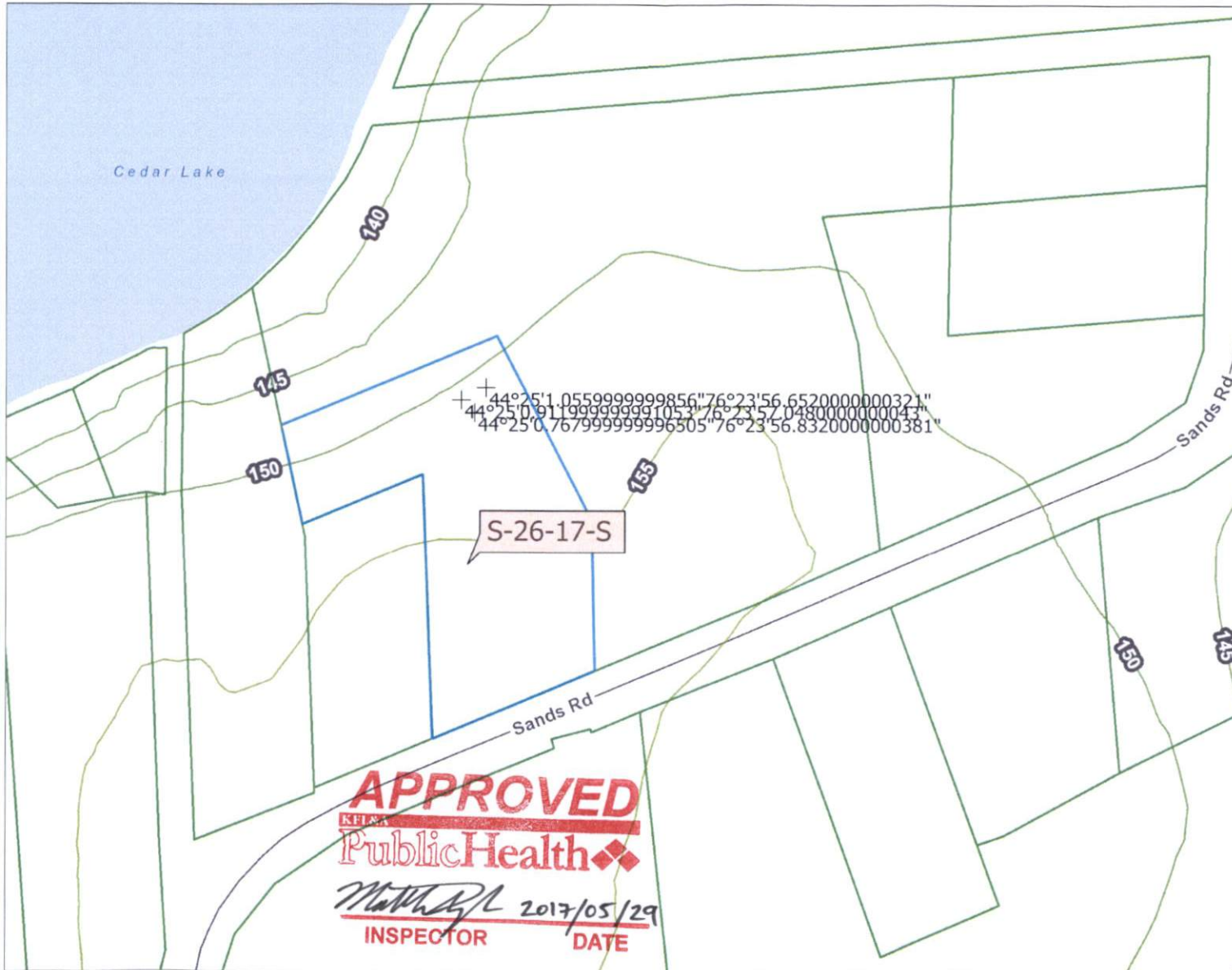
UTM Projection NAD 83

**CONSENT TO SEVER  
INSPECTION REPORT**

File Number: S-26-17-S		Receipt Number: SK-29-2017																															
Owner(s): Howlett, Donna																																	
Municipality: Township of South Frontenac			Ward / Former Township: Storrington																														
Lot: Part 7	Concession: 8	Registered Plan:	Part(s):	Plan of Subdivision:	Sublot:																												
<p><b>General Description (existing buildings, surface features, slopes, site services for water and sewage, etc)</b></p> <p><b>Severed:</b> The proposed severed lot is primarily agricultural land that slopes toward Cedar Lake to the north.</p> <p>The proposed severed lot is bordered by Sands Road to the south, neighbouring lots to the west, and the proposed retained lot to the north and east.</p> <p><b>Retained:</b> Large lot, mostly cleared with some mixed woods along the proposed severed lot's eastern property line; the northern part of the lot has an existing dwelling with a well and sewage system, and an existing accessory building is located on the southern end of the lot near Sands Road.</p> <p>The proposed retained lot is bordered by neighbouring lots to the east, Sands Road to the south, a neighbouring lot and the proposed severed lot to the west, and Cedar Lake and the road allowance to the north.</p>																																	
<p><b>Soil type, depth and water table on each part of potential leaching bed areas. Indicate water table with bar. Show estimated permeability (good, fair, poor) for each part where natural soil is acceptable.</b></p> <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:30%;"></th> <th style="width:20%; text-align: center;">Severed</th> <th style="width:10%; text-align: center;">Depth of Soil</th> <th style="width:30%; text-align: center;">Retained</th> </tr> </thead> <tbody> <tr> <td>Topsoil</td> <td style="text-align: center;">-----&gt;</td> <td style="text-align: center;">0.0 m</td> <td></td> </tr> <tr> <td>Silty clay</td> <td style="text-align: center;">-----&gt;</td> <td style="text-align: center;">0.3 m</td> <td></td> </tr> <tr> <td>Bedrock or heavy clay at 0.3m - 0.5m</td> <td style="text-align: center;">-----&gt;</td> <td style="text-align: center;">0.6 m</td> <td></td> </tr> <tr> <td></td> <td></td> <td style="text-align: center;">0.9 m</td> <td></td> </tr> <tr> <td></td> <td></td> <td style="text-align: center;">1.2 m</td> <td></td> </tr> <tr> <td></td> <td></td> <td style="text-align: center;">1.5 m</td> <td></td> </tr> </tbody> </table>							Severed	Depth of Soil	Retained	Topsoil	----->	0.0 m		Silty clay	----->	0.3 m		Bedrock or heavy clay at 0.3m - 0.5m	----->	0.6 m				0.9 m				1.2 m				1.5 m	
	Severed	Depth of Soil	Retained																														
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		0.9 m																															
		1.2 m																															
		1.5 m																															
Percolation rate (estimated):			Percolation rate (estimated):																														
<p><b>NOTE: the approval of any new lot is based on its suitability to provide an area for a Class 4 septic tank system for an average 3 bedroom home. Approval to build a larger home on this lot will be subject to availability of sufficient area for a larger septic tank system.</b></p>																																	
<b>Suitability for on-site sewage disposal:</b>																																	
<p><b>SEVERED</b></p> <p><input checked="" type="checkbox"/> Satisfactory</p> <p><input type="checkbox"/> Unsatisfactory</p> <p><input checked="" type="checkbox"/> Site Flexible</p> <p><input type="checkbox"/> Site Specific</p>		<p><b>Conditions:</b> The proposed lot is capable of providing flexibility in siting a sewage disposal system. The soil conditions found on the lot will require additional suitable granular soil to construct a sewage disposal system.</p> <p>The location of the sewage disposal system and specific requirements for additional soil will be indicated on an Application to Construct a Sewage System prior to site development.</p>																															
<p><b>RETAINED</b></p> <p><input checked="" type="checkbox"/> Satisfactory</p> <p><input type="checkbox"/> Unsatisfactory</p> <p><input type="checkbox"/> Site Flexible</p> <p><input type="checkbox"/> Site Specific</p>		<p><b>Conditions:</b></p>																															
Inspector: Matthew Doyle CPHI(C), Public Health Inspector		Approved: <i>Matthew Doyle</i>		Date: May 29, 2017																													

**PLEASE FORWARD A COPY OF THE NOTICE OF DECISION TO KFL&A PUBLIC HEALTH.**

# Severance - S-26-17-S Howlett - test hole locations



### Legend

- Fire
- Heli Pad
- School
- Municipal Office
- Library
- Church
- Cemetery
- Boat Launch
- Accommodation
- Restaurant
- Golf Course
- Baseball Field
- Waste Site
- Contours**
- 75-100
- 105-125
- 130-150
- 155-175
- 180-200
- 205-225
- 230-250
- 255-275
- 280-300
- 305-325
- 330-350
- 355-375
- 380-400
- 405+
- Parcel Fabric
- Highway

1: 2,065



### Notes

Enter Map Description

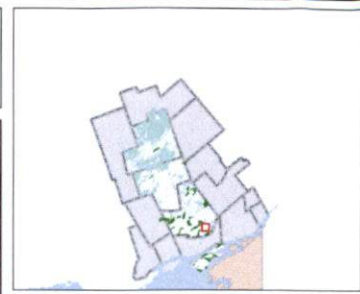


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**APPROVED**  
 KEIRA  
**Public Health**  
*Matthew R/L* 2017/05/29  
**INSPECTOR**      **DATE**

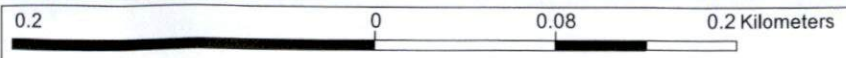
# Severance - S-26-17-S Howlett - aerial



**Legend**

- Fire
- Heli Pad
- School
- Municipal Office
- Library
- Church
- Cemetery
- Boat Launch
- Accommodation
- Restaurant
- Golf Course
- Baseball Field
- Waste Site
- Parcel Fabric
- Highway**
  - Hwy 401
  - Highway
- Major Road**
  - Arterial/Collector
  - Ferry Route
- Secondary Road
- Railway
- River/Stream
- Provincial Significant Wetland
- Waterbody
- Wetland

1: 3,098



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**Notes**  
Enter Map Description



# REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



## PUBLIC MEETING

Report Date: June 2, 2017

**Application No:** S-28-17-S  
**Owner:** Rod and Candy Caird  
**Location of Property:** Concession 7, Lot/Part Lot 17, Dixon Road, District of Storrington, Township of South Frontenac  
**Purpose of Application:** Consent to create a new lot  
**Date of Hearing:** June 8, 2017

---

### RECOMMENDATION

It is recommended that the Committee hear comments from members of the public and that the consent application to create a new lot **be considered for passage.**

### BACKGROUND

The subject land consists of 50 +/- acres with frontage on Dixon Road. The lot is developed with a single detached dwelling. The proposal is for the creation of a 2.75 +/- acre residential lot with a 122m of frontage on Dixon Road.

