

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

TIME: 7:00 PM,
DATE: Thursday, May 10, 2018
PLACE: Council Chambers.

1. Call to Order
 - a) Resolution
2. Adoption of Agenda
3. Declaration of pecuniary interest
4. Approval of Minutes – [April 12, 2018]
 - a) Resolution
5. Consent Applications from Previous Meetings:
6. New Consent Applications:
 - a) S-12-18-L - Stanislaw and Irena Kolodziejczak - Concession 14, Part Lot 16, Over The Hill Lane, District of Loughborough -Consent to create a new lot 3 - 9
 - b) S-2818-B - Susan Stewart and Kenneth Petryshen - Concession 10, Part Lot 26, Briggs Lane, District of Bedford - Consent to create a right-of-way 10 - 12
 - c) S-29-18-L - Margaret Monroe - Concession 4, Part Lot 3, Stagecoach Road, District of Loughborough - Consent to create a lot addition 13 - 14
 - d) S-30-18-S - 548883 Ontario Limited - Concession 8, Part Lot 15, Hiawatha Lane/Hidden Hollow Lane, District of Storrington - Consent to create a lot addition 15 - 17
 - e) S-31-18-L - Adam Knapp - Concession 5, Part Lot 12, Wilmer Road, District of Loughborough - Consent to create a new lot 18 - 42
S-32-18-L - Adam Knapp - Concession 5, Part Lot 12, Wilmer Road, District of Loughborough - Consent to create a new lot
S-33-18-L - Adam Knapp - Concession 5, Part Lot 12, Wilmer Road, District of Loughborough - Consent to create a new lot
 - f) S-34-18-B - John O'Connor - Concession 2, Part Lot 8, Buck Bay Road, District of Bedford - Consent to create a new lot 43 - 47
 - g) S-35-18-P - Everett Kerr - Concession 5, Part Lot 6, Road 38/Alton Road, District of Portland - Consent to create a new lot 48 - 50
 - h) S-36-18-L - Doris Cumpson - Concession 22, Part Lot 8, Leland Road, District of Loughborough - Consent to create a lot addition 51 - 52
 - i) S-37-18-L - Sally Vanluven- Concession 5, Part Lot 7, Sheila Lane, 53 - 54

District of Loughborough - Consent to create a lot addition

7. New Minor Variance Applications:

- | | | |
|----|---|---------|
| a) | MV-08-18-L - Trevor Huffman - Concession 8, Part Lot 8, 1171 Bullseye Lane, District of Loughborough - Variance to permit an increase in height of an accessory building, variance to permit an accessory building larger than the principal building | 55 - 60 |
| b) | MV-09-18-S - James and Krystyna Garlick - Concession 9, Part Lot 18, 4601 Stair Step Lane, District of Storrington - Variance to permit an increase in footprint of a boathouse | 61 - 69 |

8. Other Business

9. Adjournment

- a) Resolution



REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



PUBLIC MEETING

Report Date: May 9, 2018

Application No: S-12-18-L
Owner: Stanislaw and Irena Kolodziejczak
Location of Property: Concession 14, Pt. Part Lot 16, Over The Hill Lane, District of Loughborough, Township of South Frontenac
Purpose of Application: Consent to create a new lot
Date of Hearing: May 10, 2018

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 lands consist of 2.68 +/- acres with frontage on Perth Road, Over the Hill Lane and Buck Lake (a Highly Sensitive Trout Lake). The land is currently developed with two single detached dwellings and multiple detached accessory buildings. The application is for the creation of a 2.0 +/- acre waterfront lot with 62m frontage on Buck Lake and would contain the dwelling known as 1050 Over the Hill Lane. The retained parcel would be 0.7 +/- acres in size and contain the dwelling known as 7656 Perth Road. These two parcels were recently purchased by the Kolodziejczak's as separate properties; however when they came in to common ownership the two parcels were merged automatically at the Land Registry office. The Kolodziejczak's were unaware of this until they went to sell 1050 Over the Hill Lane. The newly merged parcel was more in compliance with the Comprehensive Zoning By-law 2003-75, which requires a waterfront lot to be 2.5 acres in size however it now contained two single detached dwellings. The Official Plan has provisions to allow for separation of properties with multiple dwellings even if they do meet all the minimum lot creation requirements.

The planning department is able to support the application.

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

AGENCY ANALYSIS AND COMMENTS

The building department has no objections.

Comments from Public Works were not required.

KFL&A Public Health has no objections.

Cataraqui Region Conservation Authority has no objections.

CONDITIONS

1. An acceptable reference plan or legal description of the severed lands in duplicate [Registry Act, s.81, Land Titles Act, s. 150], and the deed or instrument conveying the severed lands shall be submitted to the Secretary-Treasurer for review and consent endorsement within a period of one year [Planning Act, s. 53(41)] after the "Notice of Decision" is given [Planning Act, ss. 53(17) and 53(24)].
2. The land to be severed by Consent Application S-12-18-L shall be for the creation of a 2.0 +/- acre waterfront lot with 62m frontage on Buck Lake and would contain the dwelling known as 1050 Over the Hill Lane.
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.



REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



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 to be severed through Consent Application S-35-18-P, in lieu of parkland [Planning Act, s. 51(1)].
6. The applicant shall rezone the lot to be created through Consent Application S-12-18-L from Residential Waterfront (RW) and Limited Service Residential Waterfront (RLSW) to a Special Limited Service Residential Waterfront (RLSW) zone. Please contact Planner Lindsay Mills to begin this process.

ATTACHMENTS

Map of Kolodziejczak property.



Submitted/approved by: Lindsay Mills

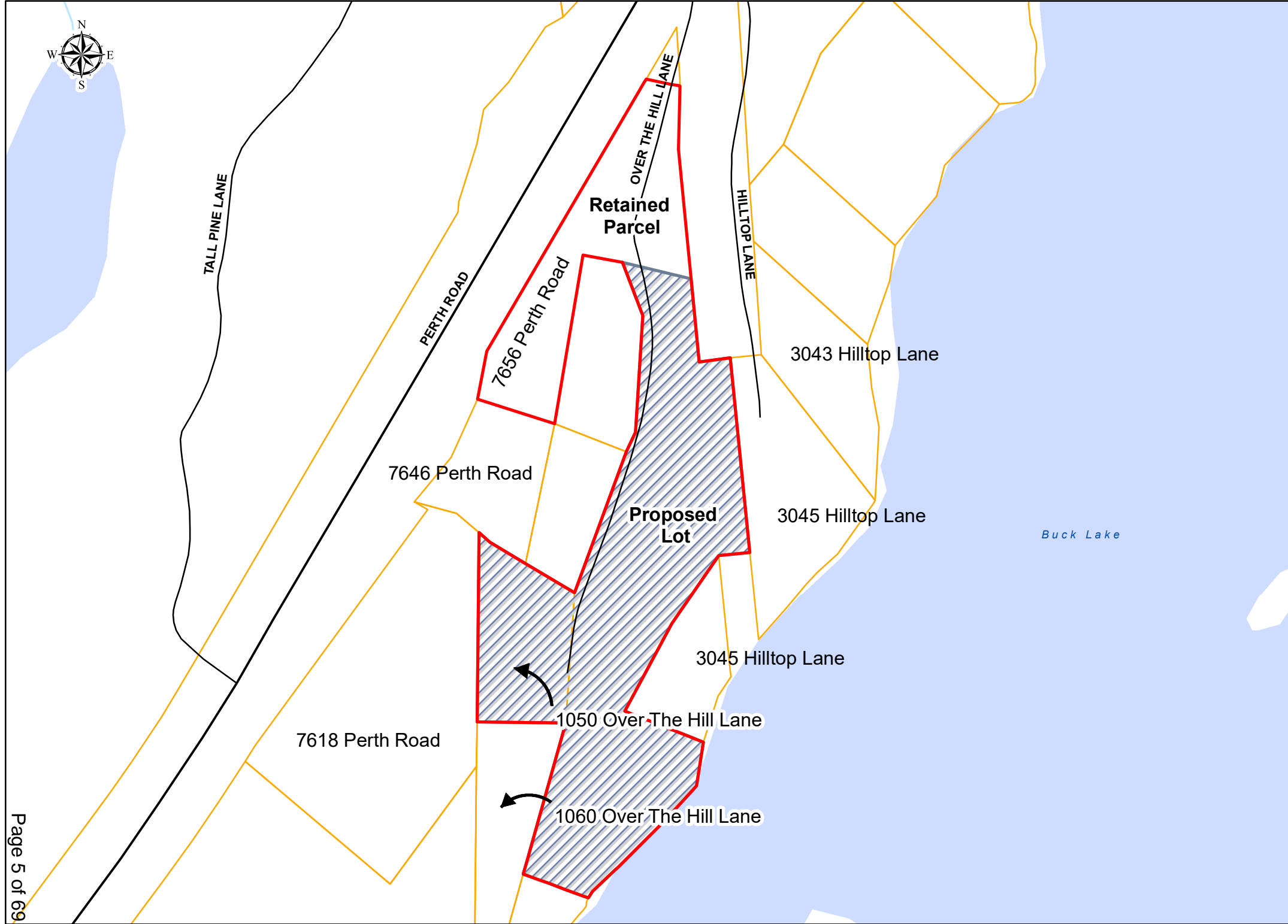
Prepared by: Jennie Kapusta



KOŁODZIEJCCZAK S-12-18-L

Legend

-  Kolodziejczak property
-  Kolodziejczak Proposed Lot



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Scale 1:1,451



UTM Projection NAD 83

CONSENT TO SEVER INSPECTION REPORT

Environmental Health Department

File Number: S-12-18-L	Receipt Number: SK-5-18																														
Owner(s): Kolodziejczak, Stanislan & Irena																															
Municipality: Township of South Frontenac		Ward / Former Township: Loughborough																													
Lot: Pt. Lt. 26	Concession: 14	Registered Plan:	Part(s):																												
			Plan of Subdivision:																												
			Sublot:																												
<p>General Description (existing buildings, surface features, slopes, site services for water and sewage, etc)</p> <p>Severed: -dwelling, well, septic, lake front</p> <p>Retained: Dwelling, well, septic</p> <p style="text-align: center;">Both lots are mainly rock</p>																															
<p>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.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;"></th> <th style="width: 30%;">Severed</th> <th style="width: 30%;">Retained</th> <th style="width: 10%;"></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">N/A</td> <td style="text-align: center;">0.0 m</td> <td style="text-align: center;">N/A</td> <td></td> </tr> <tr> <td></td> <td style="text-align: center;">0.3 m</td> <td></td> <td></td> </tr> <tr> <td></td> <td style="text-align: center;">0.6 m</td> <td></td> <td></td> </tr> <tr> <td></td> <td style="text-align: center;">0.9 m</td> <td></td> <td></td> </tr> <tr> <td></td> <td style="text-align: center;">1.2 m</td> <td></td> <td></td> </tr> <tr> <td></td> <td style="text-align: center;">1.5 m</td> <td></td> <td></td> </tr> </tbody> </table>					Severed	Retained		N/A	0.0 m	N/A			0.3 m				0.6 m				0.9 m				1.2 m				1.5 m		
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Percolation rate (estimated): [min/cm]		Percolation rate (estimated): [min/cm]																													
<p>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.</p>																															
Suitability for on-site sewage disposal:																															
<u>SEVERED</u>		Conditions: No objection to proposed severance.																													
<input checked="" type="checkbox"/> Satisfactory																															
<input type="checkbox"/> Unsatisfactory																															
<input type="checkbox"/> Site Flexible																															
<input type="checkbox"/> Site Specific																															
<u>RETAINED</u>		Conditions: No objection to proposed severance.																													
<input checked="" type="checkbox"/> Satisfactory																															
<input type="checkbox"/> Unsatisfactory																															
<input type="checkbox"/> Site Flexible																															
<input type="checkbox"/> Site Specific																															
Inspector: Miranda Iezzi CPH(C), Public Health Inspector	Approved: <i>M. Iezzi</i>	Date:	April 10, 2017																												

