TOWNSHIP OF SOUTH FRONTENAC
COMMITTEE OF ADJUSTMENT MEETING
AGENDA

TIME: 7:00 PM,
DATE: Thursday, May 11, 2017
PLACE: Council Chambers.

1. *all t*

a) Resolution

2. *A ti n Ag n a*

3. *la ati n nia int st*

4. *A al in t s – A il*

a) Resolution

5. *in a ian A li ati ns P i s tings*

a) MV-28-16-B - Robert Bechard & Jamie Maclean - Concession 3, Part Lot 2, Sleapview Lane, District of Bedford - Variance to permit construction within the 30m setback from water — 4 - 20

b) MV-08-17-B - Kevin & Harriet Cove - Concession 6, Part Lot 32, Island Drive Lane, District of Bedford - Variance to permit construction within the 30m setback from water — 21 - 40

c) MV-14-17-B - Sally Muzik - Concession 2, Part Lot 21, Morton Point Lane, District of Bedford - Variance to permit construction within the 30m setback from water — 41 - 49

6. *ns nt A li ati ns*

a) S-08-17-L - Estate of John Francis Koen - Concession 6, Part Lot 25, Koen Road, District of Loughborough - Consent to create a lot addition — 50 - 55

b) S-09-17-S - George Desrochers - Concession 10, Part Lot 13 - Consent to create a lot addition
S-11-17-S _ George Desrochers - Concession 10, Part Lot 13 - Consent to create a lot addition — 56 - 61

c) S-10-17-S - Mark & Julie Richards - Concession 4, Part Lot 18, Greenfield Road - Consent to create a lot addition — 62 - 64

d) S-12-17-S - David Cliff - Concession 1, Part Lot 18/19, Holmes Road, District of Storrington - Consent to create a new lot
S-13-17-S - David Cliff - Concession 1, Part Lot 18/19, Holmes Road, District of Storrington - Consent to create a new lot — 65 - 71

e) S-14-17-L - Don & Claudette Quintal - Concession 6, Part Lot 11, Hogan Road, District of Loughborough - Consent to create a lot addition — 72 - 77

f) S-15-17-L - Estate of John Francis Koen - Concession 7, Part Lot 24/25, North Shore Road, District of Loughborough - Consent to — 78 - 83

create a new lot

g) S-16-17-L - Krista Veryzer, Paul Rapin - Concession 6, Part Lot 4, Rosedale Road, District of Loughborough - Consent to create a new lot — 84 - 87

h) S-17-17-S - K. Mulrooney Trucking - Concession 7, Part Lot 37/38, Frontenac Road, District of Storrington - Consent to create a new lot
S-18-17-S - K. Mulrooney Trucking - Concession 7, Part Lot 37/38, Frontenac Road, District of Storrington - Consent to create a new lot — 88 - 92

i) S-19-17-S - 1324782 Ontario Inc. - Concession 7, Part Lot 36/37, Battersea Road, District of Storrington - Consent to create a new lot
S-20-17-S - 1324782 Ontario Inc. - Concession 7, Part Lot 36/37, Battersea Road, District of Storrington - Consent to create a new lot
S-21-17-S - 1324782 Ontario Inc. - Concession 7, Part Lot 36/37, Battersea Road, District of Storrington - Consent to create a new lot — 93 - 99

7. *in a ian A li ati ns*

a) MV-16-17-L - Richard Parslow - Concession 10, Part Lot 19, Trotter Road, District of Loughborough - Variance to permit construction within the 30m setback from water, within 15m from top of bank, within 20m front yard setback, within 3m side yard setback — 100 - 105

b) MV-17-17-B - Norman & Goretti Silva - Concession 7, Part Lot 32, Fairhaven Lane, District of Bedford - Variance to permit an increase in height of an accessory building — 106 - 116

c) MV-18-17-S - Janet Brown - Concession 10, Part Lot 17/18, Huntbach Lane, District of Storrington - Variance to permit construction within the 30m setback from water — 117 - 122

d) MV-19-17-B - Steven & Cindy Ryckman - Concession 10, Part Lot 9, West Devil Lake Lane, District of Bedford - Variance to permit construction within the 30m setback from water — 123 - 128

e) MV-20-17-B - Paul & Janice McNichols - Concession 3, Part Lot 7, McNichols Lane, District of Bedford - Variance to permit an increase in height of an accessory building — 129 - 131

f) MV-21-17-S - Nicholas Harvey - Concession 9, Part Lot 19, Ormsbee Road, District of Storrington - Variance to permit construction within the 30m setback from water — 132 - 137

g) MV-22-17-B - Roger Brice - Concession 13, Part Lot 8, Perth Road, District of Bedford - Variance to permit construction within the 30m setback from water — 138 - 140

h) MV-23-17-B - Tony & Michele Kimmett - Concession 10, Part Lot 23/24, Lee Road, District of Bedford - Variance to permit construction within the 30m setback from water — 141 - 148

i) MV-24-17-S - Carolyn Anglin - Concession 10, Part Lot 4, Hickory Lane, District of Storrington - Variance to permit construction within the 30m setback from water 149 - 174

8. *t sin ss*

9. *A n nt*

a) Resolution

PLANNING DEPARTMENT REPORT

APPLICATION FOR CONSENT **DATE:** May 8, 2017

Application No: MV-28-16-B
Owner: Robert Bechard & Jamie Maclean
Location of Property: Concession 3, Part Lot 2, Sleapview 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

SUMMARY

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.

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?

PLANNING AND AGENCY ANALYSIS & COMMENTS

Application No.	**MV-28-16-B**
Name of Applicant	**Robert Bechard & Jamie Maclean**
Concession	**3**
Lot	**2**
District	**Bedford**
Purpose	**To permit construction within 30m of the HWM**
Zoning	**RLSW**
Application complies with zoning	**Yes**
OP Designation	**Rural**
Application complies with OP	**Yes**
CBO	
Roads	**N/A**
Health Unit	
Cons. Authority	**No Objections**

Application No:	MV-28-16-B
Owner:	Robert Bechard & Jamie Maclean
Location of Property:	Concession 3, Part Lot 2, Sleapview 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

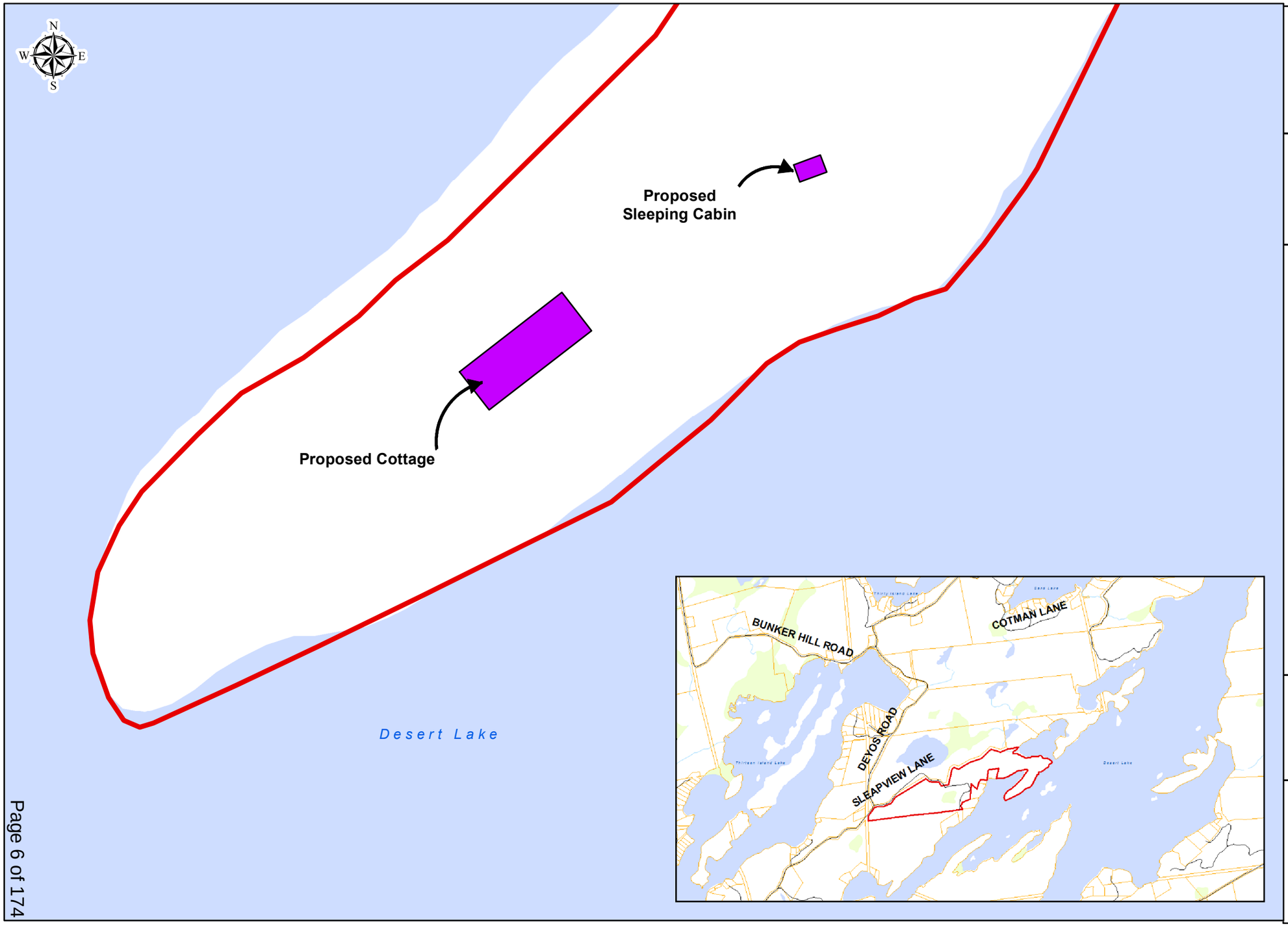
CONDITIONS

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.**



BECHARD
MV-28-16-B

Legend

- Bechard Property
- Bechard Proposed 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 1:1,000

0 5 10 20 30 40 Meters

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
Conservation ONTARIO
Natural Champions

August 12, 2016 File: MV/FRS/178/2016

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-28-16-B (Bechard / Maclean)
Part Lot 2, Concession 3; Sleepview Lane
Bedford District, Township of South Frontenac
Waterbody: Desert Lake

Staff of the Cataraqui Region Conservation Authority (CRCA) has reviewed the above-noted application for minor variance, and provide the following comments for the Committee of Adjustment's consideration. The property was visited by staff on August 11, 2016.

Summary of the Proposal
The proposal involves the construction of a new 302 square metre single family 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 26.21 metres in order to permit the construction of a single family dwelling.

Site Description
The property is located on the north-west shore of Desert Lake. As this is a large property (24.68 ha), the topography of the property can be described as variable. However, the shoreline can be characterized as being predominately Precambrian shield consisting of high rock outcrop.

The property is designated 'Rural' in the Official Plan for the Township of South Frontenac and zoned 'Rural' (RU) in the implementing Zoning By-law. Desert Lake is classified as a moderately sensitive Lake Trout lake in the Official Plan.

Discussion
The main interests of the CRCA in this application are the avoidance of natural hazards associated with the shoreline of Desert Lake, and the protection of the water quality of the lake.

Natural Hazards

Flooding: The maximum recorded water level for Desert Lake is 136.25 metres geodetic. For Desert 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 (June, 2012) require 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: Section 5.8.2 (2) of the Zoning by-law requires that no building or structure or septic tank installation shall be located within 15 metre horizontal of the top of bank of any embankment, the slope of which is greater than 30% from horizontal. The CRCA, in accordance with provincial technical standards, defines the extent of potential erosion hazards to include an allowance for toe erosion, a stable slope allowance for rock shorelines of 1(h):1(v), plus an erosion access allowance of 6 metres. Staff note that the proposed development will be located outside of the Township's setback from the top of bank and the erosion hazard allowance as defined by the CRCA.

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 provide guidance with respect to how development should occur in consideration of protecting, improving and restoring water quality within the municipality. The intent of the setback is to provide a buffer of undisturbed soil and vegetation along the shoreline, which will help to filter runoff, prevent soil erosion, and provide wildlife habitat. Similarly, the CRCA's Environmental Planning Policy (April, 2015) contain provisions that seek to support these objectives.

Section 5.2.7 b)(i) of the Official Plan suggests that a minimum 30 metre setback from the high water mark is required to be maintained as a buffer in order to protect water quality. In addition, Section 5.2.7. b)(ii)(2) of the Official Plan states that: "Consideration may be given to very slight reductions to the minimum 30 metre setback requirement but only if it is not physically possible to meet the setback anywhere on the parcel"

Policy 6.1.6 of the CRCA's Planning Policy suggests that development setbacks should be based on the findings of lake management plans and site evaluation guidelines if available. For Precambrian shield lakes such as this one, Appendix G of the Planning Policy is used to establish an appropriate setback for future development. Appendix G was developed in consideration of the findings of a report entitled "Assessment of Municipal Site Evaluation Guidelines for Waterfront Development in Eastern Ontario's Lake Country" completed by Hutchinson Environmental Sciences Ltd. (April, 2014). These guidelines define a horizontal water setback distance based upon site characteristics such as soil texture and depth, slope and vegetation along the shoreline. Based upon a review of the Hutchinson guidelines, staff believe that the recommended minimum depth of shoreline buffer for development for this lot should be greater than 30 metres to protect the water quality of Desert Lake.

In the opinion of staff, the 24.68 hectare lot contains a number of appropriate locations for development to occur that meets or exceeds the required 30 metre water setback. For example, there appears to be a suitable location for a building envelope in the area where the 'existing path' (as depicted on the drawing provided) ends that has good waterfront access to Desert Lake.

Since development can reasonably be located in an area that meets the 30 metre water setback on a moderately sensitive Lake Trout lake, and in consideration of the Hutchinson guidelines, staff do not support the application.

Recommendation
CRCA staff recommend denial of application MV-28-16-B since there are reasonable opportunities to meet the 30 metre setback due to the large size and configuration of the property and since the development is taking place on a waterbody that is classified as a moderately sensitive Lake Trout lake.

CRCA's Ontario Regulation 148/06
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. The extent of the regulated area extends 15 metres inland from the top of valley. Within a regulated area, written permission must be obtained from the CRCA prior to development taking place.

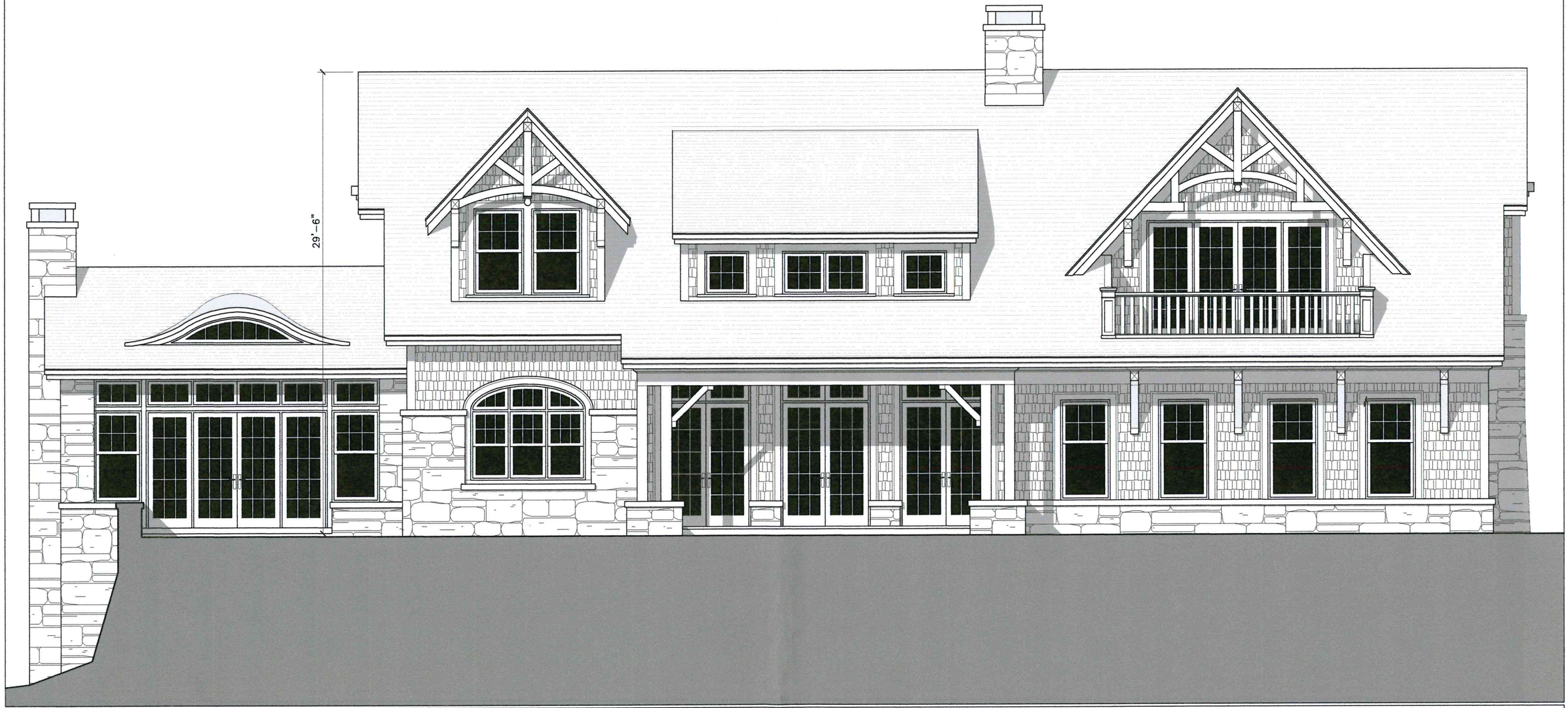
Please inform this office of any decision made by the Committee with regard to this application. If you have any questions, please contact the undersigned at 613-546-4228 ext. 244, or by e-mail at aschmidt@crca.ca

Yours truly,



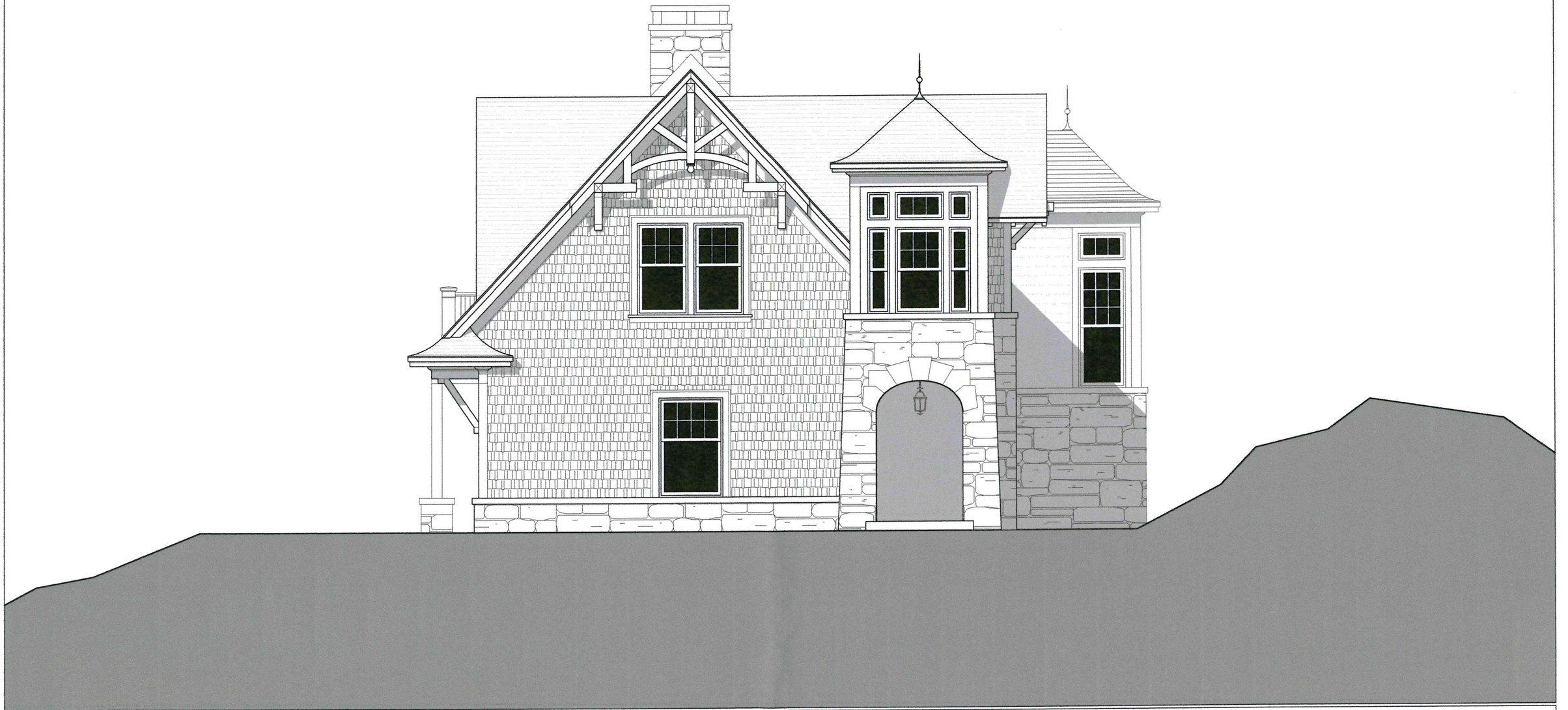
Andrew Schmidt, C. Tech.
Development Review Manager

/as
c.c. Robert Bechard & Jamie Maclean, 455 Ontario Street, Toronto, ON, M5A 2V9
Michael Preston, Authorized Agent (via email)
Lindsay Mills, Planner, Township of South Frontenac (via email)



SHEET:	A-4
DRAWN:	M.P.
SCALE	N.T.S.
DATE:	JULY, 2016
TITLE:	PROPOSED FRONT ELEVATION
PROJECT:	BECHARD - DESERT LAKE
DATE:	
ISSUE:	

Michael Preston Design
76 GORE STREET, KINGSTON, ONT. K7L 2L5 . 416-737-2126 . www.mpdesign.ca



SHEET:	A-5
DRAWN:	M.P.
SCALE	N.T.S.
DATE:	JULY, 2016
TITLE:	PROPOSED SIDE (EAST) ELEVATION
PROJECT:	BECHARD - DESERT LAKE
DATE:	
ISSUE:	

Michael Preston Design
76 GORE STREET, KINGSTON, ONT. K7L 2L5 . 416-737-2126 . www.mpdesign.ca



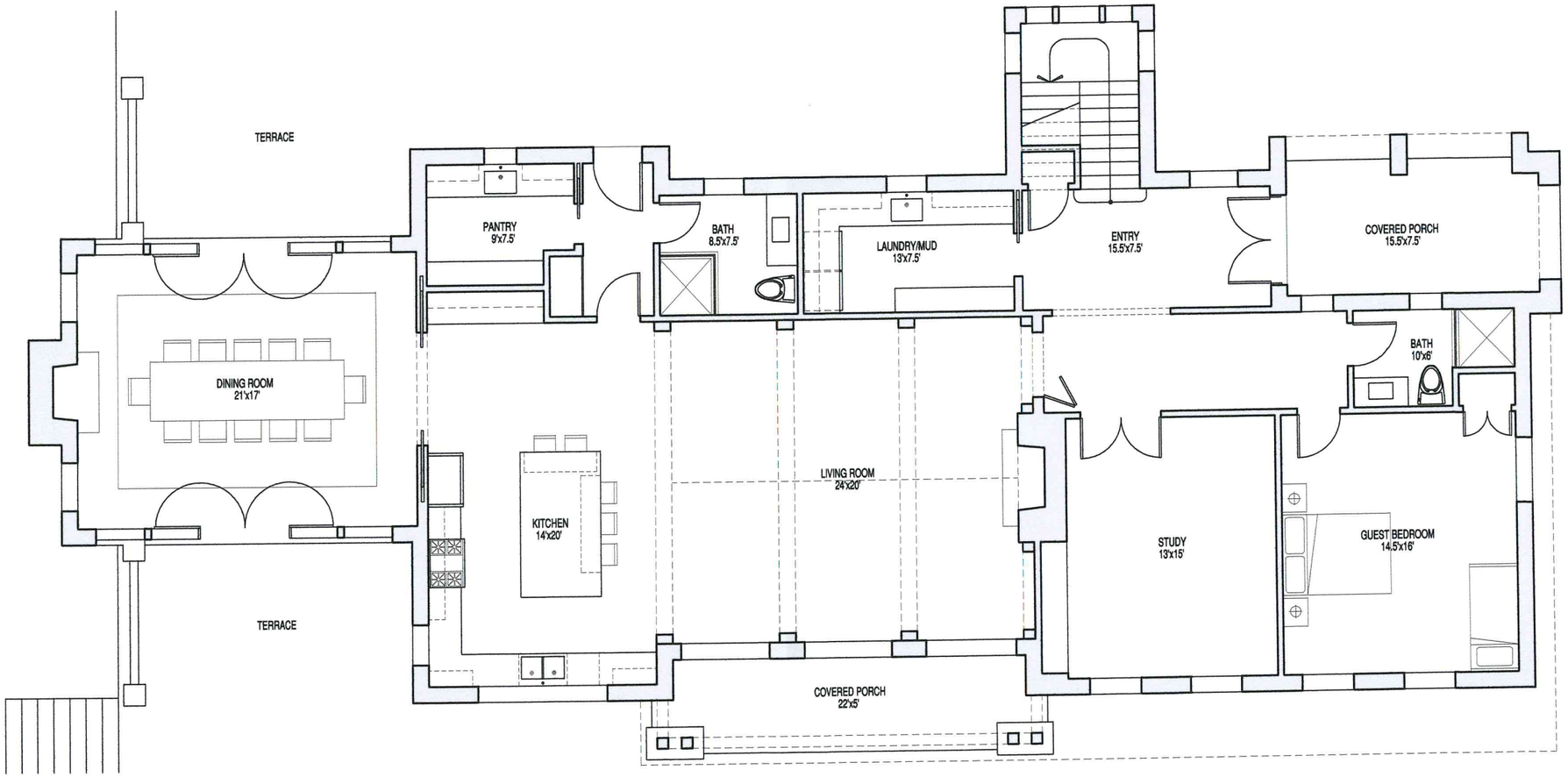
SHEET:	A-6
DRAWN:	M.P.
SCALE	N.T.S.
DATE:	JULY, 2016
TITLE:	PROPOSED SIDE (WEST) ELEVATION
PROJECT:	BECHARD - DESERT LAKE
DATE:	
ISSUE:	

Michael Preston Design
76 GORE STREET, KINGSTON, ONT. K7L 2L5 . 416-737-2126 . www.mpdesign.ca



SHEET:	A-7
DRAWN:	M.P.
SCALE	N.T.S.
DATE:	JULY, 2016
TITLE:	PROPOSED REAR (NORTH) ELEVATION
PROJECT:	BECHARD - DESERT LAKE
DATE:	
ISSUE:	

Michael Preston Design
76 GORE STREET, KINGSTON, ONT. K7L 2L5 . 416-737-2126 . www.mpdesign.ca



SHEET: A-2

DRAWN: M.P.

SCALE 1/8"=1'

DATE: JULY, 2016

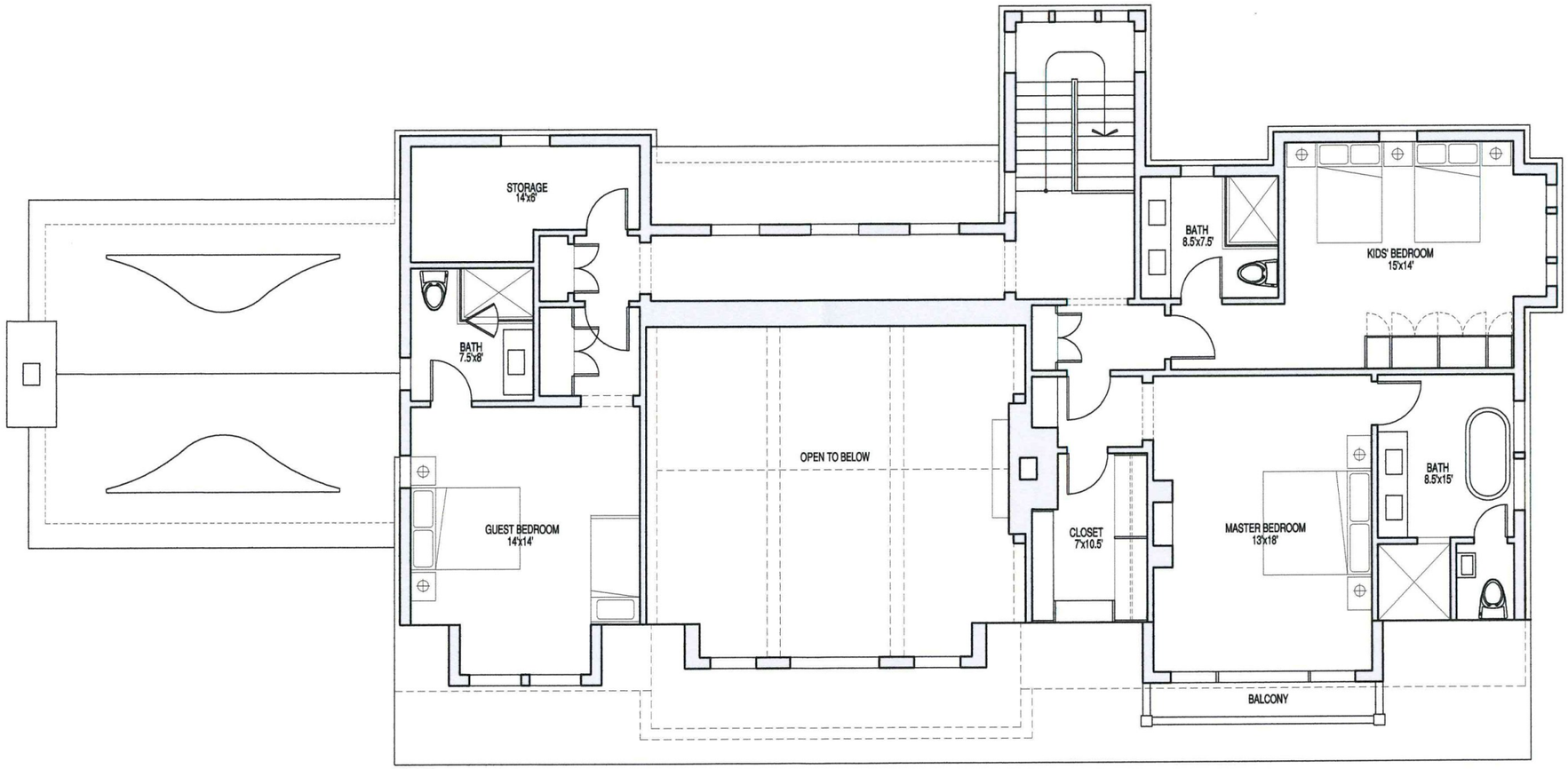
TITLE: GROUND FLOOR PLAN PROPOSAL

PROJECT: BECHARD - DESERT LAKE

DATE:

ISSUE:

Michael Preston Design
76 GORE STREET, KINGSTON, ONT. K7L 2L5 . 416-737-2126 . www.mpdesign.ca



SHEET:	A-3
DRAWN:	M.P.
SCALE	1/8"=1'
DATE:	JULY, 2016
TITLE:	SECOND FLOOR PLAN PROPOSAL
PROJECT:	BECHARD - DESERT LAKE
DATE:	
ISSUE:	

Michael Preston Design
76 GORE STREET, KINGSTON, ONT. K7L 2L5 . 416-737-2126 . www.mpdesign.ca

Desert Lake



Desert Lake

SHEET: A-1	DRAWN: M.P.	SCALE 1/64"=1'	DATE: NOV. 2016

TITLE: PARTIAL SITE PLAN

PROJECT: BECHARD - DESERT LAKE

DATE: ISSUE:

Michael Preston Design
76 GORE STREET, KINGSTON, ONT. K7L 2L5 . 416-737-2126 . www.mpdesign.ca

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
Conservation ONTARIO
Natural Champions

November 24, 2016 File: MV/FRS/178/2016

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-28-16-B (Bechard / Maclean)
Part Lot 2, Concession 3; Sleepview Lane
Bedford District, Township of South Frontenac
Waterbody: Desert Lake

Staff of the Cataraqui Region Conservation Authority (CRCA) has reviewed the above-noted application for minor variance as well as the revised drawing submitted by Michael Preston and provide the following comments for the Committee of Adjustment's consideration.

Additional comments to our previous correspondence of August 12, 2016 is provided in bold italic font for easy reference.

Summary of the Proposal
The proposal involves the construction of a new 302 square metre single family 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 26.21 metres in order to permit the construction of a single family dwelling.

Site Description
The property is located on the north-west shore of Desert Lake. As this is a large property (24.68 ha), the topography of the property can be described as variable. However, the shoreline can be characterized as being predominately Precambrian shield consisting of high rock outcrop.

The property is designated 'Rural' in the Official Plan for the Township of South Frontenac and zoned 'Rural' (RU) in the implementing Zoning By-law. Desert Lake is classified as a moderately sensitive Lake Trout lake in the Official Plan.

Discussion

The main interests of the CRCA in this application are the avoidance of natural hazards associated with the shoreline of Desert Lake, and the protection of the water quality of the lake.

Natural Hazards

Flooding: The maximum recorded water level for Desert Lake is 136.25 metres geodetic. For Desert 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 (June, 2012) require 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: Section 5.8.2 (2) of the Zoning by-law requires that no building or structure or septic tank installation shall be located within 15 metre horizontal of the top of bank of any embankment, the slope of which is greater than 30% from horizontal. The CRCA, in accordance with provincial technical standards, defines the extent of potential erosion hazards to include an allowance for toe erosion, a stable slope allowance for rock shorelines of 1(h):1(v), plus an erosion access allowance of 6 metres. Staff note that the proposed development will be located outside of the Township's setback from the top of bank and the erosion hazard allowance as defined by the CRCA.

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 provide guidance with respect to how development should occur in consideration of protecting, improving and restoring water quality within the municipality. The intent of the setback is to provide a buffer of undisturbed soil and vegetation along the shoreline, which will help to filter runoff, prevent soil erosion, and provide wildlife habitat. Similarly, the CRCA's Environmental Planning Policy (April, 2015) contain provisions that seek to support these objectives.

Section 5.2.7 b)(i) of the Official Plan suggests that a minimum 30 metre setback from the high water mark is required to be maintained as a buffer in order to protect water quality. In addition, Section 5.2.7. b)(ii)(2) of the Official Plan states that: "Consideration may be given to very slight reductions to the minimum 30 metre setback requirement but only if it is not physically possible to meet the setback anywhere on the parcel"

Policy 6.1.6 of the CRCA's Planning Policy suggests that development setbacks should be based on the findings of lake management plans and site evaluation guidelines if available. For Precambrian shield lakes such as this one, Appendix G of the Planning Policy is used to establish an appropriate setback for future development. Appendix G was developed in consideration of the findings of a report entitled "Assessment of Municipal Site Evaluation Guidelines for Waterfront Development in Eastern Ontario's Lake Country" completed by Hutchinson Environmental Sciences Ltd. (April, 2014). These guidelines define a horizontal water setback distance based upon site characteristics such as soil texture and depth, slope and vegetation along the shoreline. Based upon a review of the Hutchinson guidelines, staff believe that the recommended minimum depth of shoreline buffer for development for this lot should be greater than 30 metres to protect the water quality of Desert Lake.

In the opinion of staff, the 24.68 hectare lot contains a number of appropriate locations for development to occur that meets or exceeds the required 30 metre water setback. For example, there appears to be a suitable location for a building envelope in the area where the 'existing path' (as depicted on the drawing provided) ends that has good waterfront access to Desert Lake.

Since development can reasonably be located in an area that meets the 30 metre water setback on a moderately sensitive Lake Trout lake, and in consideration of the Hutchinson guidelines, staff do not support the application.

Staff have had an opportunity to meet with the applicant and Township staff with respect to this proposal. It was agreed that the proposal could be supported provided that the applicant could demonstrate that there will be a minimum 30 metre buffer from the development to the lake in the direction of runoff. The applicant has provided a topographic survey that demonstrates that there is a rise / ridge on the north side of the proposed development and shifted the development such that there will be a minimum of 30 metres from the building to the highwater mark on the south side of the proposed development in the direction of runoff.

Recommendation
CRCA staff have no objection to the approval of application MV-28-16-B based upon our consideration for natural hazards, natural heritage, water quality and water quantity.

CRCA's Ontario Regulation 148/06
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. The extent of the regulated area extends 15 metres inland from the top of valley. Within a regulated area, written permission must be obtained from the CRCA prior to development taking place.

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

Yours truly,

Andrew Schmidt, C. Tech.
Development Review Manager

/as
c.c. Robert Bechard & Jamie Maclean, 455 Ontario Street, Toronto, ON, M5A 2V9
Michael Preston, Authorized Agent (via email)
Lindsay Mills, Planner, Township of South Frontenac (via email)

KFL&A Public Health

REQUESTS FOR COMMENTS

Environmental Health Department
1130 Elizabeth Street
Sharbot Lake, Ontario K0H 2P0
(613) 279-2151
1-800-267-7875
Fax: (613) 279-3997
http://www.kflapublichealth.ca

To:	Mr. Lindsay Mills Secretary-Treasurer, Committee of Adjustment Township of South Frontenac PO 100 4432 George Street Sydenham, ON 2T0
Application Number:	MV-28-16B
Type of Application or Proposal:	Minor Variance
Applicant Name(s):	Bechard, Robert
Location:	Part Lot 2, Concession 3, Bedford District Sleepview Lane
Planning Department or Agency:	Township of South Frontenac (Bedford)
Comments:	KFL&A Public Health has no objections to the proposed minor variance as the owners have submitted an application under permit number BE-5-17. The septic system to be included in the minor variance, refer to BE-5-17 (60 feet from the high water mark).
Inspector:	Joanne McGurn, CPHI(C), Public Health Inspector
Date:	April 27, 2016

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.

REPORT TO COMMITTEE OF ADJUSTMENT
PLANNING DEPARTMENT

Report Date: May 8, 2017

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

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

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.

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

AGENCEY ANALYSIS AND COMMENTS

Rideau Valley Conservation Authority has no objections to the proposal provided the best management practices in the attached report dated February 23, 2017 are followed.

The building department has no objections.

KFL&A Public Health have no objections as a septic permit application has been submitted by the applicant.

Comments from roads were not required.

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.

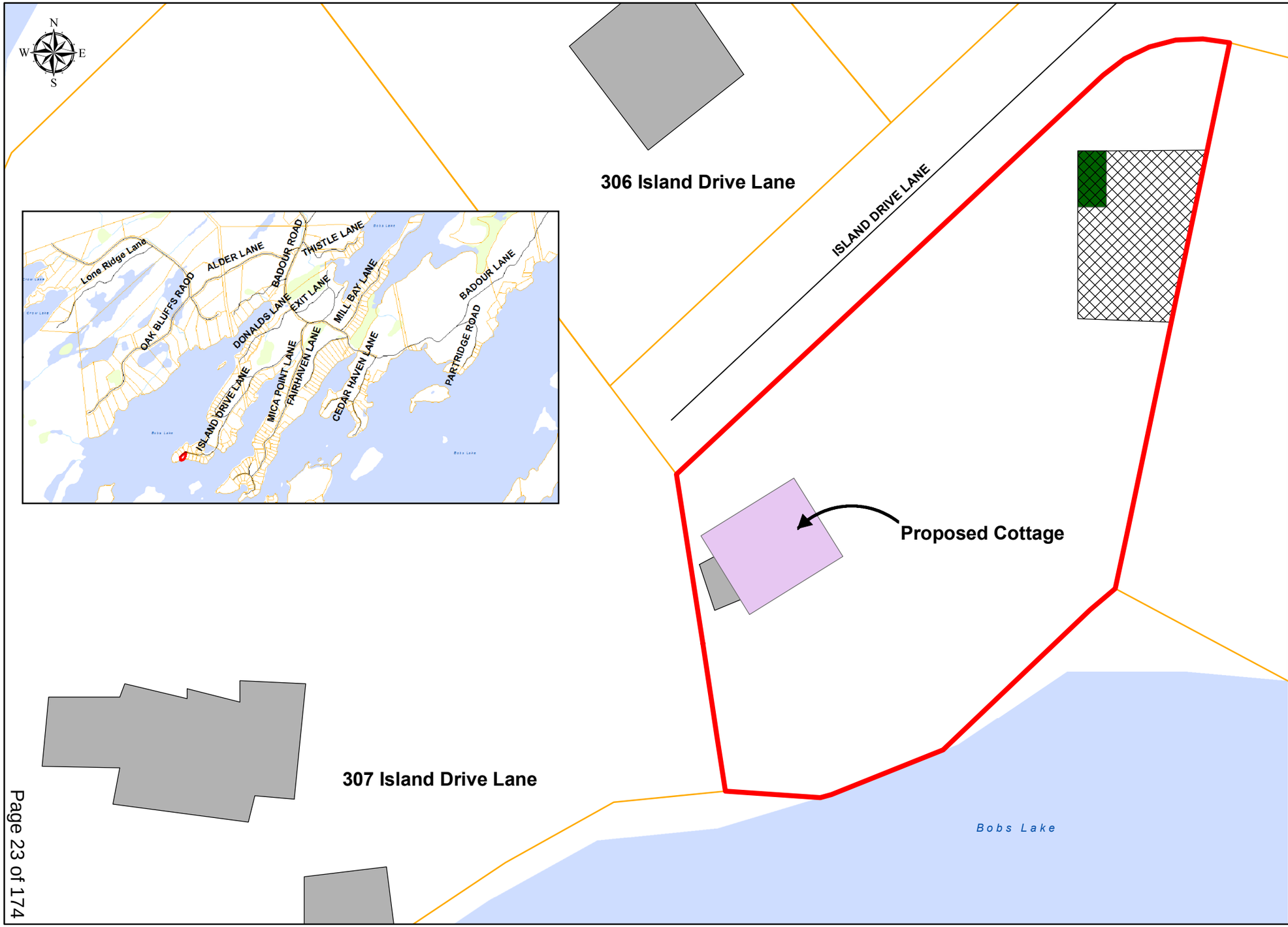
3. A building permit is required for ALL demolition and construction on the property. There shall be no additional development, or demolition of existing structures, on the property without approval from the Township of South Frontenac.