The planning department is able to support the application for the proposed lot.

Current Zoning: Rural (RU)  
Application Complies with Zoning: Yes  
Current Official Plan Designation: Rural (RU)  
Application Complies with Official Plan: Yes

### AGENCY ANALYSIS AND COMMENTS

Comments from Cataraqui Region Conservation Authority were not required.

The building department has no objections.

KFL&A public health has no objections, but has indicated a site specific location for the proposed sewage system. This specific location required the applicant to slightly adjust the lot dimensions from their original application to include an increase in road frontage and a decrease in lot depth.

Public works has no objections.

### CONDITIONS

1. An acceptable reference plan or legal description of the severed lands in duplicate [Registry Act, s.81, Land Titles Act, s. 150], and the deed or instrument conveying the severed lands shall be submitted to the Secretary-Treasurer for review and consent endorsement within a period of one year [Planning Act, s. 53(41)] after the "Notice of Decision" is given [Planning Act, ss. 53(17) and 53(24)].
2. The land to be severed by Consent Application S-28-17-S shall be for the creation of a minimum 2.0 acre lot with a minimum of 76m of frontage on Dixon Road.
3. Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. (This includes all taxes levied as of the date of the stamping of the deeds.)
4. In the event that there are abandoned wells located on the property being severed, and the retained property, they be sealed in accordance with the requirements of the Ministry of the Environment and that this work be accomplished prior to the stamping of the deeds.
5. The Township of South Frontenac shall receive 5% of the value of the severed parcel in lieu of parkland [Planning Act, s. 51(1)].
6. The surveyor who prepares the reference plan referred to in condition #1 shall also determine by survey the width of the public road abutting the severed and retained lands measured from the centre line of the traveled portion of the road to the lot line of the owner's property. If such width is less than 33 ft., the owner shall dedicate to the Township land along the frontage of the severed and/or retained lands as the case may be in the following manner:



## REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



- a. The land to be dedicated shall be the width required to provide 33 ft. from the centre of the existing travelled road;
- b. The land to be dedicated shall be described as a separate part on a Reference Plan of Survey to be prepared and deposited at the Owner's expense and filed with the Secretary-Treasurer prior to the stamping of the deeds;
- c. The Transfer/Deed from the Owner for the land to be dedicated shall be engrossed in the name of "The Corporation of the Township of South Frontenac", and shall include the following attached to the Transfer/Deed as a Schedule:

*The Transferor hereby transfers the lands to the municipality for the purpose of widening the adjacent highway pursuant to Section 31(6) of the Municipal Act, 2001, Chapter 25, as amended.*

- d. The Transfer/Deed for the land to be dedicated shall be registered by the Owner at the Owner's expense;
  - e. The duplicate registered Transfer/Deed for the land to be dedicated together with a letter of opinion of a solicitor qualified to practice law in the Province of Ontario addressed to the Secretary-Treasurer confirming that the municipality acquired good and marketable title to the land free and clear of all liens and encumbrances shall be delivered to the Secretary-Treasurer prior to stamping of Deeds.
7. The applicant must submit a well driller's report demonstrating a potable water pumping capacity of 3.5 gallons per minute sustained over a 6-hour pump test for the parcel severed through consent application S-28-17-S.

### **ATTACHMENTS**

Map of Caird Property  
KFLA comments


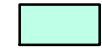

**Submitted/approved by:** Lindsay Mills

**Prepared by:** Jennie Kapusta



**CAIRD  
S-28-17-S**

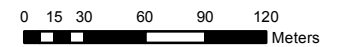
**Legend**

-  Caird Property
-  Caird Proposed Lot
-  Parcel Fabric

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While the Township makes every effort to insure that the information presented is accurate for the intended uses of this map, there is an inherent error in all mapping products, and accuracy of the mapping cannot be guaranteed for all possible uses. This map displays basic topographic features only.

Scale 1:3,755



UTM Projection NAD 83

2917 Dixon Road

**Proposed Lot**

DIXON ROAD


**Retained Parcel**

2888 Dixon Road

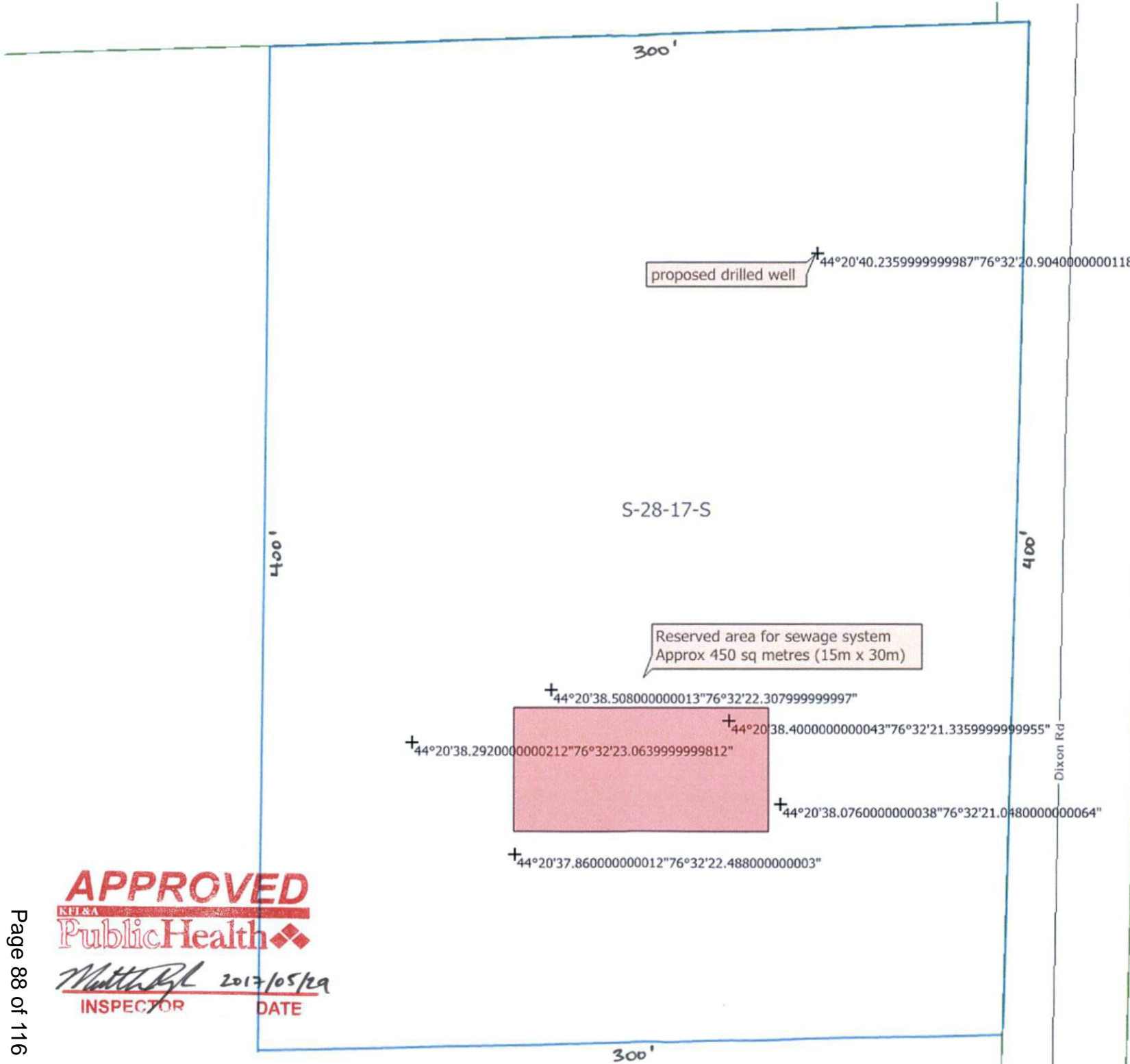
2809 Dixon Road

LATIMER ROAD

## CONSENT TO SEVER INSPECTION REPORT

File Number: S-28-17-S		Receipt Number: SK-30-2017																																													
Owner(s): Caird, Rod & Candy																																															
Municipality: Township of South Frontenac			Ward / Former Township: Storrington																																												
Lot: Part 17 South	Concession: 7	Registered Plan:	Part(s):	Plan of Subdivision:	Sublot:																																										
<p><b>General Description (existing buildings, surface features, slopes, site services for water and sewage, etc)</b></p> <p><b>Severed:</b> The proposed severed lot is relatively flat and covered in scrub trees and bushes. The native soil is thin, ranging between 0.15 metres and 0.3 metres in depth; there are several areas where the bedrock is exposed.</p> <p>The proposed severed lot is bordered by Dixon Road to the east, the proposed severed lot to the south and west, and a neighbouring lot to the north.</p> <p><b>Retained:</b> Large acreage, mostly covered in scrub trees and bushes; gradually slopes toward the west into a wetland area; some agricultural use near the centre of the proposed retained lot.</p> <p>The proposed retained lot is bordered by Dixon Road to the east, the township border/road allowance to the south, and neighbouring lots to the west and north.</p>																																															
<p><b>Soil type, depth and water table on each part of potential leaching bed areas. Indicate water table with bar. Show estimated permeability (good, fair, poor) for each part where natural soil is acceptable.</b></p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;"></th> <th style="width: 20%; text-align: center;">Severed</th> <th style="width: 10%;"></th> <th style="width: 20%; text-align: center;">Depth of Soil</th> <th style="width: 10%;"></th> <th style="width: 10%; text-align: center;">Retained</th> </tr> </thead> <tbody> <tr> <td></td> <td style="text-align: center;">Topsoil</td> <td style="text-align: center;">-----&gt;</td> <td style="text-align: center;">0.0 m</td> <td></td> <td></td> </tr> <tr> <td>Clay, then bedrock at 0.25m to 0.3m</td> <td></td> <td style="text-align: center;">-----&gt;</td> <td style="text-align: center;">0.3 m</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td style="text-align: center;">0.6 m</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td style="text-align: center;">0.9 m</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td style="text-align: center;">1.2 m</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td style="text-align: center;">1.5 m</td> <td></td> <td></td> </tr> </tbody> </table>							Severed		Depth of Soil		Retained		Topsoil	----->	0.0 m			Clay, then bedrock at 0.25m to 0.3m		----->	0.3 m						0.6 m						0.9 m						1.2 m						1.5 m		
	Severed		Depth of Soil		Retained																																										
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			1.5 m																																												
Percolation rate (estimated):			Percolation rate (estimated):																																												
<p><b>NOTE: the approval of any new lot is based on its suitability to provide an area for a Class 4 septic tank system for an average 3 bedroom home. Approval to build a larger home on this lot will be subject to availability of sufficient area for a larger septic tank system.</b></p> <p><b>Suitability for on-site sewage disposal:</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%; vertical-align: top;"> <p><b><u>SEVERED</u></b></p> <p><input checked="" type="checkbox"/> Satisfactory</p> <p><input type="checkbox"/> Unsatisfactory</p> <p><input type="checkbox"/> Site Flexible</p> <p><input checked="" type="checkbox"/> Site Specific</p> </td> <td style="vertical-align: top;"> <p><b>Conditions:</b> Due to soil depth limitations, the lot will only provide a specific location for the construction of the sewage disposal system.</p> <p>As shown on the attached maps, an approximate area of 450 square metres (15 metres by 30 metres) is to be exclusively reserved for the sewage disposal system.</p> </td> </tr> <tr> <td style="vertical-align: top;"> <p><b><u>RETAINED</u></b></p> <p><input checked="" type="checkbox"/> Satisfactory</p> <p><input type="checkbox"/> Unsatisfactory</p> <p><input type="checkbox"/> Site Flexible</p> <p><input type="checkbox"/> Site Specific</p> </td> <td style="vertical-align: top;"> <p><b>Conditions:</b></p> </td> </tr> </table>						<p><b><u>SEVERED</u></b></p> <p><input checked="" type="checkbox"/> Satisfactory</p> <p><input type="checkbox"/> Unsatisfactory</p> <p><input type="checkbox"/> Site Flexible</p> <p><input checked="" type="checkbox"/> Site Specific</p>	<p><b>Conditions:</b> Due to soil depth limitations, the lot will only provide a specific location for the construction of the sewage disposal system.</p> <p>As shown on the attached maps, an approximate area of 450 square metres (15 metres by 30 metres) is to be exclusively reserved for the sewage disposal system.</p>	<p><b><u>RETAINED</u></b></p> <p><input checked="" type="checkbox"/> Satisfactory</p> <p><input type="checkbox"/> Unsatisfactory</p> <p><input type="checkbox"/> Site Flexible</p> <p><input type="checkbox"/> Site Specific</p>	<p><b>Conditions:</b></p>																																						
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Inspector: Matthew Doyle CPHI(C), Public Health Inspector		Approved: 		Date: May 29, 2017																																											