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



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



February 20, 2018

File: SEV/FRS/28/2018

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-12-18-L (Stanislaw)
Part Lot 26, Concession 14; 1050 Over the Hill Lane
Loughborough District, Township of South Frontenac
Waterbody: Buck 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 0.82 hectare parcel with approximately 60.96 metres of water frontage onto Buck Lake. The lot to be severed presently contains residential development, and it is proposed that this use will remain. The lot to be retained would be approximately 0.28 hectares in area, and will also continue to be used for residential purposes.

Site Description

The topography of the property can be described as rising quickly from the shoreline, levelling out, and then rising steadily again toward Perth Road to the west. The property consists of predominately scattered woodlands with some cleared areas.

The property is designated 'Rural' in the Official Plan and zoned 'Limited Service Residential – Waterfront Zone' (RLSW) in the implementing Zoning By-law. Buck Lake has been designated as a highly sensitive Lake Trout Lake in the Official Plan for South Frontenac Township.

Discussion

The main interest of the CRCA in this proposal is the protection of water quality of Buck 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 Buck Lake is 133.16 metres geodetic. For Buck 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 development to occur on both the retained and severed parcels. Therefore, staff have no concerns with the proposal from a flooding hazard 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. 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 15 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 development to occur on both the retained and severed parcels. Therefore, staff have no concerns with the proposal from an erosion hazard perspective.

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 highwater mark of a waterbody.

Since both the lot to be severed and the retained lot are presently developed, staff have no concerns with the proposal from a water quality perspective.

Recommendation

Staff have no objection to the approval of application S-12-18-L based on our consideration for natural hazards, natural heritage, and water quality and quantity protection policies.

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.

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.
Supervisor, Development Review

/as
c.c. Irena Kolodziejczak Stanislaw, 1050 Over the Hill Lane, R.R. #1, Perth Road, ON, K0H 2L0
Lindsay Mills, Planner, Township of South Frontenac (via email)



REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



PUBLIC MEETING

Report Date: May 3, 2018

Application No: S-28-18-B
Owner: Susan Stewart, Kenneth Petryshen
Location of Property: Concession 10, Pt. Part Lot 26, Briggs Lane, District of Bedford, Township of South Frontenac
Purpose of Application: Consent to create a right-of-way
Date of Hearing: May 10, 2018

RECOMMENDATION

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

BACKGROUND

The subject lands consist of 5.4 +/- acres with frontage on Briggs Lane and Wolfe Lake. The land is currently developed with a single detached dwelling. The proposal is for the creation of a 40 metre long right-of-way over 344 Briggs Lane, from Briggs Lane to a vacant 48 +/- acre parcel (ARN 102901001020100) abutting 344 Briggs Lane to the north. The proposed right-of-way would be in the location of the current driveway access to this vacant parcel and would serve to legalise this access. The planning department is able to support the application.

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

AGENCY ANALYSIS AND COMMENTS

The building department has no objections.

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

CONDITIONS

1. An acceptable reference plan or legal description of the severed lands in duplicate [Registry Act, s.81, Land Titles Act, s. 150], and the deed or instrument conveying the severed lands shall be submitted to the Secretary-Treasurer for review and consent endorsement within a period of one year [Planning Act, s. 53(41)] after the "Notice of Decision" is given [Planning Act, ss. 53(17) and 53(24)].
2. The land to be severed by Consent Application S-28-18-B shall be for the creation of a 40 +/- metre long right-of-way from Briggs Lane over 344 Briggs Lane to a vacant 48 +/- acre parcel (ARN 102901001020100).
3. The right-of-way to be created through Consent Application S-28-18-B shall be surveyed and constructed in accordance with the Township of South Frontenac's private lane standards.
4. Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. (This includes all taxes levied as of the date of the stamping of the deeds.)
5. In the event that there are abandoned wells located on the property being severed, and the retained property, they be sealed in accordance with the requirements of the Ministry of the Environment and that this work be accomplished prior to the stamping of the deeds.



REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



ATTACHMENTS

Map of Stewart, Petryshen property.




Submitted/approved by: Lindsay Mills

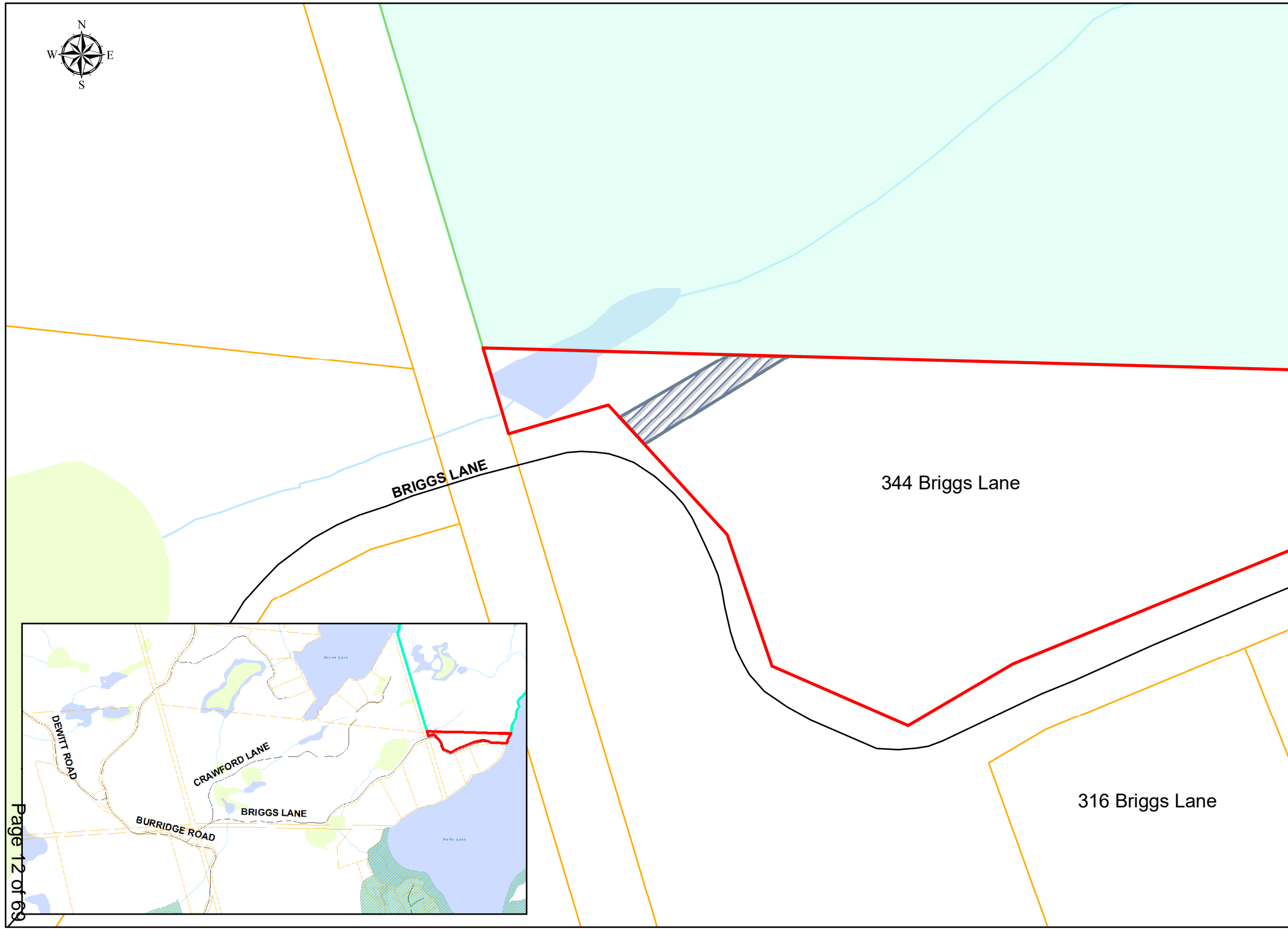
Prepared by: Jennie Kapusta



**STEWART
PETRYSHEN
S-28-18-B**

Legend

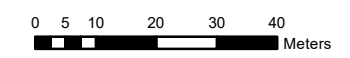
-  Stewart Property
-  MacDougall Property
-  Proposed Right-of-Way



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Scale 1:1,250



UTM Projection NAD 83



REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



PUBLIC MEETING

Report Date: May 3, 2018

Application No: S-29-18-L
Owner: Margaret Monroe
Location of Property: Concession 4, Pt. Part Lot 3, Stagecoach Road, District of Loughborough, Township of South Frontenac
Purpose of Application: Consent to create a lot addition
Date of Hearing: May 10, 2018

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 lands consist of 1.8 +/- acres with frontage on Stagecoach Road. The land is currently developed with a single detached dwelling. The proposal is for the creation of a 0.75 +/- acre lot addition to a 0.94 +/- acre vacant parcel (ARN 102904001006700) with frontage on Stagecoach Road. The proposed lot addition parcel is not near any existing wells or septic systems. The retained parcel would encompass the existing dwelling. The planning department is able to support the application.

Current Zoning: Urban Residential – First Density (UR1)
 Application Complies with Zoning: Yes
 Current Official Plan Designation: Rural
 Application Complies with Official Plan: Yes

AGENCY ANALYSIS AND COMMENTS

The building department has no objections.