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.

ATTACHMENTS

Map of Cove Property
RVCA Report Dated February 23, 2017.
Cove Email Response Dated April 30, 2017

Submitted/approved by: Lindsay Mills **Prepared by:** Jennie Kapusta



COVE
MV-08-17-B

Legend

- Cove Property
- Proposed Cove Cottage
- Proposed Shed
- Proposed Gravel Parking Area
- Existing Buildings

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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 1:375

0 1.75 3.5 7 10.5 14 Meters

UTM Projection NAD 83

KFL&A Public Health

REQUESTS FOR COMMENTS

Environmental Health Department
1130 Elizabeth Street
Sharbot Lake, Ontario K0H 2P0
(613) 279-2151
1-800-267-7875
Fax: (613) 279-3997
http://www.kflapublichealth.ca

To:	Mr. Lindsay Mills Secretary-Treasurer, Committee of Adjustment Township of South Frontenac PO 100 4432 George Street Sydenham, ON 2T0
Application Number:	MV-08-17B
Type of Application or Proposal:	Minor Variance
Applicant Name(s):	Cove, Kevin & Harriet
Location:	Lot 32, Concession 6, Bedford District 305 Island Drive
Planning Department or Agency:	Township of South Frontenac (Bedford)
Comments:	KFL&A Public Health has no objections to the proposed minor variance as the owner has submitted an application under permit number BE-2-17.
Inspector:	Joanne McGurn, CPHI(C), Public Health Inspector
Date:	April 10, 2017

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RIDEAU VALLEY
CONSERVATION AUTHORITY

3889 Rideau Valley Drive, P.O. Box 599, Manotick, ON K4M 1A5
tel 613-692-3571 | 1-800-267-3504 | fax 613-692-0831 | www.rvca.ca

A member of Conservation Ontario

February 23, 2017
17-SFR-MV-Bed

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

Attention: Lindsay Mills

Subject: COVE Minor Variance Application MV-08-17-B in Part Lot 32, Concession 6, South Frontenac-Bedford Ward- 305 Island Drive

Dear Mr. Mills:

Further to our site visit in the fall of 2016, the RVCA offers the following comments for the proposed residential development of this lot as it relates to:

- 2.1 (Natural Heritage) and 2.2 (Water) and 3.1 Natural Hazards (Natural Hazards) of the Provincial Policy Statement under Section 3 of the Planning Act.
- The Rideau Valley Conservation Authority regulations under Section 28 of the Conservation Authorities Act,
- Waterfront setbacks and best management practices per the " Municipal Site Evaluation Guidelines" (revised 2015) derived from the "Rideau Lakes Study"(1993); the Rideau Lakes Study considers the effects of development on phosphorous loading and the protection of recreational water quality on waterbodies within the Upper Rideau watershed.
- Tay Subwatershed Report- Bobs Lake catchment summary.

Our review for development/redevelopment looks to address waterfront disturbance and development setbacks to protect against natural hazards and preclude/limit nutrient and sediment input to our lakes in order to protect recreational water quality. Maintaining existing setbacks and/or advocating for increased water setbacks based on site conditions, lake sensitivity and planning standards set out in the Zoning By Law and Official Plan of the Township are key considerations in this regard.

The Proposal

The application proposes to construct a 2-storey 69.7 square metre footprint cottage (total 139.4 square metres living area) situated 18.3 metres from the high water mark of Bobs Lake at the location of the existing 10 square metre structure. The proposal also seeks approval for a new septic and 11.9 square metre storage shed.

The Property and Site Conditions

The site is relatively small and the site is steepened, slope to the water ranging from 20-25%. Mature hardwood scatter the site, though vegetation has been disturbed for parking and use around the unserviced structure which are currently situated on the upper area of the lot. Soil cover is fast draining and shallow. An informal path and steps provides access to the water.

From a more general perspective, our recent Tay Subwatershed Report and Bob's Lake Catchment Report indicates that West Basin may be characterized as a lake with 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. The report encourages individual landowners to practice good stewardship practices (see our website- www.rvca.ca- for full lake characterization and details).

There are no provincially significant wetlands in the immediate vicinity.

Given the steep waterfront grades, this lot is minimally affected at the shoreline by the 1:100 flood elevation (163.07 metres geodetic).

Discussion and Recommendations

The Conservation Authority, in co-operation with the Township, encourages redevelopment to address the water setbacks strictly. In this case, we do recognize that the alternatives for development are limited and the proposed residence and septic service is situated.

The Rideau Valley Conservation Authority does not object to this proposal with the following best management practices included;

- Surface and roof water runoff management shall be implemented by directing runoff from eaves trough placement and outlets to allow for *maximum infiltration* of roof runoff away from the waterfront and services. Infiltration pits/areas along with rain barrels should be incorporated in the site plan.

- Site runoff controls downgrade of construction must be installed (such as straw bales and sediment fence) to the satisfaction of the Building Official prior to commencement of work and remain in place until the site is stable (soil and vegetation cover is restored).

- Confirmation that there will be no notable grade changes as a result of this development.

- Maintenance of the waterfront vegetative buffer with native forest cover except for the pedestrian access path to the dock/water. This will assist in controlling the drift of nutrient, particularly phosphorous, to the lake. Preserving an extensive and stable vegetation buffer will aid in protecting the lake's water quality and habitat in the long term.

- The RVCA supports the installation of a tertiary treatment system situated to assist in approaching the municipal water setback as closely as possible.

- No permit is required from our office for this residential development as proposed.

Please note that *the shoreline of Bob's 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 new/proposed *shoreline* work will require 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.

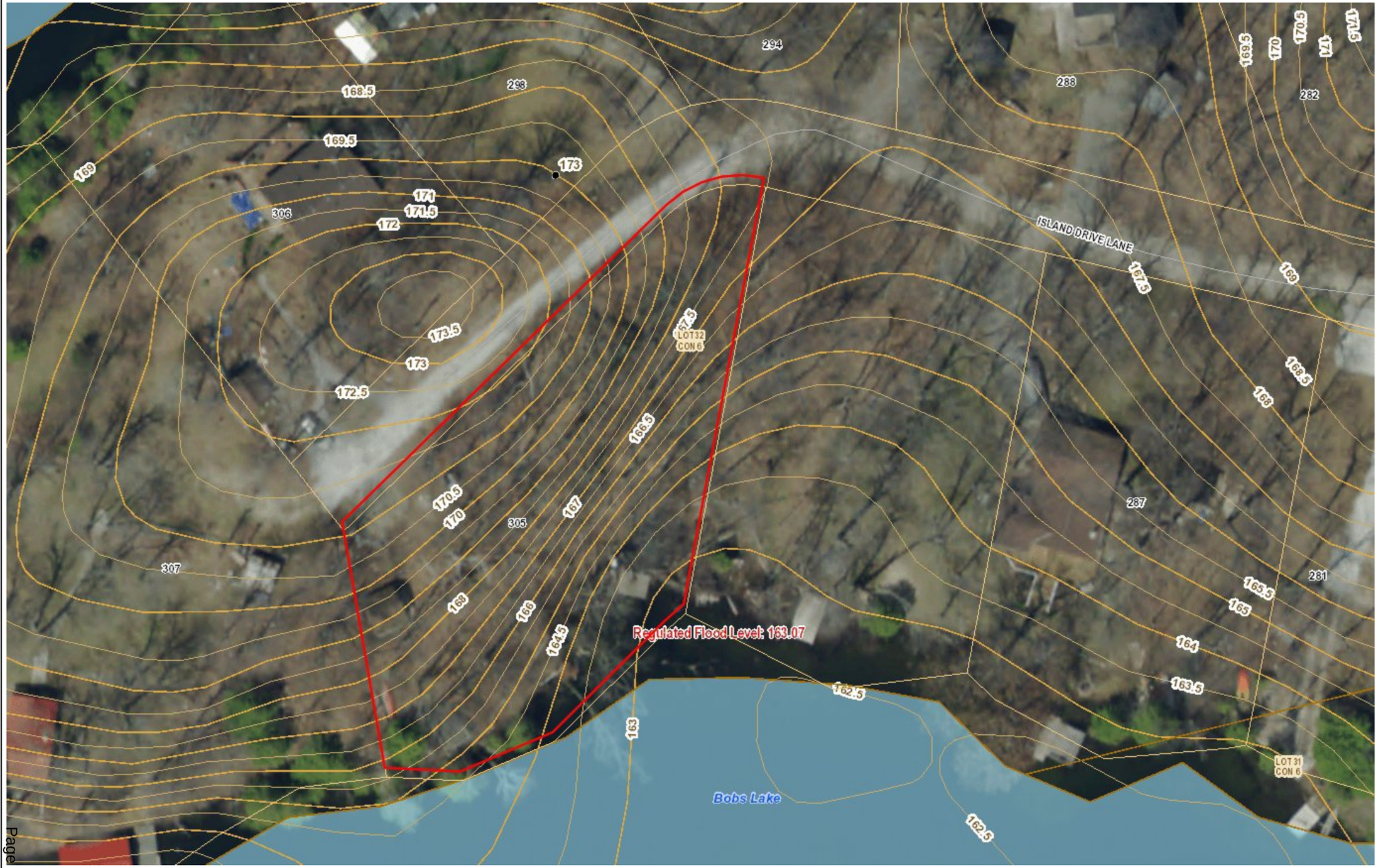
Yours truly,

PER Martha Bradburn
RVCA Environmental Planner
613 267 5353 x131

cc- K and H Cove (khcove@sprynet.com)
-KFLA DHU (J. McGurn)

RIDEAU VALLEY CONSERVATION AUTHORITY

305 Island Drive, Bedford



Legend

- Applicable Law Addresses
- Parcel - Assesment
- Lot
- RVCA Admin Boundary
- Regulation Limit
- 100yr Floodline
- Reg Limit Dominant Hazard
  - Floodplain
  - Geo-technical Hazard Limit
  - Meander Belt
  - Stable Slope
  - Top of Slope
  - Unstable Slope
  - Wetland
- Provincially Significant Wetlan
- 100yr Floodline + 15m
- Top of Slope + 15m
- Unstable Slope + 15m
- Stable Slope + 15m
- Regulated Wetlands
- Municipal Drains
- OHN Watercourse
- Ottawa Parcels
- Former Municipalities
- Spot Height
- DRAPE 2014 50cm
  - 1 m
  - 50 cm
- Wetlands
  - Evaluated-Provincial (PSW)

Notes

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20.3 0 10.13 20.3 Meters

1: 399

WGS_1984_Web_Mercator_Auxiliary_Sphere

© Rideau Valley Conservation Authority

Map created: 2/23/2017

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Jennie Kapusta

From: Cove, Kevin (Allentown) USA <Kevin.Cove@htcnam.com>
Sent: April-30-17 11:04 AM
To: Jennie Kapusta; Lindsay Mills
Cc: khcove@sprynet.com
Subject: RE: Notice of Deferral
Attachments: 2017 Cove, Kevin-Prelim Finals REV2.pdf

Dear Jennie and Lindsay,

Thank you very much for the continued discussions. I must say that I am somewhat disappointed in the reaction of our neighbours and their concerns related to our planned parking area. The east gravel area is the last remaining relatively flat area that we have to be able to pull in a vehicle with a boat trailer now that the cottage is located in the northwest part of the property at the request of the Conservation Authority. This was the original area planned for parking but is now mostly consumed by the cottage. The east gravel parking area will be as minimalistic as possible with the only purpose to be able to pull in a couple of vehicles and to get a boat trailer turned around. There will be no retaining wall and approximately 5 to 6 inches of gravel (likely 2 inch stone). We will keep the plan area as small as possible. The gravel is needed so that I don't dig into the soil and create any silting issues and will be kept as small as possible. We don't want a place that requires maintenance and has the lowest possible impact to the area/environment (i.e. we would also prefer trilliums and natural vegetation and shorelines as opposed to lawns that require cutting and imported sand beaches).

I have also attached our preliminary plans for the cottage for your review.

Thanks again for your consideration. Harriet and I would very much appreciate receiving approval for the minor variance application during your May 11 meeting, allowing us to submit for a building permit as soon as possible as our construction schedule will be tight with regards to having the cottage enclosed before late fall.

Best regards,

Kevin Cove P.E., P. Eng.

Director Project Engineering

Heidelberg Technology Center
Lehigh Cement Company LLC
7660 Imperial Way
Allentown, PA 18195

Direct 610 366-4732
Cell 484 632-9992

Kevin Cove

From: Jennie Kapusta [mailto:jkapusta@southfrontenac.net]
Sent: Monday, April 24, 2017 9:07 AM

To: Cove, Kevin (Allentown) USA
Subject: Notice of Deferral

Good Morning,

Please find attached a copy of the notice of deferral from the committee. Despite all the reports being in and favourable they have elected to defer your application pending a site visit of the members and more information regarding the gravel parking area proposed and its impact on the drainage on to your neighbour's property. There were concerns raised by neighbours over the size and scope of the proposed graveled area and how it will alter the runoff. They were also concerned given the nature of the topography in the area that the gravel placed on your property will be washed onto their property. There was discussion on construction of a retaining wall, a reduction in size of the gravel area, and exactly where the cottage was going to be built.
Do you have any further details on the size and scope of the proposed graveled parking area? How deep the gravel is going to be? Is a retaining wall going to be necessary? From my memory of the site visit I thought it was fairly flat in the parking area location, but your abutting neighbours have raised these concerns.

Please feel free to contact me with any questions.

Regards,
Jennie Kapusta
Planning Assistant

Township of South Frontenac
4432 George Street, P.O. Box 100
Sydenham, ON, K0H 2T0
P: 613-376-3027 x.2224
jkapusta@southfrontenac.net
www.southfrontenac.net

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DOOR SCHEDULE - FNDN.									
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	AREA, ACTUAL (SQ FT)
D02	D02-2668	3	0	2668 L IN	30 "	80 "	32"X82 1/2"	HINGED-DOOR P05	16.67
D03	D03-2668	2	0	2668 R IN	30 "	80 "	32"X82 1/2"	HINGED-DOOR P05	16.67
D06	D06-3068	3	0	3068 L/R IN	36 "	80 "	38"X82 1/2"	DOUBLE HINGED-DOOR P05	20.0
D09	D09-6068	1	0	6068 L EX	72 "	80 "	74"X83"	EXT. SLIDER-GLASS	40.0
TOTALS:									183.35

WINDOW SCHEDULE - FNDN.									
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	AREA, ACTUAL (SQ FT)
W09	W09-2848DH	4	0	2848DH	32 "	56 "	33"X57"	DOUBLE HUNG	12.44
W13	W13-4836DC	1	0	4836DC	56 "	42 "	57"X43"	DBL CASEMENT-LHL	16.33
TOTALS:									66.09

WINDOW SCHEDULE SHALL BE USED FOR APPROX. FRAME SIZE, ALL WINDOWS AND DOORS SHALL BE VERIFIED WITH MANUFACTURERS SUGGESTED FRAME SIZE & RSO

DOOR SCHEDULE - MAIN.									
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	AREA, ACTUAL (SQ FT)
D01	D01-26611	1	1	26611 R IN	30 "	83 "	32"X85 1/2"	HINGED-GLASS	17.29
D02	D02-2668	2	1	2668 L IN	30 "	80 "	32"X82 1/2"	HINGED-DOOR P05	16.67
D03	D03-2668	1	1	2668 R IN	30 "	80 "	32"X82 1/2"	HINGED-DOOR P05	16.67
D04	D04-3068	1	1	3068 R EX	36 "	80 "	34"X83"	EXT. HINGED-DOOR E03	20.0
D05	D05-4068	1	1	4068 L/R IN	48 "	80 "	50"X82 1/2"	DOUBLE HINGED-DOOR P05	26.67
D06	D06-6068	2	1	6068 L EX	72 "	80 "	74"X83"	EXT. SLIDER-GLASS	40.0
TOTALS:									193.97

WINDOW SCHEDULE - MAIN									
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	AREA, ACTUAL (SQ FT)
W01	W01-2040DH	1	1	2040DH	24 "	48 "	25"X49"	DOUBLE HUNG	8.0
W02	W02-2440DH	5	1	2440DH	28 "	48 "	29"X49"	DOUBLE HUNG	9.33
W03	W03-1654FX	2	1	1654FX	18 "	64 "	19"X65"	FIXED GLASS	8.0
W06	W06-2836DH	1	1	2836DH	32 "	42 "	33"X43"	DOUBLE HUNG	9.33
W07	W07-2854DH	2	1	2854DH	32 "	64 "	33"X65"	DOUBLE HUNG	14.22
W08	W08-3060FX	3	1	3060FX	36 "	72 "	37"X73"	FIXED GLASS	18.0
W09	W09-2660FX	7	1	2660FX	30 "	72 "	31"X73"	FIXED GLASS	15.0
TOTALS:									267.42

OWNER & BUILDER NOTES

THESE PLANS SHALL NOT BE USED FOR CONSTRUCTION UNTIL STAMPED AND SIGNED BY A QUALIFIED DESIGNER & **THE LOCAL BUILDING DEPARTMENT**. THE BUILDER IS EXPECTED TO FOLLOW THESE APPLICABLE **BUILDING CODES AND LOCAL ORDINANCES**. HE SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING CONSTRUCTION. WHILE THESE PLANS ARE DRAWN TO SHOW THE PROPOSED WORK AS ACCURATELY AS POSSIBLE, SCHEMATIC DETAILS MAY BE USED IN SOME CASES FOR CLARITY. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED.

THE OWNER / BUILDER IS RESPONSIBLE FOR THE CORRECT SITING OF THIS HOME ON THE PROPERTY. CASWELL CUSTOM HOME DESIGN ASSUMES NO LIABILITY FOR PLANS COMPLYING WITH ZONING REGULATIONS OR LOT CONDITIONS.

BY COMMENCING CONSTRUCTION OF A BUILDING FROM THESE DRAWINGS, THE OWNER AND OR BUILDER ACCEPTS THESE DRAWINGS AND HAS READ AND UNDERSTANDS ALL APPLICABLE NOTES. CASWELL CUSTOM HOME DESIGN SHALL NOT BE RESPONSIBLE FOR ANY VARIANCES FROM THE STRUCTURAL DRAWINGS AND THE SPECIFICATIONS, OR ADJUSTMENTS REQUIRED RESULTING FROM CONDITIONS ENCOUNTERED AT THE JOB SITE AND IS THE SOLE RESPONSIBILITY OF THE OWNER / CONTRACTOR.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES.

THE DESIGNER ASSUMES NO RESPONSIBILITY FOR SCHEDULING, FABRICATION, CONSTRUCTION MATERIALS, OR QUANTITIES USED IN THE WORK. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR FIELD CHANGES, SITE VARIANCES OR DISCREPANCIES.

GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH 2012 ONTARIO BUILDING CODE
2. FOUNDATION AND TRUSS DESIGN SHALL BE VERIFIED BY A QUALIFIED ENGINEER FOR COMPLIANCE WITH SITE REQUIREMENTS.
3. DIMENSIONS AND NOTES SHALL TAKE PRECEDENCE OVER THE SCALING OF DRAWINGS.
4. WALL DIMENSIONS ARE TO THE EXTERIOR OF SHEETING UNLESS NOTED OTHERWISE.
5. LUMBER COMING IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED OR PROTECTED WITH AN APPROVED VAPOR BARRIER.
6. CONTINUOUS CONTACT WITH THE GROUND SHALL BE TREATED TO A MINIMUM OF 60 CCA.
7. ALL FRAMING LUMBER TO BE #2 OR BETTER SPF OR EQUIVALENT, UNLESS NOTED OTHERWISE.
8. EXTERIOR AND INTERIOR MATERIALS AND FINISHES TO BE DETERMINED BY OWNER.
9. DO NOT SCALE THESE DRAWINGS.
10. ALL MATERIALS & CONSTRUCTION SHALL CONFORM TO OBC AND SUBSEQUENT REVISIONS.
11. MECHANICAL & ELECTRICAL SHALL CONFORM TO PROVINCIAL AND MUNICIPAL CODES AND BY-LAWS.
12. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSTRUCTION DOCUMENTS.
13. ELECTRICAL FIXTURE LOCATION SHALL BE APPROVED BY SITE SUPERVISOR AND OWNER PRIOR TO WIRING HOMES.
14. COLD AIR RETURNS SHALL BE LOCATED AT CEILING LEVEL.
15. HALF WALLS SHALL BE 42" HIGH CAPPED WITH MDF & PAINTED.
16. ROOF TRUSS SUPPLIER TO REVIEW TRUSS FRAMING AND GIRDER TRUSS LOCATIONS ASSUMED AND SHOWN ON ARCHITECTURAL PLANS. TRUSS SUPPLIER TO PROVIDE THEIR PROPOSED ROOF LAYOUT FOR REVIEW AND INCORPORATION WHERE NECESSARY, PRIOR TO ARCHITECTURAL PLAN SUBMISSION FOR BUILDING PERMIT.

BUILDING PERFORMANCE

1. HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES.
2. PORCHES AND GARAGE AREAS NOT INCLUDED IN LIVING AREA.
3. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR.
4. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH POLYURETHANE FOAM.
5. ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR.
6. FURNACE FIREBOX SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY PURSUANT TO REGIONAL AND LOCAL CODES.

CONCRETE

1. MIN. GRADE DEPTH OF FOOTINGS FOR FOUNDATION WALLS SHALL BE 5'0" BELOW GRADE FOR ADEQUATE FROST PROTECTION OR PROVIDE A GEO-TECH ENG REPORT STATING OTHERWISE.
2. ALLOWABLE BEARING CAPACITY AS PER TABLE 9.4.4.1 OF 2012 OBC.
3. WHEN A FNDN WALL CONTAINS AN OPENING MORE THAN 3'11" IN LENGTH OR CONTAINS OPENINGS IN MORE THAN 25% OF ITS LENGTH, THAT PORTION OF THE WALL SHALL BE CONSIDERED LATERALLY UNSUPPORTED, UNLESS THE WALL AROUND THE OPENING IS REINFORCED.
4. DRAINAGE LAYER SHALL BE INSTALLED ADJACENT TO THE EXT. SURFACE OF A FOUNDATION WALL WHERE THE INSULATION EXTENDS TO MORE THAN 2'11" BELOW THE ADJACENT EXTERIOR GROUND LEVEL. (9.14.2.1)
5. CONCRETE COMPRESSIVE STRENGTH AND AIR CONTENT MUST COMPLY WITH 2012 OBC 9.3.1.6.
6. 32 MPA CONCRETE SHALL BE USED FOR GARAGE AND EXT. FLATWORK 9.3.1.6.

MASONRY

1. STEEL ANGLE LINTELS SUPPORTING MASONRY SHALL BE PRIME PAINTED 9.20.5.2(5)
2. FLASHING ON MASONRY WALLS MUST BE INSTALLED BENEATH JOINTED MASONRY SILLS, OVER THE BACK AND TOP OF PARAPET WALLS, OVER THE HEADS OF GLASS BLOCK PANELS, AND BENEATH WEEP HOLES, AND OVER THE HEADS OF DOORS AND WINDOWS IF THE DISTANCE BETWEEN THE TOP OF THE OPENING AND THE BOTTOM OF THE EAVE EXCEEDS 1/4 OF THE EAVE OVERHANG.
3. THROUGH WALL FLASHING SHALL BE PROVIDED IN MASONRY VENEER WALL IN SUCH THAT, ANY MOISTURE THAT ACCUMULATES IN THE AIR SPACE, WILL BE DIRECTED TO THE EXT. OF THE BUILDING.
4. WEEP HOLES MUST NOT BE SPACED MORE THAN 2'7" APART AND BE PROVIDED AT THE BOTTOM OF EVERY CAVITY IN MASONRY VENEER.

FRAMING

1. SILL PLATES SHALL BE SET IN A FULL BED OF MORTAR, UNLESS TOP OF FNDN WALL IS FLAT. 9.23.7.2 AND SHALL BE SEALED IN ACCORDANCE WITH 9.25.3.
2. MOISTURE BARRIER SHALL BE PROVIDED IN ALL AREAS WHERE WOOD IS IN CONTACT WITH CONCRETE OR UNIT MASONRY LOCATED BELOW GRADE 9.23.2.3.
3. SPANS AND SIZES OF WOOD LINTELS SHALL CONFORM TO 9.23.12.3 (TABLES A-12 TO A-16)
4. WALLS STUDS SHALL CONFORM TO TABLES A-30 TO A-37.
5. STEEL LINTELS FOR MASONRY VENEER SHALL CONFORM TO TABLE 9.20.5.2B.
6. ROOF TRUSSES SHALL NOTE BE NOTCHED, DRILLED OR OTHERWISE WEAKENED UNLESS ALLOWED IN THE DESIGN 9.23.5.5.
7. ALL FLOOR JOISTS MUST BE CALCULATED AS SIMPLY SUPPORTED FOR THE FOLLOWING LOADS LL = 40PSF, DL = 15PSF, DEFLECTION = L/360.
8. STUD WALL REINFORCEMENT IN THE MAIN BATHROOM FOR FUTURE INSTALLATION OF GRAB BAR AS PER 9.5.2.3.
9. ALL STAIR OPENINGS TO BE FRAMED WITH SOLID COMPONENT NO LESS THAN 1-3/4" THICK.
10. THE CONSTRUCTION BETWEEN THE GARAGE AND THE DWELLING UNIT SHALL PROVIDED AN EFFECTIVE BARRIER AGAINST GAS AND EXHAUST FUMES AND THE DOOR BETWEEN THE GARAGE AND THE DWELLING UNIT SHALL BE TIGHT FITTING, WEATHERSTRIPPED AND HAVE A SELF CLOSING DEVICE.
11. ALL PINE CONSTRUCTION SHALL BE COMPLETED AS PER CAN/CSA S406.1

STAIRS & RAILINGS

1. STAIRWAYS SHALL HAVE A MIN. WIDTH OF 35" MEASURED BETWEEN WALL FACES OR GUARDS.
2. TREADS SHALL HAVE A MIN. DEPTH OF 9-1/4". STAIR TREADS MUST BE UNIFORM AND CAN NOT VARY FROM THE LARGEST TO THE SMALLEST BY MORE THAN 1/4".
3. STAIRWAYS SHALL HAVE MIN. 6'-5" OF HEADROOM AT THE NOSE OF THE STAIR.
4. STAIRWAYS SHALL HAVE AT LEAST ONE HANDRAIL LOCATED 34" TO 38" ABOVE THE NOSING OF TREADS AND LANDINGS. THE HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/2" OR GREATER THAN 2" IN CROSS-SECTIONAL DIMENSION.
5. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. THE ENDS OF HANDRAILS RETURN TO WALL OR TERMINATE INTO A NEWEL POST OR SAFETY TERMINAL.
6. STAIRWAYS HAVING LESS THAN 2 RISERS DO NOT REQUIRE A HAND RAIL.
7. 35" MIN. HEIGHT GUARDRAILS SHALL BE PROVIDED FOR AT PORCHES, DECKS, BALCONIES, STAIRWAYS LANDINGS WHERE THE ADJACENT SURFACE IS GREATER THAN 24" BELOW.
8. RAILING AND GUARDRAIL BALUSTER SPACING SHALL BE NO GREATER THAN 4".
9. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM OF GUARDRAIL SHALL NOT ALLOW A 4" DIAMETER SPHERE TO PASS THROUGH.
10. NOSING FOR STAIRS SHALL BE ROUNDED OR BEVELED AND CONFORM TO 9.8.4.6.
11. AN EXT. GUARDS MUST BE A MIN. HEIGHT OF 2'11" IF THE WALKING SURFACE IS LESS THAN 5'11" ABOVE THE ADJACENT GRADE OTHERWISE THE HEIGHT MUST BE A MIN. 42". ALL REQ'D GUARDS WITHIN DWELLING UNITS MUST BE A MIN. OF 2'11"
12. A LANDING SHALL BE PROVIDED AT THE TOP OF STAIRS AS PER 9.8.6.2
13. GUARDS ARE REQUIRED WHEN THERE IS A DIFFERENCE IN ELEVATION OF MORE THAN 23-5/8" BETWEEN THE WALKING SURFACE AND THE ADJACENT SURFACE. GUARDS SHALL CONFORM TO THE LOADING CRITERIA IN PART 4 OF THE OBC OR BE CONSTRUCTED AS SET OUT IN THE OBC 9.8.8 AND SUPPLEMENTARY STANDARD SB-7. FOR METAL GUARDS SUPPLIERS SHOP DRAWINGS MUST BE CERTIFIED FOR DESIGN INSTALLATION CONFORMING TO OBC 4.1.5.15 AND 9.8.8.

VENTILATION

1. WHERE INSULATION IS INSTALLED BETWEEN A CEILING AND THE UNDERSIDE OF THE ROOF SHEATHING, A SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE SHEATHING, AND VENTS SHALL BE INSTALLED TO PERMIT THE MOVEMENT OF AIR FROM THE SPACE TO THE EXTERIOR.
2. ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQ. FOOT PER 150 SQ. FEET OF ATTIC SPACE. VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.
3. UNDER FLOOR SPACES SHALL HAVE VENTILATION EQUAL TO ONE SQ. FOOT PER 150 SQ. FEET OF FLOOR SPACE. VENTS SHALL BE CAST INTO THE CONCRETE STEM WALLS AND COVERED WITH GALVANIZED WIRE SCREEN. VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

SMOKE ALARMS

1. SMOKE ALARMS SHALL BE INSTALLED AS PER 9.10.19
2. SMOKE ALARM SHALL BE LOCATED AS PER 9.10.19.3

DOORS & WINDOWS

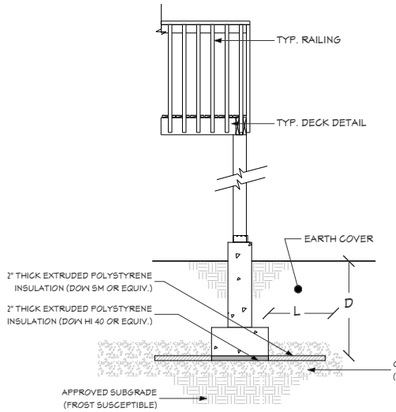
1. DOORS, INCLUDING SLIDING DOORS THAT OPEN MORE THAN 23-5/8" ABOVE GROUND OR A LANDING SHALL HAVE A RESTRICTED OPENING OR BE PROVIDED WITH GUARDS, MAX OPENING 4".
2. PROVISIONS FOR RESISTANCE TO FORCED ENTRY SHALL BE PROVIDED IN CONFORMANCE TO OBC 9.7.5.2 AND 9.7.5.3
3. WINDOW WELLS SHALL BE DRAINED TO THE FOOTING LEVEL OR OTHER SUITABLE LOCATION 9.14.6.3.
4. WINDOWS SHALL BE DOUBLE PANE, PVC AND CONFORM TO CAN/CSA-A440 MANUFACTURER AND COLOR TO BE DETERMINED BY OWNER.
5. EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPERABLE AREA OF 5.1 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPERABLE AREA LESS THAN 20" WIDE OR 24" HIGH.
6. SAFETY GLAZING SHALL BE PROVIDED IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS.
7. ALL EXTERIOR DOORS AND WINDOWS SHALL BE FINISHED WITH WEATHER RESISTANT COATINGS AND WEATHER STRIPPED.
8. DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 20 MINUTES. DOOR SHALL BE SELF CLOSING.
9. AIN ENTRANCE DOORS TO DWELLING UNITS SHALL BE PROVIDED WITH, A DOOR VIEWER OR TRANSPARENT GLAZING IN THE DOOR, OR A SIDELIGHT.
10. INTERIOR DOORS TO BE PRE-PRIMED MDF. STYLE AND FINISH BY OWNER.
11. GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS, MATERIALS AND FINISH TO BE DETERMINED BY OWNER.
12. EXCEPT WHERE A DOOR ON THE SAME FLOOR LEVEL AS THE BEDROOM PROVIDES DIRECT ACCESS TO THE EXTERIOR, EVERY FLOOR LEVEL CONTAINING A BEDROOM IN A SUITE SHALL BE PROVIDED WITH AT LEAST ONE OUTSIDE WINDOW THAT CAN BE OPENED FROM THE INSIDE WITHOUT USE OF TOOLS AND SUCH WINDOW SHALL PROVIDE AN INDIVIDUAL, UNOBSTRUCTED PORTION HAVING A MINIMUM AREA OF .35 M2 WITH NO DIMENSION LESS THAN 15" 9.7.1.3

THERMAL & MOISTURE

1. EXTERIOR FINISH TO BE SIDING OVER OSB. MATERIAL AND COLOR BY OWNER.
2. ROOFING TO BE LIGHT WEIGHT SHINGLES OVER OSB GIN CLIPS.
3. CHIMNEY HEIGHT SHALL BE DETERMINED USING A 10' RADIUS PLANE AND SHALL BE 2' HIGHER THAN ANY ROOF SURFACE 10' FROM THE CHIMNEY.
4. DOWNSPOUTS TO BE COLLECTED AND ROOF RUN OFF TO BE DIRECTED AWAY FROM STRUCTURE.
5. FINISH GRADE SHALL SLOPE AWAY FROM STRUCTURE MIN. 1/2" PER FOOT OF RUN FOR 4' MIN.
6. CONTROL OF RAIN WATER PENETRATION AS PER 9.20.13
7. ALL AIR BARRIERS SHALL BE CONTINUOUS AND PROPERLY SEALED, **AS PER MANUF. SPECS.**
8. EAVE PROTECTION REQUIRED ON SHINGLE, SHAKE OR TILE ROOFS EXTENDING FROM THE EDGE OF THE ROOF A MINIMUM OF 2'11" UP THE ROOF SLOPE TO A LINE NOT LESS THAN 11-3/4" INSIDE THE INNER FACE OF THE EXT. WALL 9.26.5.
9. ROOF VENTILATION IS REQUIRED AND SHALL BE INSTALLED AS PER 9.19.1.2

ATTIC ACCESS

1. A MINIMUM OF 22" X 36". THERE SHALL BE 30" MIN. CLEARANCE AT OR ABOVE THE OPENING.
2. LOCATED IN A CORRIDOR, HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. ATTICS WITH A MAXIMUM VERTICAL HEIGHT OF LESS THAN 30" WILL NOT REQUIRE ACCESS OPENINGS
3. HATCHWAYS TO ATTIC OR ROOF SPACES SHALL BE FITTED WITH DOORS OR COVERS



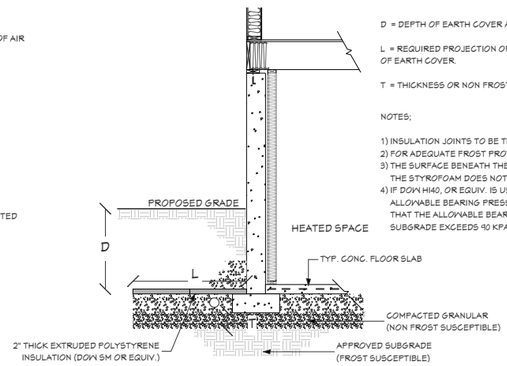
D = DEPTH OF EARTH COVER ABOVE THE BOTTOM OF FOOTING

L = REQUIRED PROJECTION OF THE INSULATION IN AREAS WITH LESS THAN 1.5 m OF EARTH COVER.

T = THICKNESS OR NON FROST SUSCEPTIBLE ENGINEERED FILL BELOW FOOTING.

NOTES;

1) INSULATION JOINTS TO BE TIGHTLY BUTT JOINED OR SHIP LAPPED
2) FOR ADEQUATE FROST PROTECTION **D + L + T > 1.5 M**
3) THE SURFACE BENEATH THE INSULATION SHOULD BE FLAT TO ENSURE THE STYROFOAM DOES NOT SPLIT OR BREAK.
4) IF DOW HI40, OR EQUIV. IS USED BENEATH THE FOOTING. A MAXIMUM ALLOWABLE BEARING PRESSURE OF 90 KPA SHOULD BE USED, PROVIDED THAT THE ALLOWABLE BEARING PRESSURE OF THE UNDERLYING SUBGRADE EXCEEDS 90 KPA.



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PLUMBING

1. THE CONSTRUCTION OF THE PLUMBING SYSTEM SHALL BE IN ACCORDANCE TO PART 7 OF THE OBC.
2. SERVICE WATER HEATERS SHALL BE ANCHORED TO THE STRUCTURE TO PREVENT OVERTURNING.
3. IT IS RECOMMENDED THAT BASEMENT FLOOR DRAINS AND OTHER BASEMENT FITTINGS BE PROVIDED WITH APPROPRIATE CHECK DEVICES TO PREVENT AGAINST BACK FLOW FROM STREET SEWERS 7.4.6.4
4. ALL WATER LINES SHALL BE INSTALLED ON A SLIGHT SLOPE TO ALLOW FOR WINTERIZING (DRAINAGE) AT FLOOR DRAIN IN MECH. ROOM

FLOORING

1. FINISHED FLOORING IN BATHROOMS, KITCHEN, LAUNDRY ROOMS, GENERAL STORAGE AREAS AND ENTRANCES SHALL BE WATER RESISTANT 9.30.1.2.
2. CERAMIC TILE INSTALLED AS PER 9.30.6

FIREPLACE

1. FIREPLACE, FIREPLACE INSERTS, WOODSTOVE AND/OR CHIMNEY TO BE ULC LISTED AND INSTALLED AS PER MANUFACTURERS' SPECIFICATIONS.
2. ALL OTHER APPLIANCES TO BE ULC LISTED AND INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
3. FACTORY BUILT FIREPLACES AND THEIR INSTALLATION SHALL CONFORM TO ULC S 610 " STANDARD FOR FACTORY BUILT FIREPLACES.

ELECTRICAL NOTES:
HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

ELECTRICAL NOTES:
1. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER ONTARIO ELECTRICAL CODE REQUIREMENTS.
2. SMOKE ALARMS SHALL BE INSTALLED AS PER 9.10.19

ELECTRICAL & HVAC LAYOUT IS A SCHEMATIC AND MUST BE VERIFIED BY INSTALLERS & COMPLETED AS PER 2012 ONTARIO BUILDING CODE.

FOOTING SCHEDULE:

F1 - 30"x30"x12" CONC. FTG. c/w 3-15M(B) E/W
F2 - 24"x24"x12" CONC. FTG. c/w 3-15M(B) E/W

BEAM SCHEDULE:

B1	-	2"x8" P.T. #1/#2 SPF	[3 PLY]
B2	-	2"x10" #1/#2 SPF	[3 PLY]
B3	-	1.75"x9.5" LVL 2.0E	
B4	-	1.75"x9.5" LVL 2.0E	[2 PLY]
B5	-	1.75"x9.5" LVL 2.0E	[3 PLY]
B6	-	1.75"x11.875" LVL 2.0E	
B7	-	1.75"x11.875" LVL 2.0E	[2 PLY]
B8	-	1.75"x11.875" LVL 2.0E	[3 PLY]
B9	-	1.75"x14" LVL 2.0E	
B10	-	1.75"x14" LVL 2.0E	[2 PLY]
B11	-	1.75"x14" LVL 2.0E	[3 PLY]

* DENOTES FLUSH BEAM
FJP - REFER TO JOIST PLAN

LINTEL SCHEDULE:

L1	-	2"x10" #1/#2 SPF	[2 PLY]	[DBL TRIMMERS]
L2	-	2"x10" #1/#2 SPF	[3 PLY]	[DBL TRIMMERS]
L3	-	1.75"x9.5" LVL 2.0E	[2 PLY]	[DBL TRIMMERS]
L4	-	1.75"x9.5" LVL 2.0E	[3 PLY]	[DBL TRIMMERS]
L5	-	1.75"x11.875" LVL 2.0E	[2 PLY]	[DBL TRIMMERS]
L6	-	1.75"x11.875" LVL 2.0E	[3 PLY]	[DBL TRIMMERS]

* DENOTES FLUSH LINTEL
FJP - REFER TO JOIST PLAN

POST SCHEDULE:

P1	-	**USP** ADJUSTABLE SUPPORT POST MODEL **T2JPLD88** [15,500#]
P2	-	2 - 2"x4", 6", 8" (AS APPLICABLE)
P3	-	3 - 2"x4", 6", 8" (AS APPLICABLE)
P4	-	4 - 2"x4", 6", 8" (AS APPLICABLE)
P5	-	5 - 2"x4", 6", 8" (AS APPLICABLE)
P6	-	**USP** ADJUSTABLE SUPPORT POST MODEL **T2JPHD96** [32,100#]
P7	-	**USP** ADJUSTABLE SUPPORT POST MODEL **T2JPLD96** [13,600#]
P8	-	6"x6" P.T. POST
P9	-	6"x6" P.T. POST ON 10" DIA. SONOTUBE
P10	-	8"x8" POST.
P11	-	4"x4" P.T. POST.