**PLEASE FORWARD A COPY OF THE NOTICE OF DECISION TO KFL&A PUBLIC HEALTH.**



**APPROVED**

KPI&A  
**Public Health**

*Matthew Ryl* 2017/05/29  
INSPECTOR DATE

**APPROVED**  
Public Health

*M. [Signature]* 2017/05/29  
INSPECTOR DATE

300

proposed drilled well

$44^{\circ}20'40.23599999999987''76^{\circ}32'20.90400000000118''$

S-28-17-5

Reserved area for sewage system  
Approx 450 sq metres (15m x 30m)

$+44^{\circ}20'38.5080000000013''76^{\circ}32'22.30799999999997''$

$+44^{\circ}20'38.46000000000043''76^{\circ}32'21.33599999999955''$

$+44^{\circ}20'38.29200000000212''76^{\circ}32'23.06399999999812''$

$+44^{\circ}20'38.07600000000038''76^{\circ}32'21.01800000000064''$

$+44^{\circ}20'37.80000000000012''76^{\circ}32'22.48800000000003''$

400

100



# REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



## PUBLIC MEETING

Report Date: June 2, 2017

**Application No:** S-29-17-L  
**Owner:** Donald Shales  
**Location of Property:** Concession 10, Lot/Part Lot 17, Shales Road, District of Loughborough, Township of South Frontenac  
**Purpose of Application:** Consent to create a lot addition  
**Date of Hearing:** June 8, 2017

---

### RECOMMENDATION

It is recommended that the Committee hear comments from members of the public and that the consent application to create a new lot **be considered for passage.**

### BACKGROUND

The subject land consists of 5.6 +/- acres with frontage on Shales Road. The lot is currently vacant. The proposal is for the creation of a 0.81 +/- acre lot addition with a 16.7m of frontage on Shales Road to 1388 Shales Road. The purpose of this lot addition is to rectify a lot line dispute. The planning department is able to support the application for the proposed lot.

Current Zoning: Rural (RU)  
Application Complies with Zoning: Yes  
Current Official Plan Designation: Rural (RU)  
Application Complies with Official Plan: Yes

### AGENCY ANALYSIS AND COMMENTS

Comments from Cataraqui Region Conservation Authority, KFL&A public health and public works were not required.

The building department has no objections.

### CONDITIONS

1. An acceptable reference plan or legal description of the severed lands in duplicate [Registry Act, s.81, Land Titles Act, s. 150], and the deed or instrument conveying the severed lands shall be submitted to the Secretary-Treasurer for review and consent endorsement within a period of one year [Planning Act, s. 53(41)] after the "Notice of Decision" is given [Planning Act, ss. 53(17) and 53(24)].
2. The land to be severed by Consent Application S-29-17-L shall be for the creation of a 0.81 +/- acre lot addition only, to 1388 Shales Road.
3. Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. (This includes all taxes levied as of the date of the stamping of the deeds.)
4. In the event that there are abandoned wells located on the property being severed, and the retained property, they be sealed in accordance with the requirements of the Ministry of the Environment and that this work be accomplished prior to the stamping of the deeds.
5. The Township of South Frontenac shall receive \$100 in lieu of parkland [Planning Act, s. 51(1)].
6. The surveyor who prepares the reference plan referred to in condition #1 shall also determine by survey the width of the public road abutting the severed and retained lands measured from the centre line of the traveled portion of the road to the lot line of the owner's property. If such width is less than 33 ft., the owner shall dedicate to the Township land along the frontage of the severed and/or retained lands as the case may be in the following manner:
  - a. The land to be dedicated shall be the width required to provide 33 ft. from the centre of the existing travelled road;
  - b. The land to be dedicated shall be described as a separate part on a Reference Plan of Survey to be prepared and deposited at the Owner's expense and filed with the Secretary-Treasurer prior to the stamping of the deeds;



## REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



- c. The Transfer/Deed from the Owner for the land to be dedicated shall be engrossed in the name of "The Corporation of the Township of South Frontenac", and shall include the following attached to the Transfer/Deed as a Schedule:

*The Transferor hereby transfers the lands to the municipality for the purpose of widening the adjacent highway pursuant to Section 31(6) of the Municipal Act, 2001, Chapter 25, as amended.*

- d. The Transfer/Deed for the land to be dedicated shall be registered by the Owner at the Owner's expense;
- e. The duplicate registered Transfer/Deed for the land to be dedicated together with a letter of opinion of a solicitor qualified to practice law in the Province of Ontario addressed to the Secretary-Treasurer confirming that the municipality acquired good and marketable title to the land free and clear of all liens and encumbrances shall be delivered to the Secretary-Treasurer prior to stamping of Deeds.

### **ATTACHMENTS**

Map of Shales Property





**Submitted/approved by:** Lindsay Mills

**Prepared by:** Jennie Kapusta



# SHALES S-29-17-L

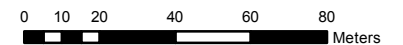
## Legend

-  Tryon-Caird Property
-  Shales Property
-  Shales Proposed Lot Addition
-  Parcel Fabric

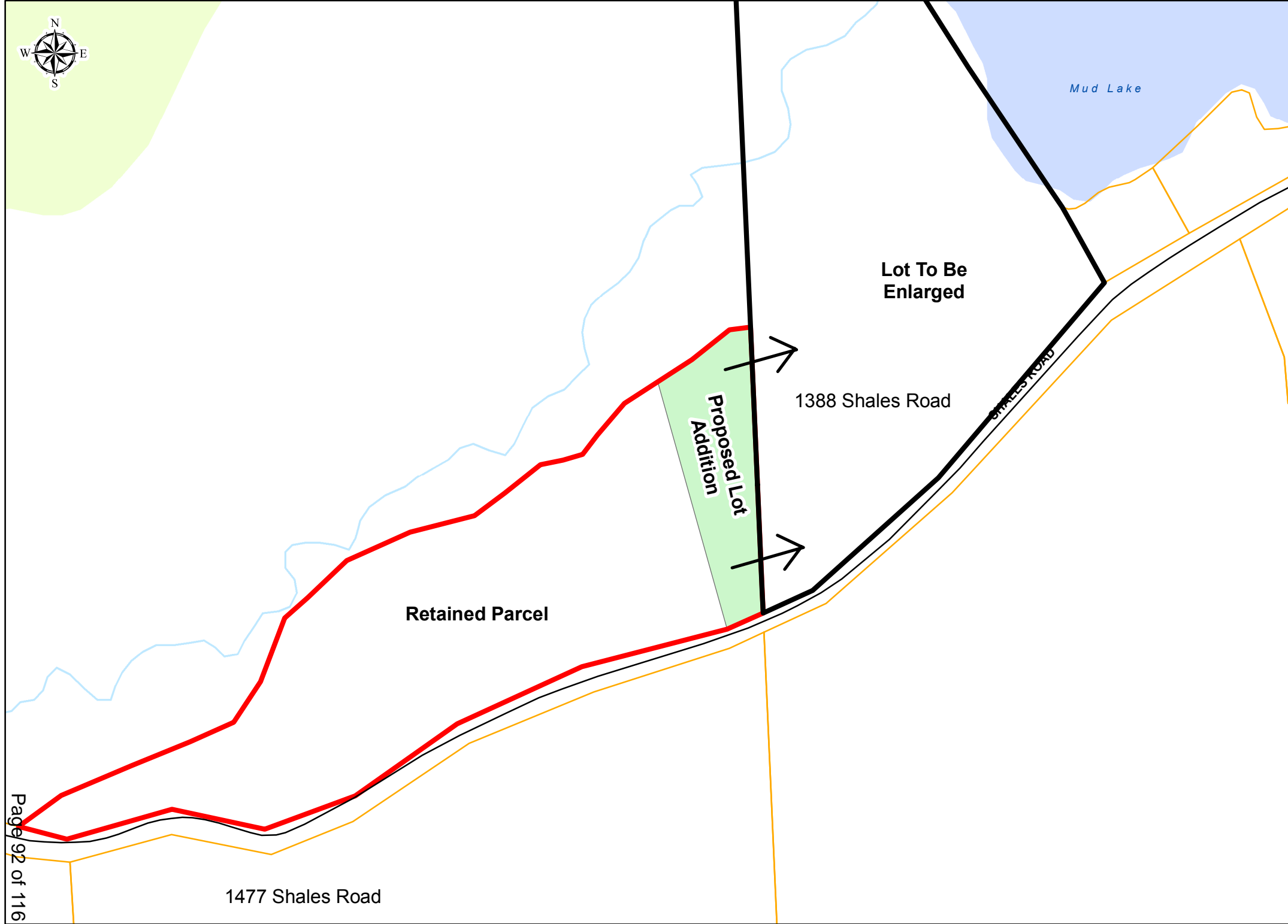
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Scale 1:2,000



UTM Projection NAD 83



1477 Shales Road

1388 Shales Road

SHALES ROAD

Mud Lake

Lot To Be Enlarged

Retained Parcel

Proposed Lot Addition



# REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



## PUBLIC MEETING

Report Date: June 2, 2017

**Application No:** S-30-17-S  
**Owner:** Kurt and Evelyn Jespersen  
**Location of Property:** Concession 8, Lot/Part Lot 6, Sands Road, District of Storrington, Township of South Frontenac  
**Purpose of Application:** Consent to create a new lot  
**Date of Hearing:** June 8, 2017

### RECOMMENDATION

It is recommended that the Committee hear comments from members of the public and that the consent application to create a new lot **be considered for passage.**

### BACKGROUND

The subject land consists of 17.6 +/- acres with frontage on Sands Road and Cedar Lake. The lot is currently developed with a single detached dwelling and multiple accessory buildings. The proposal is for the creation of a 7.5 +/- acre lot with 66m of frontage on Sands Road, which will encompass all the existing structures. The retained parcel will have 65m of frontage on Sands Road. The applicant will be required to rezone both the severed and retained parcels from Rural (RU) to a special Rural zone to reflect the reduced frontage on Sands Road.