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

CONDITIONS

1. An acceptable reference plan or legal description of the severed lands in duplicate [Registry Act, s.81, Land Titles Act, s. 150], and the deed or instrument conveying the severed lands shall be submitted to the Secretary-Treasurer for review and consent endorsement within a period of one year [Planning Act, s. 53(41)] after the "Notice of Decision" is given [Planning Act, ss. 53(17) and 53(24)].
2. The land to be severed by Consent Application S-29-18-L shall be for the creation of a 0.75 +/- acre lot addition only to a vacant parcel (ARN 102904001006700).
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)].

ATTACHMENTS

Map of Monroe property.

Submitted/approved by: Lindsay Mills

Prepared by: Jennie Kapusta



143 Morgan Drive

4309 Stagecoach Road

4303 Stagecoach Road

Retained Parcel

4295 Stagecoach Road

153 Morgan Drive

161 Morgan Drive

Lot Addition Parcel




Lot To Be Enlarged

STAGE COACH ROAD



**MONROE
(S.F.C.S.C.)
S-29-18-L**

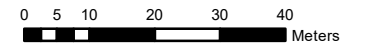
Legend

-  Monroe Property
-  Monroe Proposed Lot Addition
-  SFCS Property

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Scale 1:1,157



UTM Projection NAD 83



REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



PUBLIC MEETING

Report Date: May 3, 2018

Application No: S-30-18-S
Owner: 548883 Ontario Limited
Location of Property: Concession 8, Pt. Part Lot 15, Hidden Hollow Lane/Hiawatha Lane, District of Storrington, Township of South Frontenac
Purpose of Application: Consent to create a lot addition
Date of Hearing: May 10, 2018

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 lands consist of 3.89 +/- acres with frontage on Hidden Hollow Lane, Hiawatha Lane and Dog Lake. The land is currently vacant. The proposal is for the creation of a 3.89 +/- acre lot addition, the entire parcel, to 16 Hidden Hollow Lane. The proposed lot addition would merge two existing parcels into a single parcel. 16 Hidden Hollow Lane is already developed with a single detached dwelling and a detached accessory building. This lot addition would reduce the number of waterfront lots on Dog Lake by one.

The planning department is able to support the application.

Current Zoning: Limited Service Residential Waterfront (RLSW)

Application Complies with Zoning: Yes

Current Official Plan Designation: Rural

Application Complies with Official Plan: Yes

AGENCY ANALYSIS AND COMMENTS

The building department has no objections.

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

The application was circulated to Cataraqui Region Conservation Authority for comments but they indicated they had no objections to the application and would not be providing formal comments.

CONDITIONS

1. An acceptable reference plan or legal description of the severed lands in duplicate [Registry Act, s.81, Land Titles Act, s. 150], and the deed or instrument conveying the severed lands shall be submitted to the Secretary-Treasurer for review and consent endorsement within a period of one year [Planning Act, s. 53(41)] after the "Notice of Decision" is given [Planning Act, ss. 53(17) and 53(24)].
2. The land to be severed by Consent Application S-30-18-S shall be for the creation of a 3.89 +/- acre lot addition only to 16 Hidden Hollow Lane (ARN 102906006002305).
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)].



REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



ATTACHMENTS

Map of 548883 Ontario Limited property.



Submitted/approved by: Lindsay Mills

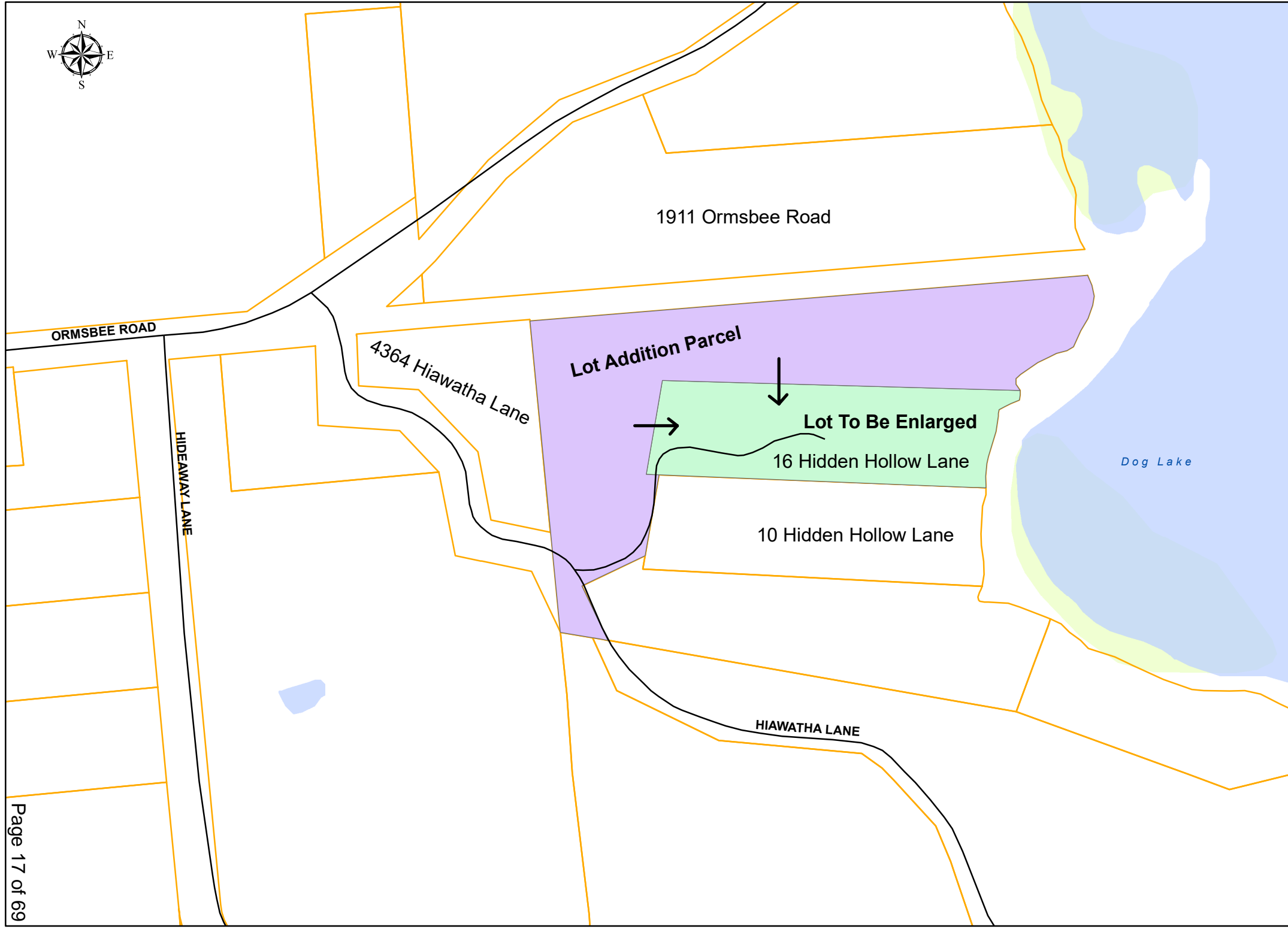
Prepared by: Jennie Kapusta



**548883 Ontario Limited
S-30-18-S**

Legend

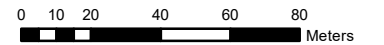
-  548883 Ont Ltd Property
-  King Property



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Scale 1:2,170



UTM Projection NAD 83



REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



PUBLIC MEETING

Report Date: May 3, 2018

Application No: S-31-18-L, S-32-18-L, S-33-18-L
Owner: Adam Knapp
Location of Property: Concession 5, Pt. Part Lot 12, Wilmer Road, District of Loughborough, Township of South Frontenac
Purpose of Application: Consent to create three new lots
Date of Hearing: May 10, 2018

RECOMMENDATION

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

BACKGROUND

The subject lands consist of 91.65 +/- acres with frontage on Wilmer Road. The land is currently developed with a single detached dwelling and multiple agricultural buildings. The proposal for S-31-18-L is for the creation of a 2.68 +/- acre lot, with a minimum of 76 metres of frontage on Wilmer Road. The proposal for S-32-18-L is for the creation of a minimum 2.0 acre lot, with a minimum of 76 metres of frontage on Wilmer Road. The proposal for S-33-18-L is for the creation of a minimum 2.0 acre lot, with a minimum of 76 metres of frontage on Wilmer Road. The retained parcel would encompass all existing structures. As one of the existing agricultural buildings is a livestock barn, currently unoccupied, a Minimum Distance Separation (MDS) calculation was completed. All three proposed lots would be located outside the area of influence.

The planning department is able to support the application.

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

AGENCY ANALYSIS AND COMMENTS

The building department has no objections.

Comments were not required from Cataraqui Region Conservation Authority.

Public works has no objections.

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

CONDITIONS

1. An acceptable reference plan or legal description of the severed lands in duplicate [Registry Act, s.81, Land Titles Act, s. 150], and the deed or instrument conveying the severed lands shall be submitted to the Secretary-Treasurer for review and consent endorsement within a period of one year [Planning Act, s. 53(41)] after the "Notice of Decision" is given [Planning Act, ss. 53(17) and 53(24)].
2. The land to be severed by Consent Application S-31-18-S shall be for the creation of a 2.68 +/- acre lot with a minimum of 76 metres of frontage on Wilmer Road.
3. The land to be severed by Consent Application S-32-18-S shall be for the creation of a minimum 2.0 +/- acre lot with a minimum of 76 metres of frontage on Wilmer Road.
4. The land to be severed by Consent Application S-33-18-S shall be for the creation of a minimum 2.0 +/- acre lot with a minimum of 76 metres of frontage on Wilmer 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.



REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



6. The surveyor who prepares the reference plan referred to in condition #1 shall also determine by survey the width of the public road abutting the severed 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. 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.
8. The Township of South Frontenac shall receive 5% of the value of each of the parcels to be severed through Consent Applications S-31-18-L, S-32-18-L and S-33-18-L in lieu of parkland [Planning Act, s. 51(1)].
9. The applicant must submit a well driller's report demonstrating a potable water pumping capacity of 3.5 gallons per minute sustained over a 6-hour pump test for each of the parcels severed through consent applications S-31-18-L, S-32-18-L and S-33-18-L.

ATTACHMENTS

Map of Knapp property.