BEAM POCKET SCHEDULE:

BP1 - 6-1/4"x10-3/4" BEAM POCKET w/ min. 4" BRG.

SF TOTALS:

Foundation Layout	= 720 sf
Main Floor Plan	= 720 sf
Loft Plan	= 163 sf
Screen Porch	= 144 sf
Decks	= 293 sf

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code.

Qualification Information — 23529 BCIN

Blake Waugh — NAME — SIGNATURE

NO.	DESCRIPTION	BY	DATE
1	Concept Layout	BW	01-19-2017
2	Concept Layout	BW	01-24-2017
3	Sketches	BW	02-13-2017
4	Prelim Finals	BW	04-02-2017

SHEET TITLE: General Notes Cover Page

PROJECT DESCRIPTION: 2017 Cove, Kevin, 305 Island Drive, Bob's Lake

DRAWINGS PROVIDED BY:
CCH Designs Inc.
Smiths Falls, ON
Office - 613-284-8324
Mobile - 613-229-1740

DATE: 4/17/2017

SCALE: 1/8" = 1'0"

SHEET: A-1

ALL WALL FOOTINGS 20"x8" DEEP (DESIGNED FOR ALLOWABLE SOIL BEARING PRESSURE OF 75 kPa TO BE VERIFIED PRIOR TO POURING CONCRETE.

REFER TO FLOOR MANUF. LAYOUT FOR ALL STAIRWELL FRAMING DETAILS

ALL WALL RE-INFORCING SHALL BE INSTALLED AS PER ICF MANUFACTURERS SPECS.

REFER TO FROST PROTECTION DETAIL WHERE GRADE ACHIEVES LESS THAN 1.5 M COVERAGE ON FOOTING.

STEP FOUNDATION AS NOTED ON DRAWINGS, TO BE VERIFIED ON SITE

AS PER OBC CLAUSE 4.1.5.3.4, THE VERTICAL RISE BETWEEN STEP FOOTING SHALL NOT EXCEED 24" (600mm)

WHERE A DWELLING UNIT HAS A WALKOUT BASEMENT, THE THERMAL PERFORMANCE LEVEL OF THE EXTERIOR BASEMENT WALL SHALL BE NOT LESS THAN THAT REQUIRED FOR THE ABOVE GRADE WALL FOR;

(1) THE BASEMENT WALL CONTAINING THE DOOR OPENING.
(2) AND ANY BASEMENT WALL THAT HAS AN EXPOSED WALL AREA ABOVE THE GROUND LEVEL EXCEEDING 50% OF THE BASEMENT WALL AREA.

1 / A2 Foundation Layout
1/4" = 1'0"

Pour Height = 8' - 0"

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code.

Qualification Information

Blake Waugh — SIGNATURE — 23529 BCIN

NO.	DESCRIPTION	BY	DATE
1	Concept Layout	BW	01-19-2017
2	Concept Layout	BW	01-24-2017
3	Sketches	BW	02-13-2017
4	Prelim Finals	BW	04-02-2017

SHEET TITLE: Basement Layout

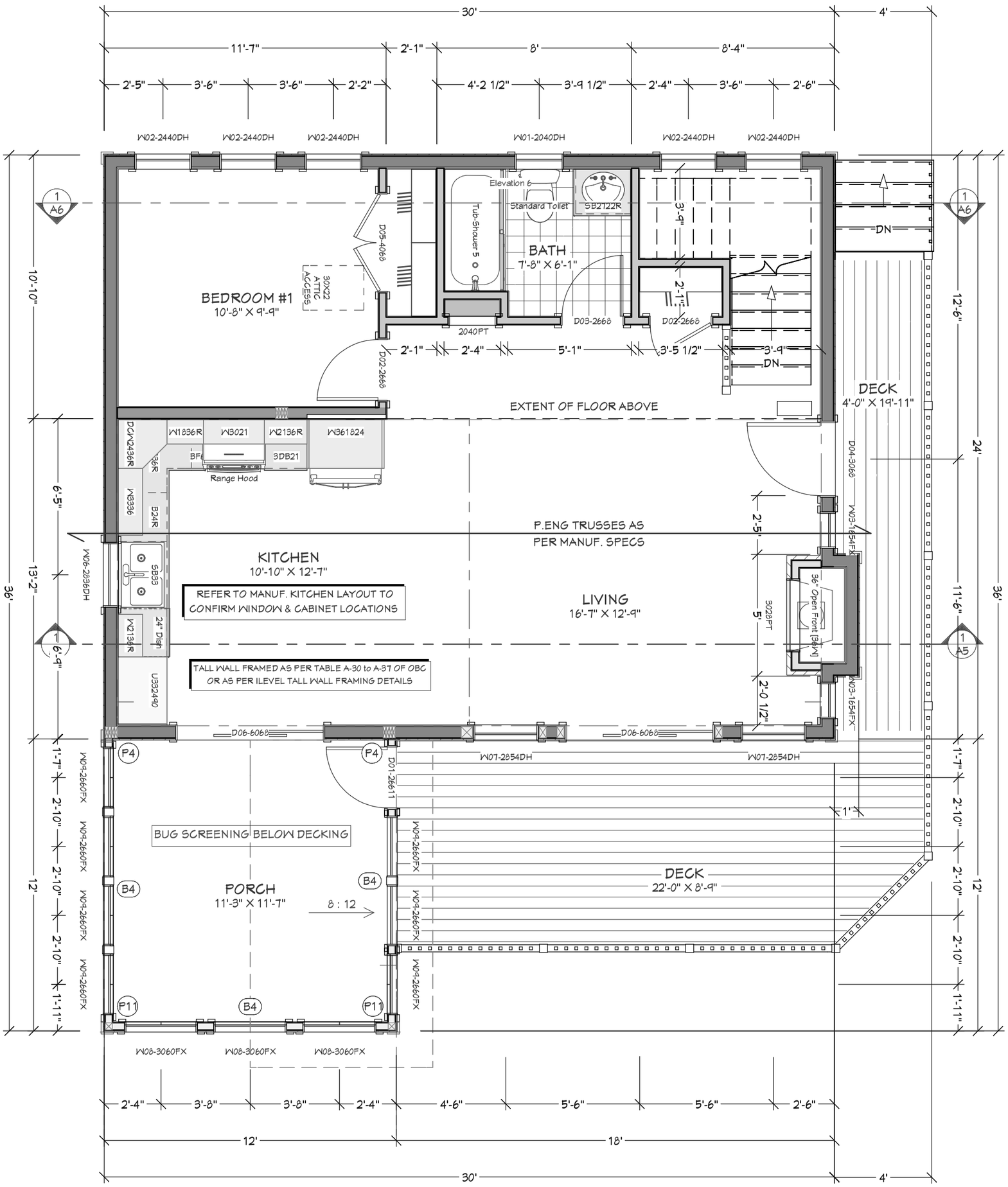
PROJECT DESCRIPTION:
2017 Cove, Kevin
305 Island Drive
Bob's Lake

DRAWINGS PROVIDED BY:
CCH Designs Inc.
Smiths Falls, ON
Office - 613-284-8324
Mobile - 613-229-1740

DATE: 4/17/2017

SCALE: 1/8" = 1'0"

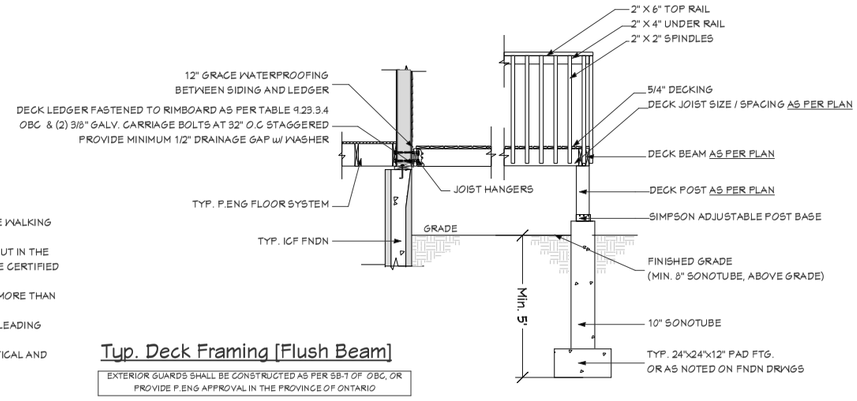
SHEET: A-2



1 / A3 Main Floor Layout

1/4" = 1'0"

Frame Height = 9' 1-1/4"



Typ. Deck Framing [Flush Beam]

EXTERIOR GUARDS SHALL BE CONSTRUCTED AS PER SB-7 OF OBC, OR PROVIDE P.ENG APPROVAL IN THE PROVINCE OF ONTARIO

TYP. DECK DETAIL STRUCTURAL NOTES:

- GUARDS SHALL BE CONSTRUCTED AS PER SB-7 OF OBC
- GUARDS ARE REQUIRED WHERE THERE IS A DIFFERENCE IN ELEVATION OF MORE THAN 23-5/8" BETWEEN THE WALKING SURFACE AND THE ADJACENT SURFACE (9.8.8.1).
- GUARDS SHALL CONFORM TO THE LOADING CRITERIA IN PART 4 OF THE OBC OR BE CONSTRUCTED AS SET OUT IN THE OBC (9.8.8) AND SUPPLEMENTARY STANDARD SB-7. FOR METAL GUARDS SUPPLIERS SHOP DRAWINGS MUST BE CERTIFIED FOR DESIGN INSTALLATION CONFORMING TO OBC 4.1.5.15 AND 9.8.8.
- EXT. GUARDS SHALL NOT BE LESS THAN 36" WHERE THE WALKING SURFACE SERVED BY THE GUARD IS NOT MORE THAN 5'6" ABOVE THE FINISHED GROUND LEVEL.
- THE HEIGHT OF GUARDS FOR STEPS SHALL BE MEASURED VERTICALLY FROM A LINE DRAWN THROUGH THE LEADING EDGE OF THE TREADS SERVED BY THE GUARD.
- GUARDS SHALL BE DESIGN AS TO PREVENT CLIMBING, WHERE ANY ELEMENTS PROTRUDING FROM THE VERTICAL AND LOCATED WITHIN THE AREA BETWEEN 5-1/2" AND 36"
- ABOVE THE FLOOR OR WALKING SURFACE PROTECTED BY THE GUARD.

SHEET:	A-3	SCALE:	1/8" = 1'0"	DATE:	4/17/2017

DRAWINGS PROVIDED BY:
CCH Designs Inc.
Smiths Falls, ON
Office - 613-284-8324
Mobile - 613-229-1740

PROJECT DESCRIPTION:
2017 Cove, Kevin
305 Island Drive
Bob's Lake

SHEET TITLE:
Main Floor Layout

NO.	DESCRIPTION	BY	DATE
1	Concept Layout	BW	01-19-2017
2	Concept Layout	BW	01-24-2017
3	Sketches	BW	02-13-2017
4	Prelim Finals	BW	04-02-2017

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code.
Qualification Information
Blake Waugh — 23829
NAME — SIGNATURE — BCIN

1 A4 — Second Floor Layout
1/4" = 1'0"

Frame Height = 8' 1-1/4"

1 A4 — Typ. Screen Porch Detail
1/4" = 1'0"

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code.

Qualification Information

Blake Waugh — NAME — SIGNATURE — 23929 BCIN

NO.	DESCRIPTION	BY	DATE
1	Concept Layout	BW	01-19-2017
2	Concept Layout	BW	01-24-2017
3	Sketches	BW	02-13-2017
4	Prelim Finals	BW	04-02-2017

SHEET TITLE: Loft Layout

DRAWINGS PROVIDED BY:
CCH Designs Inc.
Smiths Falls, ON
Office - 613-284-8324
Mobile - 613-229-1740

PROJECT DESCRIPTION:
2017 Cove, Kevin
305 Island Drive
Bob's Lake

DATE: 4/17/2017

SCALE: 1/8" = 1'0"

SHEET: A-4

1 ROOF CONSTRUCTION

METAL ROOF CLADDING	RSI = 0.00
1"x4" STRAPPING AT 16" O.C.	RSI = 0.00
SYNTHETIC UNDERLAYMENT	RSI = 0.00
ICE & WATER AS REQ'D	RSI = 0.00
OSB ROOF SHEETING OR EQUIV.	RSI = 0.00
VENTED ROOF SPACE	RSI = 0.03
R60 BLOWN CELLULOSE INSUL. 406.4 mm AT 0.025 RSI /mm	RSI = 10.16
P.ENG ROOF TRUSSES AS PER MANUF. SPECS	RSI = 0.00
6 MIL. V.B.	
CEILING STRAPPING (AIR CAVITY 13-20MM)	RSI = 0.15
1/2" DRYWALL	RSI = 0.08
TOTAL RSI VALUE	**RSI = 10.42 (59.19)**

EAVE PROTECTION SHALL EXTEND 3' UP FROM THE EDGE OF ROOF, NOT LESS THAN 1' INSIDE THE INNER FACE OF THE EXT. WALL

REVIEW ROOF TRUSS DESIGN & VERIFY ALL GIRDER POINT LOADS ARE TRANSFERRED TO FOOTING BELOW

2 SIP WALL CONSTRUCTION

EXTERIOR AIR FILM	RSI = 0.03
HORIZONTAL SIDING	RSI = 0.00
1"x3" SPRUCE STRAPPING AT 16" O.C.	RSI = 0.00
AIR BARRIER	RSI = 0.89
6-1/2" STRUCTURAL INSULATED PANELS;	
OSB WALL SHEETING	RSI = 0.12
5-1/2" EXPANDED POLYSTYRENE CORE **(EPS)**	RSI = 3.63
OSB WALL SHEETING	RSI = 0.12
1/2" DRYWALL	RSI = 0.08
AIR FILM INTERIOR	RSI = 0.12
TOTAL RSI VALUE	**RSI = 4.99 (28.38)**

3 INT. WALL CONSTRUCTION

1/2" DRYWALL
2"x4" / 2"x6" AT 16" O.C.
1/2" DRYWALL

4 FLOOR CONSTRUCTION

3/4" FLOOR SHEETING, GLUE / NAILED
P.ENG JOIST, AS PER MANUF. SPECS
REFER TO FLOOR MANUF. JOIST LAYOUT

EXTERIOR AIR FILM	RSI = 0.03
HORIZONTAL SIDING	RSI = 0.00
1"x3" SPRUCE STRAPPING AT 16" O.C.	RSI = 0.00
AIR BARRIER	RSI = 0.89
6-1/2" STRUCTURAL INSULATED PANELS;	
OSB WALL SHEETING	RSI = 0.12
5-1/2" EXPANDED POLYSTYRENE CORE **(EPS)**	RSI = 3.63
OSB WALL SHEETING	RSI = 0.12
RIMBOARD	RSI = 0.27
TOTAL RSI VALUE	**RSI = 5.06 (28.74)**

5 SILL ANCHORAGE

1/2"x6" ANCHOR BOLTS AT 6'0" O.C. MAX SPACING
2"x6" / 2"x10" P.T. SILL PLATE, c/w SILL GASKET

6 ICF FOUNDATION CONSTRUCTION

SAND BACKFILL	RSI = 0.00
MOISTURE BARRIER AS PER MANUF. SPECS	
ICF FNDN;	
2-1/2" EPS	RSI = 1.65
6-1/4" CONCRETE CORE	RSI = .06
2-1/2" EPS	RSI = 1.65
1/2" DRYWALL	RSI = .08

ALL ICF BLOCKS SHALL BE INSTALLED AS PER MANUF. INSTALLATION SPECS.

TOTAL RSI **RSI = 3.44 (19.54)**

7 GARAGE FOUNDATION CONSTRUCTION

8" / 10" CONC. FNDN
2-15 M CONTINUOUS REBAR TOP & BOT.
2-15M L BARS TOP & BOT. WALL CORNERS / JUNCTIONS.

8 BASEMENT SLAB CONSTRUCTION

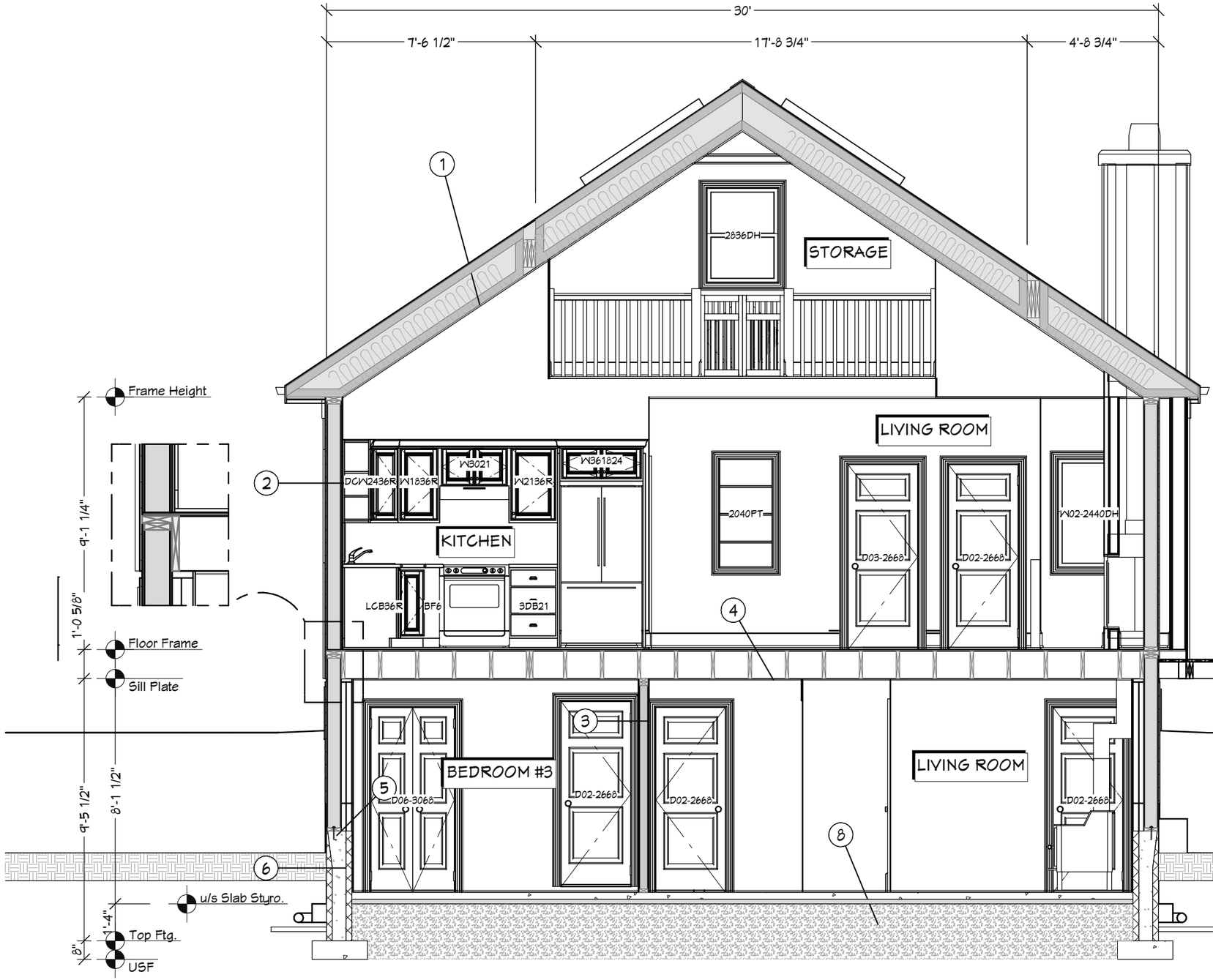
3" CONCRETE SLAB, min. 20MPa
2" STYROFOAM, STONE

9 GARAGE SLAB CONSTRUCTION

4" GARAGE SLAB, 32 MPa COMPRESSIVE STRENGTH
5%-8% AIR ENTRAINMENT
2" STYROFOAM (OPTIONAL), STONE

10 FLUSH DECK CONSTRUCTION

5/4" P.T. DECK
2"x8" P.T. AT 16" O.C. c/w HANGERS
2"x8" LEDGER FASTENEED TO
RIMBOARD w/ 3-1/2" GALV. LAG SCREWS AT 16" O.C. (c/w BLOCKING)
DECK BEAM AS NOTED ON DRWGS'
6"x6" P.T. POST
10" DIA SONOTUBE ON
CONC. FTG. AS NOTED ON DRWGS'



NO.	DESCRIPTION	BY	DATE
1	Concept Layout	BW	01-19-2017
2	Concept Layout	BW	01-24-2017
3	Sketches	BW	02-13-2017
4	Prelim Finals	BW	04-02-2017

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code.

Qualification Information — 23929 BCIN

Blake Waugh. NAME — SIGNATURE

SHEET TITLE: Building Section

PROJECT DESCRIPTION: 2017 Cove, Kevin, 305 Island Drive, Bob's Lake

DRAWINGS PROVIDED BY: CCH Designs Inc., Smiths Falls, ON, Office - 613-284-8324, Mobile - 613-229-1740

DATE: 4/17/2017

SCALE: 1/8" = 1'0"

SHEET: A-5

1 ROOF CONSTRUCTION

METAL ROOF CLADDING	RSI = 0.00
1"x4" STRAPPING AT 16" O.C.	RSI = 0.00
SYNTHETIC UNDERLAYMENT	RSI = 0.00
ICE & WATER AS REQ'D	RSI = 0.00
OSB ROOF SHEETING OR EQUIV.	RSI = 0.00
VENTED ROOF SPACE	RSI = 0.03
R60 BLOWN CELLULOSE INSUL. 406.4 mm AT 0.025 RSI /mm	RSI = 10.16
P.ENG ROOF TRUSSES AS PER MANUF. SPECS	RSI = 0.00
6 MIL. V.B.	
CEILING STRAPPING (AIR CAVITY 13-20MM)	RSI = 0.15
1/2" DRYWALL	RSI = 0.08
TOTAL RSI VALUE	**RSI = 10.42 (59.19)**

EAVE PROTECTION SHALL EXTEND 3' UP FROM THE EDGE OF ROOF, NOT LESS THAN 1' INSIDE THE INNER FACE OF THE EXT. WALL

REVIEW ROOF TRUSS DESIGN & VERIFY ALL GIRDER POINT LOADS ARE TRANSFERRED TO FOOTING BELOW

2 SIP WALL CONSTRUCTION

EXTERIOR AIR FILM	RSI = 0.03
HORIZONTAL SIDING	RSI = 0.00
1"x3" SPRUCE STRAPPING AT 16" O.C.	RSI = 0.00
AIR BARRIER	RSI = 0.89
6-1/2" STRUCTURAL INSULATED PANELS;	
OSB WALL SHEETING	RSI = 0.12
5-1/2" EXPANDED POLYSTYRENE CORE **(EPS)**	RSI = 3.63
OSB WALL SHEETING	RSI = 0.12
1/2" DRYWALL	RSI = 0.08
AIR FILM INTERIOR	RSI = 0.12
TOTAL RSI VALUE	**RSI = 4.99 (28.38)**

3 INT. WALL CONSTRUCTION

1/2" DRYWALL
2"x4" / 2"x6" AT 16" O.C.
1/2" DRYWALL

4 FLOOR CONSTRUCTION

3/4" FLOOR SHEETING, GLUE / NAILED
P.ENG JOIST, AS PER MANUF. SPECS
REFER TO FLOOR MANUF. JOIST LAYOUT

EXTERIOR AIR FILM	RSI = 0.03
HORIZONTAL SIDING	RSI = 0.00
1"x3" SPRUCE STRAPPING AT 16" O.C.	RSI = 0.00
AIR BARRIER	RSI = 0.89
6-1/2" STRUCTURAL INSULATED PANELS;	
OSB WALL SHEETING	RSI = 0.12
5-1/2" EXPANDED POLYSTYRENE CORE **(EPS)**	RSI = 3.63
OSB WALL SHEETING	RSI = 0.12
RIMBOARD	RSI = 0.27
TOTAL RSI VALUE	**RSI = 5.06 (28.74)**

5 SILL ANCHORAGE

1/2"x6" ANCHOR BOLTS AT 6'0" O.C. MAX SPACING
2"x6" / 2"x10" P.T. SILL PLATE, c/w SILL GASKET

6 ICF FOUNDATION CONSTRUCTION

SAND BACKFILL	RSI = 0.00
MOISTURE BARRIER AS PER MANUF. SPECS	
ICF FNDN;	
2-1/2" EPS	RSI = 1.65
6-1/4" CONCRETE CORE	RSI = .06
2-1/2" EPS	RSI = 1.65
1/2" DRYWALL	RSI = .08
TOTAL RSI	**RSI = 3.44 (19.54)**

ALL ICF BLOCKS SHALL BE INSTALLED AS PER MANUF. INSTALLATION SPECS.

7 GARAGE FOUNDATION CONSTRUCTION

8" / 10" CONC. FNDN
2-15 M CONTINUOUS REBAR TOP & BOT.
2-15M L BARS TOP & BOT. WALL CORNERS / JUNCTIONS.

8 BASEMENT SLAB CONSTRUCTION

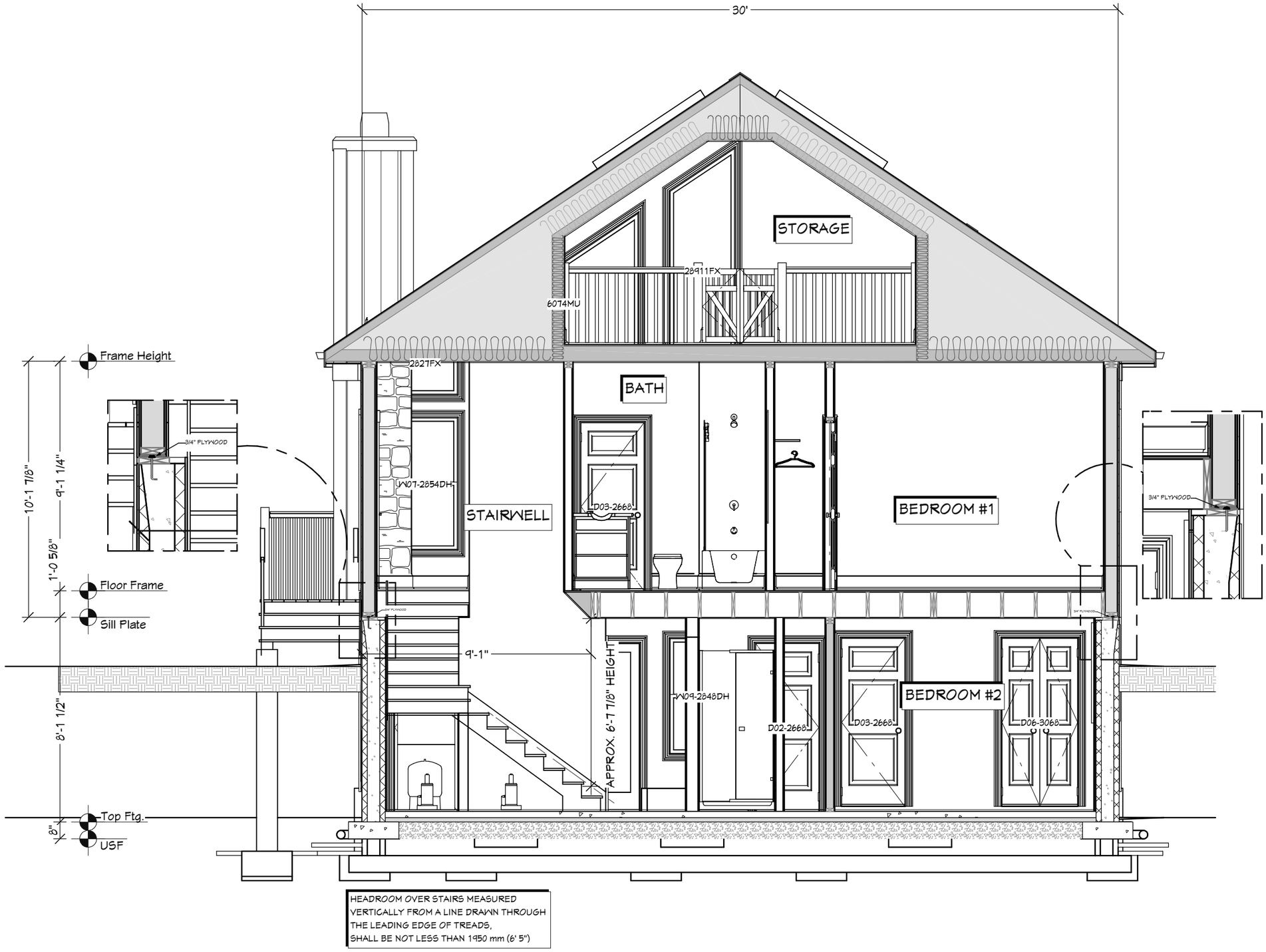
3" CONCRETE SLAB, min. 20MPa
2" STYROFOAM, STONE

9 GARAGE SLAB CONSTRUCTION

4" GARAGE SLAB, 32 MPa COMPRESSIVE STRENGTH
5%-8% AIR ENTRAINMENT
2" STYROFOAM **[OPTIONAL]**, STONE

10 FLUSH DECK CONSTRUCTION

5/4" P.T. DECK
2"x8" P.T. AT 16" O.C. c/w HANGERS
2"x8" LEDGER FASTENEED TO
RIMBOARD w/ 3-1/2" GALV. LAG SCREWS
AT 16" O.C. (c/w BLOCKING)
DECK BEAM AS NOTED ON DRWGS'
6"x6" P.T. POST
10" DIA SONOTUBE ON
CONC. FTG. AS NOTED ON DRWGS'



HEADROOM OVER STAIRS MEASURED VERTICALLY FROM A LINE DRAWN THROUGH THE LEADING EDGE OF TREADS, SHALL BE NOT LESS THAN 1950 mm (6' 5")

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code.

Qualification Information

Blake Waugh — SIGNATURE — 23529 BCIN

NO.	DESCRIPTION	BY	DATE
1	Concept Layout	BW	01-19-2017
2	Concept Layout	BW	01-24-2017
3	Sketches	BW	02-13-2017
4	Prelim Finals	BW	04-02-2017

SHEET TITLE: Building Section

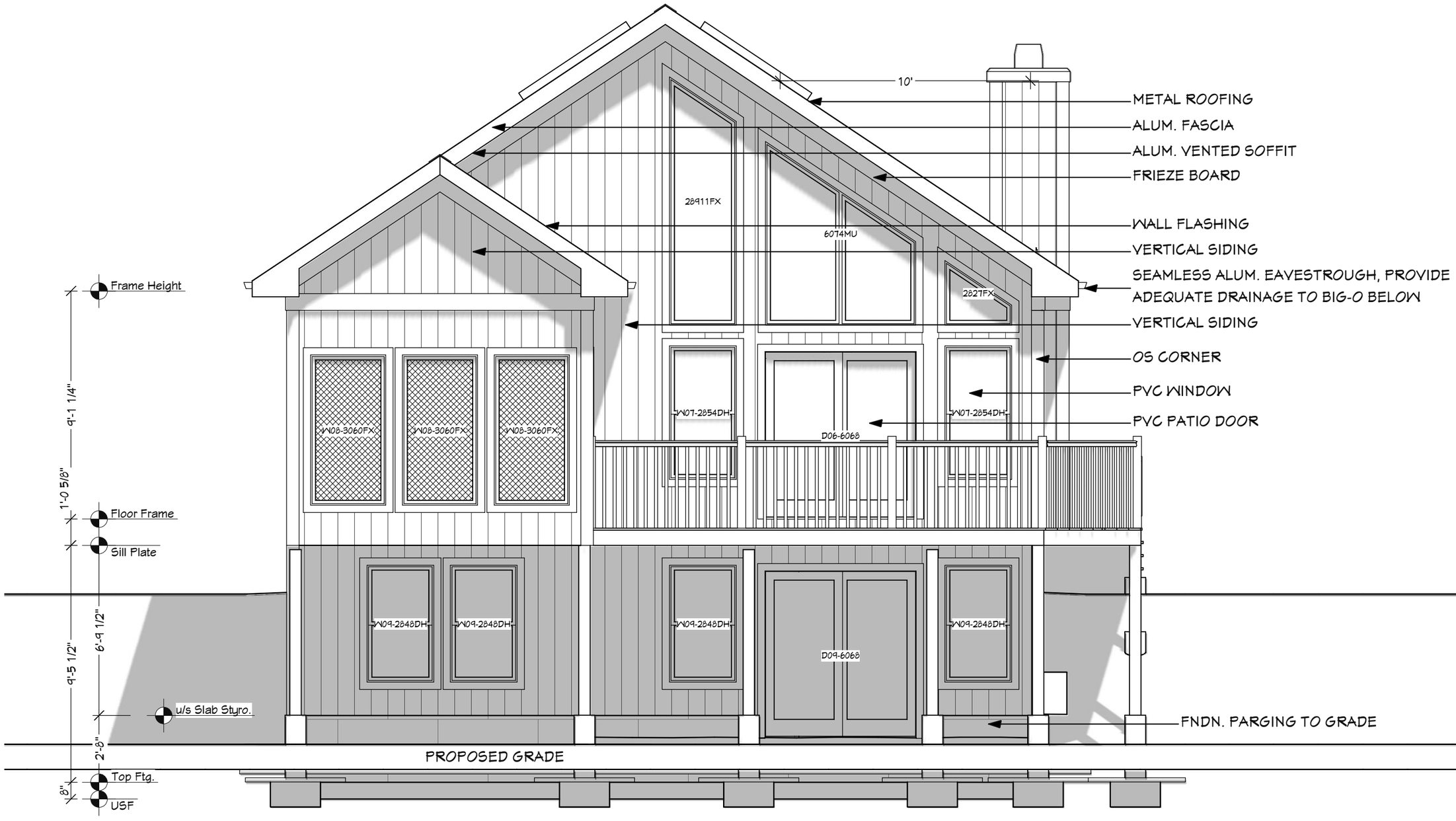
PROJECT DESCRIPTION: 2017 Cove, Kevin, 305 Island Drive, Bob's Lake

DRAWINGS PROVIDED BY: CCH Designs Inc., Smiths Falls, ON, Office - 613-284-8324, Mobile - 613-229-1740

DATE: 4/17/2017

SCALE: 1/8" = 1'0"

SHEET: A-6



1 / A7 Front Elevation
1/4" = 1'0"

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code.

Qualification Information

Blake Waugh — NAME — SIGNATURE — 23529 — BCIN

NO.	DESCRIPTION	BY	DATE
1	Concept Layout	BW	01-19-2017
2	Concept Layout	BW	01-24-2017
3	Sketches	BW	02-13-2017
4	Prelim Finals	BW	04-02-2017

SHEET TITLE: Elevations

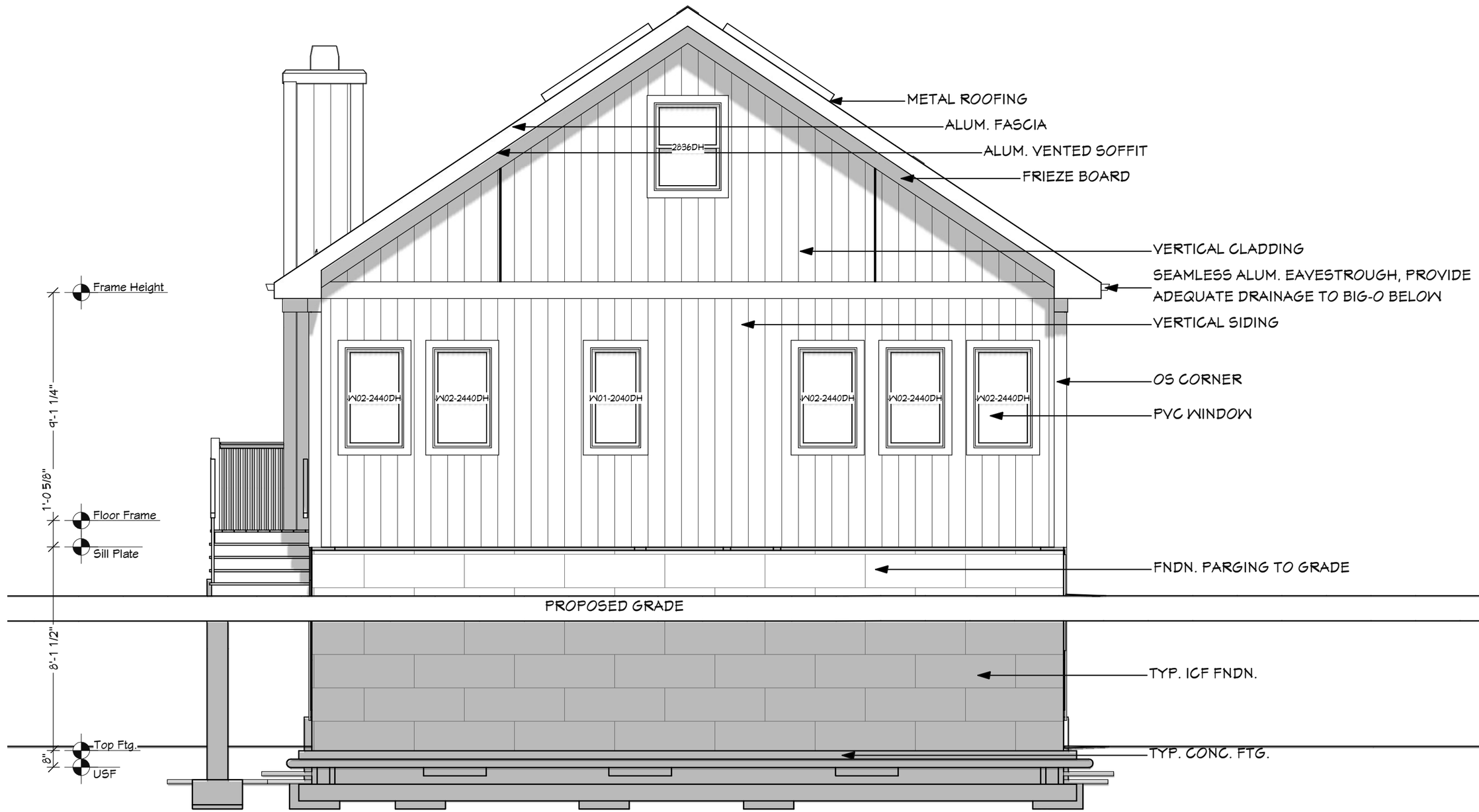
PROJECT DESCRIPTION:
2017 Cove, Kevin
305 Island Drive
Bob's Lake

DRAWINGS PROVIDED BY:
CCH Designs Inc.
Smiths Falls, ON
Office - 613-284-8324
Mobile - 613-229-1740

DATE: 4/17/2017

SCALE: 1/8" = 1'0"

SHEET: A-7



1 A8 Rear Elevation
1/4" = 1'0"

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code.

Qualification Information

Blake Waugh — SIGNATURE — 23929 BCIN

NAME

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3	Sketches	BW	02-13-2017
4	Prelim Finals	BW	04-02-2017

SHEET TITLE: Elevations

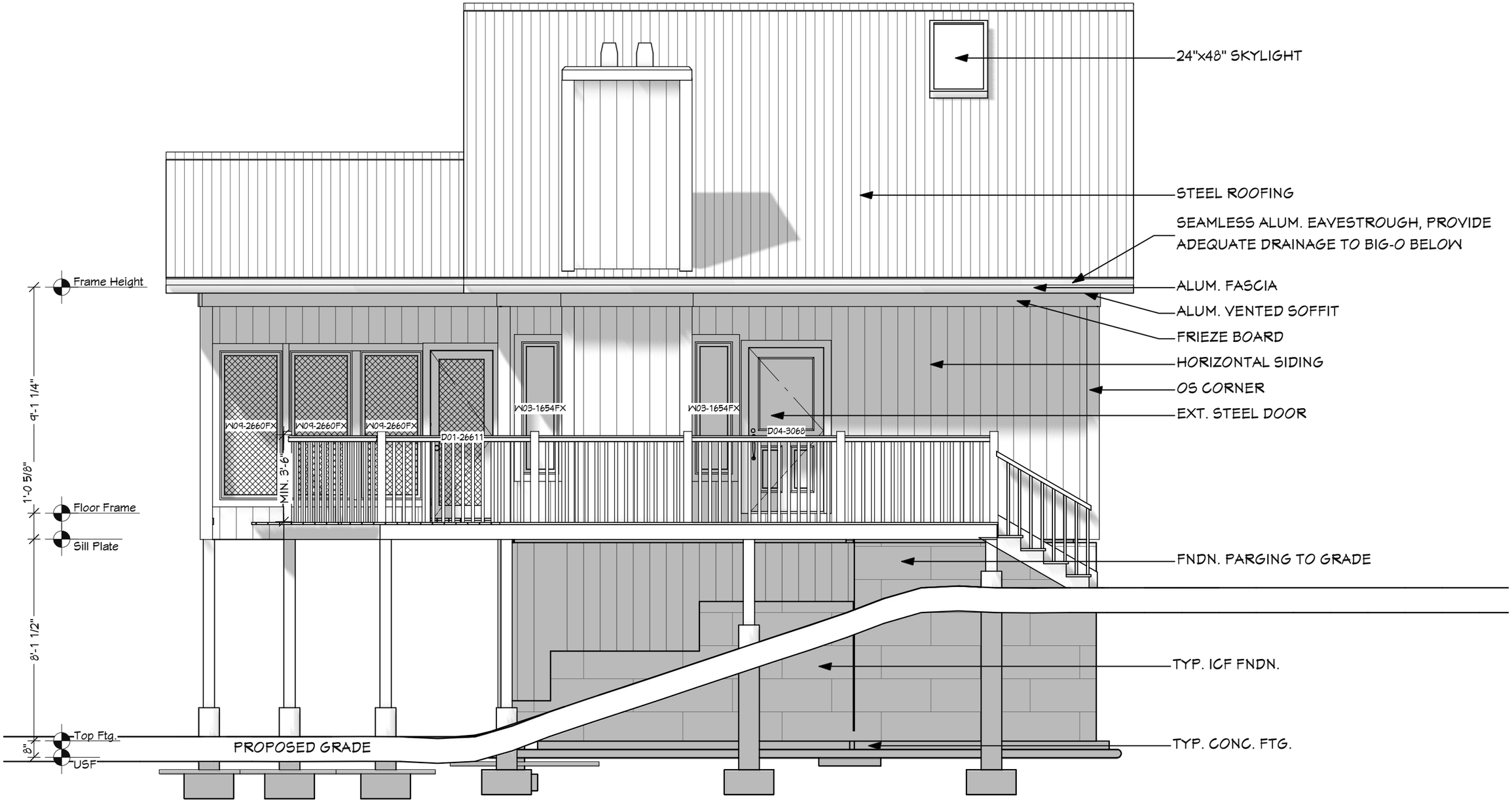
PROJECT DESCRIPTION:
2017 Cove, Kevin
305 Island Drive
Bob's Lake

DRAWINGS PROVIDED BY:
CCH Designs Inc.
Smiths Falls, ON
Office - 613-284-8324
Mobile - 613-229-1740

DATE: 4/17/2017

SCALE: 1/8" = 1'0"

SHEET: A-8



1 A9 Right Elevation
1/4" = 1'0"

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code.