The planning department is able to support the application for the proposed lot.

Current Zoning: Rural (RU)  
 Application Complies with Zoning: Yes  
 Current Official Plan Designation: Rural (RU)  
 Application Complies with Official Plan: Yes

### AGENCY ANALYSIS AND COMMENTS

Comments from Cataraqui Region Conservation Authority, KFL&A public health and public works were not required.

The building department has no objections.

### CONDITIONS

1. An acceptable reference plan or legal description of the severed lands in duplicate [Registry Act, s.81, Land Titles Act, s. 150], and the deed or instrument conveying the severed lands shall be submitted to the Secretary-Treasurer for review and consent endorsement within a period of one year [Planning Act, s. 53(41)] after the "Notice of Decision" is given [Planning Act, ss. 53(17) and 53(24)].
2. The land to be severed by Consent Application S-30-17-S shall be for the creation of a 7.5 +/- acre lot, with a minimum of 66m of frontage on Sands Road.
3. Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. (This includes all taxes levied as of the date of the stamping of the deeds.)
4. In the event that there are abandoned wells located on the property being severed, and the retained property, they be sealed in accordance with the requirements of the Ministry of the Environment and that this work be accomplished prior to the stamping of the deeds.
5. The Township of South Frontenac shall receive 5% of the value of the severed parcel in lieu of parkland [Planning Act, s. 51(1)].
6. The surveyor who prepares the reference plan referred to in condition #1 shall also determine by survey the width of the public road abutting the severed and retained lands measured from the centre line of the traveled portion of the road to the lot line of the owner's property. If such width is less than 33 ft., the owner shall dedicate to the Township land along the frontage of the severed and/or retained lands as the case may be in the following manner:
  - a. The land to be dedicated shall be the width required to provide 33 ft. from the centre of the existing travelled road;



## REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



- b. The land to be dedicated shall be described as a separate part on a Reference Plan of Survey to be prepared and deposited at the Owner's expense and filed with the Secretary-Treasurer prior to the stamping of the deeds;
- c. The Transfer/Deed from the Owner for the land to be dedicated shall be engrossed in the name of "The Corporation of the Township of South Frontenac", and shall include the following attached to the Transfer/Deed as a Schedule:

*The Transferor hereby transfers the lands to the municipality for the purpose of widening the adjacent highway pursuant to Section 31(6) of the Municipal Act, 2001, Chapter 25, as amended.*

- d. The Transfer/Deed for the land to be dedicated shall be registered by the Owner at the Owner's expense;
  - e. The duplicate registered Transfer/Deed for the land to be dedicated together with a letter of opinion of a solicitor qualified to practice law in the Province of Ontario addressed to the Secretary-Treasurer confirming that the municipality acquired good and marketable title to the land free and clear of all liens and encumbrances shall be delivered to the Secretary-Treasurer prior to stamping of Deeds.
7. Prior to the stamping of the deeds the applicant shall rezone the lots (severed and retained parcels) to be created from Consent Application S-30-17-S from Rural to a Special Rural Zone in order to recognise the undersized lots. Please contact Lindsay Mills, the Township Planner, to begin this process.

### **ATTACHMENTS**

Map of Jespersen Property





**Submitted/approved by:** Lindsay Mills

**Prepared by:** Jennie Kapusta



### JESPERSEN S-30-17-S

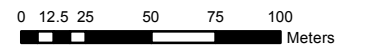
### Legend

-  Jespersen Property
-  Jespersen Proposed Lot
-  Existing Buildings
-  Parcel Fabric

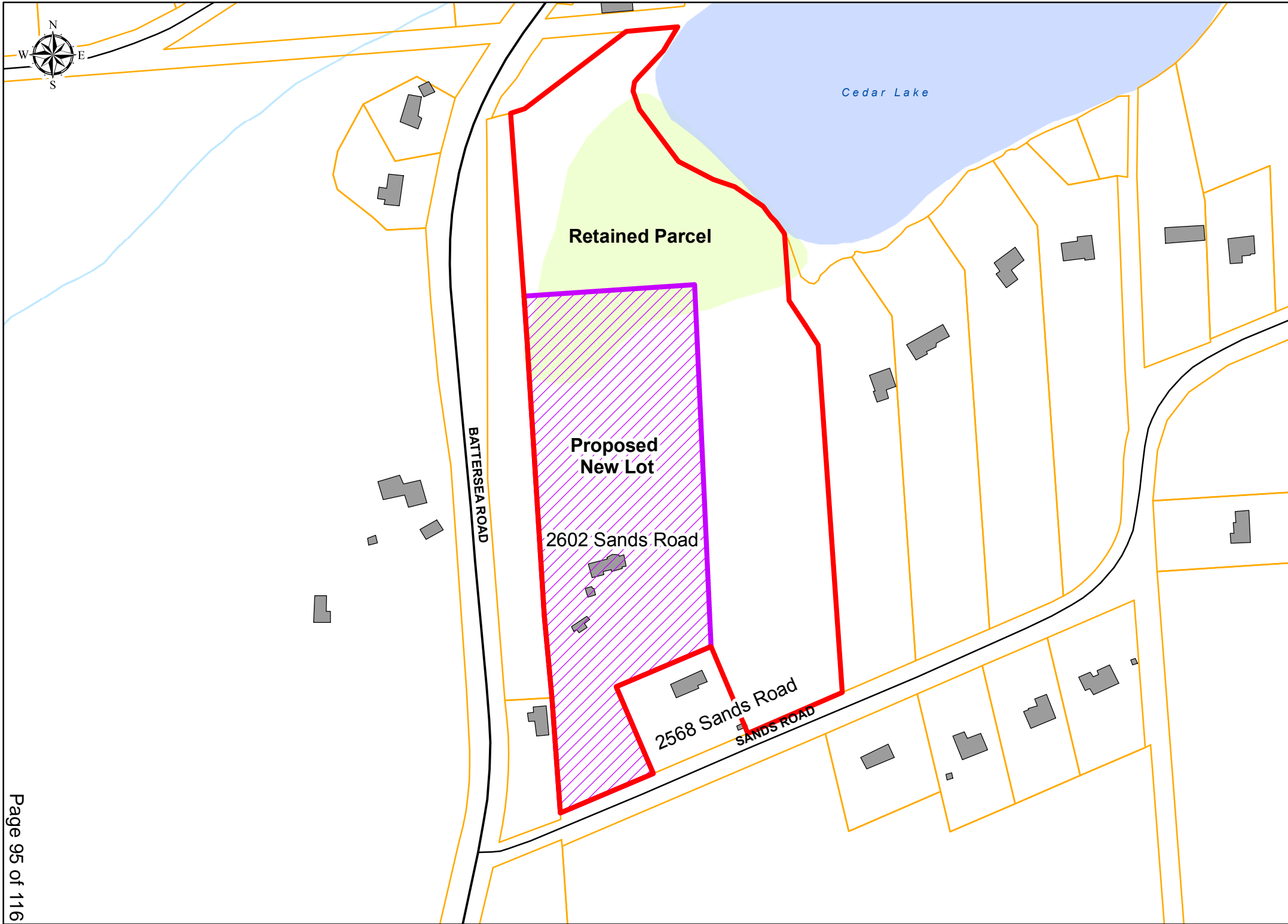
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Scale 1:2,916



UTM Projection NAD 83





# REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



## PUBLIC MEETING

Report Date: June 2, 2017

**Application No:** S-31-17-L  
**Owner:** Robert and Bette Butterill  
**Location of Property:** Concession 10, Lot/Part Lot 23/24, Opinicon Road, District of Loughborough, Township of South Frontenac  
**Purpose of Application:** Consent to create a new lot  
**Date of Hearing:** June 8, 2017

---

### RECOMMENDATION

It is recommended that the Committee hear comments from members of the public and that the consent application to create a new lot **be considered for passage.**

### BACKGROUND

The subject land consists of 110 +/- acres with frontage on Opinicon Road. The lot is developed with a single detached dwelling and agricultural outbuildings. The proposal is for the creation of a 10 +/- acre lot with 295m of frontage on Opinicon Road.

The planning department is able to support the application for the proposed lot.

Current Zoning: Rural (RU)  
Application Complies with Zoning: Yes  
Current Official Plan Designation: Rural (RU)  
Application Complies with Official Plan: Yes

### AGENCY ANALYSIS AND COMMENTS

Comments from Cataraqui Region Conservation Authority were not required.

The building department has no objections.

KFL&A public health have no objections.

Public works has no objections.