Submitted/approved by: Lindsay Mills

Prepared by: Jennie Kapusta



MORRISON ROAD

1812 Morrison Road

1804 Morrison Road





1798 Morrison Road

4560 Wilmer Road



KNAPP
S-31-18-L
S-32-18-L
S-33-18-L

Legend

-  Knapp Property
-  S-31-18-L
-  S-32-18-L
-  S-33-18-L

1841 Morrison Road

1829 Morrison Road

1821 Morrison Road

1809 Morrison Road

2.68 acres

4540 Wilmer Road

2 acres

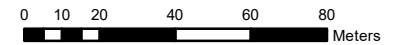
2 acres

WILMER ROAD

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 1:2,000








UTM Projection NAD 83



KNAPP
S-31-18-L
S-32-18-L
S-33-18-L

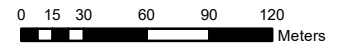
Legend

-  Knapp Property
-  S-31-18-L
-  S-32-18-L
-  S-33-18-L
-  MDS Circle
177 metre diameter

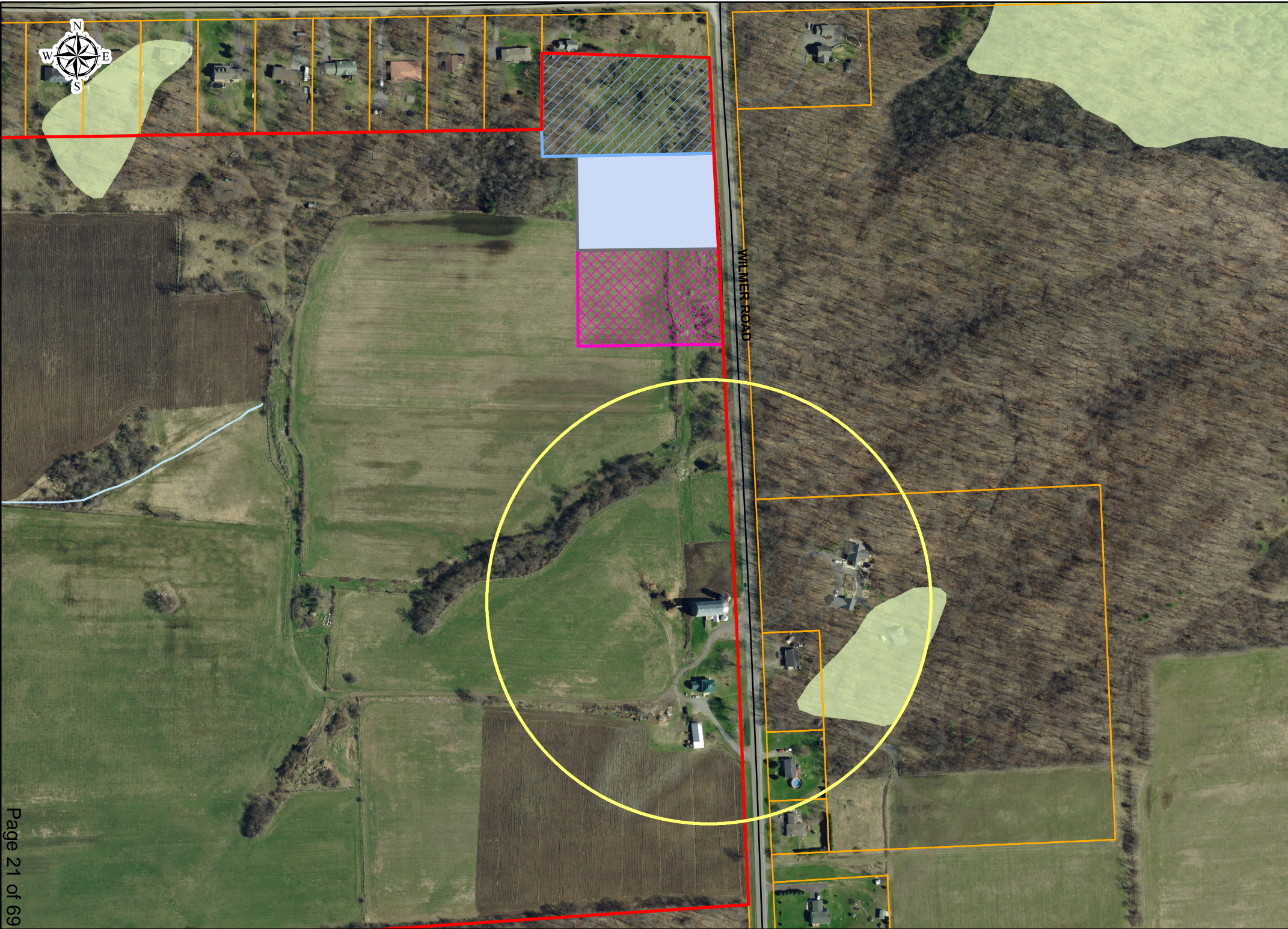
Produced by the Township of South Frontenac under license with the Ontario Ministry of Natural Resources © Queen's Printer for Ontario, 2015.

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 1:3,621



UTM Projection NAD 83



CONSENT TO SEWER INSPECTION

Environmental Health Department

FILE NO. 5-31-18-L	RECEIPT No.
-----------------------	-------------

Owner Adam Knapp	Lot Pt Lot 12	Concession S	Plan	Sub-lot
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Township
South front, (Lynnbury).

General Description (existing buildings, surface drainage, slopes, etc. (on each part) and proposed water supply)

- open field, flat, treed area.
 - some higher areas in north west corner.

Soil type, depth, water table on each part of likely leaching bed areas. Indicate water table with bar. Show estimated permeability (good, fair, poor) for each part where natural soil is acceptable.

Severed	Depth of Soil (metres)	Retained
	top soil .0	N/A
	.3	
	.6	
	Rock .9	
	1.2	
	1.5	

Percolation rate (estimated) > 50

Suitability for on site sewage disposal:

NOTE: The approval of any new lot is based on it's suitability to provide an area for a Class 4 septic tank system for an average 3 bedroom home. Approval to build a larger home on this lot will be subject to availability of sufficient area for a larger septic tank system.

<p><u>Severed</u></p> <p><input checked="" type="checkbox"/> Satisfactory</p> <p><input type="checkbox"/> Unsatisfactory</p> <p><input checked="" type="checkbox"/> Site Flexible</p> <p><input type="checkbox"/> Site Specific</p>	<p>Conditions:</p> <p># 2 + 3</p> <p>- Ensure septic is located in an area where there is a minimum of 10 inches native soil over rock.</p>
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<p><u>Retained</u></p> <p><input type="checkbox"/> Satisfactory</p> <p><input type="checkbox"/> Unsatisfactory</p> <p><input type="checkbox"/> Site Flexible</p> <p><input type="checkbox"/> Site Specific</p>	<p>Conditions:</p>
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Inspector: M. Lez	Approved:	Date: May 8/18
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PLEASE FORWARD A COPY OF THE NOTICE OF DECISION TO 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 Director, Environmental Health, KFL&A Public Health, 221 Portsmouth Avenue, Kingston, Ontario K7M 1V5, 613-549-1232 ext. 243, 1-800-267-7875

TOWNSHIP OF SOUTH FRONTENAC APPLICATION FOR CONSENT
Planning Act, R.S.O. 1990, c. P.13 as amended

Date Received: March 30, 2018

File No: S-31-18-L

1. Name of Owner(s): Adam Knapp
Full Mailing Address of Owner(s): 4447 Wilmer Road, Perth Road Ont
KOH2LO
Phone number of Owner(s): 1-613-561-8459.
Email Address of Owner(s): aknapp@hotmail.ca

PAID
APR 30/18

2. If the applicant is NOT the owner of the subject land, the written authorization of the owner that the applicant is authorized to make the application, must accompany the application.

Name of Authorized Agent: _____

Full Mailing Address of Authorized Agent: _____

Phone number of Authorized Agent: _____

Email Address of Authorized Agent: _____

Agent as named above is hereby authorized to act on behalf of the owners for purposes of processing this application for Minor Variance.

Signature(s) of Owner(s)

3. The description of the subject land:

District: Bedford Portland Loughborough Storrington

Concession Number: 6075 Lot Number: PT Lot 12

Street Number: 4447 Name of Road/Street: Wilmer Road.

Reference Plan Number: _____ Part Number(s): _____

Roll Number: 040-030-07800-0000

TOWNSHIP OF SOUTH FRONTENAC APPLICATION FOR CONSENT
Planning Act, R.S.O. 1990, c. P.13 as amended

4. The frontage(s), depth and area of the subject land.

Frontage (on water): 0 Frontage (on road/lane): 2217^{ft} 250ft⁺
 Depth: 450 ft Area: 2.68 acres.

5. The type and the purpose of the proposed transaction, such as a transfer for the creation of a new lot, a lot addition, an easement/right-of-way, a charge, a lease or a correction of title.

New Lot.

6. The following information regarding the land intended to be severed and the land to be retained:
 NOTE: If your application is for a new lot, answer question 6(a); if the application is for a lot addition or right-of-way only, answer question 6(b).

a. The frontage, depth and the area. (Complete this section for a new lot only)

Proposed New Lot:	Retained Lot:
Frontage On Road <u>250ft</u>	Frontage On Road <u>2217ft</u>
Frontage On Water <u>0</u>	Frontage On Water <u>0</u>
Depth <u>450 ft</u>	Depth <u>2011ft</u>
Area <u>2.68 acres.</u>	Area <u>28.97 ac</u>

Please list/describe the existing and proposed **USES** of the land to be severed and to be retained:

Existing Uses	Proposed Uses
New Lot: <u>Scrub land. (uncult)</u>	<u>Building Lot.</u>
Retained: _____	_____

Structures Existing	Structures Proposed
New Lot: <u>No</u>	<u>New House.</u>
_____	_____

TOWNSHIP OF SOUTH FRONTENAC APPLICATION FOR CONSENT
Planning Act, R.S.O. 1990, c. P.13 as amended

Structures Existing

Structures Proposed

Retained Lot: _____

(b) The frontage, depth and the area. (Complete for a lot addition or right-of-way (R.O.W.) only)

Proposed Lot Addition (or right-of-way)

Retained Lot: (This is the property *from which the lot addition is being severed or over which the R.O.W. will run*)

Frontage
On Road: _____

Frontage
On Road: _____

Frontage
On Water: _____

Frontage
On Water: _____

Depth: _____

Depth: _____

Area: _____

Area: _____

Please list/describe the existing and proposed **USES** of the land to be severed and to be retained:

Present Use of Property

Proposed Use of Property

Lot Addition or R.O.W: _____

Retained: _____

Structures Existing

Structures Proposed

Lot Addition (or R.O.W.): _____

Retained Lot: _____

7. Please list the name of the person(s) to whom the land or an interest in the land is to be transferred, charged or leased (*if known*):

TOWNSHIP OF SOUTH FRONTENAC APPLICATION FOR CONSENT
Planning Act, R.S.O. 1990, c. P.13 as amended

8. Indicate whether there are any easements or restrictive covenants affecting the subject land and a description of each easement or covenant and its effect (*if known*):

No

9. Name of road or lane which accesses:

The new lot (lot addition or R.O.W.): Wilmer Road

The retained lot: Wilmer

NOTE: Some roads (particularly former "County" Roads) have specific requirements for spacing between entrances. Also, any proposed new entrance must have safe sight-lines. These requirements may affect the success of your application. If you wish to check the status of your road or sight line conditions, please contact the Roads Department at 376-3027.