Qualification Information

Blake Waugh — SIGNATURE — 23929 BCIN

NAME

NO.	DESCRIPTION	BY	DATE
1	Concept Layout	BW	01-19-2017
2	Concept Layout	BW	01-24-2017
3	Sketches	BW	02-13-2017
4	Prelim Finals	BW	04-02-2017

SHEET TITLE: Elevations

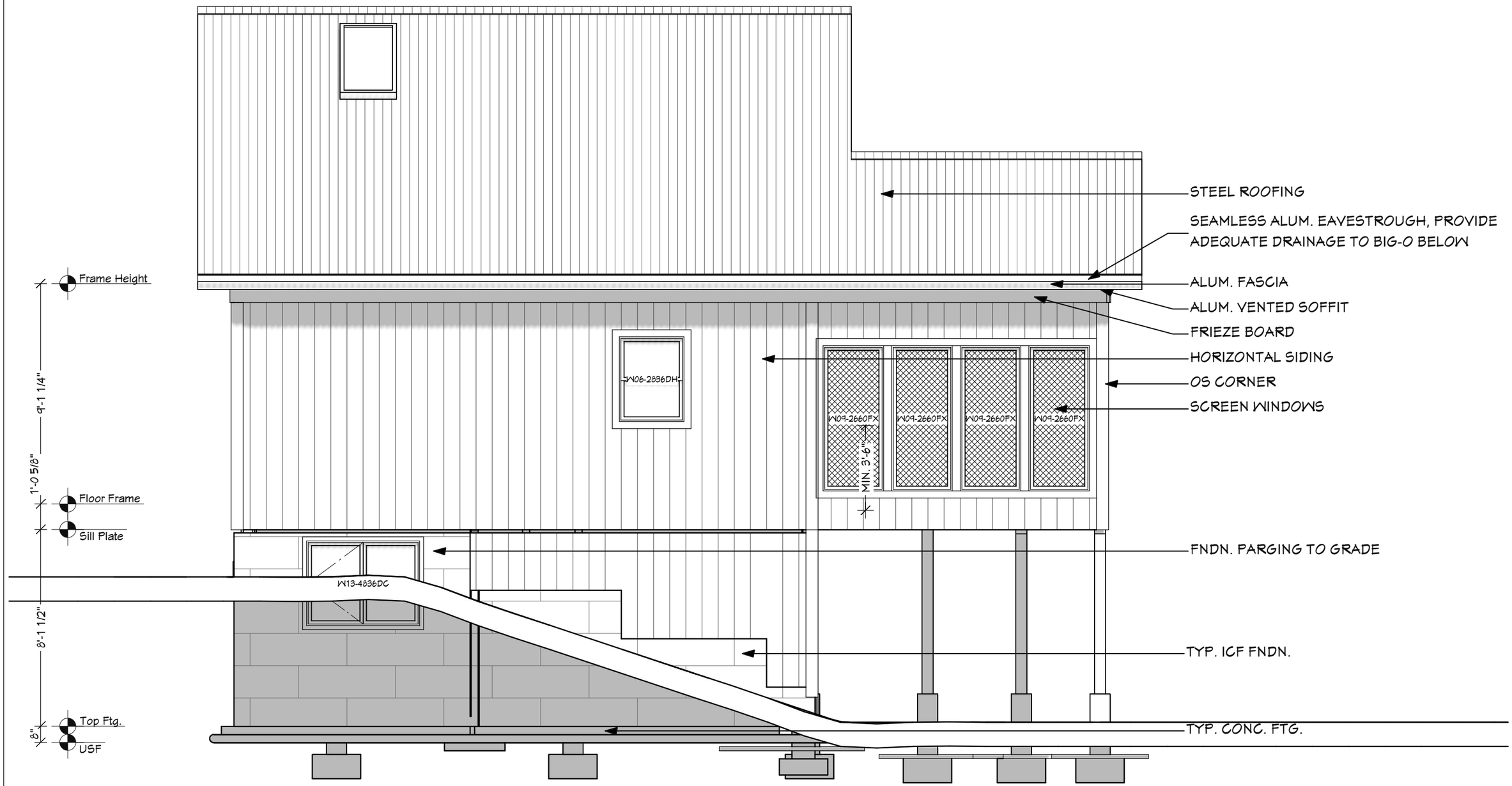
PROJECT DESCRIPTION:
2017 Cove, Kevin
305 Island Drive
Bob's Lake

DRAWINGS PROVIDED BY:
CCH Designs Inc.
Smiths Falls, ON
Office - 613-284-8324
Mobile - 613-229-1740

DATE: 4/17/2017

SCALE: 1/8" = 1'0"

SHEET: A-9



1 Left Elevation
A10 1/4" = 1'0"

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code.

Qualification Information

NAME	SIGNATURE	BCIN
Blake Waugh		23929

NO.	DESCRIPTION	BY	DATE
1	Concept Layout	BW	01-19-2017
2	Concept Layout	BW	01-24-2017
3	Sketches	BW	02-13-2017
4	Prelim Finals	BW	04-02-2017

SHEET TITLE: Elevations

PROJECT DESCRIPTION:
2017 Cove, Kevin
305 Island Drive
Bob's Lake

DRAWINGS PROVIDED BY:
CCH Designs Inc.
Smiths Falls, ON
Office - 613-284-8324
Mobile - 613-229-1740

DATE:
4/17/2017

SCALE:
1/8" = 1'0"

SHEET:
A-10

REPORT TO COMMITTEE OF ADJUSTMENT
PLANNING DEPARTMENT

Report Date: May 8, 2017

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

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

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.

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

AGENCEY ANALYSIS AND COMMENTS

The Rideau Valley Conservation Authority have 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.

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.

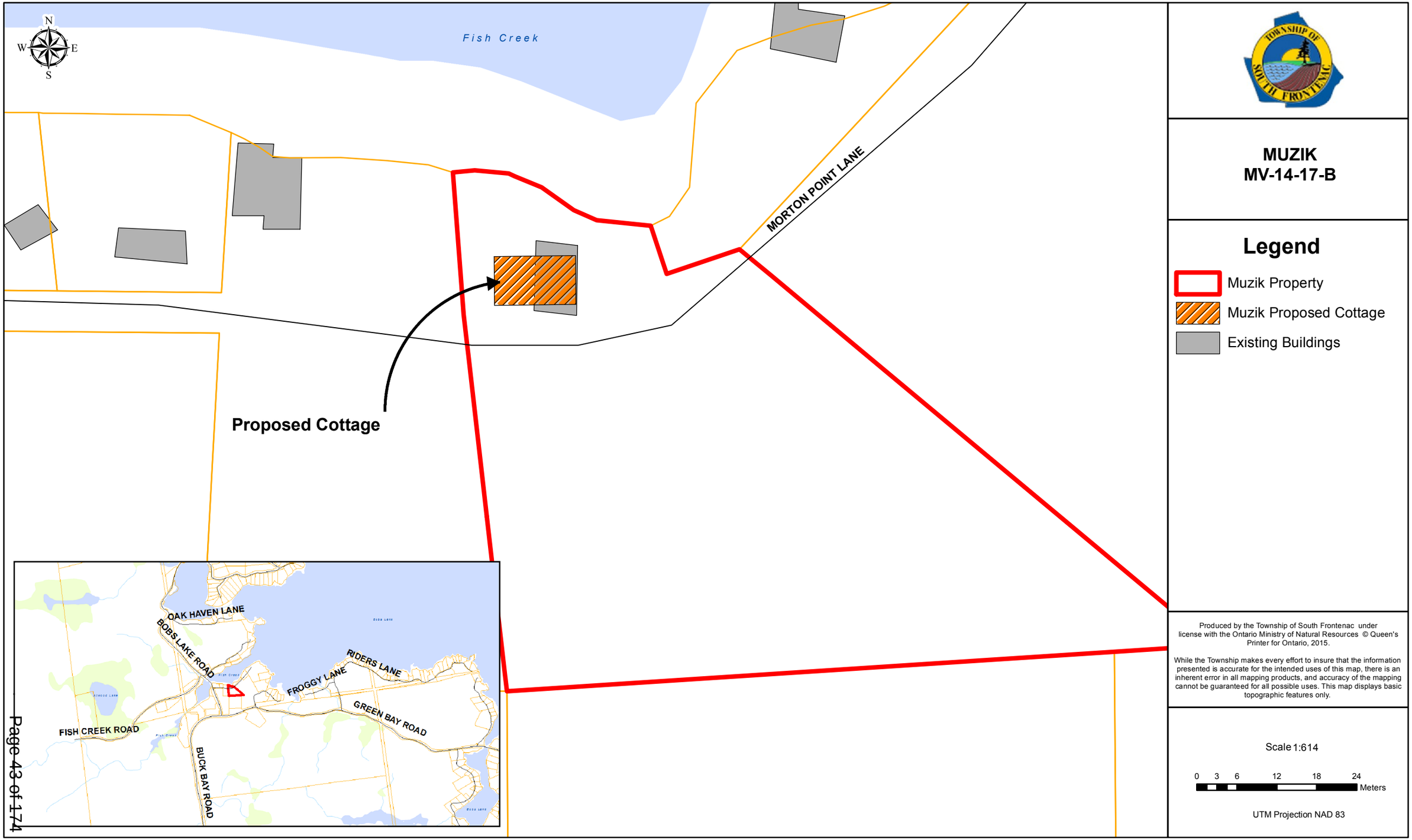
3. A building permit is required for ALL demolition and construction on the property. There shall be no additional development, or demolition of existing structures, on the property without approval from the Township of South Frontenac.

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.

ATTACHMENTS

Map of Muzik Property
RVCA comments

Submitted/approved by: Lindsay Mills **Prepared by:** Jennie Kapusta



TOWNSHIP OF SOUTH FRONTENAC

MUZIK
MV-14-17-B

Legend

- Muzik Property
- Muzik Proposed Cottage
- Existing Buildings

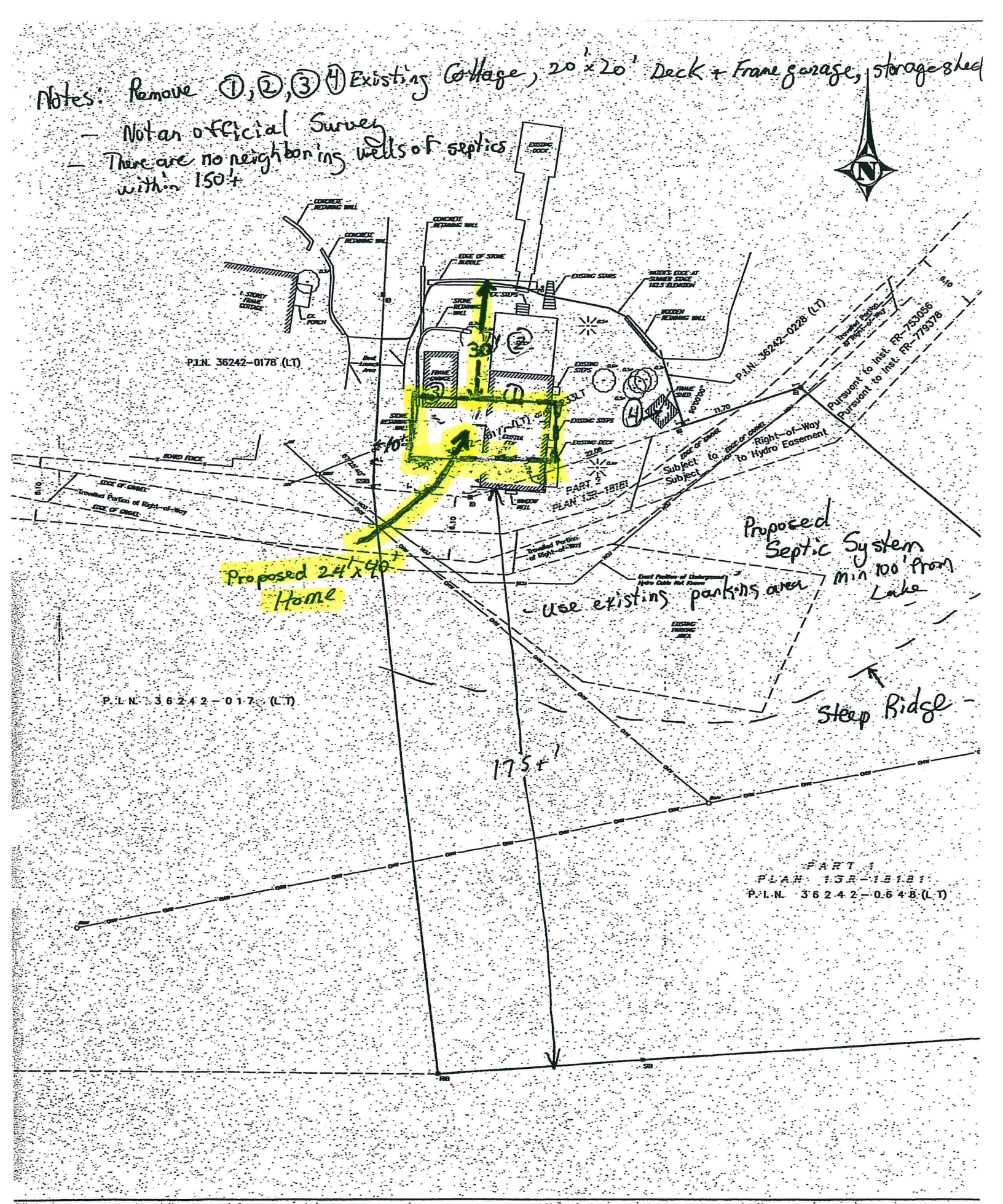
Produced by the Township of South Frontenac under license with the Ontario Ministry of Natural Resources © Queen's Printer for Ontario, 2015.

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 1:614

0 3 6 12 18 24 Meters

UTM Projection NAD 83


Notes: Remove ①, ②, ③ ④ Existing Cottage, 20'x20' Deck + Frame garage, storage shed
– Not an official Survey
– There are no neighboring wells or septics within 150'+
N
P.I.N. 36242–0178 (LT)
P.I.N. 36242–0228 (LT)
P.I.N. 36242–0177 (LT)
PART 2 PLAN 13R–18181
PART 1 PLAN 13R–18181
P.I.N. 36242–0648 (LT)
Proposed 24'x40'+ Home
Proposed Septic System min 100' from Lake
– use existing parking area
Steep Ridge
175'+
Subject to Right-of-Way to Hydro Easement
Pursuant to Inst. FR–753056
Pursuant to Inst. FR–778378
EDGE OF GRAVEL
Travelled Portion of Right-of-Way
EXISTING DOCK
EXISTING STAIRS
EXISTING STEPS
EXISTING DECK
EXISTING FROGGING AREA
FRAME SHED
1 STOREY FRAME COTTAGE
CONCRETE RETAINING WALL
WOODEN RETAINING WALL
STONE RETAINING WALL
EDGE OF STONE RUBBLE
BOARD FENCE
WINDOW WELL
SSB
RIB

KFL&A Public Health

REQUESTS FOR COMMENTS

Environmental Health Department
1130 Elizabeth Street
Sharbot Lake, Ontario K0H 2P0
(613) 279-2151
1-800-267-7875
Fax: (613) 279-3997
http://www.kflapublichealth.ca

To:	Mr. Lindsay Mills Secretary-Treasurer, Committee of Adjustment Township of South Frontenac PO 100 4432 George Street Sydenham, ON 2T0
Application Number:	MV-14-17B
Type of Application or Proposal:	Minor Variance
Applicant Name(s):	Muzik, Sally
Location:	Part Lot 21, Concession 2, Bedford District 25 Morton Point Lane
Planning Department or Agency:	Township of South Frontenac (Bedford)
Comments:	KFL&A Public Health has no objections to the proposed minor variance as the owner has submitted an application under permit number BE-1-17.
Inspector:	Joanne McGurn, CPHI(C), Public Health Inspector
Date:	April 10, 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.

RIDEAU VALLEY
CONSERVATION AUTHORITY

3889 Rideau Valley Drive, P.O. Box 599, Manotick, ON K4M 1A5
tel 613-692-3571 | 1-800-267-3504 | fax 613-692-0831 | www.rvca.ca

A member of Conservation Ontario

April 5, 2017
17-SFR-MV-Bed

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

Attention: Lindsay Mills

Subject: Muzik Minor Variance Application MV-14-17-B in Part Lot 21 Concession 2, South Frontenac-Bedford Ward- 25 Mortons Point Lane (Bob's Lake- Green Bay)

Dear Mr. Mills:

Further to our site visit, the RVCA offers the following comments for redevelopment of this lot as it relates to:

- Section 2.1 Natural Heritage (wetlands) and 3.1 Natural Hazards (flood and erosion hazards) of the Provincial Policy Statement under Section 3 of the Planning Act.
- Waterfront setbacks and best management practices and "Site Evaluation Guidelines" derived from the "Rideau Lakes Study"(1993); the Rideau Lakes Study considers the effects of development on phosphorous loading and the protection of recreational water quality on waterbodies within the Upper Rideau watershed.
- The Rideau Valley Conservation Authority regulations under Section 28 of the Conservation Authorities Act,
- Tay Subwatershed Report- Bobs Lake catchment summary.

Our review for development/redevelopment looks to address waterfront disturbance and development setbacks to preclude/limit nutrient (phosphorus) and sediment input to our lakes in order to protect recreational water quality. Maintaining existing setbacks and/or advocating for increased water setbacks based on site conditions, lake sensitivity and planning standards set out in the Zoning By Law and Official Plan of the Township are key considerations in this regard.

The Proposal

The application proposes to demolish the existing 71 square metre cottage, the 18.4 square metre garage and 11 square metre shed and the cottage's attached deck, all within 30 metres of the high water mark of Bobs Lake and replace with a one-storey 89 square metre cottage, with crawlspace at

a greater setback from the lake (approximate 5 metre water setback increase). The plan shows no intent to reconstruct a deck at the front of the proposed cottage.

A new septic system is to be installed on the cleared level area to the rear of the right-of-way, greater than 30 metres from the water. The current parking area is also to remain in this area of the lot, to the rear of the right-of-way.

The Property and Site Conditions

Roughly the front half of the site is low lying. Grades are very limited at and around the cottage site, rising slightly from the shoreline to the right-of-way. Our mapping (attached) indicates that the 1:100 year flood hazard (163.07 geodetic) extends upland over the portion of the lot currently occupied by the deck at the front of the existing cottage.

The site has been cleared of forest from the water to the rear half of the lot, at which point the topography jumps 4-5 metres to higher ground and where native forest cover has been left undisturbed.

Soil cover is limited and drainage restricted due to the low lying nature of the front portion of the lot. Progressing to the south, drainage improves as grades increase away from the lake.

There are no provincially significant wetlands in the immediate vicinity which would impede the redevelopment of this lot.

From a more general perspective, our recent Tay Subwatershed Report and Bob's Lake Catchment Report indicates that West Basin may be characterized as a lake with 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 for the full report).

Discussion and Recommendations

The proposed redevelopment as we understand it, will increase the total square footage of the cottage by approximately 20%. The re-orientation of the proposed cottage as may be possible given the encroaching right-of-way, will provide for an increased setback from water. The removal of the existing deck, shed and garage will reduce the structural development and "hardened surface" area occupying the waterfront of the lake and provide for more opportunity to control, slow and infiltrate roof runoff from the new structure, thereby potentially limiting nutrient and sediment load from reaching the lake.

The new structure is to be raised to accommodate a crawlspace under the cottage, we recommend that the elevation of the underside of the cottage be at least 163.37 metres geodetic (163.07 +0.3 metres) such that there is no flood hazard concern for the new structure; *Bob's Lake is not yet under regulation and no permit is required under our Ontario Regulation 174-06 but we strongly recommend that regard be had to set the cottage main floor safely above flood hazard.*

The new septic system, particularly if it provides for Level 4 treatment and has regard for the high ground water conditions and flood hazard, will reduce potential for phosphorous, nitrogen and pathogen input to the lake.

Given the scale of redevelopment and considering the removal of garage, shed and decking within the water setback area, the RVCA has no objection to the project as proposed, with the following best management practices included in the site approval;

- Surface and roof runoff management shall be implemented by directing runoff from eaves trough placement and outlets to the rear of the site (and away from well and septic) to provide *maximum infiltration* of roof runoff. Infiltration pits along with rain barrels should be incorporated in the site plan.

- Site runoff/sediment controls be placed on the "water" side of construction as may be necessary (straw bales and/or sediment fencing) to the satisfaction of the Building Official prior to commencement of work and remain in place and in good working order until the site is stable (soil and vegetation cover is restored).

- Confirmation that no grade changes will result as part of the site re-development.

- Re-establishment of the waterfront vegetative buffer except for the pedestrian access path to the dock/water (we have forwarded a Shoreline Naturalization brochure to the owner to potentially assist with additional site plantings). This will assist in controlling the drift of sediment and nutrient, particularly phosphorous, to the lake. An extensive and stable vegetation buffer will aid in protecting the lake's water quality and habitat in the long term. We offer our Shoreline Renaturaization Program (1 800 267 3504 x 1192 for shoreline planting assistance).

- The RVCA supports the installation of a tertiary treatment system situated to respect the municipal water setback.

Please note that *the shoreline of Bob's 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 new/proposed *shoreline* work 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,



RR

Martha Bradburn
RVCA Environmental Planner
613 267 5353 x131

cc- bowescarp@hotmail.com
- sallymuzik@gmail.com
- KFLA DHU (J. McGurn)

25 Morton Point Lane, Bedford

RIDEAU VALLEY CONSERVATION AUTHORITY



40.5 0 20.27 40.5 Meters

© Rideau Valley Conservation Authority

Map created: 3/23/2017

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Legend

- Applicable Law Addresses
- Parcel - Assesment
- Lot
- Area of Reduced Flood Risk
- RVCA Admin Boundary
- Regulation Limit
- 100yr Floodline
- Reg Limit Dominant Hazard
  - Floodplain
  - Geo-technical Hazard Limit
  - Meander Belt
  - Stable Slope
  - Top of Slope
  - Unstable Slope
  - Wetland
- Provincially Significant Wetland
- 100yr Floodline + 15m
- Top of Slope + 15m
- Unstable Slope + 15m
- Stable Slope + 15m
- Regulated Wetlands
- Municipal Drains
- OHN Watercourse
- RVCA Sub-Watersheds
- Ottawa Parcels
- Former Municipalities
- Spot Height
- DRAPE 2014 50cm
  - 1 m
  - 50 cm

Notes

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1: 798

WGS_1984_Web_Mercator_Auxiliary_Sphere

REPORT TO COMMITTEE OF ADJUSTMENT
PLANNING DEPARTMENT

PUBLIC MEETING

Report Date: May 4, 2017

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

RECOMMENDATION

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

BACKGROUND

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.

Current Zoning: Limited Service Residential Waterfront (RLSW)
Application Complies with Zoning: Yes
Current Official Plan Designation: Rural (RU)
Application Complies with Official Plan: Yes

AGENCEY ANALYSIS AND COMMENTS

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.

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.

ATTACHMENTS

Map of Koen Property
CRCA Comments

Submitted/approved by: Lindsay Mills **Prepared by:** Jennie Kapusta

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
Conservation ONTARIO
Natural Champions

May 3, 2017

File: SEV/FRS/84/2017

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 Consent to Sever S-08-17-L (Potts)
Lot 25, Concession 6; Koen Road
Township of South Frontenac (Loughborough)
Waterbody: Loughborough Lake

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 0.08 hectare parcel with approximately 18.3 metres of water frontage on Loughborough Lake. The lot to be severed is presently vacant, and it is proposed that the lot will be added to the neighboring property to the east known as 316 Koen Lane. The lot to be retained would be approximately 1.5 hectares in area, and will continue to be used as an agricultural property.

Site Description

The topography of the property can be described as rising quickly from the shoreline to a high agricultural field between the slope to the water and Koen Road. The property consists of predominately agricultural lands with some woodlands around the perimeter of the property.

The property is designated 'Rural' in the Official Plan and zoned 'Limited Service Residential - Waterfront' (RLSW) in the implementing Zoning By-law.

Discussion

The main interest of the CRCA in this proposal is the protection of water quality of Loughborough Lake and the avoidance of natural hazards (e.g. flooding and erosion) associated with the shoreline.

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, there is sufficient area outside of the setback from the regulatory flood plain for future development to occur on both the retained and severed parcels.

Erosion: Section 5.8.2 (2) of the Zoning by-law requires that no building or structure or septic tank installation shall be located within 15 metre horizontal of the top of bank of any embankment, the slope of which is greater than 30% from horizontal. The CRCA's Planning Policy defines the extent of potential erosion hazards to include an allowance for toe erosion, a stable slope allowance for till shorelines of 3(h):1(v), plus an erosion access allowance of 6 metres. Based upon this criteria, the total erosion hazard allowance is anticipated to be approximately 12 metres measured horizontally inland from the toe of slope at the shoreline. Staff note that there is sufficient area outside of the erosion hazard allowances for future development to occur on both the retained and severed parcels.

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 10.3.1 within the Zoning By-law suggests that an RLSW zone requires 91 metres of water frontage. While it would be preferable for the lot addition to include enough land to have 91 metres of frontage onto Loughborough Lake for 316 Koen Lane, staff recognize that the lot addition as proposed will be an improvement since it will allow for a larger lot than the existing undersized lot.

Recommendation

Staff have no objection to the approval of application S-08-17-L 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.

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

Yours truly,

Andrew Schmidt, C. Tech.
Development Review Manager

/as
c.c. Clayton and Margaret Potts, 1362 Waterside Way, Kingston, ON, K7K 0G2



KOEN
S-08-17-L

Legend

- Koen Property
- Potts Lot Addition
- Potts Property
- 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 1:614

0 3 6 12 18 24 Meters

UTM Projection NAD 83

REPORT TO COMMITTEE OF ADJUSTMENT
PLANNING DEPARTMENT

PUBLIC MEETING

Report Date: May 5, 2017

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

RECOMMENDATION

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

BACKGROUND

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.

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

AGENCEY ANALYSIS AND COMMENTS

The building department has no objections.

Comments from Cataraqui Region Conservation Authority, KFL&A Public Health and 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-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:
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    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:

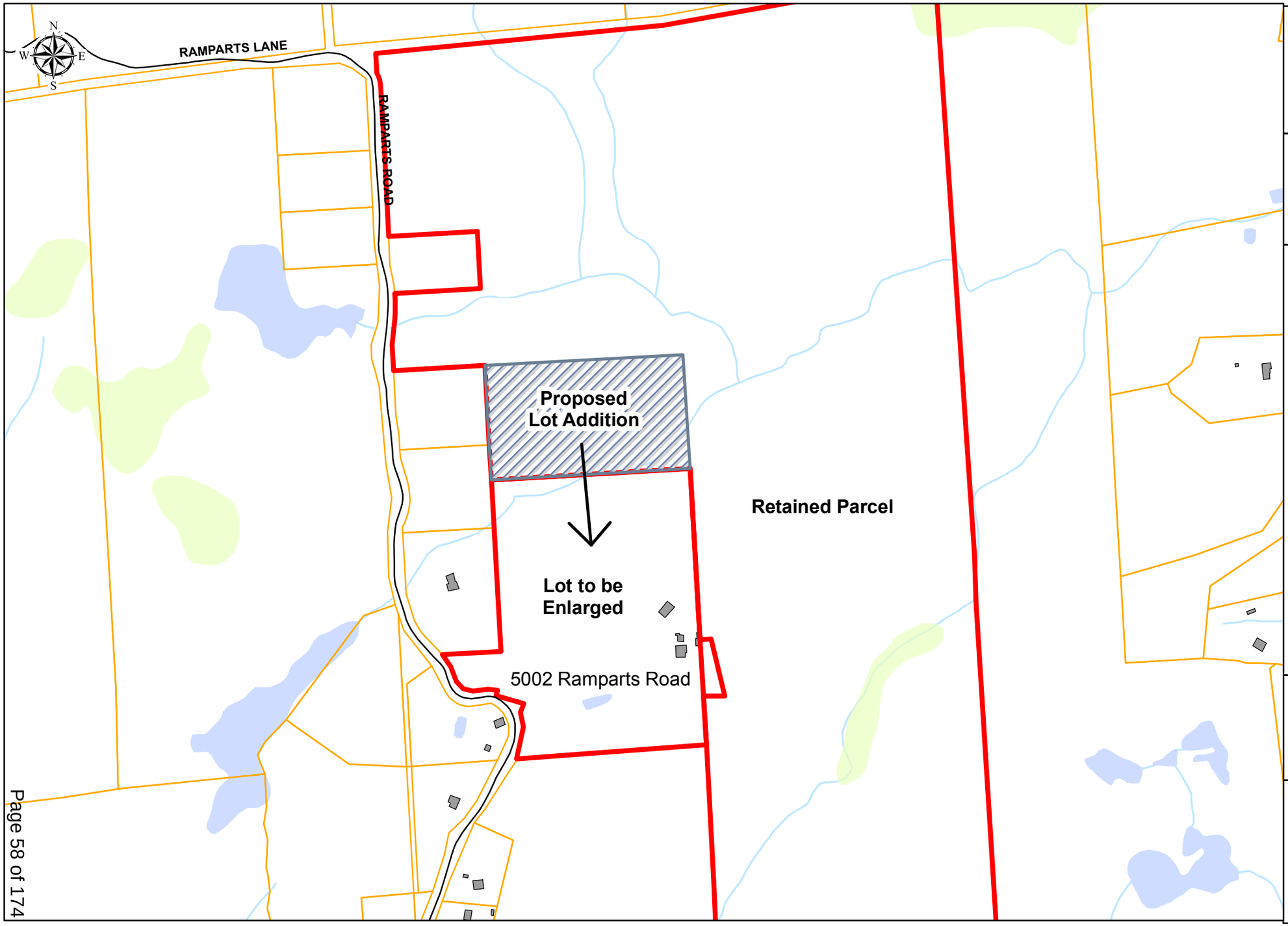
       The Transferor hereby transfers the lands to the municipality for the purpose of widening the adjacent highway pursuant to Section 31(6) of the Municipal Act, 2001, Chapter 25, as amended.

    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 Desrochers Property

Submitted/approved by: Lindsay Mills **Prepared by:** Jennie Kapusta



DESROCHERS
S-09-17-S

Legend

- Desrochers Lot Addition
- Desrochers Property
- Existing Buildings

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Scale 1:6,000

0 30 60 120 180 240 Meters

UTM Projection NAD 83

REPORT TO COMMITTEE OF ADJUSTMENT
PLANNING DEPARTMENT

PUBLIC MEETING

Report Date: May 5, 2017

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

RECOMMENDATION

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

BACKGROUND

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.

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

AGENCEY ANALYSIS AND COMMENTS

The building department has no objections.

Comments from Cataraqui Region Conservation Authority, KFL&A Public Health and 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-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:
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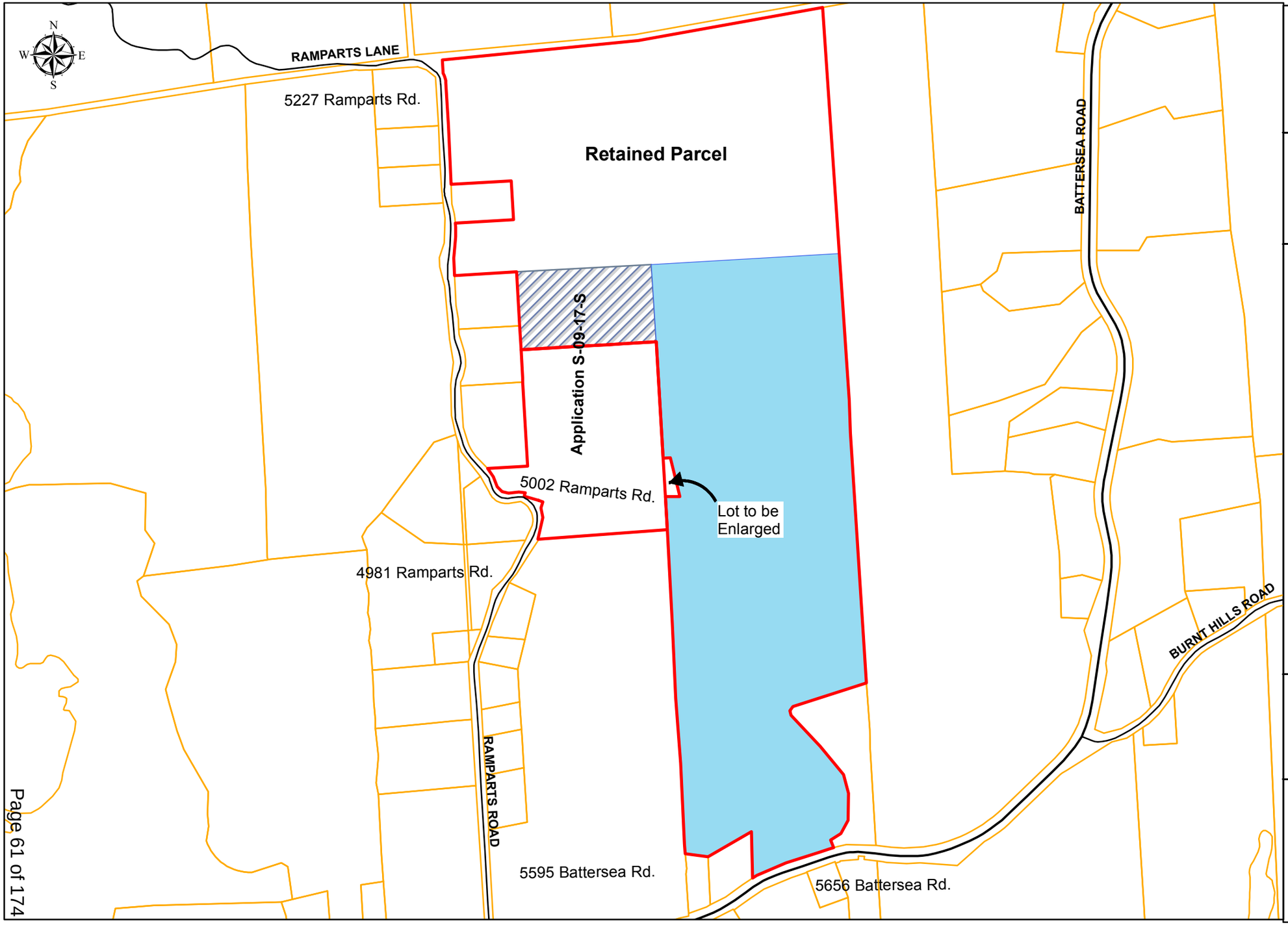
       The Transferor hereby transfers the lands to the municipality for the purpose of widening the adjacent highway pursuant to Section 31(6) of the Municipal Act, 2001, Chapter 25, as amended.

    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 Desrochers Property

Submitted/approved by: Lindsay Mills **Prepared by:** Jennie Kapusta



DESROCHERS
S-11-17-S

Legend

- Desrochers Property
- S-11-17-S Lot Addition
- S-09-17-S Lot Addition

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Scale 1:8,827

0 40 80 160 240 320 Meters

UTM Projection NAD 83

REPORT TO COMMITTEE OF ADJUSTMENT
PLANNING DEPARTMENT

PUBLIC MEETING

Report Date: May 5, 2017

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

RECOMMENDATION

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

BACKGROUND

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.

Current Zoning: Residential Waterfront – Special Zone 26/27 (RW-26, RW-27)
Application Complies with Zoning: Yes
Current Official Plan Designation: Rural (RU)
Application Complies with Official Plan: Yes

AGENCEY ANALYSIS AND COMMENTS

The building department has no objections.

Comments from Cataraqui Region Conservation Authority, KFL&A Public Health and 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-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:
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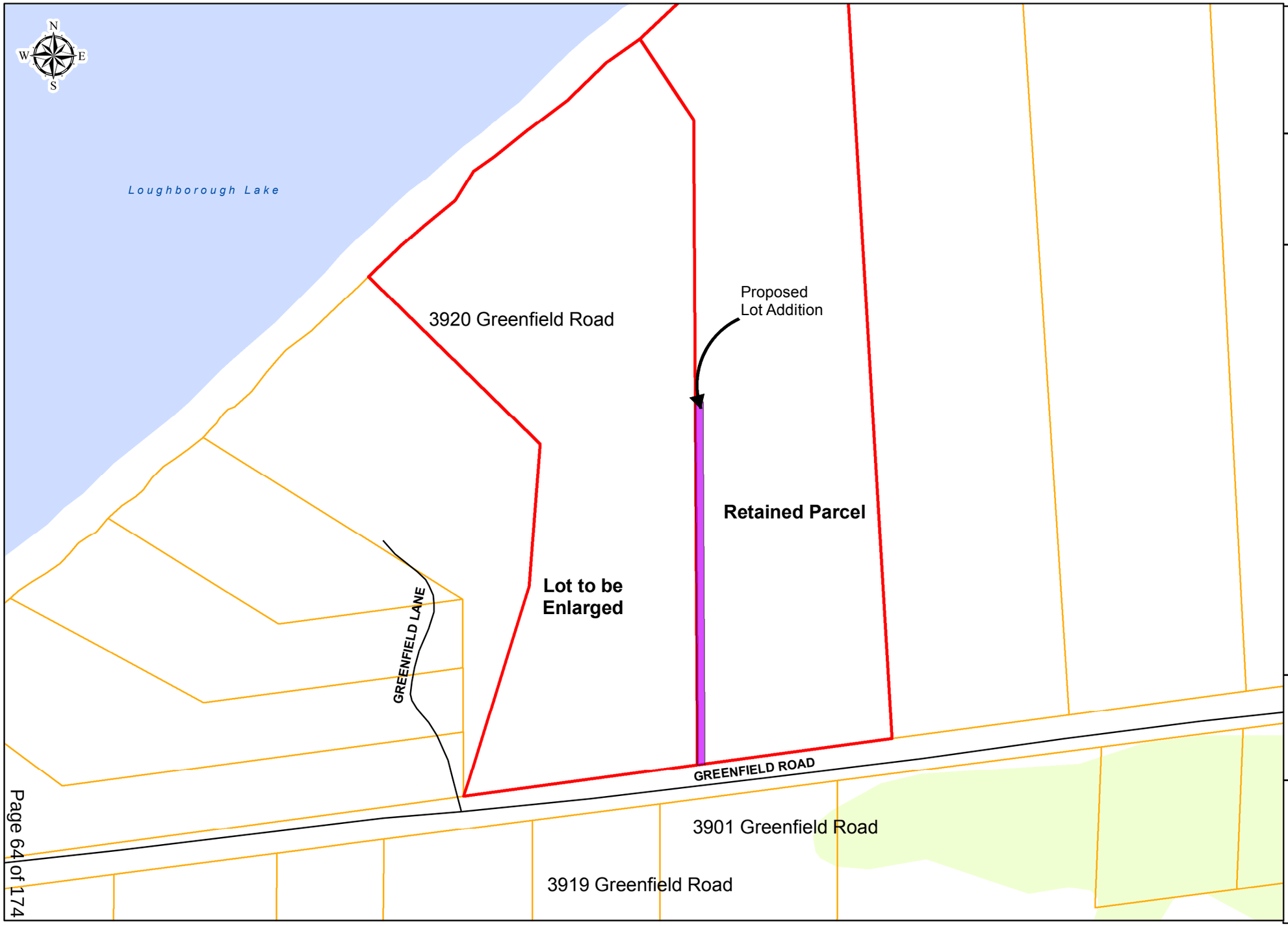
       The Transferor hereby transfers the lands to the municipality for the purpose of widening the adjacent highway pursuant to Section 31(6) of the Municipal Act, 2001, Chapter 25, as amended.