### CONDITIONS

1. An acceptable reference plan or legal description of the severed lands in duplicate [Registry Act, s.81, Land Titles Act, s. 150], and the deed or instrument conveying the severed lands shall be submitted to the Secretary-Treasurer for review and consent endorsement within a period of one year [Planning Act, s. 53(41)] after the "Notice of Decision" is given [Planning Act, ss. 53(17) and 53(24)].
2. The land to be severed by Consent Application S-31-17-L shall be for the creation of a 10 +/- acre lot, with a 295m of frontage on Opinicon Road.
3. Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. (This includes all taxes levied as of the date of the stamping of the deeds.)
4. In the event that there are abandoned wells located on the property being severed, and the retained property, they be sealed in accordance with the requirements of the Ministry of the Environment and that this work be accomplished prior to the stamping of the deeds.
5. The Township of South Frontenac shall receive 5% of the value of the severed parcel in lieu of parkland [Planning Act, s. 51(1)].
6. The surveyor who prepares the reference plan referred to in condition #1 shall also determine by survey the width of the public road abutting the severed and retained lands measured from the centre line of the traveled portion of the road to the lot line of the owner's property. If such width is less than 33 ft., the owner shall dedicate to the Township land along the frontage of the severed and/or retained lands as the case may be in the following manner:
  - a. The land to be dedicated shall be the width required to provide 33 ft. from the centre of the existing travelled road;



## REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



- b. The land to be dedicated shall be described as a separate part on a Reference Plan of Survey to be prepared and deposited at the Owner's expense and filed with the Secretary-Treasurer prior to the stamping of the deeds;
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- d. The Transfer/Deed for the land to be dedicated shall be registered by the Owner at the Owner's expense;
  - e. The duplicate registered Transfer/Deed for the land to be dedicated together with a letter of opinion of a solicitor qualified to practice law in the Province of Ontario addressed to the Secretary-Treasurer confirming that the municipality acquired good and marketable title to the land free and clear of all liens and encumbrances shall be delivered to the Secretary-Treasurer prior to stamping of Deeds.
7. The applicant must submit a well driller's report demonstrating a potable water pumping capacity of 3.5 gallons per minute sustained over a 6-hour pump test for the parcel severed through consent application S-31-17-L.

### **ATTACHMENTS**

Map of Butterill Property  
KFL&A comments

**Submitted/approved by:** Lindsay Mills

**Prepared by:** Jennie Kapusta



**BUTTERILL  
S-31-17-L**

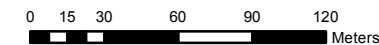
**Legend**

-  Butterill Property
-  Butterill Proposed Lot
-  Parcel Fabric

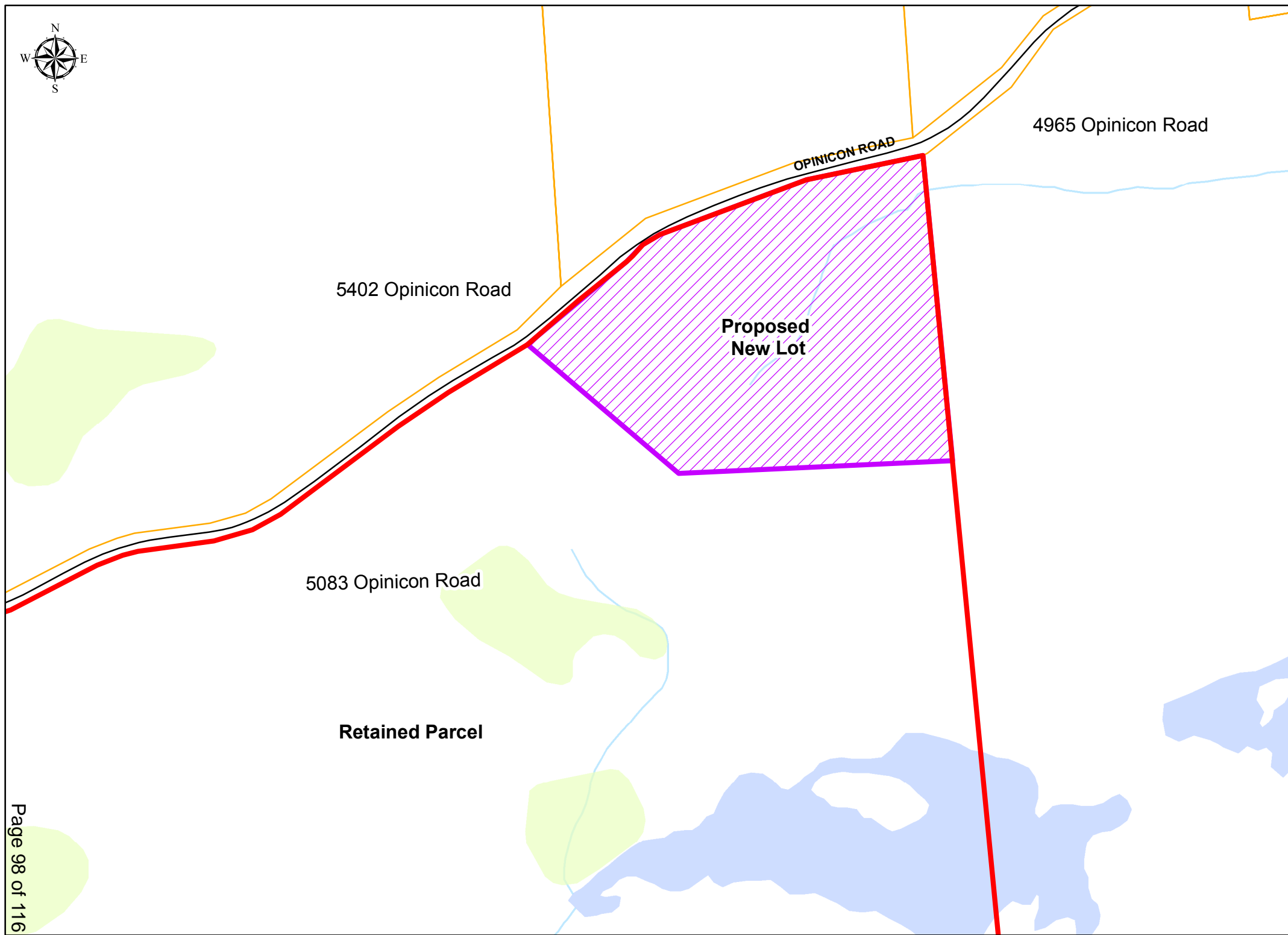
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Scale 1:3,068



UTM Projection NAD 83



## CONSENT TO SEWER INSPECTION REPORT

<b>File Number:</b> S-31-17-L		<b>Receipt Number:</b> SK-31-2017																																						
<b>Owner(s):</b> Butterill, William & Bette Jane																																								
<b>Municipality:</b> Township of South Frontenac			<b>Ward / Former Township:</b> Loughborough																																					
<b>Lot:</b> Part Lot 23 & 24	<b>Concession:</b>	<b>Registered Plan:</b>	<b>Part(s):</b>	<b>Plan of Subdivision:</b>	<b>Sublot:</b>																																			
<p><b>General Description (existing buildings, surface features, slopes, site services for water and sewage, etc)</b></p> <p><b>Severed:</b>    -Rock out crops &amp; hills toward back of lot                                    -Flat fields near roadside of lot</p> <p><b>Retained:</b>    N/A</p>																																								
<p><b>Soil type, depth and water table on each part of potential leaching bed areas. Indicate water table with bar. Show estimated permeability (good, fair, poor) for each part where natural soil is acceptable.</b></p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;"></th> <th style="width: 20%; text-align: center;">Severed</th> <th style="width: 10%; text-align: center;">Depth of Soil</th> <th style="width: 30%;"></th> <th style="width: 10%; text-align: center;">Retained</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td style="text-align: center;">0.0 m</td> <td></td> <td style="text-align: center;">N/A</td> </tr> <tr> <td></td> <td></td> <td style="text-align: center;">0.3 m</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td style="text-align: center;">0.6 m</td> <td></td> <td></td> </tr> <tr> <td></td> <td style="text-align: center;">Clay</td> <td style="text-align: center;">0.9 m</td> <td></td> <td></td> </tr> <tr> <td></td> <td style="text-align: center;">_____</td> <td style="text-align: center;">1.2 m</td> <td></td> <td></td> </tr> <tr> <td></td> <td style="text-align: center;">Rock</td> <td style="text-align: center;">1.5 m</td> <td></td> <td></td> </tr> </tbody> </table>							Severed	Depth of Soil		Retained			0.0 m		N/A			0.3 m					0.6 m				Clay	0.9 m				_____	1.2 m				Rock	1.5 m		
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<p><b>NOTE: the approval of any new lot is based on its suitability to provide an area for a Class 4 septic tank system for an average 3 bedroom home. Approval to build a larger home on this lot will be subject to availability of sufficient area for a larger septic tank system.</b></p> <p><b>Suitability for on-site sewage disposal:</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%; vertical-align: top;"> <p><b><u>SEVERED</u></b></p> <p><input checked="" type="checkbox"/> Satisfactory</p> <p><input type="checkbox"/> Unsatisfactory</p> <p><input checked="" type="checkbox"/> Site Flexible</p> <p><input type="checkbox"/> Site Specific</p> </td> <td style="vertical-align: top;"> <p><b>Conditions:</b></p> <p>-Soil conditions found on the lot will require additional suitable granular soil to construct a sewage disposal system. Specific requirements for additional soil will be indicated on an Application to Construct a Sewage System prior to site development.</p> <p>-The proposed lot is capable of providing flexibility in siting a sewage disposal system, dependent on the proposal submitted through an Application to Construct a Sewage System.</p> <p>-Site flexibility in fielded areas only</p> </td> </tr> <tr> <td style="vertical-align: top;"> <p><b><u>RETAINED</u></b></p> <p><input type="checkbox"/> Satisfactory</p> <p><input type="checkbox"/> Unsatisfactory</p> <p><input type="checkbox"/> Site Flexible</p> <p><input type="checkbox"/> Site Specific</p> </td> <td style="vertical-align: top;"> <p><b>Conditions:</b></p> </td> </tr> </table>						<p><b><u>SEVERED</u></b></p> <p><input checked="" type="checkbox"/> Satisfactory</p> <p><input type="checkbox"/> Unsatisfactory</p> <p><input checked="" type="checkbox"/> Site Flexible</p> <p><input type="checkbox"/> Site Specific</p>	<p><b>Conditions:</b></p> <p>-Soil conditions found on the lot will require additional suitable granular soil to construct a sewage disposal system. Specific requirements for additional soil will be indicated on an Application to Construct a Sewage System prior to site development.</p> <p>-The proposed lot is capable of providing flexibility in siting a sewage disposal system, dependent on the proposal submitted through an Application to Construct a Sewage System.</p> <p>-Site flexibility in fielded areas only</p>	<p><b><u>RETAINED</u></b></p> <p><input type="checkbox"/> Satisfactory</p> <p><input type="checkbox"/> Unsatisfactory</p> <p><input type="checkbox"/> Site Flexible</p> <p><input type="checkbox"/> Site Specific</p>	<p><b>Conditions:</b></p>																															
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<b>Inspector:</b> Miranda Iezzi CPHI(C), Public Health Inspector		<b>Approved:</b> 		<b>Date:</b> May 24, 2017																																				

**PLEASE FORWARD A COPY OF THE NOTICE OF DECISION TO KFL&A PUBLIC HEALTH.**



# REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



## PUBLIC MEETING

Report Date: June 2, 2017

**Application No:** S-32-17-B  
**Owner:** Carl Knapp  
**Location of Property:** Concession 2, Lot/Part Lot 26, Bradshaw Road, District of Bedford, Township of South Frontenac  
**Purpose of Application:** Consent to create a new lot  
**Date of Hearing:** June 8, 2017

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### RECOMMENDATION

It is recommended that the Committee hear comments from members of the public and that the consent application to create a new lot **be considered for passage.**

### BACKGROUND

The subject land consists of 175 +/- acres with frontage on Bradshaw Road, Steele Road and Bobs Lake Road. The lot is developed with a single detached dwelling and agricultural outbuildings. The proposal is for the creation of a 108 +/- acre lot with frontage on Bradshaw Road and Steele Road. The applicant was under the impression their property was two (2) separate parcels, but when selling discovered they had in fact merged into a single parcel. This application is to re-sever the parcel along the previously determined lot lines.