9. If access to the new lot is by water only, describe the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road.

New Lot: n/a

Retained Lot: n/a

10. Note the method by which water will be provided, i.e., by a publicly owned and operated piped water system, privately owned and operated individual or communal well, a lake or other water body or other means.

New Lot: Drilled Well Retained Lot: _____

11. Note the method by which sewage disposal will be provided, e.g. private septic, privy or other means:

New Lot: Private Septic Retained Lot: _____

12. The current zoning of the subject land in the applicable Zoning By-law.

Rural (R4)

13. If known, has the subject land ever been the subject of a previous consent (severance) application OR an application for a plan of subdivision under section 51 of the Planning Act? If so, please indicate:

(a) The file #: n/a (b) The decision on the application: n/a

TOWNSHIP OF SOUTH FRONTENAC APPLICATION FOR CONSENT
Planning Act, R.S.O. 1990, c. P.13 as amended

(c) The current use of the lot created (if applicable):

vacant

14. If known, has the subject land ever been the subject of any other application under the Planning Act, such as an application for an amendment to an official plan, a zoning by-law, a minister's zoning order, a minor variance? If so, please indicate: Not known.

(b) The file #: n/a (b) The decision on the application:

(c) The current use of the land: n/a

15. Are there any abandoned wells on the property you aware of? Yes No

16. A **SKETCH** must be submitted showing the following:

- a) The boundaries and dimensions of the subject land, the part that is to be severed and the part that is to be retained.
- b) The location of all land previously severed from the parcel (if applicable) originally acquired by the current owner of the subject land.
- c) The approximate location of all natural and artificial features on the subject land and on the abutting lands. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, barns, wetlands, wooded areas, wells and septic tanks. Show distance of these features from the applicant's property lines.
- d) The current uses of land that is abutting the subject land, such as residential, agricultural and commercial uses (if agricultural, please indicate the approximate distance of any barn structure from the proposed new lot).
Note: The existence of a nearby barn or other farm type structure may affect the success of your application because of incompatibility issues. Please check with the Planning Department regarding the implications of any farm structure, on your application.
- e) The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way.
- f) If access to the subject land is by water only, the location of the parking and boat docking facilities to be used.
- g) The location and nature of any easement affecting the subject land.
- h) The location of any abandoned wells on the property.
- i) **Please prepare your sketch so that North is at the top of the page.**

TOWNSHIP OF SOUTH FRONTENAC APPLICATION FOR CONSENT
Planning Act, R.S.O. 1990, c. P.13 as amended

AGREEMENT TO INDEMNIFY

Attached to this application is a cheque payable to the Township of South Frontenac in the amount of \$817.00 representing payment of the application fee.

The Owner/Applicant/Agent agrees that the information recorded in this Consent Application Form is accurate. The Owner/Applicant/Agent agrees that representatives of the Township, Public Health and, where applicable, the appropriate Conservation Authority, may enter onto the subject property for the purpose of determining the appropriateness of the site for the proposed development.

The Owner/Applicant agrees to reimburse and indemnify the municipality for all fees and expenses incurred by the municipality to process the application, including any fees and expenses attributable to proceedings before the Ontario Municipal Board or any court or other administrative tribunal if necessary to defend the Committee's decision to support the application.

Without limiting the foregoing, such fees and expenses shall include the fees and expenses of consultants, planners, engineers, lawyers and such other professional and technical advisors as the municipality may, in its absolute discretion acting reasonably, consider necessary or advisable to more properly process and support the application.

The Owner/Applicant further agrees to provide the municipality, upon request and in cases where an application has been appealed to the Ontario Municipal Board, with a deposit (over and above the normal application fee), from which the municipality may, from time to time charge any fees and expenses incurred by the municipality in order to process the application. If such appeal expenses exceed the deposit, the Owner/Applicant shall pay the difference forthwith upon being billed by the municipality, with interest at the rate of 1.25% per month (15% per annum) on accounts overdue more than 30 days,


The Owner/Applicant further agrees that, until such requests have been complied with, the municipality will have no continuing obligation to process the application or attend or be represented at the Ontario Municipal Board or any court or other administrative proceeding in connection with the application:

DATED AT THE TOWNSHIP OF SOUTH FRONTENAC

THIS 30th DAY OF April, 2012

I, _____ OF _____

solemnly declare that all the statements contained in this application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.



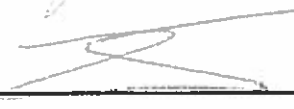
Signature of Applicant or Authorized Agent



Signature of Applicant or Authorized Agent

DECLARED before me at the TOWNSHIP OF SOUTH FRONTENAC (IN THE COUNTY OF FRONTENAC)

THIS 30th DAY OF April, 2012



A Commissioner, etc.

CONSENT TO SEWER INSPECTION

Environmental Health Department

FILE NO. <i>S-32-18-L</i>	RECEIPT No.
------------------------------	-------------

Owner <i>Adam Krapp</i>	Lot	Concession	Plan	Sub-lot
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Township

General Description (existing buildings, surface drainage, slopes, etc. [on each part] and proposed water supply)

*- open field
- flat*

Soil type, depth, water table on each part of likely leaching bed areas. Indicate water table with bar. Show estimated permeability (good), fair, poor) for each part where natural soil is acceptable.

Severed	Depth of Soil (metres)	Retained
	<i>clay</i>	<i>.0</i>
		<i>.3</i>
		<i>.6</i>
	<i>rock</i>	<i>.9</i>
		<i>1.2</i>
		<i>1.5</i>

Percolation rate (estimated) *550* Percolation rate (estimated)

Suitability for on site sewage disposal:

NOTE: The approval of any new lot is based on it's suitability to provide an area for a Class 4 septic tank system for an average 3 bedroom home. Approval to build a larger home on this lot will be subject to availability of sufficient area for a larger septic tank system.

<p><u>Severed</u></p> <p><input type="checkbox"/> Satisfactory</p> <p><input type="checkbox"/> Unsatisfactory</p> <p><input type="checkbox"/> Site Flexible</p> <p><input type="checkbox"/> Site Specific</p>	<p>Conditions:</p> <p><i># 2 + 3</i></p>
<p><u>Retained</u></p> <p><input type="checkbox"/> Satisfactory</p> <p><input type="checkbox"/> Unsatisfactory</p> <p><input type="checkbox"/> Site Flexible</p> <p><input type="checkbox"/> Site Specific</p>	<p>Conditions:</p>

Inspector: <i>M. O'Connell</i>	Approved:	Date: <i>May 18</i>
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PLEASE FORWARD A COPY OF THE NOTICE OF DECISION TO PUBLIC HEALTH

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TOWNSHIP OF SOUTH FRONTENAC APPLICATION FOR CONSENT
Planning Act, R.S.O. 1990, c. P.13 as amended

Date Received: April 30, 2018
March

File No: S-32-18-L

1. Name of Owner(s): Adam Knapp

Full Mailing Address of Owner(s): 4447 Wilmer Road, Perth Road Ont
KOH2L0

Phone number of Owner(s): 613-561-8459

Email Address of Owner(s): aknapp@hotmail.ca

2. If the applicant is NOT the owner of the subject land, the written authorization of the owner that the applicant is authorized to make the application, must accompany the application.

Name of Authorized Agent: _____

Full Mailing Address of Authorized Agent: _____

Phone number of Authorized Agent: _____

Email Address of Authorized Agent: _____

Agent as named above is hereby authorized to act on behalf of the owners for purposes of processing this application for Minor Variance.

Signature(s) of Owner(s)

3. The description of the subject land:

District: Bedford Portland Loughborough Storrington

Concession Number: Con 5 Lot Number: PT Lot 12

Street Number: 4447 Name of Road/Street: Wilmer Road

Reference Plan Number: _____ Part Number(s): _____

Roll Number: 040-030-07800-0000

TOWNSHIP OF SOUTH FRONTENAC APPLICATION FOR CONSENT
Planning Act, R.S.O. 1990, c. P.13 as amended

4. The frontage(s), depth and area of the subject land.

Frontage (on water): nil Frontage (on road/lane): 2218
 Depth: 2011 Ft Area: 21.65 ac

5. The type and the purpose of the proposed transaction, such as a transfer for the creation of a new lot, a lot addition, an easement/right-of-way, a charge, a lease or a correction of title.

New Lot

6. The following information regarding the land intended to be severed and the land to be retained:
 NOTE: If your application is for a new lot, answer question 6(a); if the application is for a lot addition or right-of-way only, answer question 6(b).

a. The frontage, depth and the area. (Complete this section for a new lot only)

Proposed New Lot:		Retained Lot:	
Frontage On Road	<u>250 Ft</u>	Frontage On Road	<u>1962 Ft</u>
Frontage On Water	<u>0</u>	Frontage On Water	<u>0</u>
Depth	<u>350 Ft</u>	Depth	<u>2011 Ft</u>
Area	<u>2 Acres</u>	Area	<u>36.97 ac</u>

Please list/describe the existing and proposed USES of the land to be severed and to be retained:

Existing Uses	Proposed Uses
New Lot: <u>Scrub land (vacant)</u>	<u>New house/Building lot</u>
Retained: _____	_____

Structures Existing	Structures Proposed
New Lot: <u>No</u>	<u>New house.</u>
_____	_____

TOWNSHIP OF SOUTH FRONTENAC APPLICATION FOR CONSENT
Planning Act, R.S.O. 1990, c. P.13 as amended

Structures Existing

Structures Proposed

Retained Lot: _____

(b) The frontage, depth and the area. (Complete for a lot addition or right-of-way (R.O.W.) only)

Proposed Lot Addition (or right-of-way)

Retained Lot: (This is the property *from which the lot addition is being severed or over which the R.O.W. will run*)

Frontage
On Road: _____

Frontage
On Road: _____

Frontage
On Water: _____

Frontage
On Water: _____

Depth: _____

Depth: _____

Area: _____

Area: _____

Please list/describe the existing and proposed **USES** of the land to be severed and to be retained:

Present Use of Property

Proposed Use of Property

Lot Addition or R.O.W: _____

Retained: _____

Structures Existing

Structures Proposed

Lot Addition (or R.O.W.): _____

Retained Lot: _____

7. Please list the name of the person(s) to whom the land or an interest in the land is to be transferred, charged or leased (*if known*):

_____ *n/a* _____

TOWNSHIP OF SOUTH FRONTENAC APPLICATION FOR CONSENT
Planning Act, R.S.O. 1990, c. P.13 as amended

8. Indicate whether there are any easements or restrictive covenants affecting the subject land and a description of each easement or covenant and its effect (*if known*):

No

9. Name of road or lane which accesses:

The new lot (lot addition or R.O.W.): Wilmer Road

The retained lot: Wilmer Rd.