    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 Richards Property

Submitted/approved by: Lindsay Mills **Prepared by:** Jennie Kapusta



RICHARDS
S-10-17-S

Legend

- Richards Lot Addition
- Richards Property

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Scale 1:1,918

0 5 10 20 30 40
Meters

UTM Projection NAD 83

REPORT TO COMMITTEE OF ADJUSTMENT
PLANNING DEPARTMENT

PUBLIC MEETING

Report Date: May 5, 2017

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

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 86.5 +/- 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.

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

AGENCEY ANALYSIS AND COMMENTS

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

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;
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ATTACHMENTS

Map of Cliff Property
KFL&A Comments

Submitted/approved by: Lindsay Mills **Prepared by:** Jennie Kapusta

REPORT TO COMMITTEE OF ADJUSTMENT
PLANNING DEPARTMENT

PUBLIC MEETING

Report Date: May 5, 2017

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

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 86.5 +/- 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.

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

AGENCEY ANALYSIS AND COMMENTS

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

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:

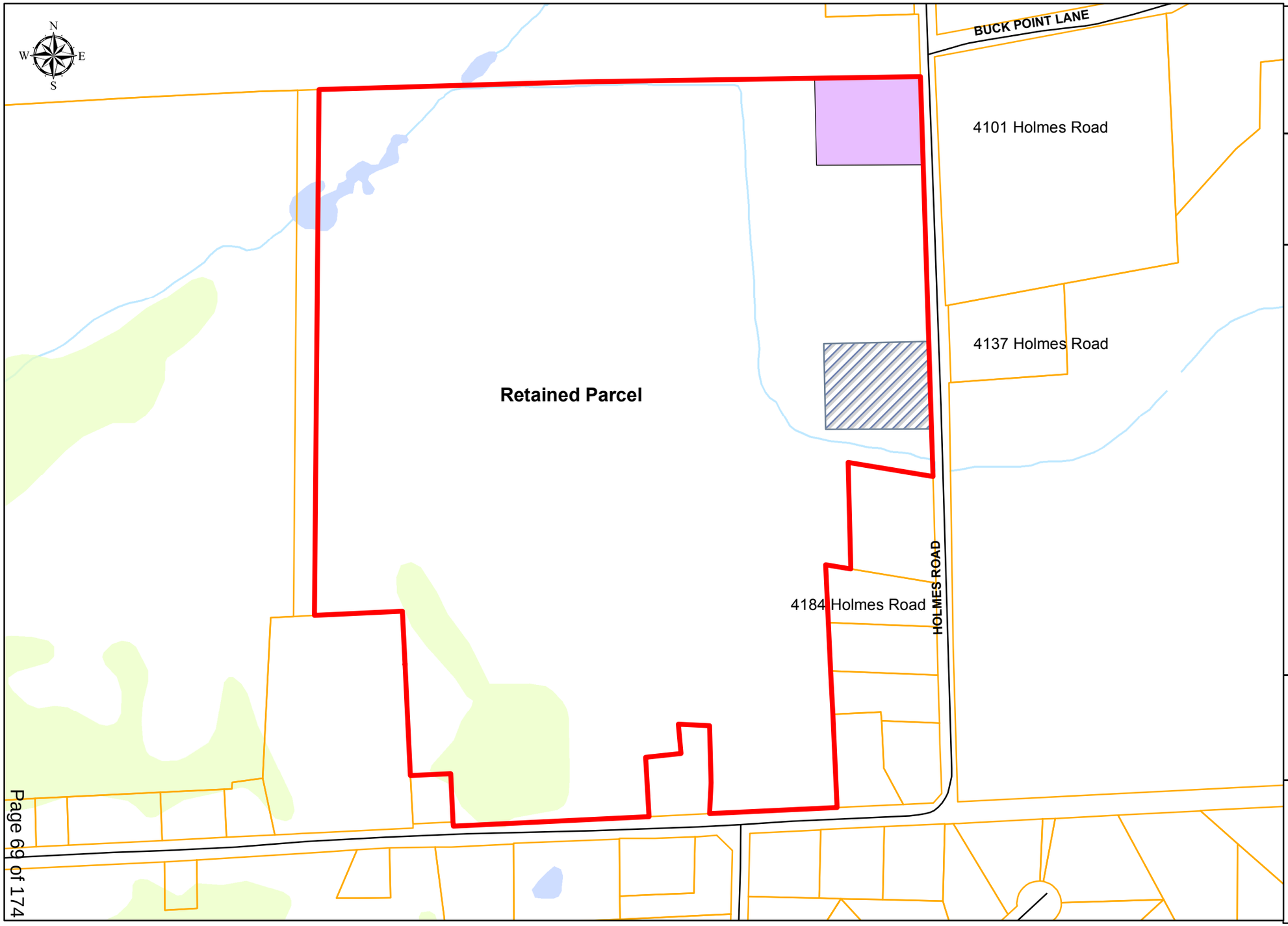
       The Transferor hereby transfers the lands to the municipality for the purpose of widening the adjacent highway pursuant to Section 31(6) of the Municipal Act, 2001, Chapter 25, as amended.

    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.

ATTACHMENTS

Map of Cliff Property
KFL&A Comments

Submitted/approved by: Lindsay Mills **Prepared by:** Jennie Kapusta



CLIFF
S-12-17-S
S-13-17-S

Legend

- Cliff Property
- S-13-17-S Proposed Lot
- S-12-17-S Proposed Lot

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 1:4,255

0 20 40 80 120 160
Meters

UTM Projection NAD 83

KFL&A Public Health

http://www.kflapublichealth.ca

Environmental Health Department

CONSENT TO SEVER INSPECTION REPORT

File Number:			Receipt Number:		
S-12-17-S			SK-23-2017		
Owner(s): Cliff, David					
Municipality: Township of South Frontenac			**Ward / Former Township:** Storrington		
Lot: S Parts 18 and 19	**Concession:** 1	**Registered Plan:**	**Part(s):**	**Plan of Subdivision:**	**Sublot:**

General Description (existing buildings, surface features, slopes, site services for water and sewage, etc)

Severed: The proposed severed lot has been previously cleared for agricultural use and is relatively flat. The proposed severed lot is bordered by a neighbouring property to the north, Holmes Road to the east, and the proposed retained lot to the south and west.

Retained: Large acreage with existing house and barn in the southern end. Bordered by Holmes Road to the north, east, and south; neighbouring properties to the north, east, south and west. The proposed severed lot borders the proposed retained lot on the east.

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.

Severed		Depth of Soil	Retained
Topsoil	---------->	0.0 m	
Clay with some silt	---------->	0.3 m	
Fractured limestone	---------->	0.6 m	
		0.9 m	
		1.2 m	
		1.5 m	

Percolation rate (estimated): Percolation rate (estimated):

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.

Suitability for on-site sewage disposal:

SEVERED

- [x] Satisfactory
- [ ] Unsatisfactory
- [x] Site Flexible
- [ ] Site Specific

Conditions: 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.

RETAINED

- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Site Flexible
- [ ] Site Specific

Conditions:

Inspector: Matthew Doyle CPHI(C), Public Health Inspector	Approved:	Date: May 04, 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.

KFL&A Public Health

http://www.kflapublichealth.ca

Environmental Health Department

CONSENT TO SEVER INSPECTION REPORT

File Number:			Receipt Number:		
S-13-17-S			SK-24-2017		
Owner(s): Cliff, David					
Municipality: Township of South Frontenac			**Ward / Former Township:** Storrington		
Lot: S Parts 18 & 19	**Concession:** 1	**Registered Plan:**	**Part(s):**	**Plan of Subdivision:**	**Sublot:**

General Description (existing buildings, surface features, slopes, site services for water and sewage, etc)

Severed: The proposed severed lot has been previously cleared for agricultural use and is relatively flat. The proposed severed lot gently slopes toward a drainage ditch to the south. The proposed severed lot is bordered by the proposed retained lot to the south, west and north, and Holmes Road to the east.

Retained: Large acreage with existing house and barn in the southern end. Bordered by Holmes Road to the north, east, and south; neighbouring properties to the north, east, south and west. The proposed severed lot borders the proposed retained lot on the east.

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.

Severed		Depth of Soil	Retained
Topsoil	---------->	0.0 m	
Clay with some silt	---------->	0.3 m	
Fractured limestone	---------->	0.6 m	
Water	---------->	0.9 m	
		1.2 m	
		1.5 m	

Percolation rate (estimated): Percolation rate (estimated):

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.

Suitability for on-site sewage disposal:

SEVERED

- [x] Satisfactory
- [ ] Unsatisfactory
- [x] Site Flexible
- [ ] Site Specific

Conditions: 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.

RETAINED

- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Site Flexible
- [ ] Site Specific

Conditions:

Inspector: Matthew Doyle, CPHI(C), Public Health Inspector	Approved:	Date: May 04, 2017

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REPORT TO COMMITTEE OF ADJUSTMENT
PLANNING DEPARTMENT

PUBLIC MEETING

Report Date: May 5, 2017

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

RECOMMENDATION

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

BACKGROUND

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.

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

AGENCEY ANALYSIS AND COMMENTS

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.

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.

ATTACHMENTS

Map of Quintal Property
CRCA Comments

Submitted/approved by: Lindsay Mills **Prepared by:** Jennie Kapusta

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
Conservation ONTARIO
Natural Champions

May 1, 2017

File: SEV/FRS/83/2017

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 Lot Addition S-14-17-L (Quintal)
Part Lot 11, Concession 6; 1971 Hogan Road
Township of South Frontenac (Loughborough)
Waterbody: Sydenham Lake

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 Proposal

The applicant has requested a lot addition onto the property known as 1971 Hogan Road. The lot to be added lies to the west of the subject property and the property is proposed to remain in its present use.

Site Description

The property is located on the south side of Hogan Road. The property at 1971 Hogan Road has water frontage onto Sydenham Lake. The shoreline of Sydenham Lake in this area has been designated as a provincially significant wetland (PSW) natural heritage feature.

The property is currently designated 'Rural' in the Official Plan and 'Rural' (RU) in the implementing Zoning By-law for South Frontenac Township.

Discussion

The main interests of the CRCA with respect to this application are the avoidance of natural hazards associated with Sydenham Lake, and the protection of the provincially significant wetland natural heritage feature.

Natural Hazards

Flooding: For Sydenham Lake, the regulatory flood plain has been established as elevation 131.6 metres geodetic. The CRCA's Planning Policy recommends a 15 metre horizontal setback from the regulatory flood plain to account for variations in the regulatory flood plain elevation, changes over time in the anticipated extent of the regulatory flood plain, and situations such as debris or ice jams that may affect flood levels. Staff note that the lot to be added is outside of the required setback from the regulatory floodplain. Therefore, staff have no concerns with the proposal from a flooding perspective.

Erosion: Section 5.8.2 (2) of the Zoning by-law requires that no building or structure or septic tank installation shall be located within 15 metre horizontal of the top of bank of any embankment, the slope of which is greater than 30% from horizontal. Staff note that the lot to be added is outside of the required setback from the top of bank. Therefore, staff have no concerns with the proposal from an erosion hazard perspective.

Natural Heritage

Section 5.2.5 of the Official Plan suggests that no new development or site alteration will be considered within 120 metres of a provincially significant wetland unless it has been determined through an Environmental Impact Assessment (EIA) that there will be no negative impacts on the natural features or ecological functions of the wetland. In the opinion of staff, impacts would be negligible since there is no additional development proposed within the lot to be added. Therefore, staff do not believe that an EIA is required in this instance.

Recommendation

Staff have no objection to the approval of application S-14-17-L 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 120 metres of a provincially significant wetland. Therefore, a permit may be required for proposed development on the subject property.

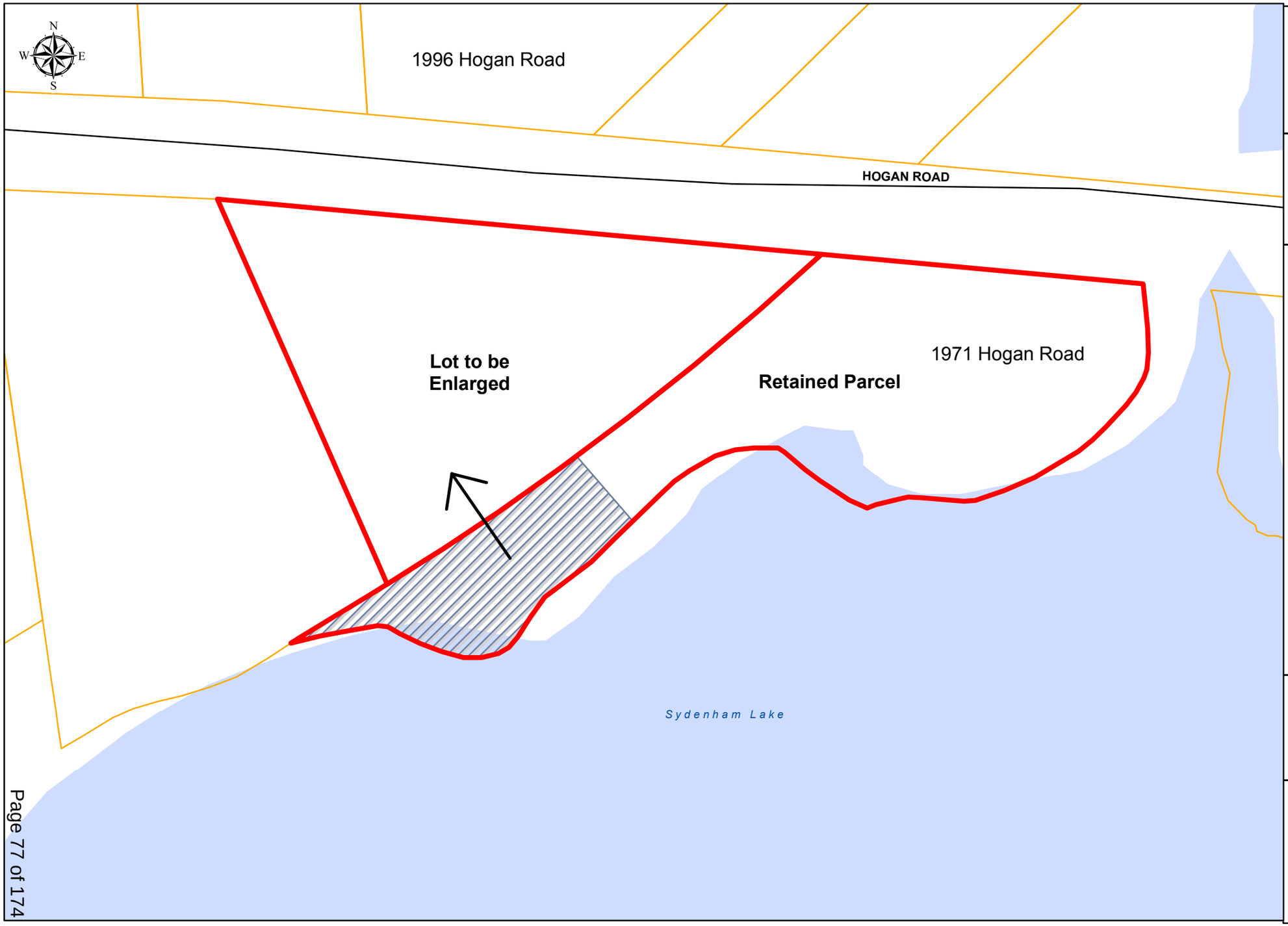
Please notify this office of any decision made by the Committee of Adjustment with regard to this application. If you have any questions, please contact Andrew Schmidt at (613) 546-4228 extension 244 or by email at aschmidt@crca.ca.

Yours truly,

Andrew Schmidt, C.Tech.
Development Review Manager

/as

c.c. Don & Claudette Quintal, 1971 Hogan Road, R.R. #2, Perth Road, ON, K0H 2L0
Lindsay Mills, Planner (via email)



QUINTAL
S-14-17-L

Legend

- Quintal Property
- Quintal Lot Addiiton

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 1:921

0 4.5 9 18 27 36
Meters

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
Conservation ONTARIO
Natural Champions

May 3, 2017

File: SEV/FRS/85/2017

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 S-15-17-L (Koen)
Part Lots 24, 25, Concession 7; Koen 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 25 ha parcel of land fronting on North Shore Road with approximately 1,257 metres of road frontage. The lot to be retained would be approximately 38.4 ha in area with approximately 544 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 import 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.

Based upon a review of CRCA mapping, the only suitable development envelope on the lot to be severed outside of the 120 metre adjacent lands to the wetland appears to be in roughly the centre of the property. However, there does not appear to be access to this portion of the property without putting a road / laneway through the 120 metre adjacent lands to the wetland. 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. *Staff recommend that the applicant be requested to complete an EIA in support of the application that recommends an appropriate location for access to the portion of the property that can be considered for development. The EIA must demonstrate that there will be no negative impacts to the wetland feature.*

Recommendation

Staff recommend deferral of application S-15-17-L until the applicant has provided an EIA in support of the application.

Upon completion of the EIA, it can be circulated to the CRCA for review and consideration. The applicant should be informed that the CRCA charges a review fee of $695 to provide peer review services for an EIA.

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

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: May 5, 2017

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

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 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.

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

AGENCEY ANALYSIS AND COMMENTS

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.

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.

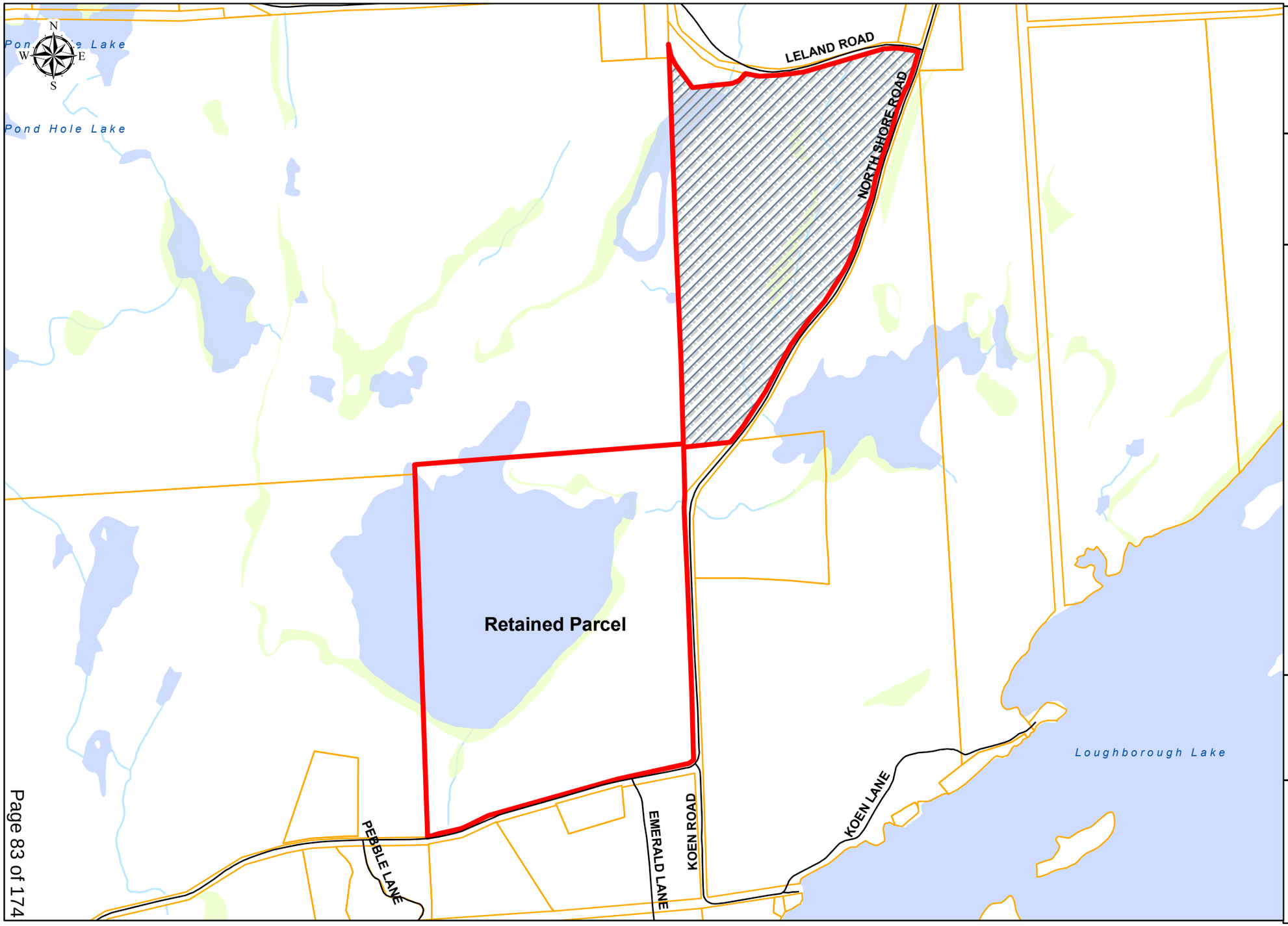
7. The applicant shall enter into a development agreement to be registered on title to the severed and retained parcels which deals with the Township's environmental policies, as well as the requirement for the owner to contact Cataraqui Region Conservation Authority prior to any development on the property, 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.

ATTACHMENTS

Map of Quintal Property
CRCA Comments

Submitted/approved by: Lindsay Mills **Prepared by:** Jennie Kapusta



KOEN
S-15-17-L

Legend

- Koen Property
- Koen Proposed Lot

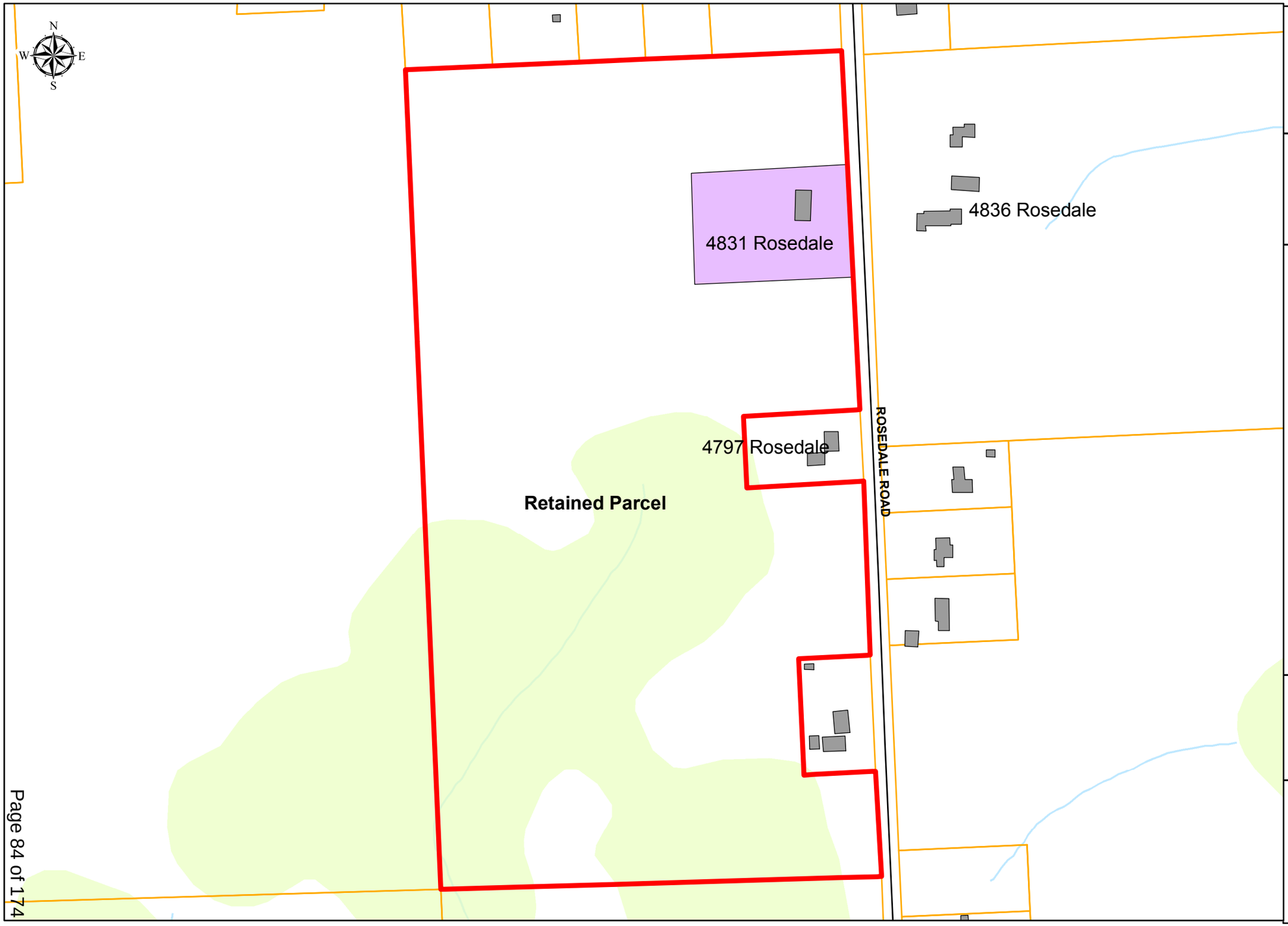
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Scale 1:9,120

0 45 90 180 270 360 Meters

UTM Projection NAD 83



TOWNSHIP OF SOUTH FRONTENAC

VERYZER
S-16-17-L

Legend

- Veryzer Property
- Existing Buildings
- Veryzer Proposed Lot

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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 1:3,097

0 15 30 60 90 120 Meters

UTM Projection NAD 83

REPORT TO COMMITTEE OF ADJUSTMENT
PLANNING DEPARTMENT

PUBLIC MEETING

Report Date: May 5, 2017

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

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 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.

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

AGENCEY ANALYSIS AND COMMENTS

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.

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;
    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 Veryzer Property

Submitted/approved by: Lindsay Mills **Prepared by:** Jennie Kapusta

Jennie Kapusta

From: Pixley, Ashley <pixleya@limestone.on.ca>
Sent: May-04-17 8:32 PM
To: Jennie Kapusta
Subject: Application # S-16-17-S Veryzer and Rapin

To whom it may concern,

My name is Ashley Pixley and I reside at 2751 Freeman Road in Sydenham with my husband, Doug and our two daughters. I and my husband, are writing to express our comments and concerns regarding the creation of a new lot at 4831 Rosedale, Sydenham, as per application # S-16-17-S from applicants K. Veryzer and P. Rapin.

First, let me express that we are pleased to see renovations and yard maintenance taking place at the residence on the current 4831 Rosedale lot. It has sat vacant for quite some time, and not seeing it become irreparable or as some would say “an eye-sore” is good news for the families and property owners that live nearby. We all take pride in our homes and lots and my family enjoys the rural atmosphere and view our property has to offer. The only house we can see from our backyard is 4831 Rosedale, and because of the bareness of the view this is one of the reasons why we purchased this house just over five years ago. We enjoy seeing the open field, trees and wildlife, such as turkey, deer, coyote, fox, rabbit and a multitude of birds. My concerns do not lie with creating a Lot surrounding 4831 Rosedale, but I do have concerns as to the usage of the retained parcel, specifically the 10 +/- acres that are in direct contact with our southern property line.

We speculate that there would be additional residence(s) built on the retained parcel, as there would be no reason otherwise that comes to mind, to create a lot surrounding 4831 Rosedale. This is of concern not only for the wildlife that I mentioned inhabits the property, but loss of current water supply and quality on existing nearby properties including ours with the addition of wells which are not currently on the retained parcel, losing the rural view, land crowding and potential loss of the tree line which is detrimental to wildlife but also acts as natural protection from wind and soil erosion. For these reasons, we do not support the creation of a lot at 4831 Rosedale.

We wish to be notified of any decisions makes in respect of the application and hearings in the case of an appeal.

Thank you,

Ashley and Doug Pixley
2751 Freeman Road
Sydenham
613-328-6236
pixleya@limestone.on.ca

Ashley Pixley
Music Education Specialist
Rideau Public School

REPORT TO COMMITTEE OF ADJUSTMENT
PLANNING DEPARTMENT

PUBLIC MEETING

Report Date: May 5, 2017

Application No:	S-17-17-S, 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 two (2) new lots
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 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.

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

AGENCEY ANALYSIS AND COMMENTS

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.

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. 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.

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.

6. The Township of South Frontenac shall receive 5% of the value of the 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:
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    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:

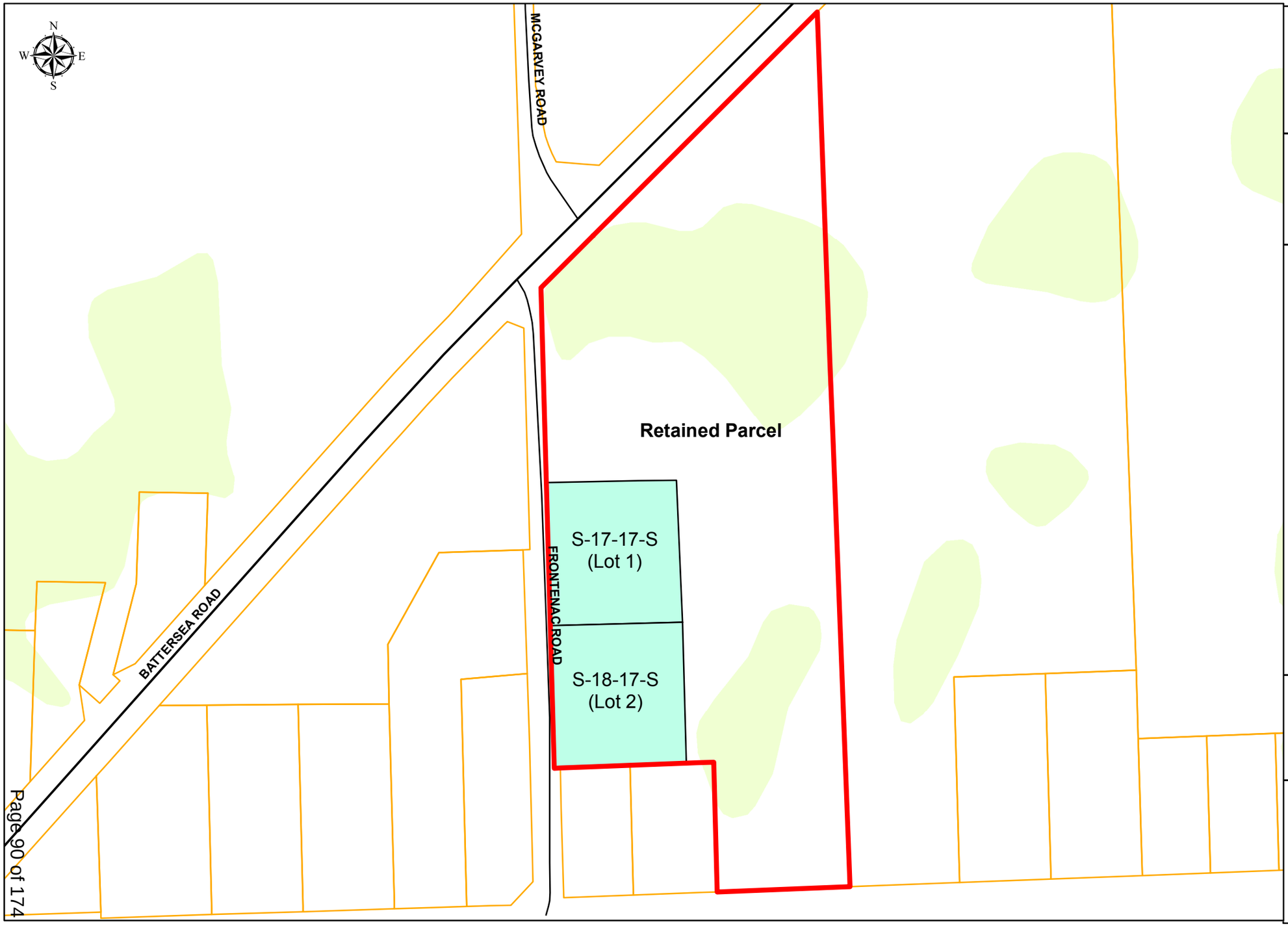
       The Transferor hereby transfers the lands to the municipality for the purpose of widening the adjacent highway pursuant to Section 31(6) of the Municipal Act, 2001, Chapter 25, as amended.

    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



TOWNSHIP OF SOUTH FRONTENAC

MULROONEY
S-17-17-S
S-18-17-S

Legend

- Mulrooney Property
- Mulrooney Proposed Lots

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Scale 1:3,000

0 15 30 60 90 120 Meters

UTM Projection NAD 83

KFL&A Public Health

http://www.kflapublichealth.ca

Environmental Health Department

CONSENT TO SEVER INSPECTION REPORT

File Number:			Receipt Number:		
S-17-17-S			SK-18-2017		
Owner(s): K. Mulrooney Trucking Ltd.					
Municipality: Township of South Frontenac			**Ward / Former Township:** Storrington		
Lot: S Pt 37, W Pt 38	**Concession:** 7	**Registered Plan:** 13R10403	**Part(s):** 1	**Plan of Subdivision:**	**Sublot:**

General Description (existing buildings, surface features, slopes, site services for water and sewage, etc)

Severed: Mixed woods with transmission lines running through the southeast corner. Bordered by the proposed retained lot to the north and east, another proposed severed lot to the south, and Frontenac Road to the west.

Retained: Large lot with an existing structure on the north end and a parking area in the centre. Lot is mostly treed, other than where the transmission lines run through. Proposed retained lot is bordered by Battersea Road to the north, a neighbouring lot to the east, Mount Chesney Road and neighbouring lots to the south, and Frontenac Road to the west.

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.

Severed		Depth of Soil	Retained
Topsoil	---------->	0.0 m	
Clay	---------->	0.3 m	
		0.6 m	
Limestone	---------->	0.9 m	
		1.2 m	
		1.5 m	

Percolation rate (estimated): Percolation rate (estimated):

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.

Suitability for on-site sewage disposal:

SEVERED

- [x] Satisfactory
- [ ] Unsatisfactory
- [x] Site Flexible
- [ ] Site Specific

Conditions: 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.

RETAINED

- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Site Flexible
- [ ] Site Specific

Conditions:

Inspector: Matthew Doyle CPHI(C), Public Health Inspector	Approved:	Date: May 04, 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.

KFL&A Public Health

http://www.kflapublichealth.ca

Environmental Health Department

CONSENT TO SEVER INSPECTION REPORT

File Number:			Receipt Number:		
S-18-17-S			SK-19-2017		
Owner(s): K. Mulrooney Trucking Ltd.					
Municipality: Township of South Frontenac			**Ward / Former Township:** Storrington		
Lot:	**Concession:**	**Registered Plan:**	**Part(s):**	**Plan of Subdivision:**	**Sublot:**
S Pt 37, W Pt 38	7	13R10403	1		

General Description (existing buildings, surface features, slopes, site services for water and sewage, etc)

Severed: Mixed woods with transmission lines running through the centre of the lot. Bordered by another proposed severed lot to the north, the proposed retained lot to the east, neighbouring lots to the south, and Frontenac Road to the west.

Retained: Large lot with an existing structure on the north end and a parking area in the centre. Lot is mostly treed, other than where the transmission lines run through. Proposed retained lot is bordered by Battersea Road to the north, a neighbouring lot to the east, Mount Chesney Road and neighbouring lots to the south, and Frontenac Road to the west.

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.

Severed		Depth of Soil	Retained
Topsoil	---------->	0.0 m	
Clay	---------->	0.3 m	
Limestone	---------->	0.6 m	
		0.9 m	
		1.2 m	
		1.5 m	

Percolation rate (estimated): Percolation rate (estimated):

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.

Suitability for on-site sewage disposal:

SEVERED ☑ Satisfactory ☐ Unsatisfactory ☑ Site Flexible ☐ Site Specific	**Conditions:** 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.
RETAINED ☑ Satisfactory ☐ Unsatisfactory ☐ Site Flexible ☐ Site Specific	**Conditions:**

Inspector: Matthew Doyle CPHI(C), Public Health Inspector	**Approved:**	**Date:** May 04, 2017

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REPORT TO COMMITTEE OF ADJUSTMENT
PLANNING DEPARTMENT

PUBLIC MEETING

Report Date: May 5, 2017

Application No:	S-19-17-S, S-20-17-S, 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 three (3) new lots
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 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.
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

AGENCEY ANALYSIS AND COMMENTS

Comments from Public Works have yet to be received.

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.

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. 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.

4. 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 Battersea Road and frontage on McGarvey Road.

5. 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.)

6. 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.

7. 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)].

8. 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.

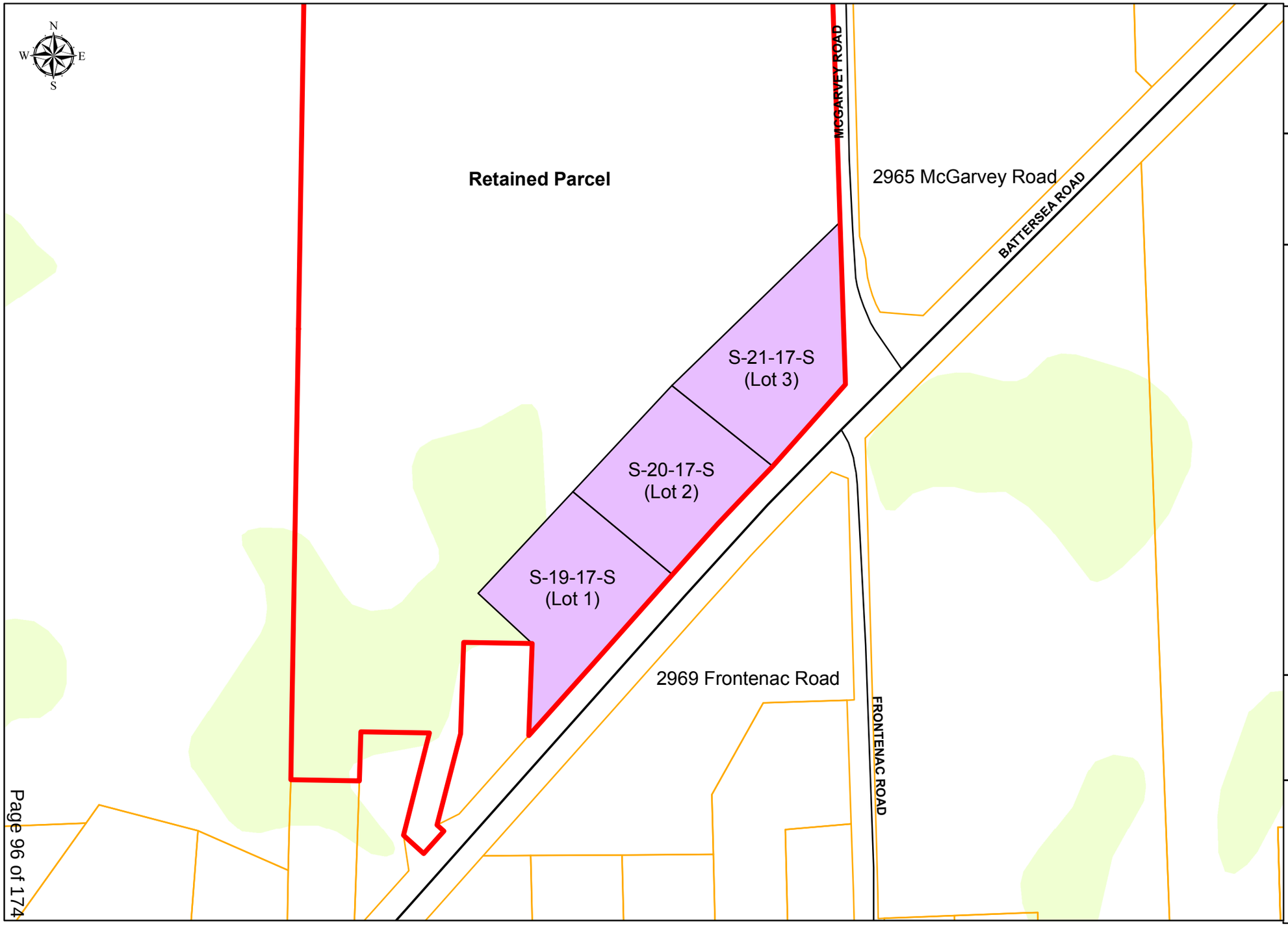
9. The applicant shall obtain a partial demolition/alteration permit to remove the interior stall structures and complete the renovations prior to the stamping of the deeds for the lots to be created through Severance applications S-19-17-S, S-20-17-S and S-21-17-S.

10. The applicant shall rezone the retained parcel from Rural (RU) to a Special Rural zone which will prohibit the housing of livestock in any structure that exists on the property on the date of the passage of the by-law. Please see Planner Lindsay Mills to begin this process.

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

- 1324782 Ontario Inc. Property
- 1324782 Ontario Inc. Proposed Lots

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Scale 1:3,000

0 15 30 60 90 120 Meters

UTM Projection NAD 83

KFL&A Public Health

http://www.kflapublichealth.ca

Environmental Health Department

CONSENT TO SEVER INSPECTION REPORT

File Number: S-19-17-S			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	**Part(s):** 1	**Plan of Subdivision:**	**Sublot:**

General Description (existing buildings, surface features, slopes, site services for water and sewage, etc)

Severed: A mostly flat lot with patches of scrub trees and brush. The proposed severed lot is bordered by the proposed retained lot to the north, McGarvey Road to the east, Battersea Road to the south, and another proposed severed lot to the west.