The planning department is able to support the application for the proposed lot.

Current Zoning: Rural (RU)

Application Complies with Zoning: Yes

Current Official Plan Designation: Rural (RU)

Application Complies with Official Plan: Yes

### AGENCY ANALYSIS AND COMMENTS

Comments from Cataraqui Region Conservation Authority, KFL&A public health and public works were not required.

The building department has no objections.

### CONDITIONS

1. An acceptable reference plan or legal description of the severed lands in duplicate [Registry Act, s.81, Land Titles Act, s. 150], and the deed or instrument conveying the severed lands shall be submitted to the Secretary-Treasurer for review and consent endorsement within a period of one year [Planning Act, s. 53(41)] after the "Notice of Decision" is given [Planning Act, ss. 53(17) and 53(24)].
2. The land to be severed by Consent Application S-32-17-B shall be for the creation of a 108 +/- acre lot, with frontage on Bradshaw Road and Bobs Lake Road.
3. Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. (This includes all taxes levied as of the date of the stamping of the deeds.)
4. In the event that there are abandoned wells located on the property being severed, and the retained property, they be sealed in accordance with the requirements of the Ministry of the Environment and that this work be accomplished prior to the stamping of the deeds.
5. The Township of South Frontenac shall receive 5% of the value of the severed parcel in lieu of parkland [Planning Act, s. 51(1)].
6. The surveyor who prepares the reference plan referred to in condition #1 shall also determine by survey the width of the public road abutting the severed and retained lands measured from the centre line of the traveled portion of the road to the lot line of the owner's property. If such width is less than 33 ft., the owner shall dedicate to the Township land along the frontage of the severed and/or retained lands as the case may be in the following manner:
  - a. The land to be dedicated shall be the width required to provide 33 ft. from the centre of the existing travelled road;



## REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



- b. The land to be dedicated shall be described as a separate part on a Reference Plan of Survey to be prepared and deposited at the Owner's expense and filed with the Secretary-Treasurer prior to the stamping of the deeds;
- c. The Transfer/Deed from the Owner for the land to be dedicated shall be engrossed in the name of "The Corporation of the Township of South Frontenac", and shall include the following attached to the Transfer/Deed as a Schedule:

*The Transferor hereby transfers the lands to the municipality for the purpose of widening the adjacent highway pursuant to Section 31(6) of the Municipal Act, 2001, Chapter 25, as amended.*

- d. The Transfer/Deed for the land to be dedicated shall be registered by the Owner at the Owner's expense;
- e. The duplicate registered Transfer/Deed for the land to be dedicated together with a letter of opinion of a solicitor qualified to practice law in the Province of Ontario addressed to the Secretary-Treasurer confirming that the municipality acquired good and marketable title to the land free and clear of all liens and encumbrances shall be delivered to the Secretary-Treasurer prior to stamping of Deeds.

### **ATTACHMENTS**

Map of Knapp Property


**Submitted/approved by:** Lindsay Mills

**Prepared by:** Jennie Kapusta



**KNAPP  
S-32-17-B**

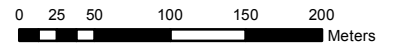
**Legend**

-  Knapp Property
-  Knapp Proposed Lot
-  Parcel Fabric

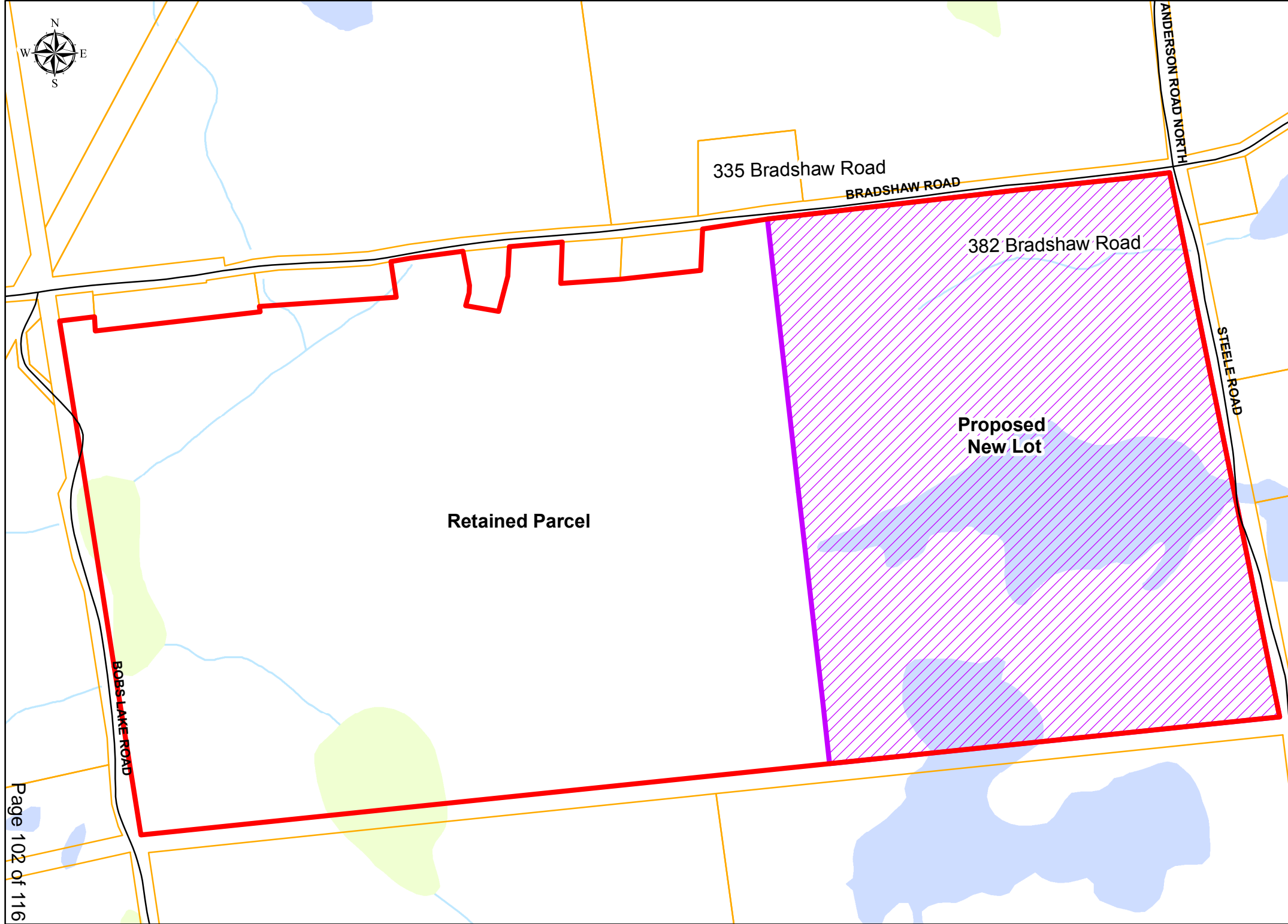
Produced by the Township of South Frontenac under license with the Ontario Ministry of Natural Resources © Queen's Printer for Ontario, 2015.

While the Township makes every effort to insure that the information presented is accurate for the intended uses of this map, there is an inherent error in all mapping products, and accuracy of the mapping cannot be guaranteed for all possible uses. This map displays basic topographic features only.

Scale 1:5,000



UTM Projection NAD 83





# REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



## PUBLIC MEETING

**Report Date: June 6, 2017**

**Application No:** MV-25-17-S  
**Owner:** James Alexander  
**Location of Property:** Concession 2, Lot/Part Lot 22, 3859 Moreland-Dixon Road, District of Storrington, Township of South Frontenac  
**Purpose of Application:** To vary section 5.10.2 of the Comprehensive Zoning By-law 2003-75 to permit construction within the 30m setback from water  
**Date of Hearing:** June 8, 2017

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### RECOMMENDATION

It is recommended that the Committee hear comments from members of the public and that the minor variance to permit construction within the required 30m setback from the high water mark **be considered for passage.**

### BACKGROUND

The subject land consists of 4.66 +/- acres with frontage on Collins Lake and Moreland-Dixon Road. The property is developed with a single detached dwelling and several accessory buildings. The proposal is for a 24 foot by 22 foot (528 square feet) addition to an existing garage located approximately 27 metres from the high water mark of Collins Lake. This proposed addition will not encroach any farther in to the required setback that the existing building. Portions of the property and shoreline are designated as Provincially Significant Wetland (PSW) and zoned Environmental Protection (EP), but not the area where the construction is proposed. The applicant has submitted a Preliminary Environmental Impact Assessment (EIA) completed by Ontario Lake Assessments which has determined that the addition will not have any additional impact on the sensitive natural environment.

The by-law does not permit the construction of any structures within 30 m of the HWM for the reasons of reducing adverse effects on the environment, maintaining a natural vegetative buffer and aiding in the preservation of the rural character of the Township.

### FOUR TESTS OF A MINOR VARIANCE

Section 45(1) of the Planning Act

A variance may be authorized from the provisions of the zoning by-law, if, in the opinion of the Committee of Adjustment, the request meets all of the following tests:

1. Is the minor variance desirable for the appropriate development or use of the land, building or structure?
2. Is the general intent and purpose of the official plan maintained?
3. Is the general intent and purpose of the zoning by-law maintained?
4. Is the variance minor?

Current Zoning: Residential Waterfront (RW), Environmental Protection (EP)

Application Complies with Zoning: Yes

Current Official Plan Designation: Rural (RU), Provincially Significant Wetland (PSW)

Application Complies with Official Plan: Yes



# REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



## **AGENCY ANALYSIS AND COMMENTS**

Cataraqui Region Conservation Authority supports the findings of the preliminary EIA prepared by Ontario Lake Assessments and has no objection to the application as submitted. They have indicated that a permit will be required from CRCA for the proposed development.

Comments from KFL&A Public Health and Public Works were not required.

The building department has no objections.