NOTE: Some roads (particularly former "County" Roads) have specific requirements for spacing between entrances. Also, any proposed new entrance must have safe sight-lines. These requirements may affect the success of your application. If you wish to check the status of your road or sight line conditions, please contact the Roads Department at 376-3027.

9. If access to the new lot is by water only, describe the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road.

New Lot: n/a

Retained Lot: n/a

10. Note the method by which water will be provided, i.e., by a publicly owned and operated piped water system, privately owned and operated individual or communal well, a lake or other water body or other means.

New Lot: Drilled Well Retained Lot: _____

11. Note the method by which sewage disposal will be provided, e.g. private septic, privy or other means:

New Lot: Private Septic Retained Lot: _____

12. The current zoning of the subject land in the applicable Zoning By-law.

Rural (RU)

13. If known, has the subject land ever been the subject of a previous consent (severance) application OR an application for a plan of subdivision under section 51 of the Planning Act? If so, please indicate:

(a) The file #: n/a (b) The decision on the application: n/a

TOWNSHIP OF SOUTH FRONTENAC APPLICATION FOR CONSENT
Planning Act, R.S.O. 1990, c. P.13 as amended

(c) The current use of the lot created (if applicable):

Winery

14. If known, has the subject land ever been the subject of any other application under the Planning Act, such as an application for an amendment to an official plan, a zoning by-law, a minister's zoning order, a minor variance? If so, please indicate: Not Known.

(b) The file #: _____ (b) The decision on the application:

(c) The current use of the land: _____

15. Are there any abandoned wells on the property you aware of? Yes No

16. A **SKETCH** must be submitted showing the following:

- a) The boundaries and dimensions of the subject land, the part that is to be severed and the part that is to be retained.
- b) The location of all land previously severed from the parcel (if applicable) originally acquired by the current owner of the subject land.
- c) The approximate location of all natural and artificial features on the subject land and on the abutting lands. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, barns, wetlands, wooded areas, wells and septic tanks. Show distance of these features from the applicant's property lines.
- d) The current uses of land that is abutting the subject land, such as residential, agricultural and commercial uses (if agricultural, please indicate the approximate distance of any barn structure from the proposed new lot).
Note: The existence of a nearby barn or other farm type structure may affect the success of your application because of incompatibility issues. Please check with the Planning Department regarding the implications of any farm structure, on your application.
- e) The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way.
- f) If access to the subject land is by water only, the location of the parking and boat docking facilities to be used.
- g) The location and nature of any easement affecting the subject land.
- h) The location of any abandoned wells on the property.
- i) **Please prepare your sketch so that North is at the top of the page.**

TOWNSHIP OF SOUTH FRONTENAC APPLICATION FOR CONSENT
Planning Act, R.S.O. 1990, c. P.13 as amended

AGREEMENT TO INDEMNIFY

Attached to this application is a cheque payable to the Township of South Frontenac in the amount of \$817.00 representing payment of the application fee.

The Owner/Applicant/Agent agrees that the information recorded in this Consent Application Form is accurate. The Owner/Applicant/Agent agrees that representatives of the Township, Public Health and, where applicable, the appropriate Conservation Authority, may enter onto the subject property for the purpose of determining the appropriateness of the site for the proposed development.

The Owner/Applicant agrees to reimburse and indemnify the municipality for all fees and expenses incurred by the municipality to process the application, including any fees and expenses attributable to proceedings before the Ontario Municipal Board or any court or other administrative tribunal if necessary to defend the Committee's decision to support the application.

Without limiting the foregoing, such fees and expenses shall include the fees and expenses of consultants, planners, engineers, lawyers and such other professional and technical advisors as the municipality may, in its absolute discretion acting reasonably, consider necessary or advisable to more properly process and support the application.

The Owner/Applicant further agrees to provide the municipality, upon request and in cases where an application has been appealed to the Ontario Municipal Board, with a deposit (over and above the normal application fee), from which the municipality may, from time to time charge any fees and expenses incurred by the municipality in order to process the application. If such appeal expenses exceed the deposit, the Owner/Applicant shall pay the difference forthwith upon being billed by the municipality, with interest at the rate of 1.25% per month (15% per annum) on accounts overdue more than 30 days,

The Owner/Applicant further agrees that, until such requests have been complied with, the municipality will have no continuing obligation to process the application or attend or be represented at the Ontario Municipal Board or any court or other administrative proceeding in connection with the application:

DATED AT THE TOWNSHIP OF SOUTH FRONTENAC

THIS 30th DAY OF April, 2018

I, _____ OF _____
solemnly declare that all the statements contained in this application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

[Signature]
Signature of Applicant or Authorized Agent

[Signature]
Signature of Applicant or Authorized Agent

DECLARED before me at the TOWNSHIP OF SOUTH FRONTENAC (IN THE COUNTY OF FRONTENAC)

THIS 30th DAY OF April, 2018

[Signature]
A Commissioner, etc.

CONSENT TO SEWER INSPECTION

Environmental Health Department

FILE NO. S-33-18-L	RECEIPT No.
Lot	Concession
Plan	Sub-lot

Owner: **Adam Knapp**

Township:

General Description (existing buildings, surface drainage, slopes, etc. [on each part] and proposed water supply)

- open field, flat

Soil type, depth, water table on each part of likely leaching bed areas. Indicate water table with bar. Show estimated permeability (good, fair, poor) for each part where natural soil is acceptable.

Severed	Depth of Soil (metres)	Retained
	clay	.0 .3 <hr/> .6
	rock	.9 1.2 <hr/> 1.5

Percolation rate (estimated) **> 50**

Suitability for on site sewage disposal:

NOTE: The approval of any new lot is based on it's suitability to provide an area for a Class 4 septic tank system for an average 3 bedroom home. Approval to build a larger home on this lot will be subject to availability of sufficient area for a larger septic tank system.

<p><u>Severed</u></p> <p><input type="checkbox"/> Satisfactory</p> <p><input type="checkbox"/> Unsatisfactory</p> <p><input type="checkbox"/> Site Flexible</p> <p><input type="checkbox"/> Site Specific</p>	<p>Conditions:</p> <p style="text-align: center;">#) 2 + 3</p> <p>- Ensure septic located in an area where there is a minimum of 10 inches native soil over rock</p>
<p><u>Retained</u></p> <p><input type="checkbox"/> Satisfactory</p> <p><input type="checkbox"/> Unsatisfactory</p> <p><input type="checkbox"/> Site Flexible</p> <p><input type="checkbox"/> Site Specific</p>	<p>Conditions:</p>

Inspector: **mellez** Approved: Date: **May 8/18**

PLEASE FORWARD A COPY OF THE NOTICE OF DECISION TO 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 Director, Environmental Health, KFL&A Public Health, 221 Portsmouth Avenue, Kingston, Ontario K7M 1V5, 613-549-1232 ext. 243, 1-800-267-7875

TOWNSHIP OF SOUTH FRONTENAC APPLICATION FOR CONSENT
Planning Act, R.S.O. 1990, c. P.13 as amended

Date Received: April 30, 2018
March

File No: S-33-18-L

1. Name of Owner(s): Adam Knapp

Full Mailing Address of Owner(s): 4447 Wilmer Road, Perth Road Ont
KOH 2L0

Phone number of Owner(s): 613-561-8459

Email Address of Owner(s): aknapp@hotmail.ca

2. If the applicant is NOT the owner of the subject land, the written authorization of the owner that the applicant is authorized to make the application, must accompany the application.

Name of Authorized Agent: _____

Full Mailing Address of Authorized Agent: _____

Phone number of Authorized Agent: _____

Email Address of Authorized Agent: _____

Agent as named above is hereby authorized to act on behalf of the owners for purposes of processing this application for Minor Variance.

Signature(s) of Owner(s) _____

3. The description of the subject land:

District: Bedford Portland Loughborough Storrington

Concession Number: Con 5 Lot Number: PT Lot 12

Street Number: 4447 Name of Road/Street: Wilmer Road

Reference Plan Number: _____ Part Number(s): _____

Roll Number: 040-030-07800-0000

TOWNSHIP OF SOUTH FRONTENAC APPLICATION FOR CONSENT
Planning Act, R.S.O. 1990, c. P.13 as amended

4. The frontage(s), depth and area of the subject land.

Frontage (on water): 0 Frontage (on road/lane): 1968
 Depth: 2011 Ft Area: _____

5. The type and the purpose of the proposed transaction, such as a transfer for the creation of a new lot, a lot addition, an easement/right-of-way, a charge, a lease or a correction of title.

New Lot

6. The following information regarding the land intended to be severed and the land to be retained:
 NOTE: If your application is for a new lot, answer question 6(a); if the application is for a lot addition or right-of-way only, answer question 6(b).

a. The frontage, depth and the area. (Complete this section for a new lot only)

Proposed New Lot:

Retained Lot:

Frontage On Road 250 Ft
 Frontage On Water 0
 Depth 350 Ft
 Area 2 Acres

Frontage On Road 1217 Ft
 Frontage On Water 0
 Depth 2011 Ft.
 Area 24.97 ac

Please list/describe the existing and proposed **USES** of the land to be severed and to be retained:

Existing Uses

Proposed Uses

New Lot: Scrub land

Build Lot

Retained: _____

Structures Existing

Structures Proposed

New Lot: No

New house.

TOWNSHIP OF SOUTH FRONTENAC APPLICATION FOR CONSENT
Planning Act, R.S.O. 1990, c. P.13 as amended

Structures Existing

Structures Proposed

Retained Lot: _____

(b) The frontage, depth and the area. (Complete for a lot addition or right-of-way (R.O.W.) only)

Proposed Lot Addition (or right-of-way)

Retained Lot: (This is the property *from which the lot addition is being severed or over which the R.O.W. will run*)

Frontage
On Road: _____

Frontage
On Road: _____

Frontage
On Water: _____

Frontage
On Water: _____

Depth: _____

Depth: _____

Area: _____

Area: _____

Please list/describe the existing and proposed **USES** of the land to be severed and to be retained:

Present Use of Property

Proposed Use of Property

Lot Addition or R.O.W: _____

Retained: _____

Structures Existing

Structures Proposed

Lot Addition (or R.O.W.): _____

Retained Lot: _____

7. Please list the name of the person(s) to whom the land or an interest in the land is to be transferred, charged or leased (*if known*):

_____ *19/9*

TOWNSHIP OF SOUTH FRONTENAC APPLICATION FOR CONSENT
Planning Act, R.S.O. 1990, c. P.13 as amended

8. Indicate whether there are any easements or restrictive covenants affecting the subject land and a description of each easement or covenant and its effect (*if known*):

No

9. Name of road or lane which accesses:

The new lot (lot addition or R.O.W.): Wilmer Road

The retained lot: Wilmer Road

NOTE: Some roads (particularly former "County" Roads) have specific requirements for spacing between entrances. Also, any proposed new entrance must have safe sight-lines. These requirements may affect the success of your application. If you wish to check the status of your road or sight line conditions, please contact the Roads Department at 376-3027.