Retained: Large acreage with primarily agricultural use, existing barn on southeast side of lot. 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.

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.

Severed		Depth of Soil	Retained
Topsoil	---------->	0.0 m	
Clay	---------->	0.3 m	
Limestone (pits 3-4)	---------->	0.6 m	
Limestone (pits 1-2)	---------->	0.9 m	
		1.2 m	
		1.5 m	

Percolation rate (estimated): Percolation rate (estimated):

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.

Suitability for on-site sewage disposal:

SEVERED

- [x] Satisfactory
- [ ] Unsatisfactory
- [x] Site Flexible
- [ ] Site Specific

Conditions: 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.

RETAINED

- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Site Flexible
- [ ] Site Specific

Conditions:

Inspector: Matthew Doyle CPHI(C), Public Health Inspector	**Approved:**	**Date:** May 04, 2017

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KFL&A Public Health

http://www.kflapublichealth.ca

Environmental Health Department

CONSENT TO SEVER INSPECTION REPORT

File Number:			Receipt Number:		
S-20-17-S			SK-21-2017		
Owner(s): 1324782 Ontario Inc.					
Municipality: Township of South Frontenac			**Ward / Former Township:** Storrington		
Lot: Parts 36 & 37	**Concession:** 7	**Registered Plan:** 13R8488	**Part(s):** 1	**Plan of Subdivision:**	**Sublot:**

General Description (existing buildings, surface features, slopes, site services for water and sewage, etc)

Severed: A mostly flat lot with patches of scrub trees and brush. The proposed severed lot is bordered by the proposed retained lot to the north, a proposed severed lot to the east, Battersea Road to the south, and another proposed severed lot to the west.

Retained: Large acreage with primarily agricultural use, existing barn on southeast side of lot. 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.

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.

Severed		Depth of Soil	Retained
Topsoil	---------->	0.0 m	
Fractured limestone (pit 3 only); clay	---------->	0.3 m	
Fractured limestone (pit 4)	---------->	0.6 m	
Limestone (pits 1-2)	---------->	0.9 m	
		1.2 m	
		1.5 m	

Percolation rate (estimated): Percolation rate (estimated):

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.

Suitability for on-site sewage disposal:

SEVERED

- [x] Satisfactory
- [ ] Unsatisfactory
- [x] Site Flexible
- [ ] Site Specific

Conditions: 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.

RETAINED

- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Site Flexible
- [ ] Site Specific

Conditions:

Inspector: Matthew Doyle, CPHI(C), Public Health Inspector	Approved:	Date: May 04, 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.

KFL&A Public Health

http://www.kflapublichealth.ca

Environmental Health Department

CONSENT TO SEVER INSPECTION REPORT

File Number:			Receipt Number:		
S-21-17-S			SK-22-2017		
Owner(s): 1324782 Ontario Inc.					
Municipality: Township of South Frontenac			**Ward / Former Township:** Storrington		
Lot: Parts 36 & 37	**Concession:** 7	**Registered Plan:** 13R8488	**Part(s):** 1	**Plan of Subdivision:**	**Sublot:**

General Description (existing buildings, surface features, slopes, site services for water and sewage, etc)

Severed: A mostly flat lot with patches of scrub trees and brush; the westernmost portion contains some wetlands. The proposed severed lot is bordered by the proposed retained lot to the north and west, a proposed severed lot to the east, Battersea Road to the south, and a neighbouring lot to the west.

Retained: Large acreage with primarily agricultural use, existing barn on southeast side of lot. 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.

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.

Severed		Depth of Soil	Retained
Topsoil	---------->	0.0 m	
Granular fill (pits 1-2); clay (pit 3)	---------->	0.3 m	
Limestone (pits 2-3)	---------->	0.6 m	
Limestone (pit 1)	---------->	0.9 m	
		1.2 m	
		1.5 m	

Percolation rate (estimated): Percolation rate (estimated):

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.

Suitability for on-site sewage disposal:

SEVERED

- [x] Satisfactory
- [ ] Unsatisfactory
- [x] Site Flexible
- [ ] Site Specific

Conditions: 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.

RETAINED

- [x] Satisfactory
- [ ] Unsatisfactory
- [ ] Site Flexible
- [ ] Site Specific

Conditions:

Inspector: Matthew Doyle CPHI(C), Public Health Inspector	Approved:	Date: May 04, 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.

REPORT TO COMMITTEE OF ADJUSTMENT
PLANNING DEPARTMENT

PUBLIC MEETING

Report Date: May 8, 2017

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

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 1.5 +/- 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.

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

AGENCEY ANALYSIS AND COMMENTS

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.

CONDITIONS

1. This minor variance is for the construction of a maximum 1200 square foot footprint dwelling to be constructed a minimum of 22m from the high water mark of the unnamed waterbody on a vacant property (ARN 102904004001430), a minimum of 15 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.

ATTACHMENTS

Map of Parslow Property
CRCA Letter

Submitted/approved by: Lindsay Mills **Prepared by:** Jennie Kapusta



TOWNSHIP OF SOUTH FRONTENAC

PARSLOW
MV-16-17-L

Legend

- Parslow Property
- Parslow Proposed House
- Existing Buildings

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Scale 1:921

0 4.5 9 18 27 36
Meters

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
Conservation ONTARIO
Natural Champions

May 3, 2017

File: MV/FRS/81/2017

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-16-17-L (Parslow)
Part Lot 19, Concession 10; 5993B Trotter Road
Township of South Frontenac (Loughborough)
Waterbody: Un-named Tributary

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 single-family 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 22 metres in order to permit the construction of a dwelling.

Site Description

The property is located on the south side of Trotter Lane. The property contains an un-named watercourse / pond. The topography of the site can be characterized as having a low-lying pond that is attached to an adjacent wetland to the east with a slowly rising slope to Trotter Road to the north. Currently, the property is vacant.

The property is currently designated 'Rural' in the Official Plan and 'Rural' (RU) in the implementing Zoning By-law for South Frontenac Township.

Discussion

The main interests of the CRCA with respect to this application are the avoidance of natural hazards associated with the watercourse, and the protection of its water quality. There were no natural heritage features identified on the subject property.

Natural Hazards

Flooding: The CRCA does not have floodplain mapping for this watercourse. However, due to the difference in elevation between the high water mark of the watercourse and the location of the proposed development, flooding is not expected to occur within the development envelope. Therefore, the proposed location for the dwelling is considered to be outside of any area of potential flood risk. Further, the CRCA's guidelines for implementing Ontario Regulation 148/06 suggests that new development should be set back a minimum of 6 metres from any area that may be subject to flood risk. In the opinion of staff, the proposed dwelling will exceed the 6 metre setback allowance.

Erosion: The CRCA's planning policy suggests that the erosion hazard limit is defined as being the sum total of an allowance for toe erosion, a stable slope allowance defined as being no steeper than 1(h):1(v) for bedrock shorelines, plus a 6 metre access allowance. Staff observed no evidence of toe erosion at the site. The bank was estimated to be approximately 2 metres in height which results in a total erosion hazard limit of 12 metres measured from the stable toe of slope. Staff have concluded that the proposed development will be located outside of the erosion hazard limit.

Water Quality

Section 5.8.2 (1.) of the Zoning By-Law 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. The Official Plan also requires that this buffer area be maintained as a natural vegetative buffer strip adjacent to the water's edge to filter pollutants from runoff. 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, new development within the water setback can be considered if the property is an existing lot of record, there are no reasonable alternatives for locating the development outside of the water setback area, and development is set back as far as possible from the water in all directions.

Staff note that this property is an existing lot of record, there are no reasonable alternatives for locating development outside of the water setback given the configuration of the lot, and the setback from the high water mark has been maximized. *Staff recommend that roof runoff be directed away from the watercourse if possible to minimize the potential for bank erosion and to maximize the potential for treatment prior to entering the watercourse.*

Recommendation

Staff have no objection to the approval of application MV-16-17-L 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 a valley land. The valley of the watercourse is considered to extend to Trotter Road. Therefore, a CRCA 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.

Yours truly,

Andrew Schmidt, C.Tech.
Development Review Manager

/as
c.c. Mr. Richard Parslow, 5993 Trotter Road, Perth Road, ON, K0H 2L0
Lindsay Mills, Planner (via email)

REPORT TO COMMITTEE OF ADJUSTMENT
PLANNING DEPARTMENT

PUBLIC MEETING

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 section10.3.2 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

AGENCEY 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.

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.

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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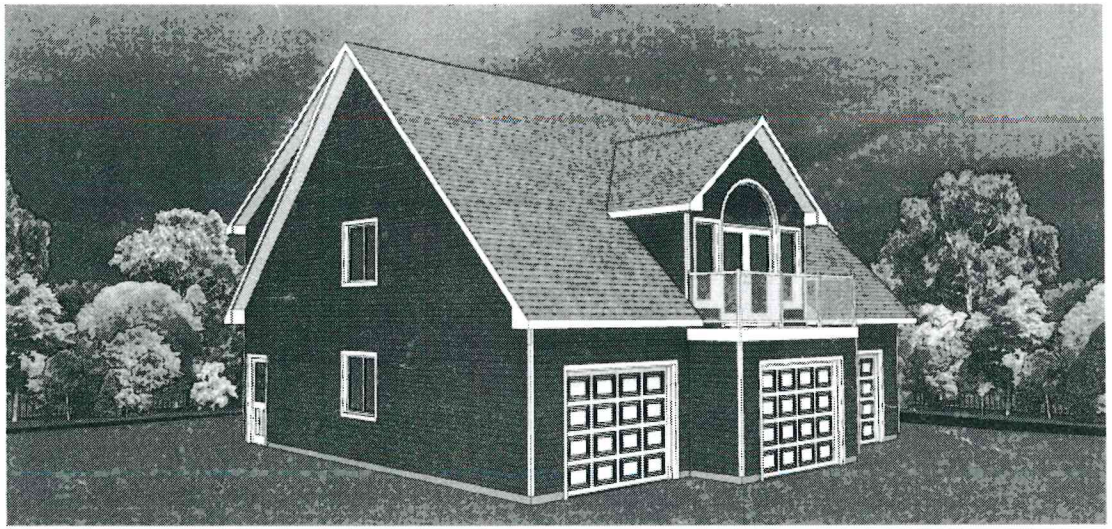
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Scale 1:1,500

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Meters

UTM Projection NAD 83

3D



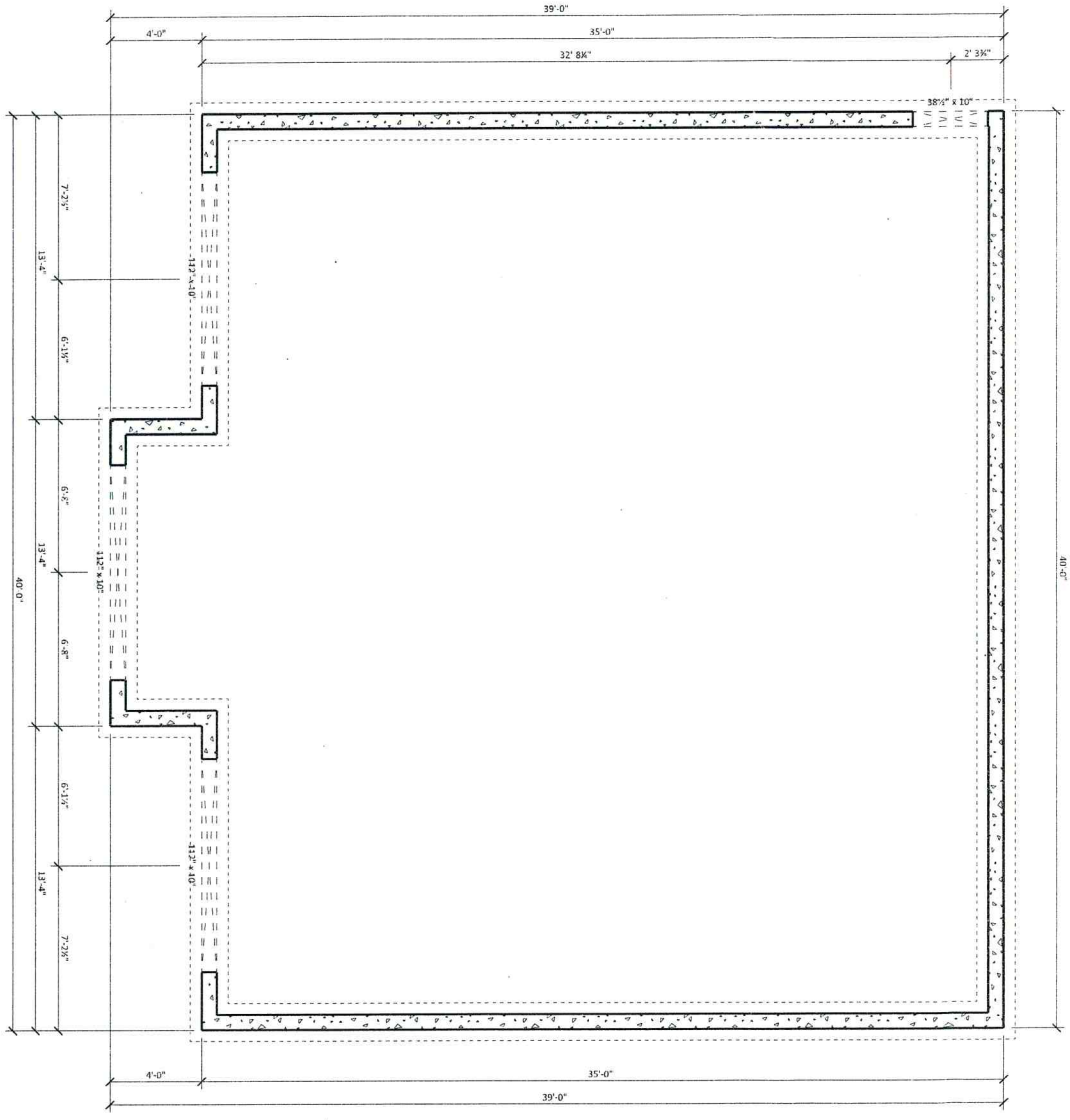
Proposed Custom Whistler 1
Mark & Wendy Silva

ATKINSON HOME DESIGN

ATKINSON Home hardware building centre

November 22, 2016

Foundation Plan



ATKINSON Home hardware building centre

5276 Hinchinbrooke Road
Hartington Ontario. K0H 1W0
Tel: (613) 372-2838
Fax: (613) 372-0009

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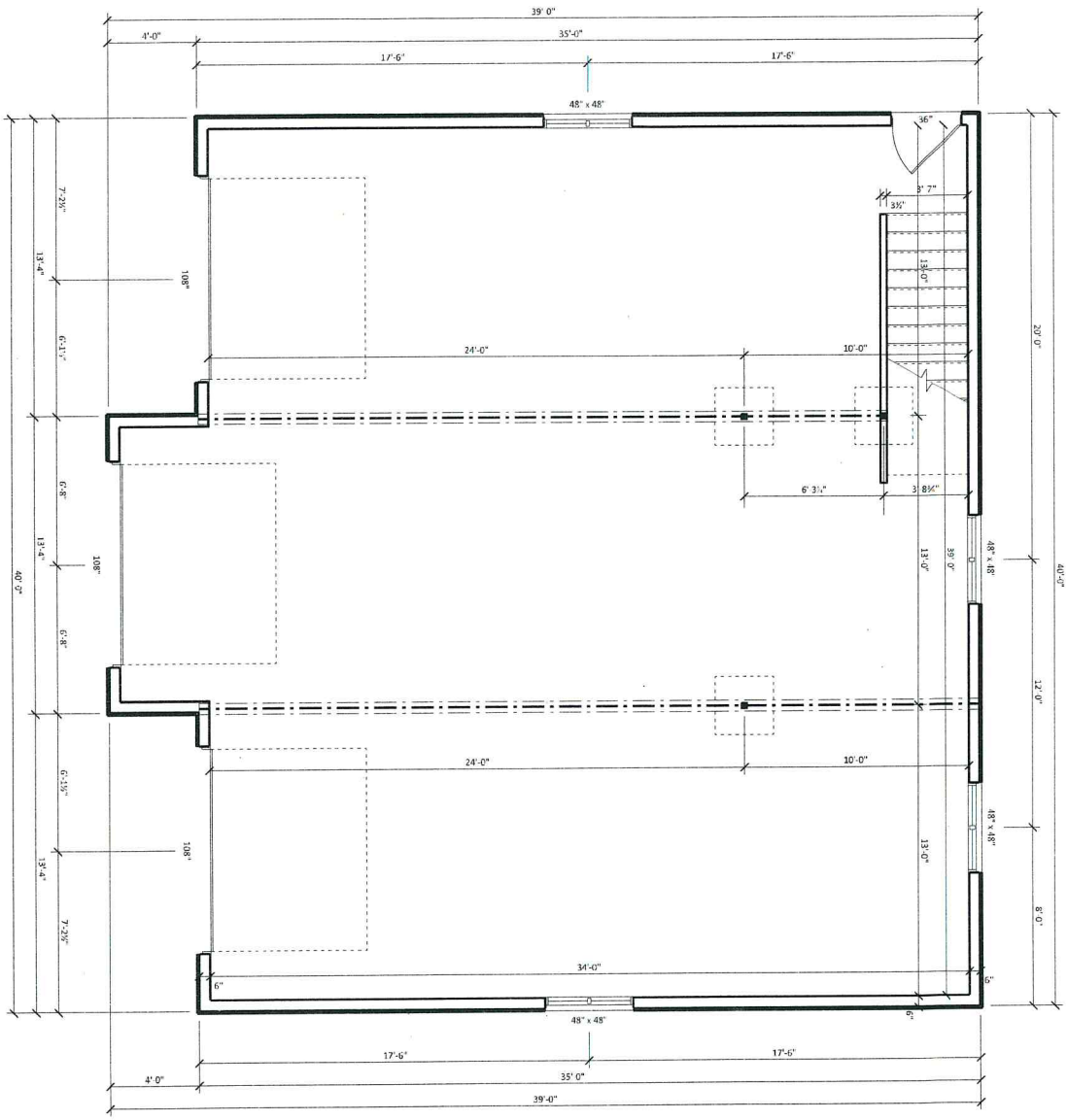
Proposed Custom Whistler 1

Mark & Wendy Silva

AREA

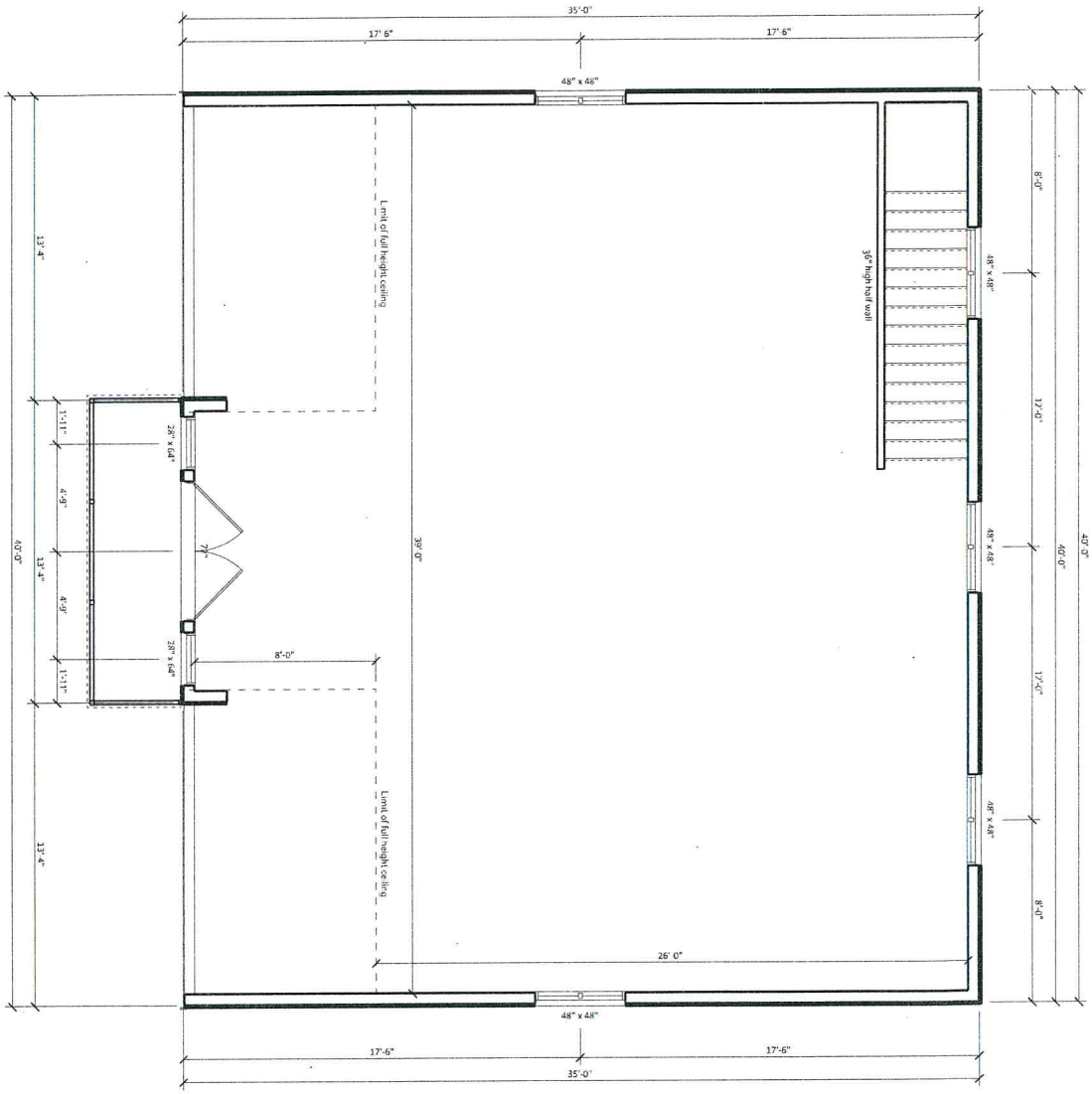
DESIGNER	SCALE	DATE	DRAWING TITLE	DRAWING #
Keith Almond	3/16" = 1'-0"	November 22, 2016	Foundation	1

Main Floor Plan

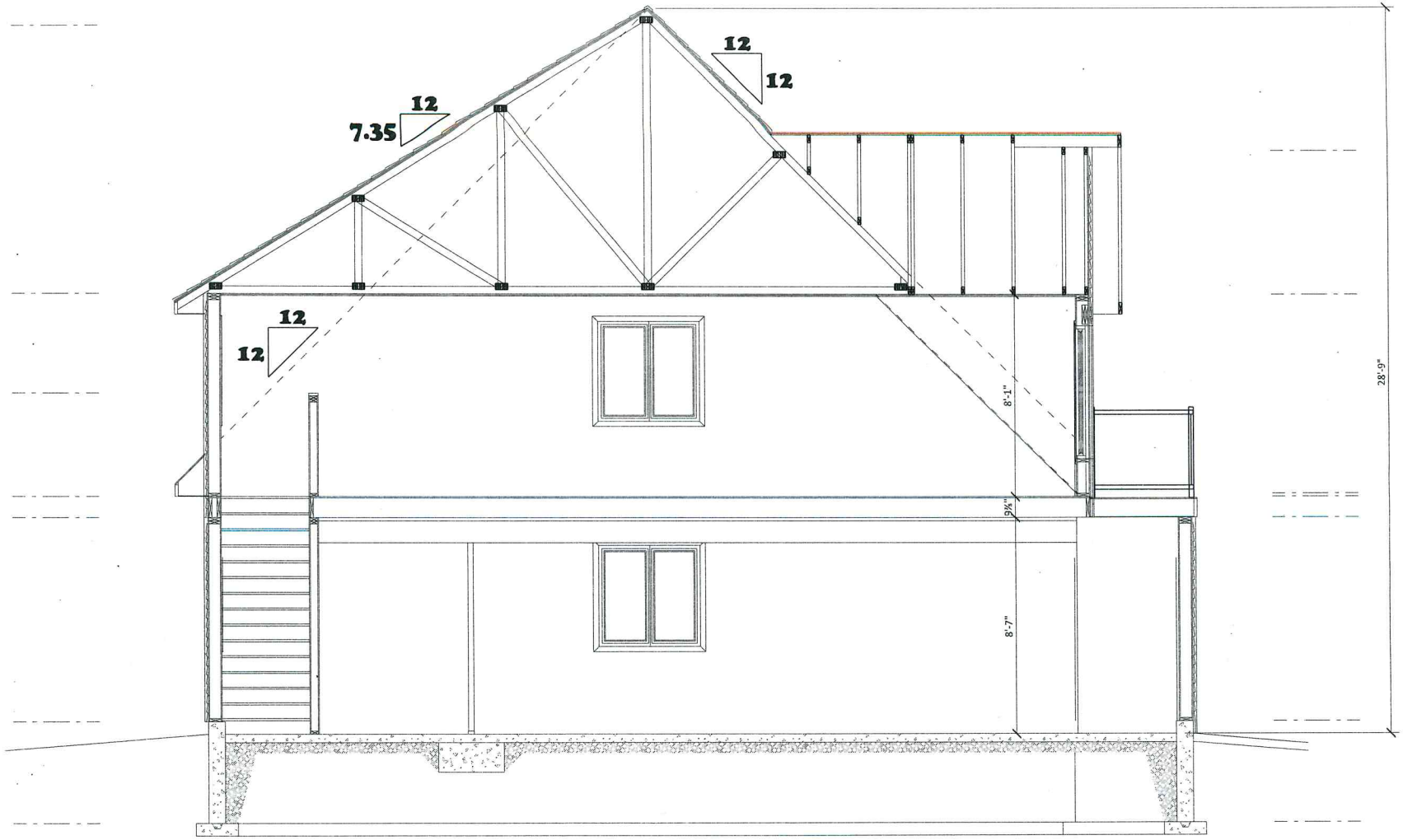


ATKINSON Home hardware building centre 5276 Hinchinbrooke Road Hartington Ontario. K0H 1W0 Tel: (613) 372-2838 Fax: (613) 372-0009 © Copyright ATKINSON Home Building Centre			Proposed Custom Whistler 1 Mark & Wendy Silva		AREA
3D	DESIGNER Keith Almond	SCALE 3/16" = 1'-0"	DATE November 22, 2016	DRAWING TITLE Main Floor	DRAWING # 2

Second Floor Plan



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3D	DESIGNER Keith Almond	SCALE 3/16" = 1'-0"	DATE November 22, 2016	DRAWING TITLE Second Floor Plan	DRAWING # 3



Section A-A

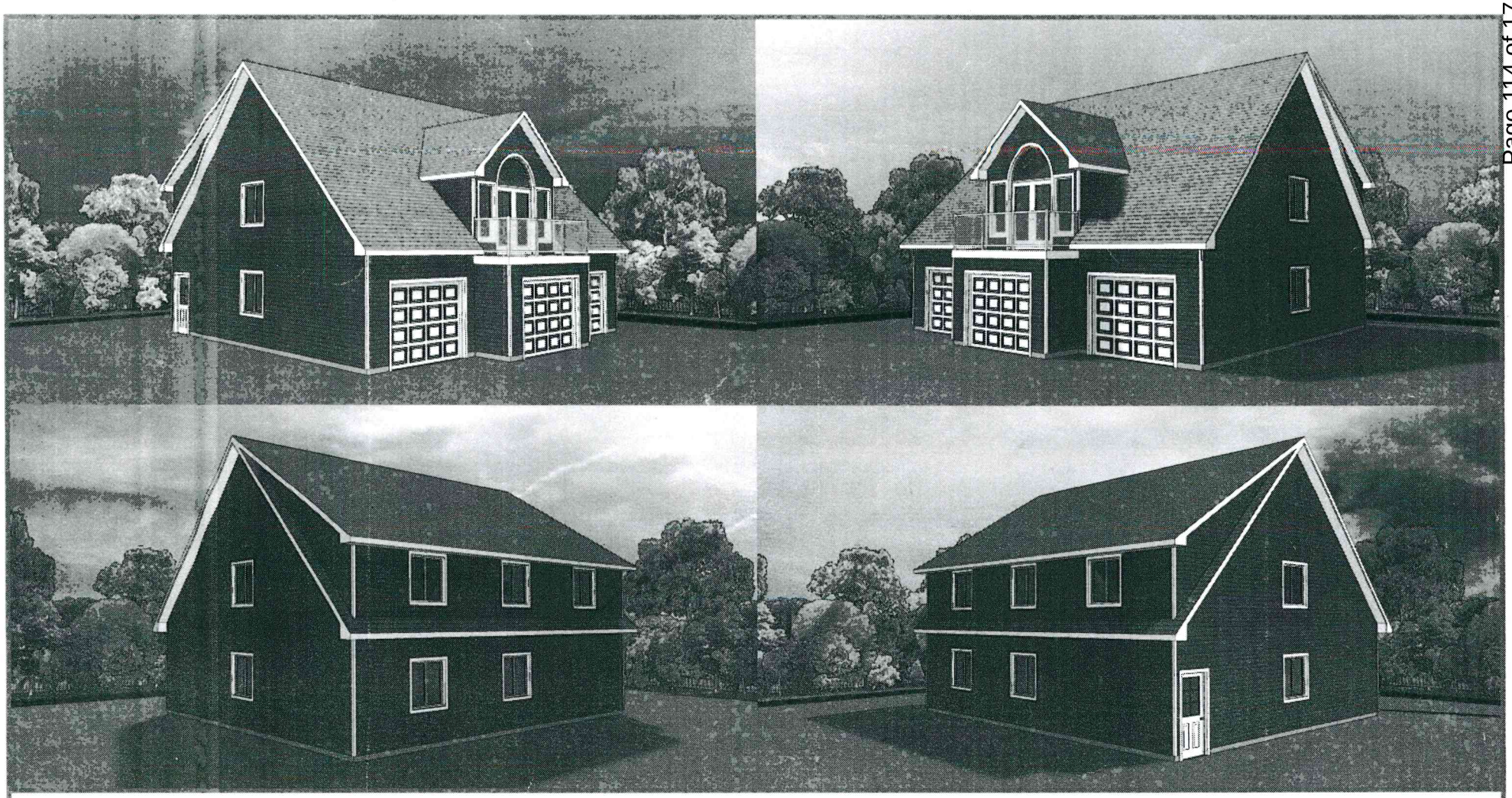
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Fax: (613) 372-0009
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Proposed Custom Whistler 1

Mark & Wendy Silva

AREA

DESIGNER	SCALE	DATE	DRAWING TITLE	DRAWING #
Keith Almond	1/4" = 1'-0"	November 22, 2016	Section A-A	4



3D

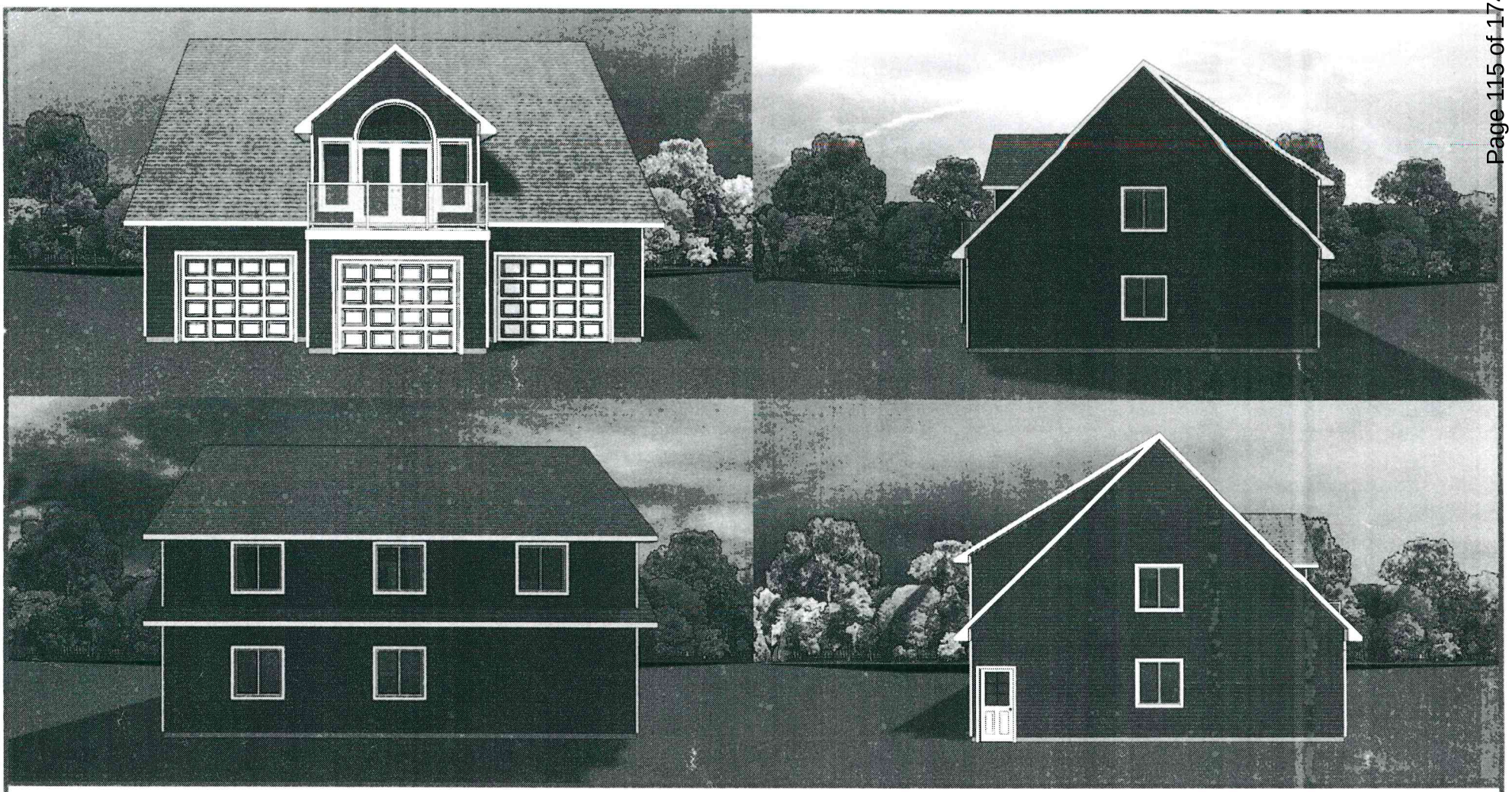
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Proposed Custom Whistler 1

Mark & Wendy Silva

AREA

3D	DESIGNER	SCALE	DATE	DRAWING TITLE	DRAWING #
	Keith Almond	As Noted	November 22, 2016	3D Views 1	5



3D

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Fax: (613) 372-0009
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Proposed Custom Whistler 1

Mark & Wendy Silva

AREA

DESIGNER	SCALE	DATE	DRAWING TITLE	DRAWING #
Keith Almond	As Noted	November 22, 2016	3D Views 2	6

REPORT TO COMMITTEE OF ADJUSTMENT
PLANNING DEPARTMENT

PUBLIC MEETING

Report Date: May 8, 2017

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 section10.3.1 of the Comprehensive Zoning By-law to permit construction within the 30m setback from water
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 construction within the required 30m setback from the high water mark **be considered for passage.**

BACKGROUND

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.

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

AGENCEY ANALYSIS AND COMMENTS

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.

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-17-17-B is applicable only to South Frontenac Township Comprehensive Zoning By-law 2003-75 and not to any subsequent zoning by-laws.

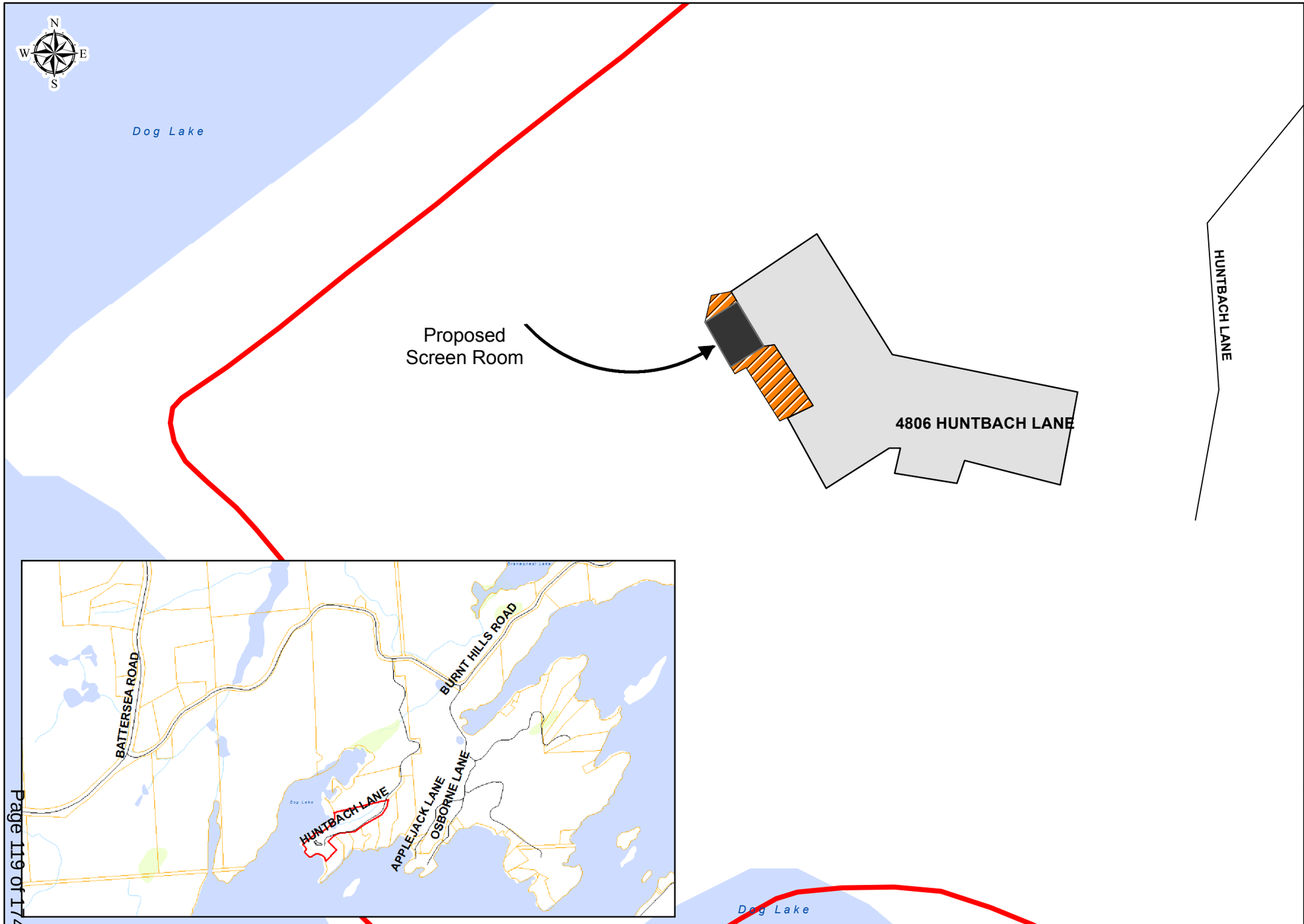
3. A building permit is required for ALL demolition and construction on the property. There shall be no additional development, or demolition of existing structures, on the property without approval from the Township of South Frontenac.

4. 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 Brown Property
Rideau Waterway Development Review Team comments.

Submitted/approved by: Lindsay Mills **Prepared by:** Jennie Kapusta



BROWN
MV-18-17-S

Legend

- Brown Proposed Screen Room
- Brown Existing House
- Brown Existing Deck
- Brown Property

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Scale 1:384

0 1.75 3.5 7 10.5 14
Meters

UTM Projection NAD 83

May 1, 2017 File: MV/FRS/80/2017

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-18-17-S (Brown)
Lots 17, 18, Concession 10; 4806 Huntbach Lane
Storrington District, Township of South Frontenac
Waterbody: Dog Lake

The Rideau Waterway Development Review Team (RWDRT), made up of staff from the Cataraqui Region Conservation Authority (CRCA) and Parks Canada, has 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 construction of an addition onto an existing 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 25.12 metres in order to permit the construction of an addition.

Site Description
The property is located on the east shore of Dog Lake. The topography of the property can be described as a gently rising slope toward the location of the existing dwelling on the property.

The property is designated 'Rural' in the Official Plan and zoned 'Limited Service Residential - Waterfront' (RLSW) in the implementing Zoning By-law.

Discussion
The main interests of the RWDRT in this application are the avoidance of natural hazards associated with the shoreline of Dog Lake, the protection of the water quality of the lake, and the conservation of the cultural and natural heritage and scenic values of the Rideau Canal National Historic Site and UNESCO World Heritage Site.

Natural Hazards
Flooding: The maximum recorded water level for Dog Lake is 98.95 metres geodetic. For Dog Lake, the highest 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, the proposed development will be located outside of the setback from the regulatory flood plain.