## **CONDITIONS**

1. This minor variance is for construction of a maximum 530 square foot single storey addition to an existing garage at 3859 Moreland-Dixon Road, to be located a minimum of 25 metres from the high water mark of Collins Lake.
2. Minor variance MV-25-17-S is applicable only to South Frontenac Township Comprehensive Zoning By-law 2003-75 and not to any subsequent zoning by-laws.
3. 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 South Frontenac.
4. The applicant shall enter into a site plan agreement with the Township to be registered on title, which sets out the Township's environmental and limited service policies, and which specifies that a permit may be required from the Cataraqui Region Conservation Authority for the proposed development, and for any shoreline or in-water works.

## **ATTACHMENTS**

Map of Alexander Property  
Preliminary EIA by Ontario Lake Assessments  
CRCA Report dated May 29, 2017

**Submitted/Approved by:** Lindsay Mills

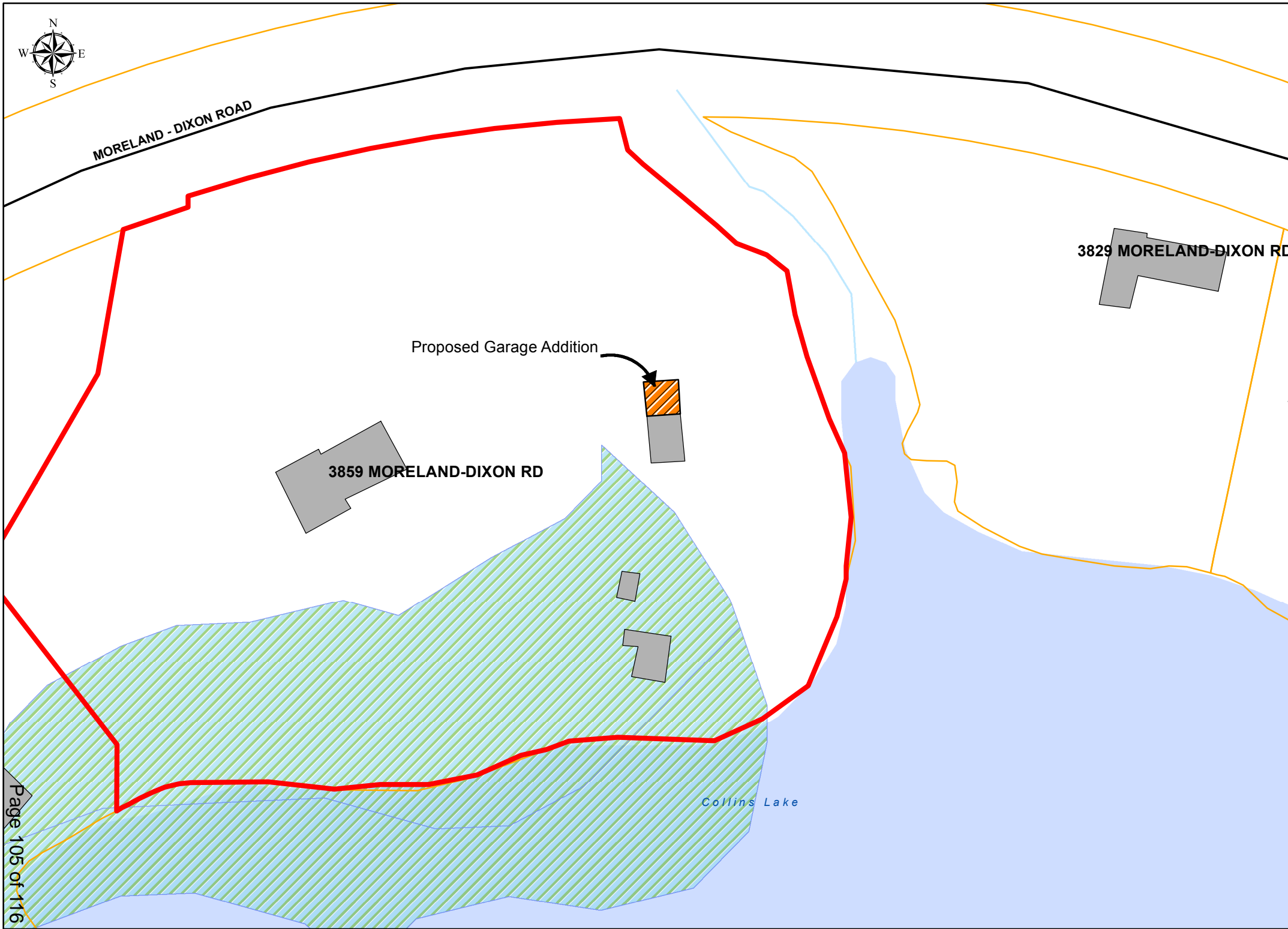
**Prepared by:** Jennie Kapusta



# ALEXANDER MV-25-17-S

## Legend

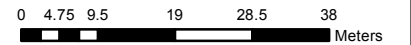
-  Alexander Property
-  Alexander Proposed Addition
-  Existing Buildings
-  Provincially Significant Wetlands



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Scale 1:934



UTM Projection NAD 83



20 March 2017

Township of South Frontenac  
4432 George Street  
Box 100  
SYDENHAM, Ontario  
K0H 2T0

Attention: Lindsay Mills, Deputy Clerk/Planning Coordinator

**REGARDS: Preliminary EIA – MV for Building Permit at 3859 Moreland-Dixon Road;  
Storrington District, South Frontenac Township - Inverary Creek / Collins Lake**

Dear: Mr. Mills:

A site visit was conducted to the above property on March 8<sup>th</sup>, 2017; the ground was bare of snow and Inverary Creek had a strong flow volume; Collins Lake remained ice-covered.

The terrain/landscape features associated with and adjacent to this property are ecologically important and sensitive Natural Heritage Features. This property fronts on both Inverary Creek and Collins Lake; the creek outlets from Inverary Lake. Both Inverary Lake and Collins Lake are shallow, nutrient enriched lakes with warm water fisheries and with extensive Provincially Significant Wetlands (PSW) bordering both lakes and the interconnecting creeks; the PSW extends southerly well into the City of Kingston near Collins Bay. These are important wetlands that provide habitats for many Species at Risk (SAR).

Inverary Creek flows under the Moreland-Dixon Road; it is very narrow and is only 300 ± metres in length. It is however very important; the outlet fronting the east side of the property is spawning habitat for both pike and muskellunge. These species need only 17 to 50 cm (7" to 20") of water depth in which to spawn. They require heavily vegetated floodplains of either grasses and/or aquatic vascular plants, along lakeshores or in streams. The habitat at the outlet of Inverary Creek fronting this property is ideally suited as spawning substrate for both pike and muskellunge.

The creek/wetland area also provides a north-south corridor for the movement of wetland and lacustrine species. While the flow of water between these lakes may be low or even non-existent for some periods of the year, the creek bed and corridor continue to provide a wetland function for the movement of both terrestrial and aquatic organisms between the lakes and wetland areas even during dry periods.

....2



Photograph 1



Photograph 2

.... 3

The property is covered with mature stands of hard/sugar maple (dominant) and interspersed with white pine and cedar. The majority of the understory has been removed and a lawn established including all of the area in the 30 metre setback from the Natural Heritage Features (see photograph 1). In addition to the existing garage, there is a primary residence situated central on the lot and also a cottage situated closer to the waterfront on the lake. The driveway, part of the garage and the cottage are all within the 30 metre setback distance; all three pre-date present-day planning policies.

The minor variance seeks relief from the required 30 metre setback from a waterway and also the PSW. The proposal is to complete a renovation to an existing 634 ft<sup>2</sup> garage with a 544 ft<sup>2</sup> addition on the north side. The footprint of the proposed addition is already a paved hardened surface (see photograph 2). The paved surface will be replaced by the building addition and the rooftop of building is simply another hardened surface so fundamentally there will be no change in environmental impact. **The existing garage is roughly 27 metres from Inverary Creek; the addition will be at the same distance, no closer to either the lake, the creek or the wetland. There will be no additional impact on the habitats of SAR, the wetland fringe, the fishery or the lake as a result.**

Some consideration should be given to re-naturalising the shoreline 'buffer' area between the driveway and Inverary Creek / Collins Lake. The driveway is actually within the 30 metre setback from the wetland, the creek and the lakeshore (see photograph 1). There is lots of literature and guidance available in that regard from the Cataraqui Region Conservation Authority. Plantings of some native red-osier dogwood stems along the water along with cedar, spruce and maple between the driveway and the water would protect the wildlife corridor into the future. This suggestion should not be viewed as a condition of approval for the MV.

**This preliminary EIA adequately satisfies the requirements of the OP and Zoning By-law, a full Environmental Impact Assessment is not required.**

If you have any questions please feel free to give me a call.

Respectfully yours,



Reginald Genge B.Sc.  
Ontario Lake Assessments  
3654 Stage Coach Road  
RR# 3  
HARROWSMITH, On.  
K0H 1V0

rgenge@xplornet.ca  
613-376-3863

Copy to:

James Alexander  
3859 Moreland-Dixon Road  
INVERARY, Ontario  
K0H 1X0



**CATARAQUI REGION CONSERVATION AUTHORITY**  
1641 Perth Road, P.O. Box 160 Glenburnie, Ontario K0H 1S0  
Phone: (613) 546-4228 Toll Free (613 area code): 1-877-956-CRCA  
Fax: (613) 547-6474 E-mail: info@crca.ca  
Websites: www.crca.ca & www.cleanwatercataraqui.ca



May 29, 2017

File: MV/FRS/105/2017

### **Sent by Email**

Ms. Jennie Kapusta, Planning Assistant  
Township of South Frontenac  
P.O. Box 100  
Sydenham, Ontario  
K0H 2T0

Dear Ms. Kapusta:

**Re: Application for Minor Variance MV-25-17-S (Alexander)  
Lot 22, Concession 2; 3859 Moreland Dixon Road  
Storrington District, Township of South Frontenac  
Waterbody: Collins Lake**

Staff of the Cataraqui Region Conservation Authority (CRCA) have reviewed the above-noted application for minor variance, and provide the following comments for the Committee of Adjustment's consideration.

### **Summary of Proposal**

The proposal involves the construction of a 50.5 square metre addition onto an existing detached garage. More specifically, a variance is being requested to:

- reduce the required setback from the high water mark from 30 metres, as required by Section 5.8.2.(1.) of the South Frontenac Zoning By-law, to 27 metres in order to permit the construction of a garage addition.

### **Site Description**

The property is located on the south side of Moreland Dixon Road. The property has water frontage onto Collins Lake. The topography of the site can be characterized as being terraced with a low bank along the shoreline that levels off to the location of the existing garage, then rising up to a high point of land behind the garage. The Collins Creek Provincially Significant Wetland (PSW) complex is located directly adjacent to the subject lands.

The property is currently designated 'Provincially Significant Wetland' and 'Rural' in the Official Plan and 'Environmental Protection' (EP) and 'Waterfront Residential' (RW) in the implementing Zoning By-law for South Frontenac Township. The EP zoning appears to coincide with the PSW boundary.