9. If access to the new lot is by water only, describe the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road.

New Lot: n/a

Retained Lot: n/a

10. Note the method by which water will be provided, i.e., by a publicly owned and operated piped water system, privately owned and operated individual or communal well, a lake or other water body or other means.

New Lot: Drilled Well Retained Lot: _____

11. Note the method by which sewage disposal will be provided, e.g. private septic, privy or other means:

New Lot: Private Septic Retained Lot: _____

12. The current zoning of the subject land in the applicable Zoning By-law.

Rural (RU)

13. If known, has the subject land ever been the subject of a previous consent (severance) application OR an application for a plan of subdivision under section 51 of the Planning Act? If so, please indicate:

(a) The file #: n/a (b) The decision on the application: n/a

TOWNSHIP OF SOUTH FRONTENAC APPLICATION FOR CONSENT
Planning Act, R.S.O. 1990, c. P.13 as amended

(c) The current use of the lot created (if applicable):

vacant

14. If known, has the subject land ever been the subject of any other application under the Planning Act, such as an application for an amendment to an official plan, a zoning by-law, a minister's zoning order, a minor variance? If so, please indicate: Not Known.

(b) The file #: n/a (b) The decision on the application:

(c) The current use of the land: vacant

15. Are there any abandoned wells on the property you aware of? Yes No

16. A **SKETCH** must be submitted showing the following:

- a) The boundaries and dimensions of the subject land, the part that is to be severed and the part that is to be retained.
- b) The location of all land previously severed from the parcel (if applicable) originally acquired by the current owner of the subject land.
- c) The approximate location of all natural and artificial features on the subject land and on the abutting lands. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, barns, wetlands, wooded areas, wells and septic tanks. Show distance of these features from the applicant's property lines.
- d) The current uses of land that is abutting the subject land, such as residential, agricultural and commercial uses (if agricultural, please indicate the approximate distance of any barn structure from the proposed new lot).

Note: The existence of a nearby barn or other farm type structure may affect the success of your application because of incompatibility issues. Please check with the Planning Department regarding the implications of any farm structure, on your application.

- e) The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way.
- f) If access to the subject land is by water only, the location of the parking and boat docking facilities to be used.
- g) The location and nature of any easement affecting the subject land.
- h) The location of any abandoned wells on the property.
- i) **Please prepare your sketch so that North is at the top of the page.**

TOWNSHIP OF SOUTH FRONTENAC APPLICATION FOR CONSENT
Planning Act, R.S.O. 1990, c. P.13 as amended

AGREEMENT TO INDEMNIFY

Attached to this application is a cheque payable to the Township of South Frontenac in the amount of \$817.00 representing payment of the application fee.

The Owner/Applicant/Agent agrees that the information recorded in this Consent Application Form is accurate. The Owner/Applicant/Agent agrees that representatives of the Township, Public Health and, where applicable, the appropriate Conservation Authority, may enter onto the subject property for the purpose of determining the appropriateness of the site for the proposed development.

The Owner/Applicant agrees to reimburse and indemnify the municipality for all fees and expenses incurred by the municipality to process the application, including any fees and expenses attributable to proceedings before the Ontario Municipal Board or any court or other administrative tribunal if necessary to defend the Committee's decision to support the application.

Without limiting the foregoing, such fees and expenses shall include the fees and expenses of consultants, planners, engineers, lawyers and such other professional and technical advisors as the municipality may, in its absolute discretion acting reasonably, consider necessary or advisable to more properly process and support the application.

The Owner/Applicant further agrees to provide the municipality, upon request and in cases where an application has been appealed to the Ontario Municipal Board, with a deposit (over and above the normal application fee), from which the municipality may, from time to time charge any fees and expenses incurred by the municipality in order to process the application. If such appeal expenses exceed the deposit, the Owner/Applicant shall pay the difference forthwith upon being billed by the municipality, with interest at the rate of 1.25% per month (15% per annum) on accounts overdue more than 30 days,

The Owner/Applicant further agrees that, until such requests have been complied with, the municipality will have no continuing obligation to process the application or attend or be represented at the Ontario Municipal Board or any court or other administrative proceeding in connection with the application:

DATED AT THE TOWNSHIP OF SOUTH FRONTENAC

THIS 30th DAY OF April, 2018

I, _____ OF _____
solemnly declare that all the statements contained in this application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

[Signature]
Signature of Applicant or Authorized Agent

[Signature]
Signature of Applicant or Authorized Agent

DECLARED before me at the TOWNSHIP OF SOUTH FRONTENAC (IN THE COUNTY OF FRONTENAC)

THIS 30th DAY OF April, 2018

[Signature]
A Commissioner, etc.



REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



PUBLIC MEETING

Report Date: May 4, 2018

Application No: S-34-18-B
Owner: John O'Connor
Location of Property: Concession 2, Pt. Part Lot 8, Buck Bay Road, District of Bedford, Township of South Frontenac
Purpose of Application: Consent to create a new lot
Date of Hearing: May 10, 2018

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 lands consist of 46 +/- acres with frontage on Buck Bay Road and Westport Road. The land is currently vacant. The proposal is for the creation of a minimum 2.0 acre lot with a minimum of 75 metres of frontage on Buck Bay Road. The retained parcel would be approximately 44 acres in size. There is a small stream at the rear of the proposed lot; however there is sufficient space on the property to meet all setbacks required in the zoning by-law. The planning department is able to support the application.

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

AGENCY ANALYSIS AND COMMENTS

The building department has no objections.

Public works has no objections.

KFL&A Public Health has no objections.

Comments from Quinte Conservation Authority have yet to be received.

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-34-18-B shall be for the creation of a minimum 2.0 acre lot with a minimum of 75 metres of frontage on Buck Bay 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. 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 lands measured from the centre line of the traveled portion of the road to the lot line of the owner's property. If such width is less than 33 ft., the owner shall dedicate to the Township land along the frontage of the severed and/or retained lands as the case may be in the following manner:
 - a. The land to be dedicated shall be the width required to provide 33 ft. from the centre of the existing travelled road;



REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



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

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

- d. The Transfer/Deed for the land to be dedicated shall be registered by the Owner at the Owner's expense;
 - e. The duplicate registered Transfer/Deed for the land to be dedicated together with a letter of opinion of a solicitor qualified to practice law in the Province of Ontario addressed to the Secretary-Treasurer confirming that the municipality acquired good and marketable title to the land free and clear of all liens and encumbrances shall be delivered to the Secretary-Treasurer prior to stamping of Deeds.
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 to be severed through Consent Application S-34-18-B, in lieu of parkland [Planning Act, s. 51(1)].
 7. The applicant must submit a well driller's report demonstrating a potable water pumping capacity of 3.5 gallons per minute sustained over a 6-hour pump test for the parcel severed through consent application S-34-18-B.

ATTACHMENTS

Map of O'Connor property.



Submitted/approved by: Lindsay Mills

Prepared by: Jennie Kapusta



**O'CONNOR
S-34-18-B**

Legend

-  O'Connor Property
-  O'Connor prosed lot

2.0 Acres

BUCK BAY ROAD

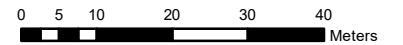
WESTPORT ROAD

HENRY ROAD

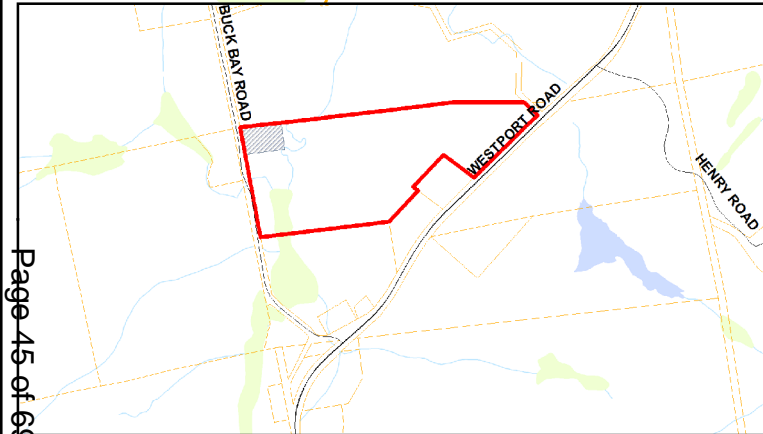
Produced by the Township of South Frontenac under license with the Ontario Ministry of Natural Resources © Queen's Printer for Ontario, 2015.

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.

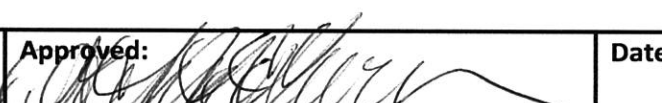
Scale 1:1,000



UTM Projection NAD 83



CONSENT TO SEVER INSPECTION REPORT

File Number: S-34-18B		Receipt Number: SS-11-18			
Owner(s): O'Connor, John Joseph					
Municipality: Township of South Frontenac			Ward / Former Township: Bedford		
Lot: 8	Concession: 2	Registered Plan:	Part(s):	Plan of Subdivision:	Sublot:
General Description (existing buildings, surface features, slopes, site services for water and sewage, etc) Severed: Proposed 8163+- m2 lot of bush land. Retained: Proposed 36 ha lot of bush land.					
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 Sandy ----->		Depth of Soil 0.0 m 0.3 m 0.6 m 0.9 m 1.2 m 1.5 m	Retained Sandy <-----		
Percolation rate (estimated): 5-10 min/cm			Percolation rate (estimated): 5-10 min/cm		
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:					
<u>SEVERED</u> <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory <input type="checkbox"/> Site Flexible <input type="checkbox"/> Site Specific		Conditions: Soil conditions found on the lot will require additional suitable granular soil to construct a sewage disposal system. Specific requirements for additional soil will be indicated on an Application to Construct a Sewage System prior to site development.			
<u>RETAINED</u> <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory <input type="checkbox"/> Site Flexible <input type="checkbox"/> Site Specific		Conditions: Soil conditions found on the lot will require additional suitable granular soil to construct a sewage disposal system. Specific requirements for additional soil will be indicated on an Application to Construct a Sewage System prior to site development.			
Inspector: Joanne McGurn CPHI(C), Public Health Inspector		Approved: 		Date: May 08, 2018	

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

CONDITIONS – OFFICE USE ONLY

SEVERED: Satisfactory or Condition # _____

RETAINED: Satisfactory or Condition # _____

1. KFL&A Public Health has no objection to the proposed severance as the application states the consent is for a lot addition / easement / right of way / other.
2. Soil conditions found on the lot will require additional suitable granular soil to construct a sewage disposal system. Specific requirements for additional soil will be indicated on an Application to Construct a Sewage System prior to site development.
3. The proposed lot is capable of providing flexibility in siting a sewage disposal system, dependent on the proposal submitted through an Application to Construct a Sewage System.
4. Due to limitations the lot will only provide a specific location for the construction of the sewage disposal system. The most suitable location for the sewage system is 30 / 15 metres from...
5. The lot is unsatisfactory for the construction of a sewage disposal system – see attached letter.
6. Other conditions: _____



REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



PUBLIC MEETING

Report Date: May 4, 2018

Application No: S-35-18-P
Owner: Everett Kerr
Location of Property: Concession 4, Pt. Part Lot 6, Alton Road/Road 38, District of Portland, Township of South Frontenac
Purpose of Application: Consent to create a new lot
Date of Hearing: May 10, 2018

RECOMMENDATION

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

BACKGROUND

This item was originally brought to the Committee in April 2016. The severance was granted Provisional Consent but lapsed prior to the completion of conditions. This application is a resubmission with the same parameters as previously used.