Erosion: Section 5.8.2 (2) of the Zoning by-law requires that no building or structure or septic tank installation shall be located within 15 metre horizontal of the top of bank of any embankment, the slope of which is greater than 30% from horizontal. CRCA policy defines the extent of potential erosion hazards to include an allowance for toe erosion, a stable slope allowance for till shorelines of 3(h):1(v), plus an erosion access allowance of 6 metres. Based on an estimated 1 metre high slope, the total erosion hazard allowance is anticipated to be approximately 9 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 as defined by the CRCA.

Water Quality
Section 5.8.2 (1.) of the Zoning By-Law 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. The Official Plan also requires that this buffer area be maintained as a natural vegetative buffer strip adjacent to the water's edge to filter pollutants from runoff.

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, new 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 proposed development involves the construction of an addition in the location of an existing deck which is reasonable, the development is no closer to the water than the existing deck, and the proposal complies with the maximum lot coverage provisions contained in the By-law. *Staff recommend that roof runoff be directed away from the lake if possible.*

Rideau Canal National Historic Site and UNESCO World Heritage Site
Similarly, RWDRT staff strive to preserve and enhance the cultural, natural and scenic values of the national historic site and world heritage site so that all Canadians can enjoy this legacy into the future.

This can be achieved through the maintenance of a natural shoreline, the maintenance and enhancement of vegetation on the property, development which complements the visual character of the landscape, and the maintenance of a minimum 30 metre setback of all development from the water. RWDRT staff have no objection to the development proposal since the addition will be constructed in the location of an existing deck.

Recommendation
RWDRT staff have no objection to the approval of application MV-18-17-S based on our consideration for natural hazards, natural and cultural heritage, and water quality and quantity protection policies.

Parks Canada - Rideau Canal Office oversees all in-water works along the Canal system. If the landowner wishes to carry out any in-water works in the future, the Rideau Canal Office must be contacted and written approval obtained prior to the commencement of construction.

CRCA's Ontario Regulation 148/06
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. However, staff note that a CRCA permit is not required for the proposed development.

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

Yours truly,

Andrew Schmidt, C. Tech.
Development Review Manager

/as
c.c. Janet Brown, 4806 Huntbach Lane, Battersea, ON, K0H 1H0
Susan Millar, Parks Canada (via email)
Lindsay Mills, Planner (via email)

REPORT TO COMMITTEE OF ADJUSTMENT
PLANNING DEPARTMENT

PUBLIC MEETING

Report Date: May 8, 2017

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 section10.3.1 of the Comprehensive Zoning By-law to permit construction within the 30m setback from water
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 construction within the required 30m setback from the high water mark **be considered for passage.**

BACKGROUND

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.

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

AGENCEY ANALYSIS AND COMMENTS

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.

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.

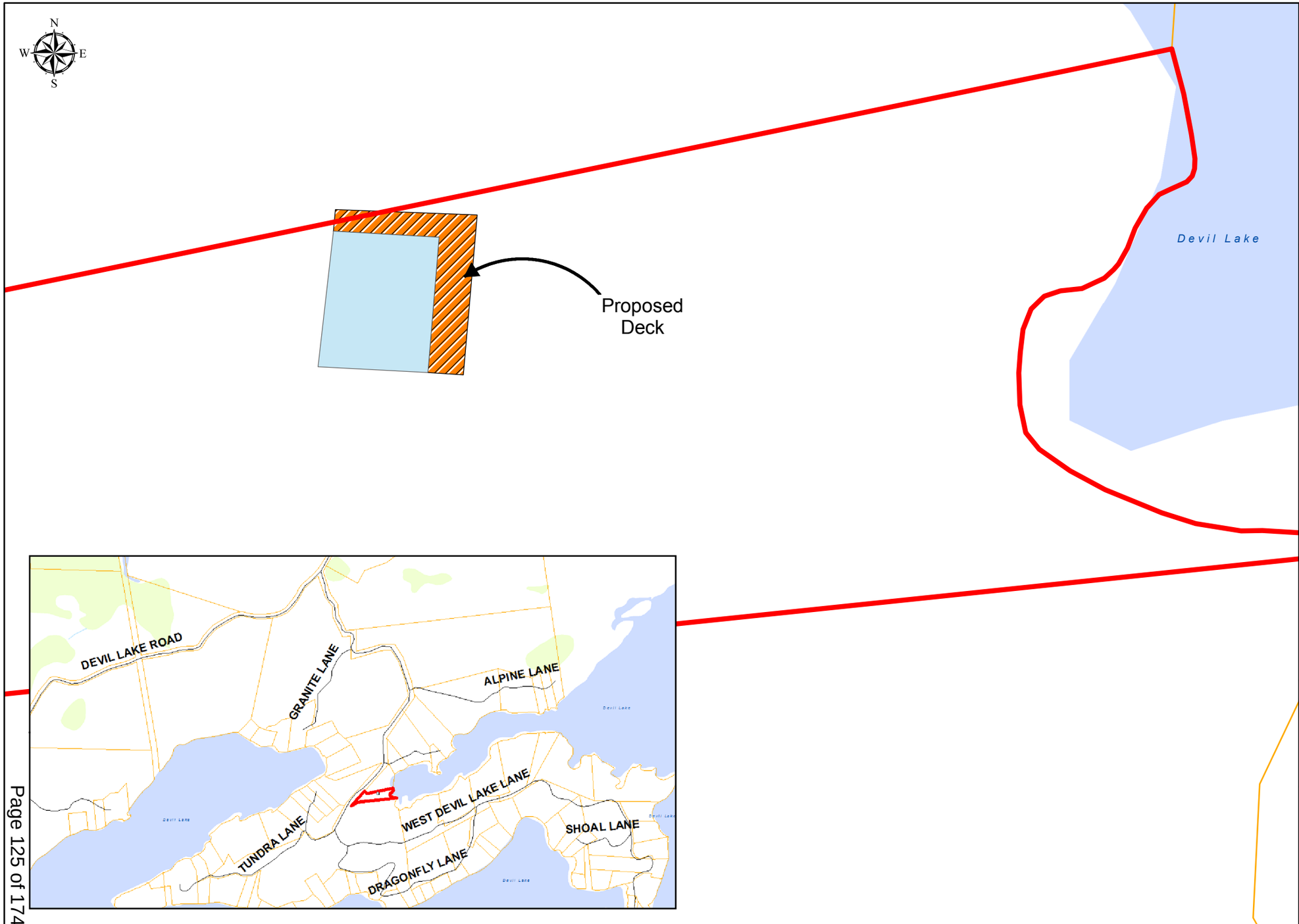
3. A building permit is required for ALL demolition and construction on the property. There shall be no additional development, or demolition of existing structures, on the property without approval from the Township of South Frontenac.

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.

ATTACHMENTS

Map of Ryckman Property
Cataraqui Region Conservation Authority comments

Submitted/approved by: Lindsay Mills **Prepared by:** Jennie Kapusta



RYCKMAN
MV-19-17-B

Legend

- Ryckman Existing Cottage
- Ryckman Property
- Ryckman Proposed Deck

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Scale 1:300

0 1.5 3 6 9 12 Meters

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
Conservation ONTARIO
Natural Champions

May 3, 2017

File: MV/FRS/78/2017

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-19-17-B (Ryckman)
Part Lot 9, Concession 10; 199 West Devil Lake Road
Township of South Frontenac (Bedford)
Waterbody: Devil Lake (Buce Bay)

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 deck 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 26.34 metres in order to permit the construction of a deck.

Site Description

The property is located on the west side of Devil Lake on West Devil Lake Road. The topography of the site can be characterized as being relatively low at the shoreline and then rising slowly up to West Devil Lake Road to the west. Currently, the property contains a cottage dwelling located approximately 30 metres from the high water mark of Devil Lake.

The property is currently designated 'Rural' in the Official Plan and 'Limited Service Residential – Waterfront' (RLSW) in the Zoning By-law for South Frontenac Township.

Discussion

The main interests of the CRCA with respect to this application are the avoidance of natural hazards associated with Devil Lake (e.g. flooding and erosion), and the protection of its water quality. There were no natural heritage features identified on the subject property.

Natural Hazards

Flooding: The maximum recorded water level for Devil Lake is 131.92 metres geodetic. For Devil Lake, the maximum recorded water level is used in lieu of an engineered flood plain. Section 4.1.3 of the CRCA's Planning Policy recommends a minimum 15 metre horizontal setback from the regulatory flood plain to account for variations in the regulatory flood plain elevation, changes over time in the anticipated extent of the regulatory flood plain, and situations such as debris or ice jams that may affect flood levels. Based upon topographic mapping information, staff are satisfied that the proposed development will be outside of the setback from the flood plain.

Erosion: For inland lakes such as this one, the regulatory erosion standard includes an allowance for toe erosion, a stable stope allowance of 3:1 (horizontal/vertical) for low till shorelines, and a 6 metre erosion access allowance. The height of the (lower) shoreline was found to be 0.5 metres resulting in a stable slope allowance of 1.5 metres. Therefore, the total erosion hazard allowance was determined to be 7.5 metres. Staff are satisfied that the proposed development will be 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.

Additionally, Section 5.2.7 b) (ii) 3) of the Official Plan states that "in no case shall an already encroaching structure be permitted to encroach further on the setback from the high water mark." Staff note that the new deck will encroach an additional 1.5 metres into the water setback than the existing deck structure on the building.

Recommendation

Staff recommend denial of application MV-19-17-B since the proposed development does not meet the intent of Section 5.2.7 of the Official Plan.

Ontario Regulation 148/06

The CRCA, under Ontario Regulation 148/06: *Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses,* regulates development within 15 metres of a valley land. Staff note that the entire property is located within the valley land. Therefore, a permit will be required for any proposed development on this property. Should the application be approved, 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.

Yours truly,

Andrew Schmidt, C.Tech.
Development Review Manager

/as

c.c. Steven and Cindy Ryckman, 342 Avenue Road, Kingston, ON, K7M 1C9
Lindsay Mills, Planner (via email)

REPORT TO COMMITTEE OF ADJUSTMENT
PLANNING DEPARTMENT

PUBLIC MEETING

Report Date: May 8, 2017

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 section10.3.2 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 1.24 +/- 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.

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

AGENCEY 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.

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.

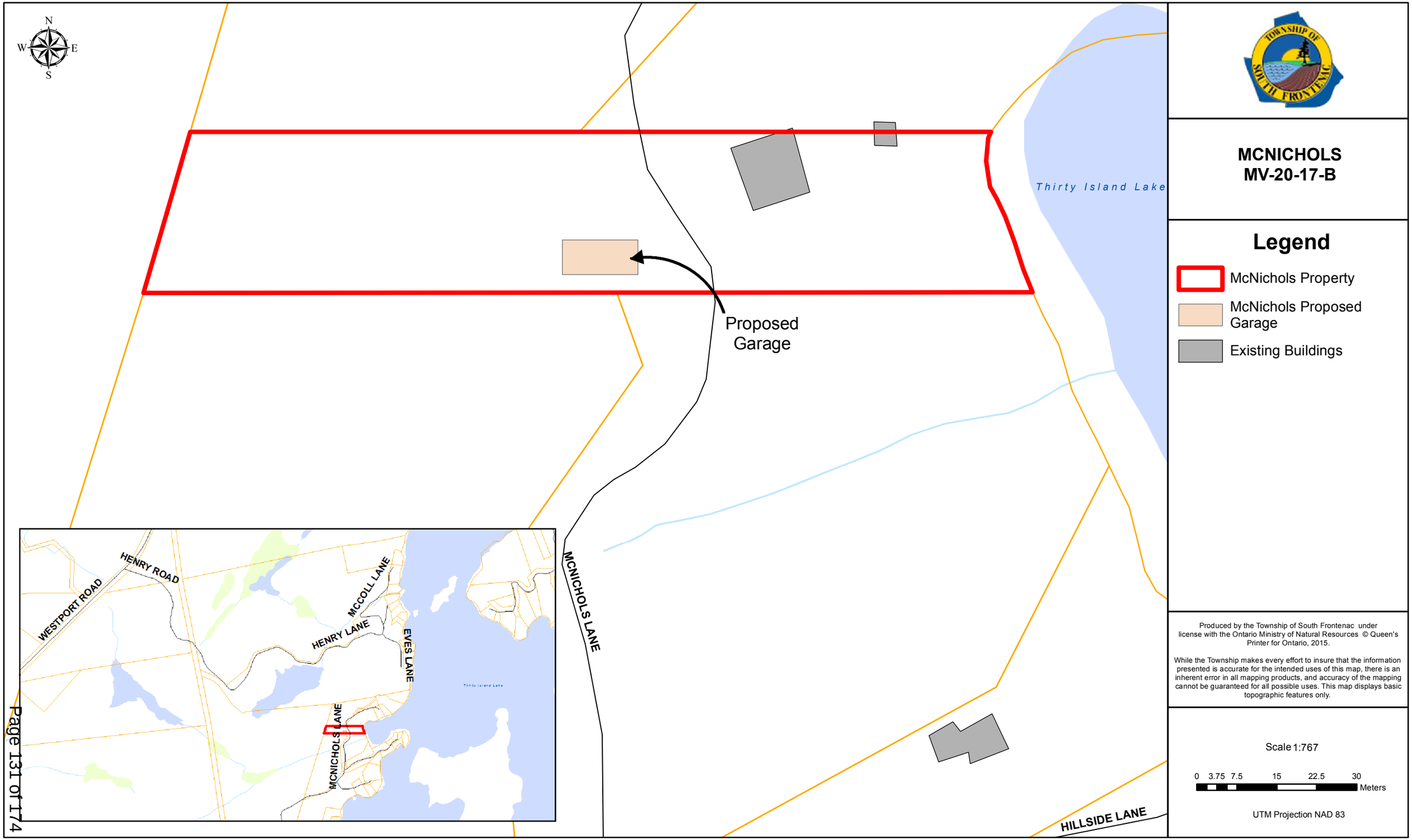
2. Minor variance MV-20-17-B is applicable only to South Frontenac Township Comprehensive Zoning By-law 2003-75 and not to any subsequent zoning by-laws.

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.

ATTACHMENTS

Map of McNichols Property

Submitted/approved by: Lindsay Mills **Prepared by:** Jennie Kapusta



TOWNSHIP OF SOUTH FRONTENAC

MCNICHOLS
MV-20-17-B

Legend

- McNichols Property
- McNichols Proposed Garage
- Existing Buildings

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Scale 1:767

0 3.75 7.5 15 22.5 30 Meters

UTM Projection NAD 83

REPORT TO COMMITTEE OF ADJUSTMENT
PLANNING DEPARTMENT

PUBLIC MEETING

Report Date: May 8, 2017

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 section10.3.1 of the Comprehensive Zoning By-law to permit construction within the 30m setback from water
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 construction within the required 30m setback from the high water mark **be considered for passage.**

BACKGROUND

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.

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

AGENCEY ANALYSIS AND COMMENTS

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.

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.

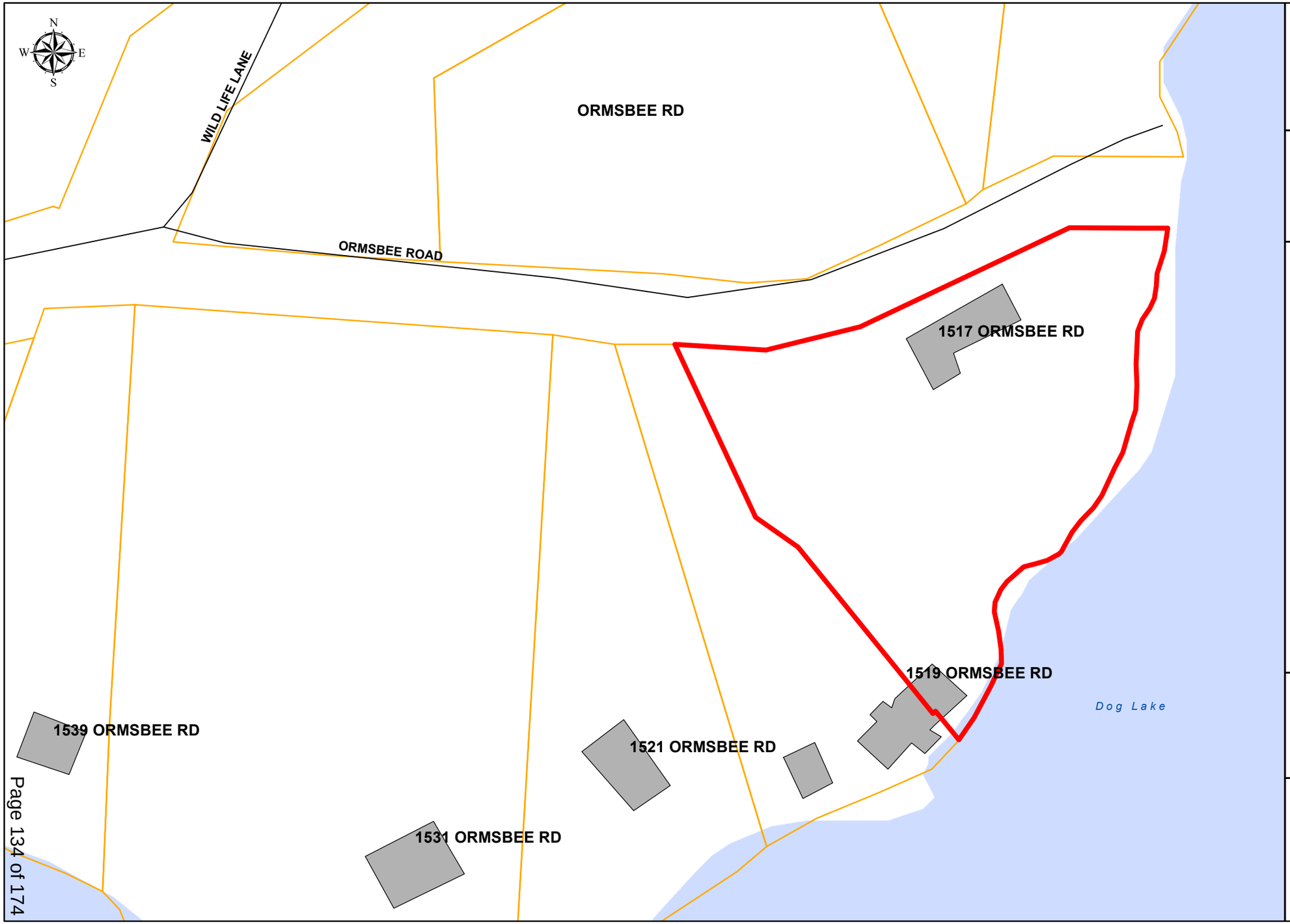
3. A building permit is required for ALL demolition and construction on the property. There shall be no additional development, or demolition of existing structures, on the property without approval from the Township of South Frontenac.

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 Rideau Valley Conservation Authority for the proposed development, and for any shoreline or in-water works.

ATTACHMENTS

Map of Harvey Property
RWDRT comments

Submitted/approved by: Lindsay Mills **Prepared by:** Jennie Kapusta



HARVEY
MV-21-17-S

Legend

- Harvey Property
- Existing Buildings

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Scale 1:767

0 3.75 7.5 15 22.5 30 Meters

UTM Projection NAD 83

May 1, 2017 File: MV/FRS/79/2017

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-21-17-S (Harvey)
Lot 19, Concession 9; 1517 Ormsbee Road
Storrington District, Township of South Frontenac
Waterbody: Dog Lake

The Rideau Waterway Development Review Team (RWDRT), made up of staff from the Cataraqui Region Conservation Authority (CRCA) and Parks Canada, has 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 construction of a second storey addition onto an existing 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 26.82 metres in order to permit the construction of a second storey addition.

Site Description
The property is located on the west shore of Dog Lake. The topography of the property can be described as a moderately rising slope toward the location of the existing dwelling on the property.

The property is designated 'Rural' in the Official Plan and zoned 'Limited Service Residential - Waterfront' (RLSW) in the implementing Zoning By-law.

Discussion
The main interests of the RWDRT in this application are the avoidance of natural hazards associated with the shoreline of Dog Lake, the protection of the water quality of the lake, and the conservation of the cultural and natural heritage and scenic values of the Rideau Canal National Historic Site and UNESCO World Heritage Site.

Natural Hazards
Flooding: The maximum recorded water level for Dog Lake is 98.95 metres geodetic. For Dog Lake, the highest 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, the proposed development will be located outside of the setback from the regulatory flood plain.

Erosion: Section 5.8.2 (2) of the Zoning by-law requires that no building or structure or septic tank installation shall be located within 15 metre horizontal of the top of bank of any embankment, the slope of which is greater than 30% from horizontal. CRCA policy defines the extent of potential erosion hazards to include an allowance for toe erosion, a stable slope allowance for till shorelines of 3(h):1(v), plus an erosion access allowance of 6 metres. Based on an estimated 2 metre high slope, the total erosion hazard allowance is anticipated to be approximately 12 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 as defined by the CRCA.

Water Quality
Section 5.8.2 (1.) of the Zoning By-Law 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. The Official Plan also requires that this buffer area be maintained as a natural vegetative buffer strip adjacent to the water's edge to filter pollutants from runoff.

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, new 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 proposed development involves the construction of a second storey addition in the location of an existing dwelling which is reasonable, the development is no closer to the water than the existing dwelling, and the proposal complies with the maximum lot coverage provisions contained in the By-law. *Staff recommend that roof runoff be directed away from the lake if possible.*

Rideau Canal National Historic Site and UNESCO World Heritage Site
Similarly, RWDRT staff strive to preserve and enhance the cultural, natural and scenic values of the national historic site and world heritage site so that all Canadians can enjoy this legacy into the future.

This can be achieved through the maintenance of a natural shoreline, the maintenance and enhancement of vegetation on the property, development which complements the visual character of the landscape, and the maintenance of a minimum 30 metre setback of all development from the water. RWDRT staff have no objection to the development proposal since the addition will be constructed in the location of an existing dwelling.

Recommendation
RWDRT staff have no objection to the approval of application MV-21-17-S based on our consideration for natural hazards, natural and cultural heritage, and water quality and quantity protection policies.

Parks Canada - Rideau Canal Office oversees all in-water works along the Canal system. If the landowner wishes to carry out any in-water works in the future, the Rideau Canal Office must be contacted and written approval obtained prior to the commencement of construction.

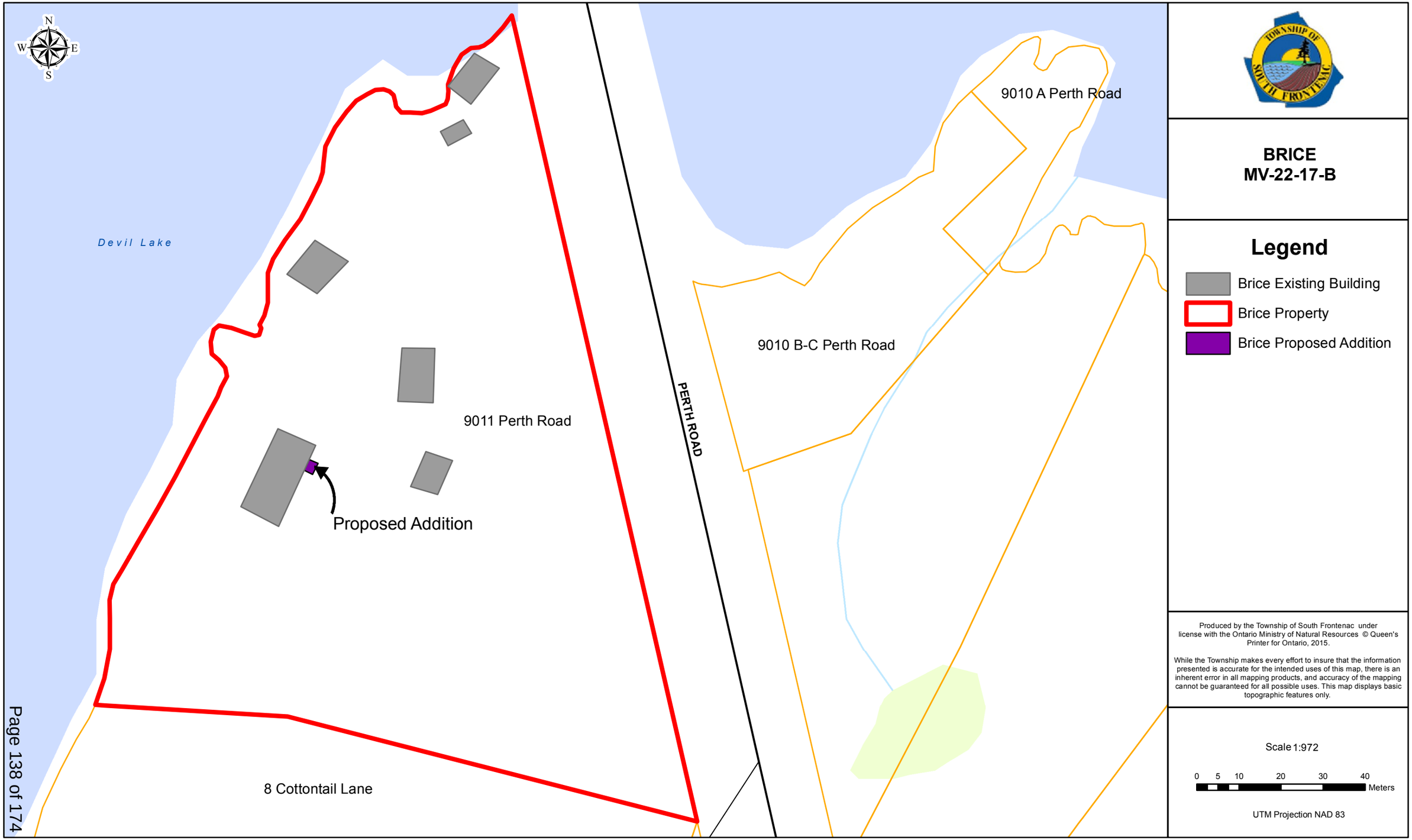
CRCA's Ontario Regulation 148/06
Please note that a portion of the property is subject to Ontario Regulation 148/06: Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses, which is administered by the CRCA. The purpose of the regulation is to ensure that proposed changes (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. Staff note that a CRCA permit will be required for the proposed 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

Yours truly,

Andrew Schmidt, C. Tech.
Development Review Manager

/as
c.c. Nicholas Harvey, 1517 Ormsbee Road, Battersee, ON, K0H 1H0
Susan Millar, Parks Canada (via email)
Lindsay Mills, Planner (via email)



TOWNSHIP OF SOUTH FRONTENAC

BRICE
MV-22-17-B

Legend

- Brice Existing Building
- Brice Property
- Brice Proposed Addition

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Scale 1:972

0 5 10 20 30 40 Meters

UTM Projection NAD 83

REPORT TO COMMITTEE OF ADJUSTMENT
PLANNING DEPARTMENT

PUBLIC MEETING

Report Date: May 8, 2017

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 section18.3.1 of the Comprehensive Zoning By-law to permit construction within the 30m setback from water
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 construction within the required 30m setback from the high water mark **be considered for passage.**

BACKGROUND

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.

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: Recreational Resort Commercial-Special Zone 34 (RRC-34)
Application Complies with Zoning: Yes
Current Official Plan Designation: Rural (RU)
Application Complies with Official Plan: Yes

AGENCEY ANALYSIS AND COMMENTS

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.

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.

ATTACHMENTS

Map of Brice Property
RWDRT comments

Submitted/approved by: Lindsay Mills **Prepared by:** Jennie Kapusta

REPORT TO COMMITTEE OF ADJUSTMENT
PLANNING DEPARTMENT

PUBLIC MEETING

Report Date: May 8, 2017

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

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 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.

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-35)
Application Complies with Zoning: Yes
Current Official Plan Designation: Rural (RU)
Application Complies with Official Plan: Yes

AGENCEY ANALYSIS AND COMMENTS

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.

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.

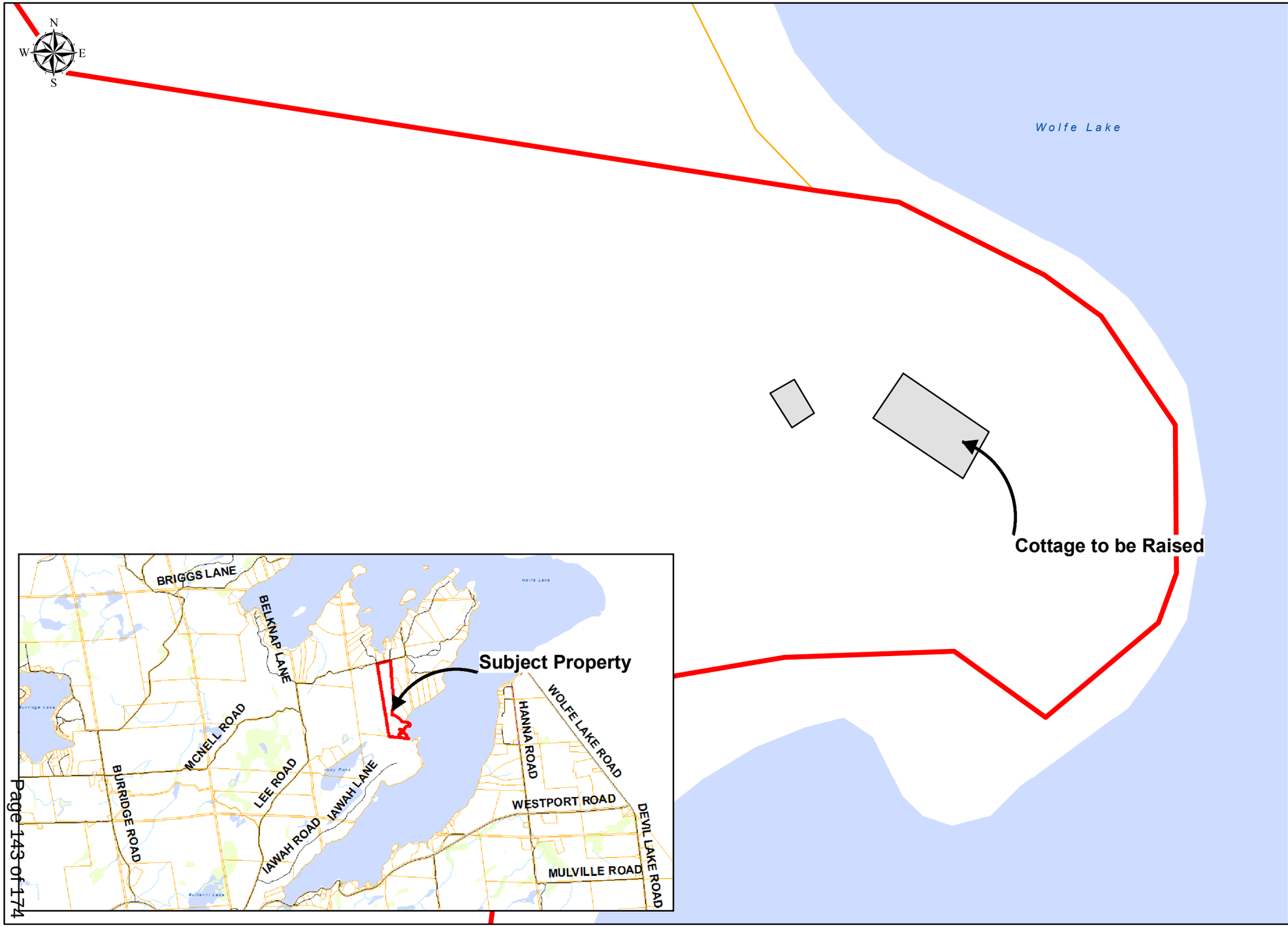
3. A building permit is required for ALL demolition and construction on the property. There shall be no additional development, or demolition of existing structures, on the property without approval from the Township of South Frontenac.

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.

ATTACHMENTS

Map of Kimmett Property
RWDRT comments

Submitted/Approved by: Lindsay Mills **Prepared by:** Jennie Kapusta



TOWNSHIP OF SOUTH FRONTENAC

KIMMETT
MV-23-17-B

Legend

- Kimmett Existing Building
- Kimmett property

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Scale 1:460

0 2.25 4.5 9 13.5 18 Meters

UTM Projection NAD 83

Ontario Lake Assessments
& Environmental Education Services

RR#3 Harrowsmith
Ontario K0H 1V0
Tel: (613) 376-3863
Fax: (613) 376-6128

Thursday, April 06, 2017

Jennie Kapusta, Planning Assistant
Township of South Frontenac
4432 George Street, P.O. Box 100
Sydenham, ON, K0H 2T0

REGARDS: Preliminary EIA, MV Application at 966 Lee Road, Bedford District, South Frontenac Township, Wolfe Lake / PSW – Proposal to Raise a Cottage to Install a Foundation and Create Storage Space

Dear Jennie Kapusta:

A site visit was conducted to the above locale on April 3rd, 2017.

The Proposal:

The proposal is to raise (elevate) the existing cottage in order to pour footings and install foundation walls to a height not to exceed 1.83m (6 ft). The renovation will both level and stabilize the building while creating needed storage space; the building at present sits on cement blocks. The cottage has a deck across the front (on the east side facing Wolfe Lake (see photographs 1, 2 and 3 below). The foundation will not encompass the area of the deck. The deck may be replaced with a new deck of the same size. Included in the proposal is backfilling and grading around the foundation wall to bring the grade up to the natural grade evident on the north end of the building.

An existing small out building is situated on the north side of the cottage.

As part of the proposal, there are two trees to be removed (marked on the photographs with a red star), one is a maple very close to the gable end on the south side of the cottage and the other is an aspen close behind the building that is being removed as a dangerous and hazardous tree to injury and property damage.

Natural Heritage Concerns:

The cottage is situated within the 30 m setback from Wolfe Lake on three sides, 16.8m (55') to the east, 18.9m (62') to the west and 22.9m (75') to the south. An important Provincially Significant Wetland (PSW) surrounds the cottage on three sides; the wetland fronting the shoreline on all sides is a lacustrine wetland; it is comprised of emergent and both submerged and floating leafed aquatic macrophytes, much of it lays offshore. This Provincially Significant Wetland (PSW) is identified on Schedule A in the Official Plan (OP) for South Frontenac Township, it is a large wetland swamp that extends well inland to the west and also northerly to the Lee Road; the wetland extends into the bay south of the cottage and along the shoreline east of the cottage.

Section 5.2.5 of the OP states that 'No new development or site alteration within 120 metres (394 feet) of a Provincially Significant Wetland (PSW), nor expansion or re-development of an existing development within or adjacent to a PSW is permitted unless it has been determined through an Environmental Impact Assessment (EIA) …… that there will be no negative impacts on the natural features or ecological functions of the wetland'. Section 5.2.11 allows for a preliminary EIA to be undertaken that examines the potential for impacts, the findings of which may negate the need for a full EIA in situations where no impacts would be obvious.

Due to the close proximity to the water, only a very small tree buffer remains next to the shoreline on the lake on the east (photograph 4) and south sides (photograph 5). It is dominated by hemlock, pine and cedar. The understory has been completely removed. Water access is at two locations, one on the east shore directly in front of the cottage and the other in the bay at the south where a dock is presently located.

… 2

Potential for Impacts and Remedial Measures:

<u>There are no long-term impacts expected as a result of this proposal.</u> There is however the potential for disruption of the native soil mantle and for offsite loss of fill material by way of erosion into the lake during the construction due to the close proximity to the lake and wetland. Appropriate construction soil stability measures must be implemented to prevent this from occurring during construction and afterwards. Excavation materials removed from the foundation area and surplus to the backfill requirements must be removed from the area to the borrow pit area near to the Lee Road entrance.

Also the native shoreline buffer of trees adjacent too and in front of the cottage need to be protected from damage by heavy equipment during the construction period. The trees should be flagged and a protective measure put in place so equipment operators avoid damaging these trees.

While <u>not a condition</u> of this Preliminary EIA, serious consideration should be given relocating the dock to the east shoreline in front of the cottage at the site of the present east access and then replanting the shoreline at the south water access point. It is important wetland habitat and should be left natural.

There will not be a need to undertake a full EIA with respect to this proposal since there will be no further intrusion into the 120 metre zone of influence distance from the PSW and no further intrusion into the 30m buffer next to Wolfe Lake.

If you have any questions in the above regard, please contact me.

Respectfully yours,

Reginald Genge B.Sc.
Ontario Lake Assessments
3654 Stage Coach Road
RR #3
HARROWSMITH, Ontario
K0H 1V0
rgenge@xplornet.ca
613-376-3863

Copy to:

Tony Kimmett
RR #4
Napanee, ON
K7R 3K9

(Three pages of photographs #1 through #5 attached)



Photograph 1 – View of North end of Cottage – Shows Natural Grade and Deck



Photograph 2 – Aspen to be removed – Natural Grade on North End of Building



Photograph 3-Maple tree at South Gable to ***be removed -***



Photograph 4 - Shoreline Buffer (east shoreline)



Photograph 5- View Southerly into the (PSW) Wetland

REPORT TO COMMITTEE OF ADJUSTMENT
PLANNING DEPARTMENT

PUBLIC MEETING

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

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?

Current Zoning: Limited Service Residential Waterfront (RLSW)
Application Complies with Zoning: Yes
Current Official Plan Designation: Rural (RU)
Application Complies with Official Plan: Yes

AGENCEY ANALYSIS AND COMMENTS

Comments from Cataraqui Region Conservation Authority have yet to be received.

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

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.

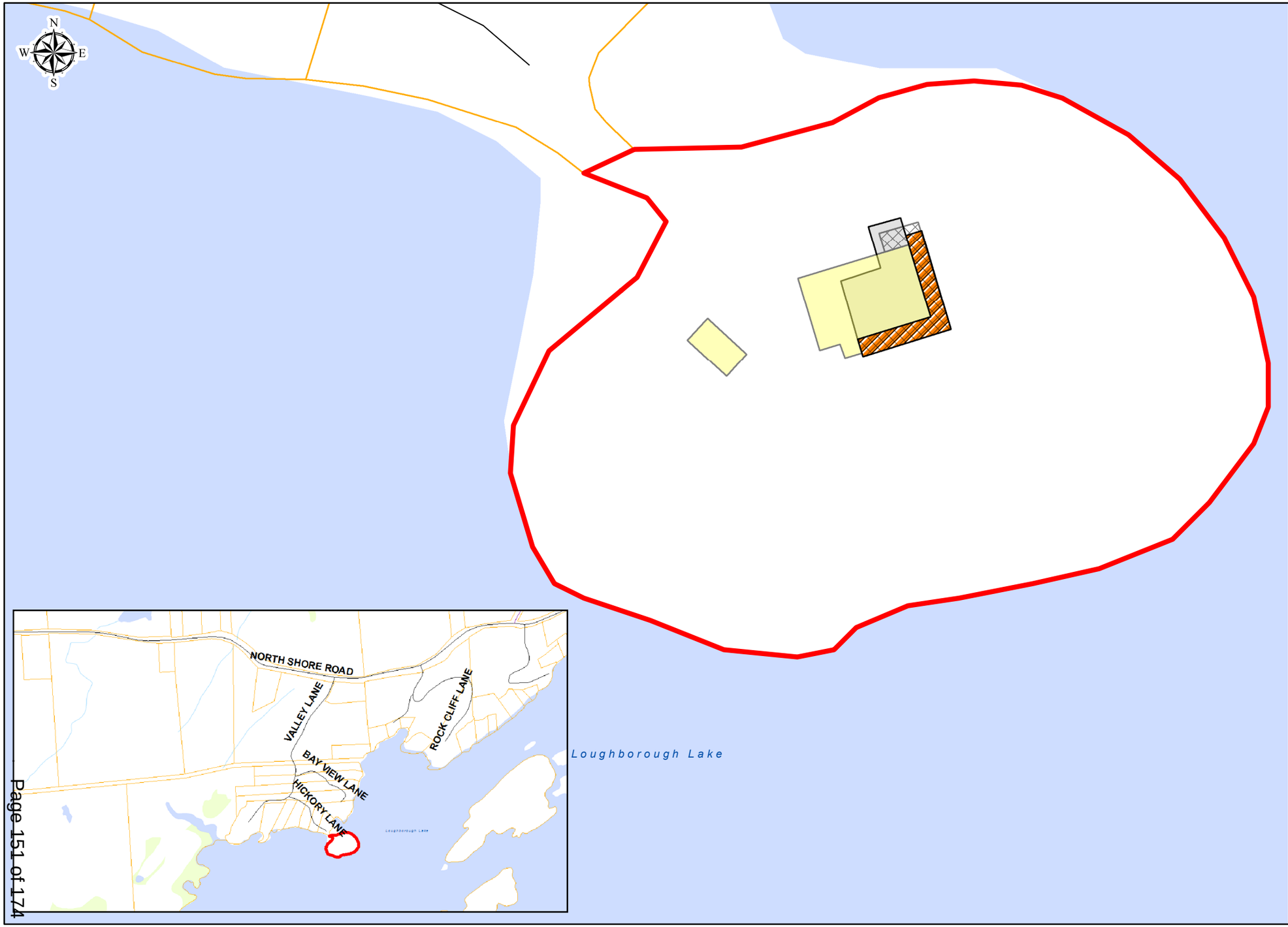
3. A building permit is required for ALL demolition and construction on the property. There shall be no additional development, or demolition of existing structures, on the property without approval from the Township of South Frontenac.

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 Rideau Valley Conservation Authority for the proposed development, and for any shoreline or in-water works.