## Discussion

The main interests of the CRCA with respect to this application are the avoidance of natural hazards associated with the shoreline of Collins Lake (e.g. flooding and erosion), protection of the provincially significant wetland natural heritage feature and the protection of its water quality.

### Natural Hazards

**Flooding:** For Collins Lake, the regulatory flood plain is anticipated to reach elevation 101.2 metres geodetic. Section 4.11(b) of the South Frontenac Zoning By-law requires buildings and structures to be set back a minimum of 15 metres of a flood plain. The CRCA Planning Policy also recommends a 15 metre horizontal setback from the regulatory flood plain. Staff note that the existing garage is located at a distance of greater than 15 metres from the regulatory flood plain.

**Erosion:** The CRCA Planning Policy defines the erosion hazard limit as the sum of an allowance for toe erosion, a stable slope allowance of 3(h):1(v) for till shorelines and a minimum erosion access allowance of 6 metres. Staff have concluded that the proposed development is located outside of the erosion hazard limit.

### Natural Heritage

As noted above, this portion of Collins Lake is classified as provincially significant wetland. Section 5.2.11 of the Official Plan suggests that when considering development adjacent to a provincially significant wetland or within 300 metres of a sensitive Lake Trout Lake, an Environmental Impact Assessment (EIA) may be required. A preliminary EIA has been prepared by Ontario Lake Assessments (Reginald Genge, March 20, 2017). Staff support the findings of the preliminary EIA.

### Water Quality

The Township of South Frontenac Official Plan recognizes the need to minimize lake impacts by reducing phosphorous inputs, preventing erosion and maintaining natural appearances. Accordingly, policies have been included that can vary the setback from the high water mark from 30 to 90 m depending on the site characteristics such as steepness of slope, vegetation cover soil depth and soil phosphorus retention. Section 5.2.7 (b)(ii)(3) of the Official Plan indicates that a reduction from the setback may only be considered if it is not physically possible or environmentally desirable to meet the 30 m setback requirement, and that there will be no negative impacts to fish habitat or water quality.

Similar to the Official Plan, CRCA Planning Policy considers new development within the 30 metre water setback area only if there are no reasonable alternatives for locating the development outside of the water setback area, the development is no closer to the water than existing buildings or structures on the property, and is set back as far as possible from the water in all directions, complies with the maximum lot coverage provisions of the Zoning By-law, and suitable methods to minimize negative impacts on water quality are incorporated into the development.

Staff recognize that the existing garage is in non-compliance with the current Zoning By-law for the Township of South Frontenac. However, the proposal will not result in further encroachment into the

Ms. Jennie Kapusta (MV-25-17-S)  
May 29, 2017

water setback than the existing condition and the proposal complies with the lot coverage provisions in the by-law (approximately 2%). Therefore, staff have no objection from a water quality perspective.

### **Recommendation**

**Staff have no objection to the approval of application MV-25-17-S based on our consideration for natural hazard, natural heritage and water quality policies.**

The CRCA, under Ontario Regulation 148/06: *Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses*, regulates development within 15 metres of the top of valley for the waterbody. Therefore, a permit will be required for the proposed development. The applicant will be required to contact the undersigned at the building permit stage for more information regarding permitting requirements under Ontario Regulation 148/06.

Please notify this office of any decision made by the Committee of Adjustment with regard to this application. If you have any questions, please contact Andrew Schmidt at (613) 546-4228 extension 244 or by email at [aschmidt@crca.ca](mailto:aschmidt@crca.ca).

Yours truly,



Andrew Schmidt, C.Tech.  
Development Review Manager

/as  
c.c. James & Sandy Alexander, 3859 Moreland Dixon Road, Inverary, ON, K0H 1X0



# REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



## PUBLIC MEETING

Report Date: June 6, 2017

**Application No:** MV-26-17-B  
**Owner:** James Brant  
**Location of Property:** Concession 4, Lot/Part Lot 25, 14 Birch Island, District of Bedford, Township of South Frontenac  
**Purpose of Application:** To vary section 5.10.2 and section 11.3.2 of the Comprehensive Zoning By-law 2003-75 to permit construction within the 30m setback from water  
**Date of Hearing:** June 8, 2017

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### RECOMMENDATION

It is recommended that the Committee hear comments from members of the public and that the minor variance to permit construction within the required 30m setback from the high water mark **be considered for passage.**

### BACKGROUND

The subject land consists of 0.82 +/- acres with frontage on Bobs Lake. The property is developed with a seasonal dwelling and a 12 foot by 14 foot accessory building. The proposal is for a 10 foot by 11.5 foot (115 square feet) addition to the existing accessory building located approximately 27 metres from the high water mark of Bobs Lake. This proposed addition is on the non-water side of the structure and will not encroach any farther in to the required setback that the existing building. The by-law does not permit the construction of any structures within 30 m of the HWM for the reasons of reducing adverse effects on the environment, maintaining a natural vegetative buffer and aiding in the preservation of the rural character of the Township.

### FOUR TESTS OF A MINOR VARIANCE

Section 45(1) of the Planning Act

A variance may be authorized from the provisions of the zoning by-law, if, in the opinion of the Committee of Adjustment, the request meets all of the following tests:

1. Is the minor variance desirable for the appropriate development or use of the land, building or structure?
2. Is the general intent and purpose of the official plan maintained?
3. Is the general intent and purpose of the zoning by-law maintained?
4. Is the variance minor?

Current Zoning: Limited Service Residential – Island Zone (RLSI)

Application Complies with Zoning: Yes

Current Official Plan Designation: Rural (RU)

Application Complies with Official Plan: Yes



# REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



## **AGENCY ANALYSIS AND COMMENTS**

Rideau Valley Conservation Authority has no objection to the application as submitted. They have indicated that no permit will be required from RVCA for the proposed development.

Comments from KFL&A Public Health and Public Works were not required.

The building department has no objections.

## **CONDITIONS**

1. This minor variance is for construction of a maximum 115 square foot single storey addition to an existing accessory building at 14 Birch Island, to be located a minimum of 27 metres from the high water mark of Bobs Lake.
2. Minor variance MV-26-17-B is applicable only to South Frontenac Township Comprehensive Zoning By-law 2003-75 and not to any subsequent zoning by-laws.
3. 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 South Frontenac.
4. The applicant shall enter into a site plan agreement with the Township to be registered on title, which sets out the Township's environmental and limited service policies, and which specifies that a permit may be required from the Rideau Valley Conservation Authority for the proposed development, and for any shoreline or in-water works.

## **ATTACHMENTS**

Map of Brant Property  
RVCA Report dated May 29, 2017




**Submitted/Approved by:** Lindsay Mills

**Prepared by:** Jennie Kapusta



**BRANT  
MV-26-17-B**

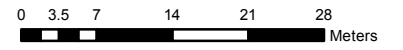
**Legend**

-  Brant Property
-  Brant Proposed Expansion
-  Existing Buildings

Produced by the Township of South Frontenac under license with the Ontario Ministry of Natural Resources © Queen's Printer for Ontario, 2015.

While the Township makes every effort to insure that the information presented is accurate for the intended uses of this map, there is an inherent error in all mapping products, and accuracy of the mapping cannot be guaranteed for all possible uses. This map displays basic topographic features only.

Scale 1:700



UTM Projection NAD 83



May 29, 2017  
17-SFR-MV-Bed

Township of South Frontenac  
Box 100  
Sydenham, Ontario  
K0H 2T0

Attention: Lindsay Mills/ Jennie Kapusta

Subject: Brant Minor Variance Application MV-26-17 in Part Lot 25 Concession 4, South Frontenac-Bedford Ward at 14 Birch Island Bobs Lake

Dear Mr. Mills/Ms. Kapusta,

We have completed a review of this minor variance and we offer comment related to;

- Section 2.1 Natural Heritage and 3.1 Natural Hazards of the Provincial Policy Statement under Section 3 of the Planning Act,
- Our related local policies under Section 28 of the Conservation Authorities Act derived from the provincial guidelines.
- Bobs Lake Catchment (West Basin) of the Tay River Subwatershed Report.

The Conservation Authority also offers comment on development applications from the perspective of the Rideau Lakes Study (formally entitled "Rideau Lakes Basin Carrying Capacities and Proposed Shoreland Development Policies") and the related Municipal Site Evaluation Guidelines. Generally redevelopment under this review looks to address waterfront disturbance and development setbacks to preclude/limit nutrient (phosphorus) and sediment input to our recreational lakes. Maintaining existing setbacks and/or advocating for increased water setbacks based on site conditions and lake sensitivity are important considerations in this regard.

#### The Proposal

The proposal requests approval to add storage area to the rear/upland side of the existing detached shed (21.9 metres from the water), addition to be situated 27.4 metres from the high water mark of the lake.

#### The Property

The property maintains a good cover of native vegetation between structural development and the water, slope is relatively gentle and little disturbance between existing development and the shoreline.

On a more general perspective, our recent Tay Subwatershed Report and Bob's Lake Catchment Report indicates that West Basin may be characterized as having clear waters and moderate nutrient levels. The lake generally has good aesthetics for recreational use. While the lake is generally considered to be healthy, there is a potential for it to be impacted by increased nutrient loading which may result in increased aquatic vegetation and algal blooms, particularly as the season progresses (see our website [www.rvca.ca](http://www.rvca.ca) for the full report).

According to our information, there are no wetland considerations and slope stability issues so as to create additional concerns as regards environmental impacts nor are there any considerations in conflicts with the environmental considerations of the Official Plan or Zoning By-law for this lot.

There is no permission required for this project under Ontario Regulation 174/06 ("Development, Interference with Wetlands or Alteration to Shorelines" Regulation).

#### Discussion and Recommendations


The RVCA has no objection to the proposed shed addition, provided the following best site management actions are addressed;

- Surface and roof water runoff management shall be implemented as may be required by the Chief Building Official of the municipality.
- We encourage maintenance of the healthy slope and waterfront vegetative buffer as a protection from drift of nutrient and sediment to the lake and a guard against nearshore aquatic weed growth over the long term.

The shoreline of Bobs Lake is subject to Ontario Regulation 174/06 *Development, Interference with Wetlands, Alterations to Shorelines and Watercourses Regulation* made pursuant to the Conservation Authorities Act. Any future shoreline work, such as shoreline alteration, *changes to the dock/shore works* requires a permit from the RVCA.

Please advise us on the Committee's decision or any changes in the status of the application. Thank you for the opportunity to comment and please don't hesitate to contact the undersigned should you have any questions.

Yours truly,

  
PER Martha Bradburn  
RVCA Environmental Planner  
613 267 5353 x131

cc- J Brant 2019 William Franklin Dr Frederick MD, USA ([jbrant@brockco.ca](mailto:jbrant@brockco.ca))