ATTACHMENTS

Map of Anglin Property

Submitted/Approved by: Lindsay Mills **Prepared by:** Jennie Kapusta



TOWNSHIP OF SOUTH FRONTENAC

ANGLIN
MV-24-17-B

Legend

- Anglin Property

Proposed

- Proposed Cottage
- Proposed Deck

Existing

- Existing Cottage
- Existing Deck

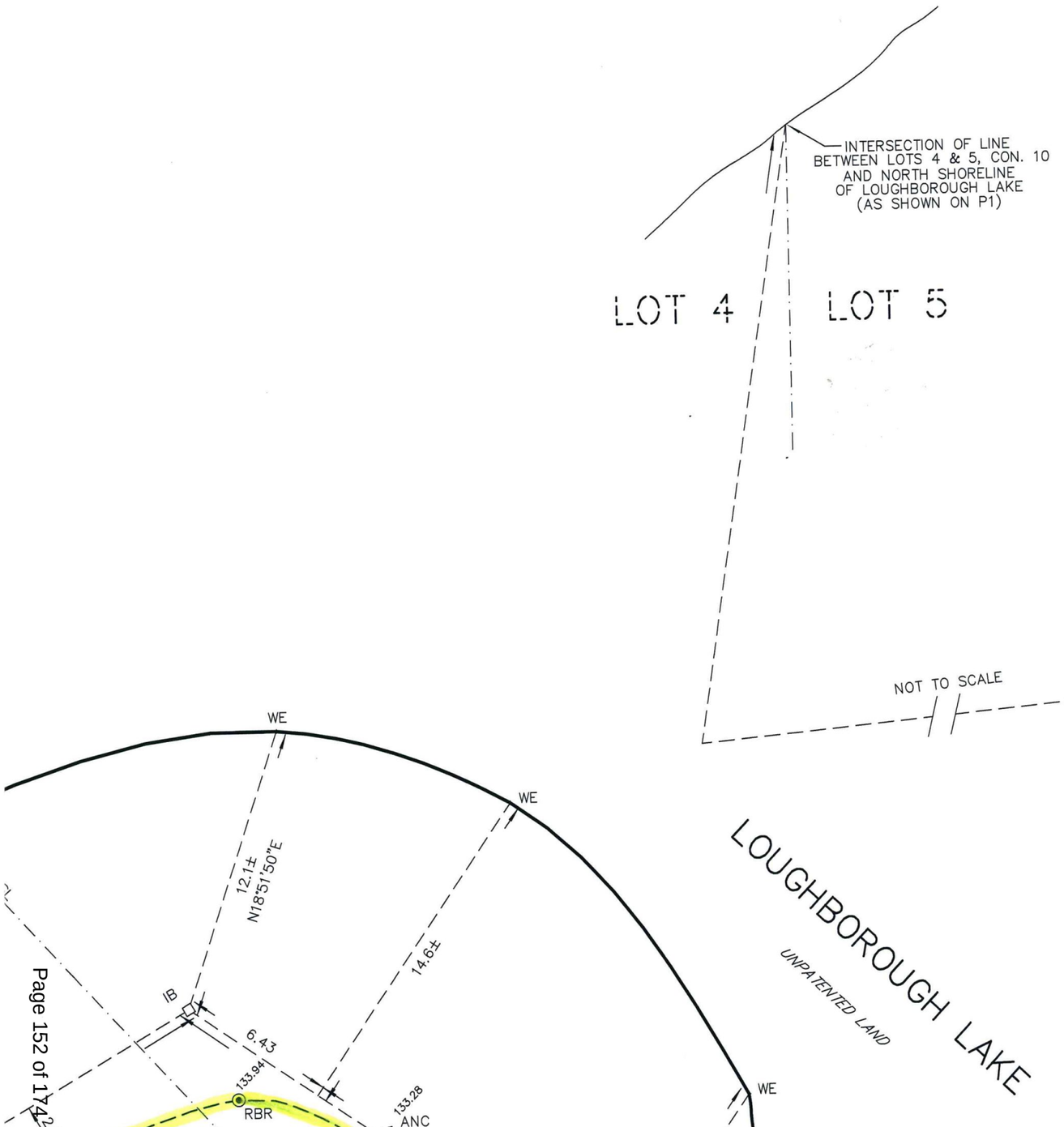
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Scale 1:614

0 3 6 12 18 24 Meters

UTM Projection NAD 83



PLAN OF SURVEY
OF PART OF LOT 4
CONCESSION 10
TOWNSHIP OF SOUTH FRONTENAC

(GEOGRAPHIC TOWNSHIP OF PITTSBURGH)

(FORMERLY GEOGRAPHIC TOWNSHIP OF STORRINGTON)

COUNTY OF FRONTENAC

SCALE: 1 : 200

5m 0 5 10 15 metres

METRIC

DISTANCES & COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

LESLIE M. HIGGINSON SURVEYING Ltd.

2016

THIS REPORT WAS PREPARED FOR BILL ANGLIN & THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 11TH DAY OF OCTOBER, 2016.

LESLIE M. HIGGINSON SURVEYING Ltd.
ONTARIO LAND SURVEYOR
KINGSTON, ONTARIO

OCTOBER 28, 2016

NOTE & LEGEND:

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS AND ARE RELATED TO MONUMENTS ORP A AND ORP B HAVING A BEARING OF N32°04'40"W, UTM ZONE 18, (75° WEST LONGITUDE) NAD83 (CSRS) (1997.0).

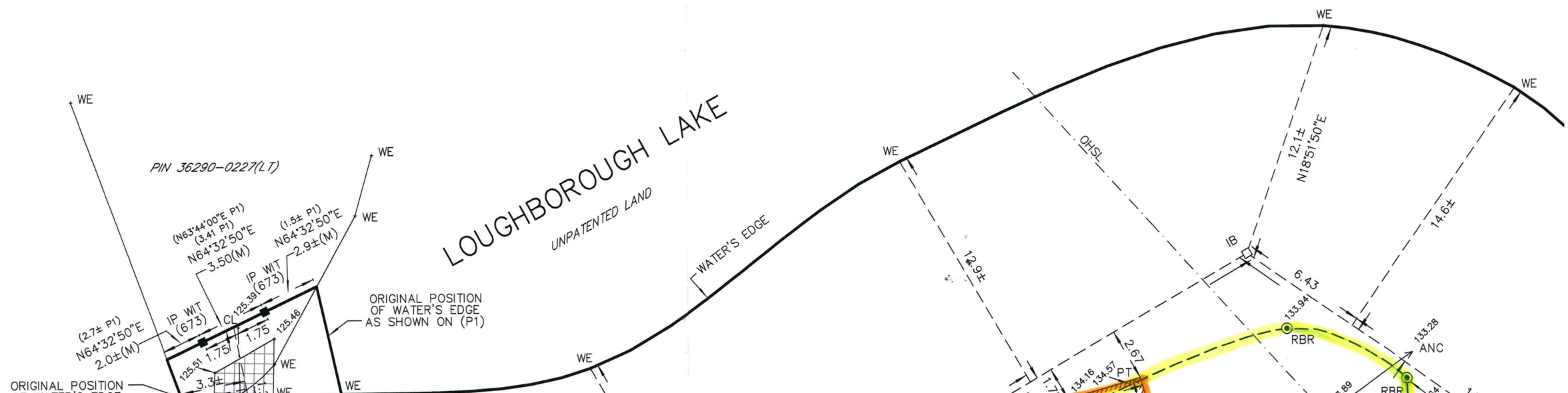
COMPARISONS SHOWN IN BRACKETS ARE TO ASTRONOMIC BEARINGS

INTEGRATION COORDINATE TABLE OBSERVED REFERENCE POINTS(ORPs) DERIVED FROM GPS OBSERVATIONS USING THE PRECISE POINT POSITIONING (PPP) SERVICE, UTM ZONE 18, NAD83(CSRS)(1997.0) RURAL ACCURACY PER SEC. 14(2) OF O.REG. 216/10		
POINT ID	NORTHING (M)	EASTING (M)
ORP A	4923035.41	387357.47
ORP B	4923010.37	387373.17
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.

GRID DISTANCES CAN BE CALCULATED BY MULTIPLYING THE GROUND DISTANCES SHOWN ON THE PLAN BY THE COMBINED SCALE FACTOR OF 0.99974012.

ELEVATIONS SHOWN ARE GEODETIC AND HAVE BEEN DERIVED FROM GPS OBSERVATIONS USING NATURAL RESOURCES CANADA (NRCAN) POINT POSITIONING (PPP) SERVICE.



GRAVEL DRIVE

15.03
N11°10'20"W
(N12°27'00"W P1)
24.37(M)
(24.29 P1)

PLASTIC LID 132.70

134.11 RBR

15.2 (50') SETBACK
FROM WATER'S EDGE

RBR 130.74
22.40
N59°41'40"E

133.74 133.45 RBR 133.91
TC 0.45ø TD 0.35ø

134.35 TC 0.5ø

133.35 TC 0.35ø 133.63 TC 0.6ø

RBR 132.42

CL 126.28
8.6±
CL 126.44
WE
CC (673) FOUND
SET RP
ORP A

3.15

(N33°08'00"W P1)
N32°04'40"W

32.77

127.68 CL
128.50 CL
129.15 CL

15.2 (50') SETBACK
FROM WATER'S EDGE

RBR 130.16

GRAVEL DRIVE 133.26 CL
131.88 CL
130.86
CL 130.42

17.5±

(P1&M)
29.56

7.66

14.7±

WE

WATER'S EDGE

CC (673) FOUND
SET RP
ORP B

N32°40'20"E
8.40

2.09 4.40 3.99 3.48 0.39

(N78°31'00"E P1)
N79°41'20"E

17.59

(47.30 P1)
47.45

15.25

7.5±

9.0± 10.6±
11.4± 12.4± 13.8±

WE

130.72 RBR 131.12 RBR 132.09 RBR 133.02 RBR 132.24 RBR 130.74 RBR

15.2 (50') SETBACK FROM WATER'S EDGE

1 STOREY
VINYL SIDED
DWELLING
(CIVIC No. 32)

5.99 0.12 7.47 DECK 2.4
7.46 9.92 2.4
FRAME DECK
134.58 134.56 134.34
134.56 134.57 134.29 134.31

TBM #1
ELEV=134.28
IB IN GROUND

SEE PLAN BY
DAVID T. HUMPHRIES O.L.S.
DATED OCTOBER 22, 1952 (P1)
(ATTACHED TO INST. No. 10120)

PIN 36290-0293(LT)

C O N C E S S I O N 1 0

RBR 132.48

15.2 (50') SETBACK
FROM WATER'S EDGE

29.84

CC (673) FOUND
SET RP

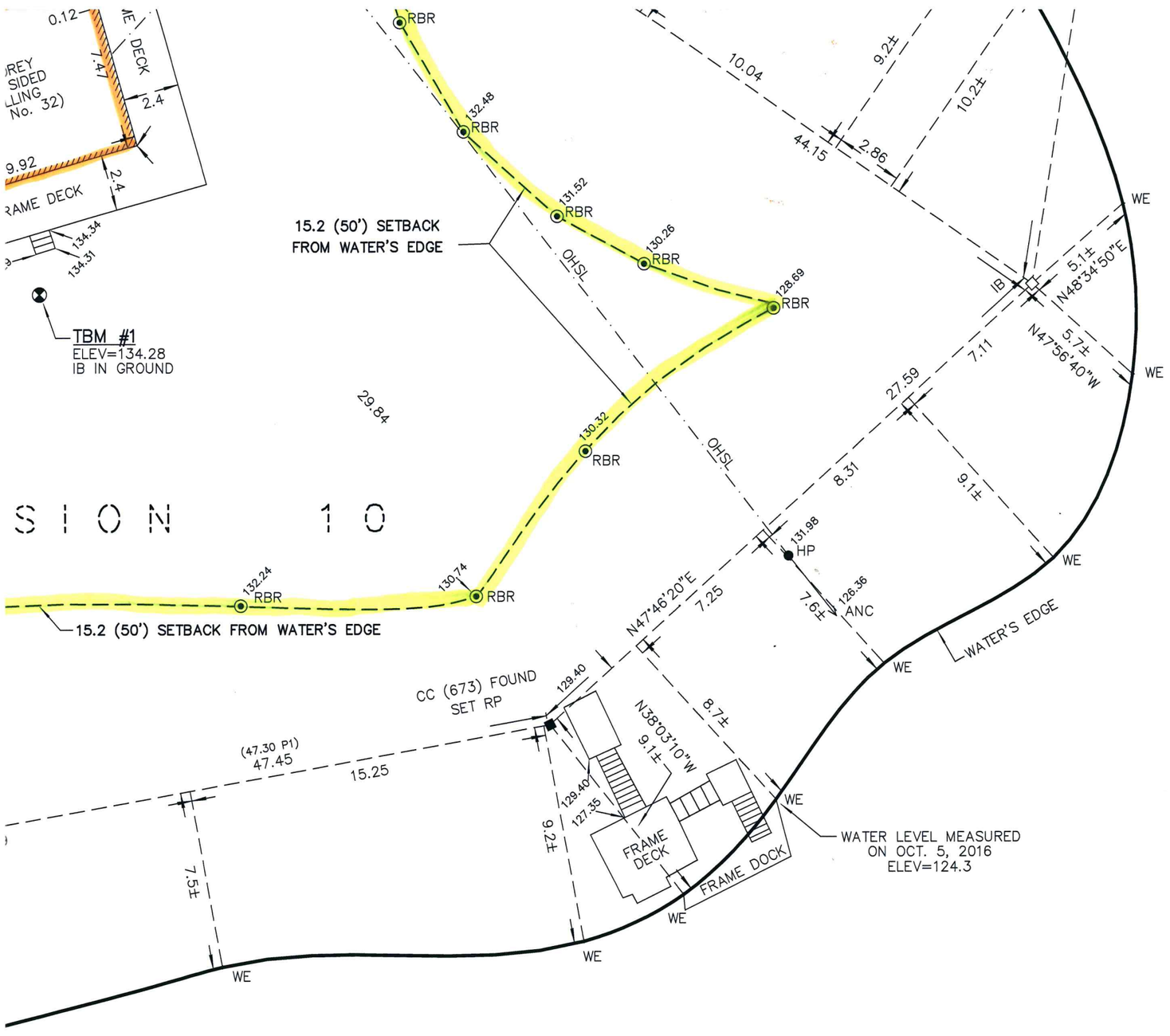
9.74

LOUGHBOROUGH LAKE

UNPATENTED LAND

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
1986197

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29(3).



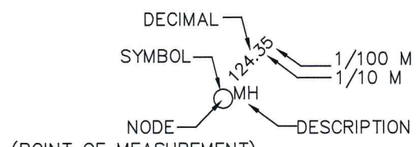
LOUGHBOROUGH LAKE

UNPATENTED LAND

NOTE & LEGEND:

□	DENOTES	SURVEY MONUMENT PLANTED
■	"	SURVEY MONUMENT FOUND
SSIB	"	SHORT STANDARD IRON BAR
SIB	"	STANDARD IRON BAR
IB	"	IRON BAR
IP	"	IRON PIPE
CC	"	CUT CROSS
SK	"	SPIKE
WIT	"	WITNESS
CALC	"	CALCULATED
S	"	SET
M	"	MEASURED
WE	"	WATER'S EDGE
OHSL	"	OVERHEAD SERVICE LINE
HP	"	HYDRO POLE
ANC	"	ANCHOR
RBR	"	REBAR
BM	"	BENCHMARK
CL	"	CENTRELINE
ø	"	DIAMETER
TD	"	DECIDUOUS TREE
TC	"	CONIFEROUS TREE
BM	"	BENCHMARK
CL	"	CENTRELINE
PT	"	PAINT MARK ON ROCK
P1	"	PLAN BY DAVID T. HUMPHRIES O.L.S. DATED OCTOBER 22, 1952.
673	"	DAVID T. HUMPHRIES O.L.S.

ELEVATIONS SHOWN ARE GEODETIC AND HAVE BEEN DERIVED FROM GPS OBSERVATIONS USING NATURAL RESOURCES CANADA (NRCAN) PRECISE POINT POSITIONING (PPP) SERVICE.



(POINT OF MEASUREMENT)

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LESLIE M. HIGGINSON O.L.S. 2016

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DATED OCTOBER 28, 2016

LESLIE M. HIGGINSON SURVEYING Ltd.
1064 GARDINERS ROAD
KINGSTON, ONTARIO K7P 1R7
(613) 389-7986 (FAX)389-5578 or leslie@lmhigginson.com

Ontario Lake Assessments
& Environmental Education Services

RR#3 Harrowsmith
Ontario K0H 1V0
Tel: (613) 376-3863
Fax: (613) 376-6128

Wednesday April 12, 2017

Jennie Kapusta, Planning Assistant
Township of South Frontenac
4432 George Street
P.O. Box 100
SYDENHAM, Ontario
K0H 2T0

REGARDS: Preliminary EIA; Minor Variance – 32 Hickory Lane; Storrington District
South Frontenac Township; Loughborough Lake (East Basin)

Dear Jennie Kapusta:

A site visit was conducted to the above address on April 5th, 2017 with a view to determine the impacts on Natural Heritage features as a result of the proposal to demolish an existing cottage and replace it with a cottage / residence on an expanded footprint.

Site Description:

The property is the only parcel on a small island (approx. 0.5 ha; 1.2 ac.) located in the east basin of Loughborough Lake. The island is connected to the mainland by a short 3m (10ft) bridge. In addition to the lake, the other Natural Heritage feature of concern is the Loughborough Lake Provincially Significant Wetland (PSW) complex, a small portion of which is located close by; the lacustrine portion of which fronts on the west side of the island near the bridge connection. The water depth along this shoreline area is shallow and the aquatic plant community extends to the surface; the wetland does not encompass the island; water depths along the south shoreline are deeper.

The island is 'dome' shaped with a central flattened plateau area that is roughly 10m (33ft) above lake level. The north edge of the island shoreline is very steep and drops sharply to the water; there is a top of bank setback requirement of 15m (50ft) as a result from this shoreline. The balance of the shoreline is not as precipitous but remains challenging. Driveway access is along the west shoreline in close proximity to the water's edge.

The understory has been removed from the plateau area but remains in the foreslope area in the form of juniper bush, gray dogwood and saplings of oak and maple. The mature trees include white pine, oak, maple and white birch that are sparsely distributed over the island. The crowns on several white pine are missing due to wind damage. White cedar is located mainly in the down slope areas close to the water and along the entrance driveway.

An existing cottage (150.94$m^{2\pm}$; (1624 $ft^{2\pm}$) inclusive of the deck is located approximately north-central on the island. At present the cottage is serviced by two in-ground holding tanks located on the west side of the cottage with a pump-out stand pipe located close to the bridge. Water access is on the south shoreline and includes a dock and viewing deck. The existing cottage sits at a distance of 15m (50') from the water on the north side and just meets the 30m setback on each of the other sides, however due to the size of the island, there is no location for the proposed new structure that can satisfy the 30m setback requirement in every direction.

….2

The Proposal:

The proposal is to demolish the existing cottage and replace it with a new cottage/residence on an expanded footprint. The proposed new footprint will be 204.9 $m^{2\pm}$; (2204 $^{ft2\pm}$) in area (inclusive of a deck assumed to be the same size as the original); this results in a 36% increase in footprint. The proposal creates an opportunity to remove the holding tanks and cancel the inherent risks associated with the sewage truck backing down the steep gradient on Hickory Lane to service the frequent pump-outs that are required with holding tanks.

This could be achieved by relocating the new building envelope forward (southerly) in front of the existing footprint and then installing a septic tank with a tertiary treatment technology and a filter bed. This can all be achieved with the maximum setback possible on all sides and still more than meet the minimum setback of 15m (50') from the water for the filter bed.

Natural Heritage Risks:

A review of the phosphorus data collected in the east basin of Loughborough Lake (2002 to 2015) indicates a mean value of 14 ug/L. The upset limit Provincial Water Quality Objective for warm water lakes is 20 ug/L. Loughborough Lake (east basin) is managed as a warm water fishery and does not have an 'at capacity' designation.

The lacustrine portion the PSW complex located west of the island is approximately 20-25 m from any proposed filter bed location and approximately 30m from the proposed new building envelope. Since there will be no filling, excavating, draining or work in or around the wetland as part of this rebuilding then there will be no impacts on the wetland.

Conclusion:

There will be less risk to water quality on the lake with a tertiary treatment system and a filter bed installed than there would be with holding tanks and a sewage truck access down the steep gradient of Hickory Lane in close proximity to the water. The proposed expanded footprint of the residence will not pose any threat to either water quality in the lake or habitat in the wetland.

If you have any questions in the above regard please feel free to give me a call.

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Odessa, Ontario
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SITE PLAN 1:200 (11" x 17")

~~MARCH 8/17~~
MARCH 11/17

▼ = DOOR

= DECK

EXIST. BRIDGE OVER WATER

EXIST. COTTAGE & SHED TO BE REMOVED.

?PROPOSE WELL

50'-0" SET BACK TYPICAL

HP

LINE OF EXIST. DECK TO BE REMOVED & LINE OF NEW DECK.

16'-0" x 24'-0" FUTURE OUT BUILDING (GARAGE)

29'-6⅛" x 56'-1½"

EXISTING ROAD

50'-0" SET BACK TYPICAL.

29'-6⅛" x ~~56'-1½"~~ 15.2m
(9.0m x 15.2m)

GROUND FLOOR 1628
SECOND FLOOR 590 / 2218 sq.ft

56'-1½"

57'-6½"

BDRM #1

QUEEN 60X80

GL

GL

81

BDRM #2

QUEEN 60X80

81

STOR.

UP

W/R

STORAGE CABINET

MUD ROOM

STORAGE CABINET

TALL STORAGE CABINET

W

D

PANTRY

DOUBLE WALL OVEN

DISHWASHER

SINK

FRIDGE

PANTRY

KITCHEN

COOK TOP

UNDER COUNTER FRIDGE

100

LIVING RM

36

30X72

DINING RM

132

96

60X24

96X120

96

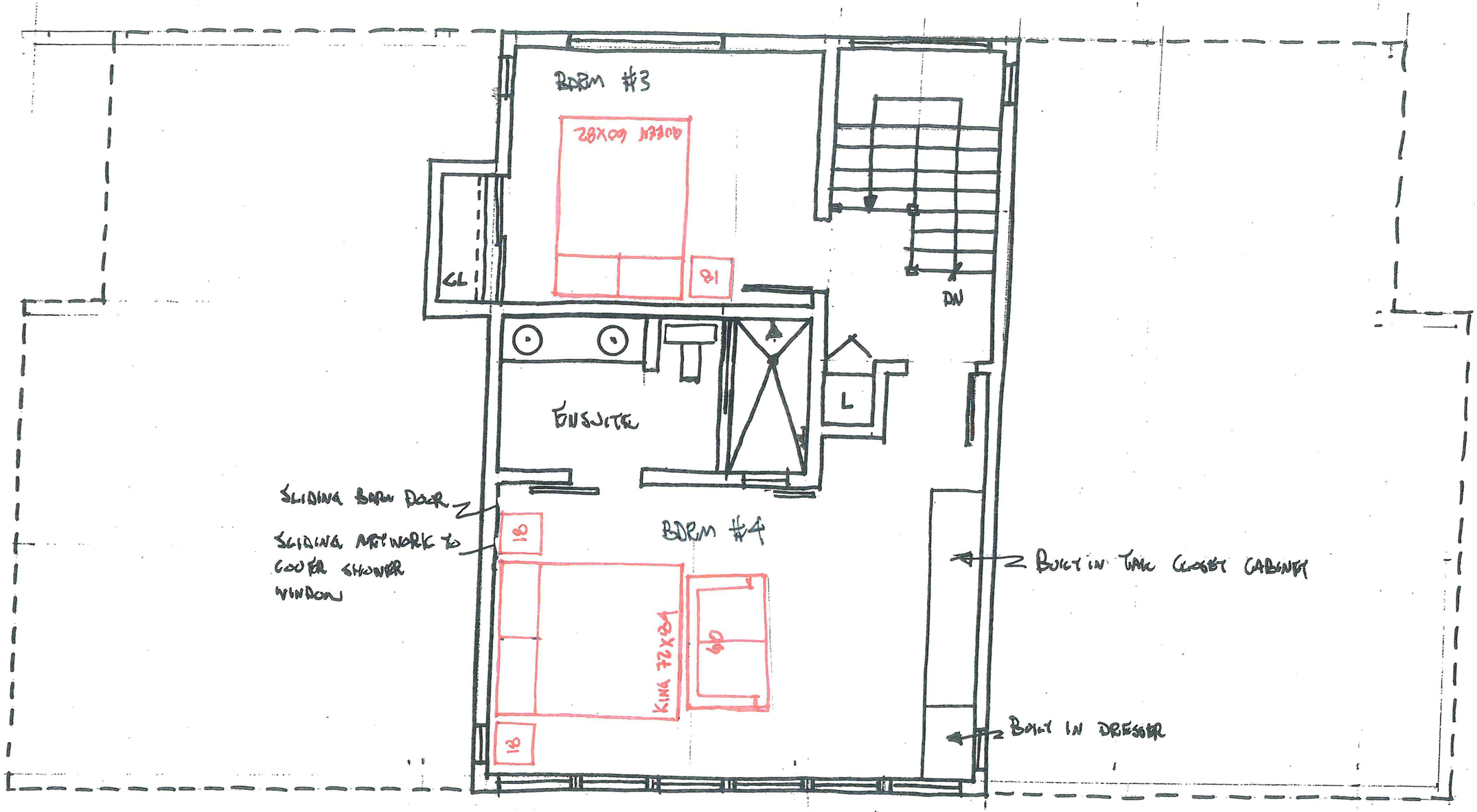
36

ENTRY

1628 sq. ft.

March 16/17

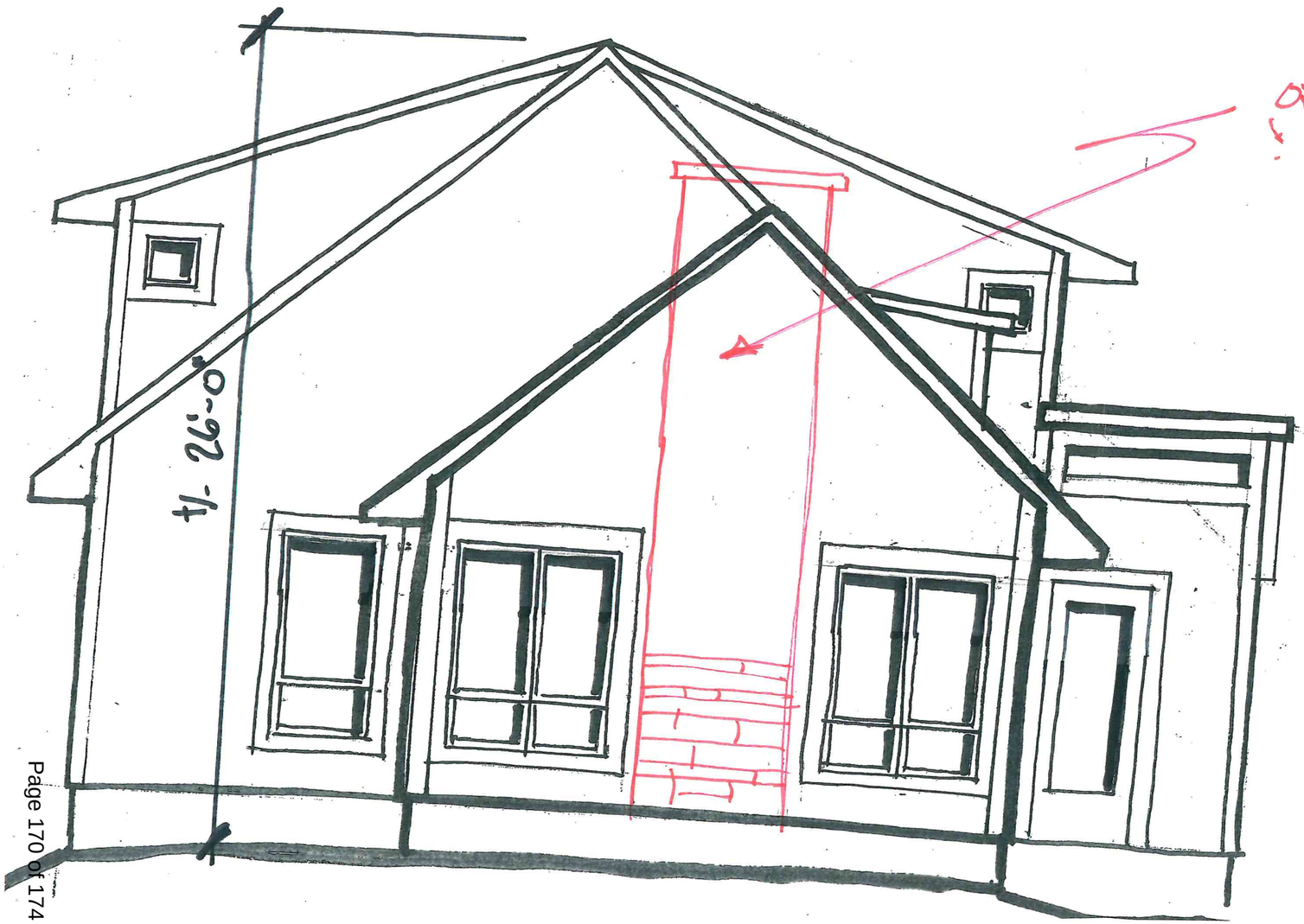
Main Floor ¼": 1'-0" (11"x17") ~~March 6/17~~



590 sq. ft

March 11/17

SECOND FLR 1/4": 1'-0" (11"x17") ~~MARCH 8/17~~



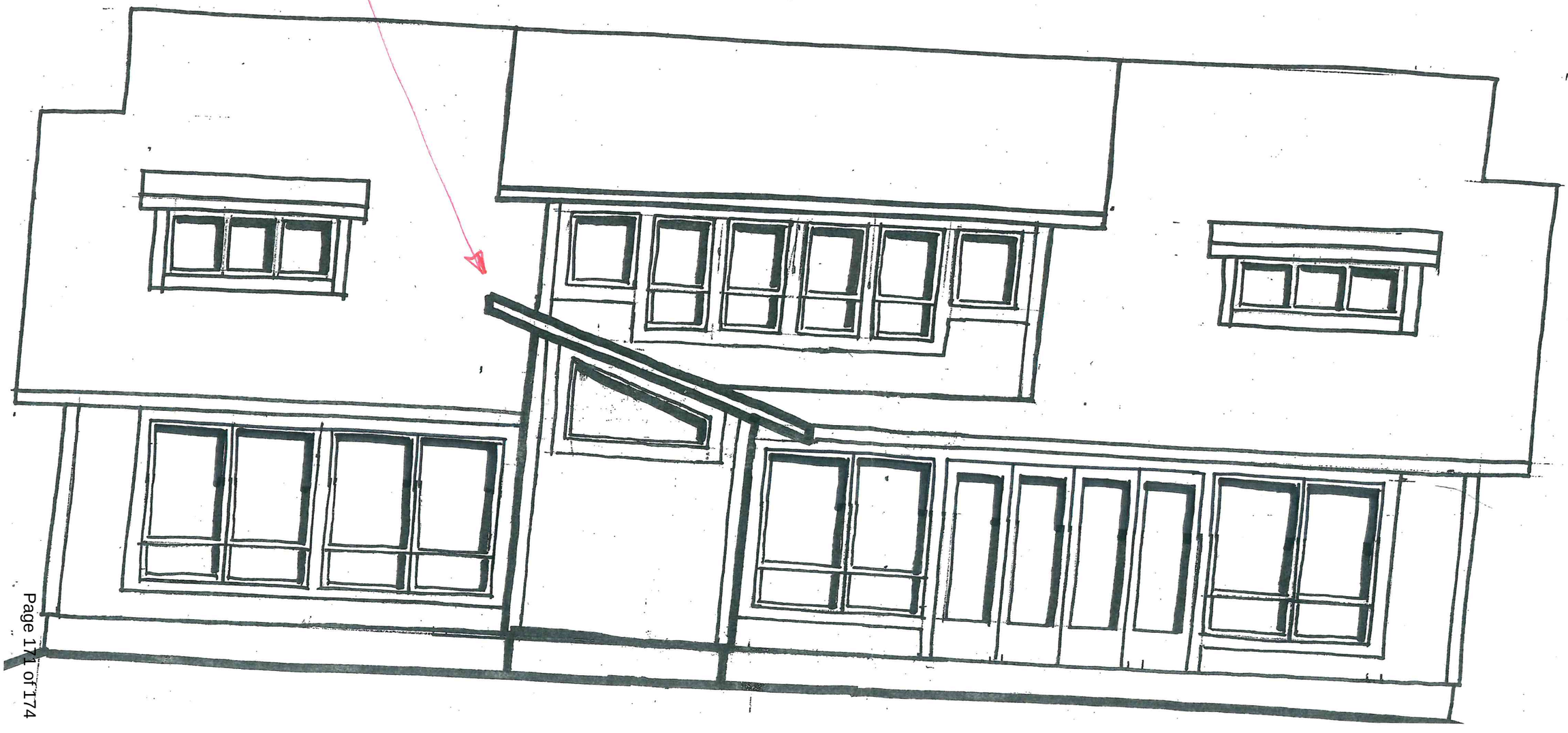
OPTIONAL STONE FIREPLACE ON EXTERIOR & INTERIOR

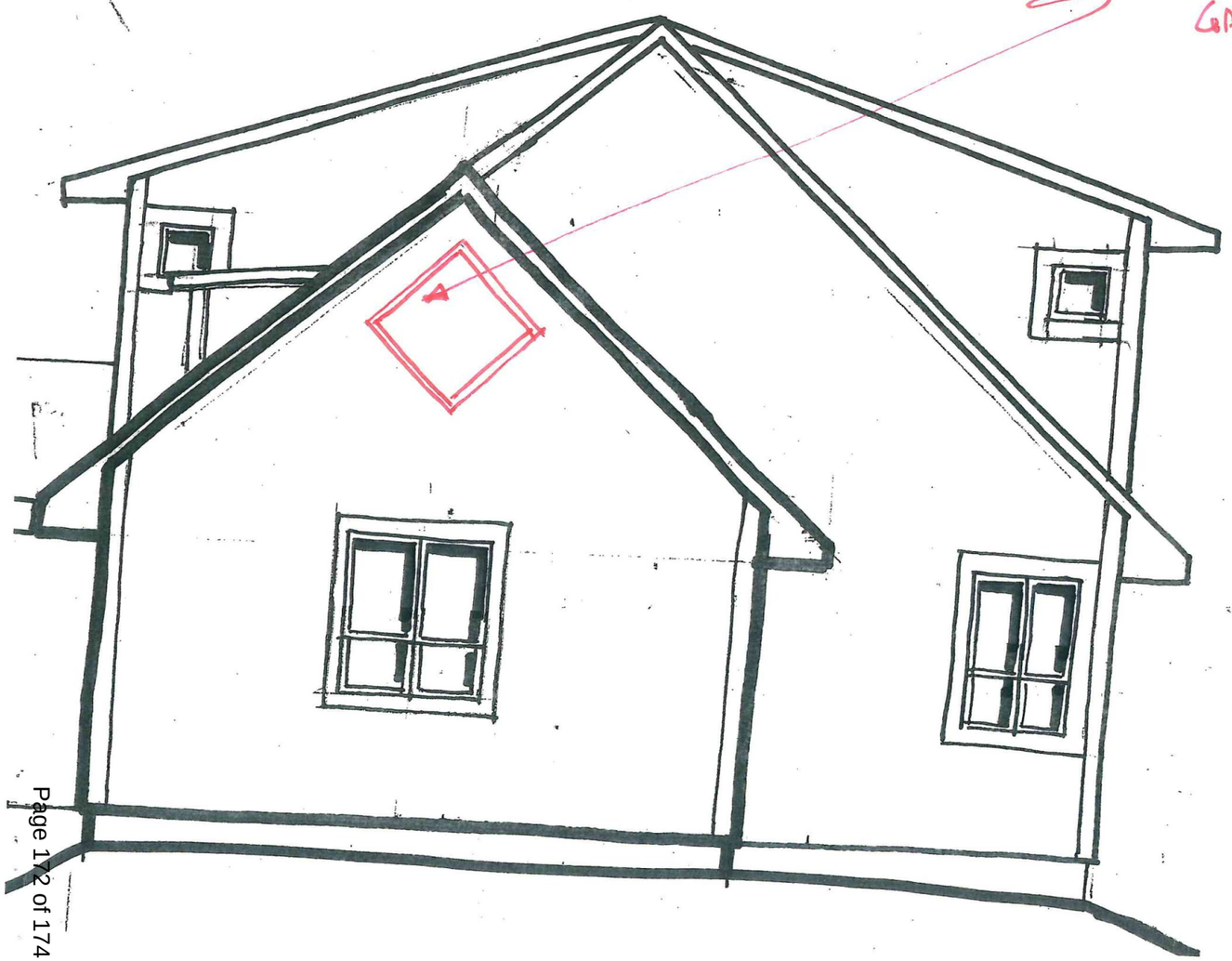
WEST ELEV 1/4": 1'-0" (11"x17") ~~MARCH 8/17~~ March 11/17

* THIS FRONT ENTRY CAN STAY OR GO. IT CAN ALSO BE CHANGE TO A STANDARD GABLE END ROOF & WINDOW PROPORTIONS CHANGED TO MATCH. *

March 16/17

SOUTH ELEV 1/4": 1'-0" (11" x 17") ~~MARCH 8/17~~



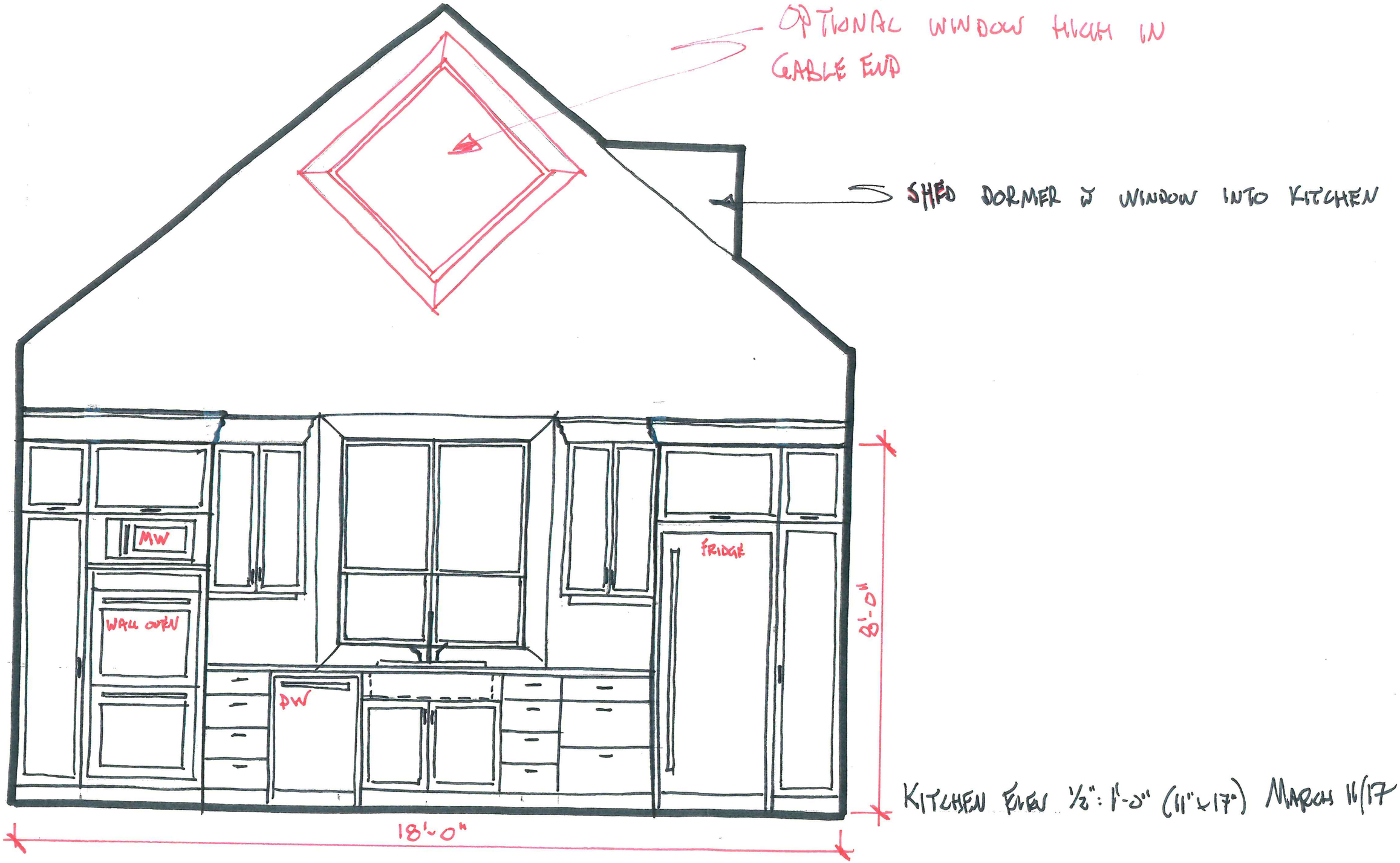


EAST ELEV 1/4":1'-0" (11"x17") March 11/17 ~~MARCH 8/17~~

March 11/17

NORTH ELEV 1/4": 1'-0" (11" x 17") ~~MARCH 8/17~~





KITCHEN ELEV 1/2": 1'-0" (11"x17") MARCH 16/17