The subject lands consist of 23.4 +/-hectares with frontage on Road 38 and Alton Road West. The land is currently vacant. The application is for the creation of a 4.0 +/-hectare lot with 62m frontage on Road 38 and 227m frontage on Alton Road West. The severed lot is proposed to be rezoned to Urban Commercial to facilitate the construction of a retail plaza.

The planning department is able to support the application.

Current Zoning: Rural (RU)

Application Complies with Zoning: Yes

Current Official Plan Designation: Settlement Area

Application Complies with Official Plan: Yes

AGENCY ANALYSIS AND COMMENTS

The building department has no objections.

Public works has no objections.

KFL&A Public Health 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-35-18-P shall be for the creation of a 4.0 +/- hectare lot with 62m frontage on Road 38 and 227m frontage on Alton Road West.
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. 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 lands measured from the centre line of the traveled portion of the road to the lot line of the owner's property. If such width is less than 33 ft., the owner shall dedicate to the Township land along the frontage of the severed and/or retained lands as the case may be in the following manner:
 - a. The land to be dedicated shall be the width required to provide 33 ft. from the centre of the existing travelled road;



REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



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

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

- d. The Transfer/Deed for the land to be dedicated shall be registered by the Owner at the Owner's expense;
 - e. The duplicate registered Transfer/Deed for the land to be dedicated together with a letter of opinion of a solicitor qualified to practice law in the Province of Ontario addressed to the Secretary-Treasurer confirming that the municipality acquired good and marketable title to the land free and clear of all liens and encumbrances shall be delivered to the Secretary-Treasurer prior to stamping of Deeds.
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 2% of the value of the parcel to be severed through Consent Application S-35-18-P, in lieu of parkland [Planning Act, s. 51(1)].
 7. The applicant must submit a well driller's report demonstrating a potable water pumping capacity of 3.5 gallons per minute sustained over a 6-hour pump test for the parcel severed through consent application S-35-18-P.
 8. The applicant shall rezone the lot to be created through Consent Application S-35-18-P from Rural to Urban Commercial. Please contact Planner Lindsay Mills to begin this process.

ATTACHMENTS

Map of Kerr property.

Submitted/approved by: Lindsay Mills

Prepared by: Jennie Kapusta



5187 Road 38

5183 Road 38

5155 Road 38

5153 Road 38

ROAD 38

3995 Alton Road W.

3985 Alton Road W.

3975 Alton Road W.

3989 Alton Road W.

3981 Alton Road W.

ALTON ROAD W



5.9 Acres

3974 Alton Road W.



**KERR
S-35-18-P**

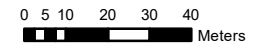
Legend

-  Kerr Property
-  Kerr 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 1:1,809



UTM Projection NAD 83



REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



PUBLIC MEETING

Report Date: May 4, 2018

Application No: S-36-18-L
Owner: Doris Cumpson
Location of Property: Concession 22, Pt. Part Lot 8, Leland Road, District of Loughborough, Township of South Frontenac
Purpose of Application: Consent to create a lot addition
Date of Hearing: May 10, 2018

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 lands consist of 56.9 +/- acres with frontage on Leland Road. The land is currently vacant. The application is for the creation of a 0.86 +/- acre lot addition to 815 Leland Road. This lot addition will increase the size of an existing undersized lot and bring it into conformity with the zoning by-law

The planning department is able to support the application.

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

AGENCY ANALYSIS AND COMMENTS

The building department has no objections.

Comments from Cataraqui Region Conservation Authority, Public Works and KFL&A Public Health 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-36-18-L shall be for the creation of a 0.86 +/- acre lot addition only to 815 Leland Road (ARN 102904004019750).
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)].

ATTACHMENTS




Map of Cumpson property.

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



**CUMPSON
S-36-18-L**

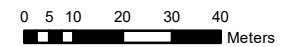
Legend

-  Cumpson Property
-  Cumpson Proposed Lot Addition
-  Young Property

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Scale 1:1,537



UTM Projection NAD 83

Retained Parcel

859 Leland Road

848 Leland Road

LELAND ROAD

0.9 Acres

Lot To Be Enlarged

815 Leland Road



REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



PUBLIC MEETING

Report Date: May 7, 2018

Application No: S-37-18-L
Owner: Sally Vanluven
Location of Property: Concession 5, Pt. Part Lot 7, Sheila Lane, District of Loughborough, Township of South Frontenac
Purpose of Application: Consent to create a lot addition
Date of Hearing: May 10, 2018

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 lands consist of 77 +/- acres with frontage on Rutledge Road, and several private lanes including Sheila Lane and Carslake Lane. The land is currently developed with a single detached dwelling. The application is for the creation of a 1.9 +/- acre lot addition to 1251 Sheila Lane. This lot addition will increase the size of an existing undersized waterfront lot and bring it into conformity with the zoning by-law. The retained parcel will keep the existing structures. The lot addition parcel will need to be rezoned from Rural to Limited Service Residential Waterfront. The planning department is able to support the application.

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

AGENCY ANALYSIS AND COMMENTS

The building department has no objections.

Comments from Cataraqui Region Conservation Authority, Public Works and KFL&A Public Health 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-37-18-L shall be for the creation of a 1.9 +/- acre lot addition only to 1251 Sheila Lane (ARN 102904003005100).
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)].

ATTACHMENTS

Map of Vanluven property.

Submitted/approved by: Lindsay Mills

Prepared by: Jennie Kapusta






Sydenham Lake



**LAFRAMBOISE
S-37-18-L**

Legend

-  Laframboise Property
-  Vanluven Property
-  Vanluven Proposed Lot Addition

1251 Sheila Lane
Lot To Be Enlarged

1237 Sheila Lane

1015 Boon Lane

1015 Boon Lane

1247 Sheila Lane

BOON LANE

**Lot Addition Parcel
1.9 Acres**

SHEILA LANE

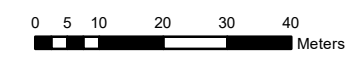
CARSLAKE LANE

Retained Parcel

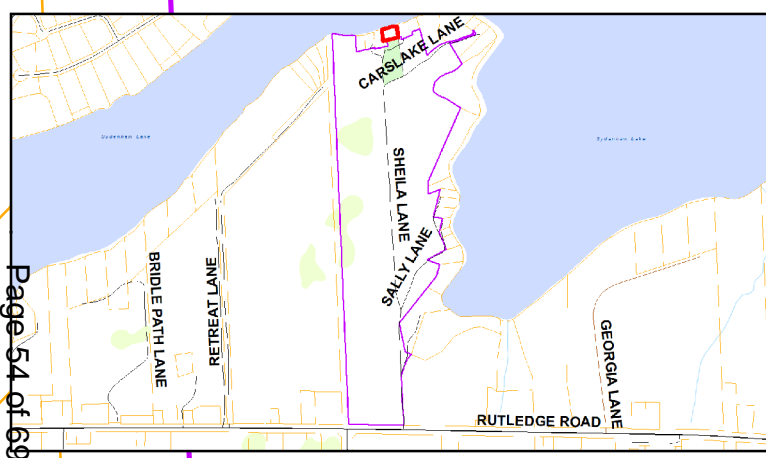
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Scale 1:1,182



UTM Projection NAD 83





REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



PUBLIC MEETING

Report Date: April 9, 2018

Application No: MV-08-18-L
Owner: Trevor Huffman
Location of Property: Concession 8, Lot/Part Lot 8, 117 Bullseye Lane, District of Loughborough, Township of South Frontenac
Purpose of Application: To vary sections 10.3.1 of the Comprehensive Zoning By-law 2003-75 to permit an increase in height of an accessory building and section 5.24.1 to permit an accessory building larger than the principal building
Date of Hearing: April 12, 2018

RECOMMENDATION

It is recommended that the Committee hear comments from members of the public and that the minor variance to permit construction of a detached accessory building **be considered for passage.**

BACKGROUND

The subject land consists of 1.9 +/- acres with frontage on Bullseye Lane and Little Long Lake. The property is currently developed with a single detached dwelling located approximately 30 metres from the high water mark of Little Long Lake, a sleeping cabin and two detached storage sheds. The proposal is for the demolition of the storage sheds and construction of a 40 foot by 40 foot (1600 square foot) detached accessory building, with a finished height of 29 feet, to be located approximately 35 metres from the high water mark of Little Long Lake. With a footprint of 1600 square feet this proposed building will have a larger footprint than the existing residence. The maximum height of an accessory building is not to exceed 6 metres (19.7 feet); the applicant has indicated the requested increase in height is to accommodate a storage loft. The shoreline of Little Long Lake is designated as Provincially Significant Wetland (PSW) and any development within 120 metres of a PSW is subject to a preliminary Environmental Impact Assessment (EIA). The Planning Department is able to support the application.

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

Application Complies with Official Plan: Yes



REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



AGENCY ANALYSIS AND COMMENTS

Cataraqui Region Conservation Authority (CRCA) staff visited the property on May 2, 2018. Based on this site evaluation and applicable CRCA Planning Policy, including a report completed by Hutchinson Environmental Services Ltd. in April 2014 entitled "Assessment of Municipal Site Evaluation Guidelines for Waterfront Development in Eastern Ontario's Lake Country", they have recommended deferral of this application until an EIA has been completed which considers the potential impact on water quality. They have indicated that a permit will be required for the proposed development should it be approved by the Committee.

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

The building department has no objections.

CONDITIONS

1. This minor variance is for the construction of 1600 square foot footprint detached accessory building, with a finished height of 29 feet to permit a storage loft only, no living space permitted.
2. Minor variance MV-08-18-L is applicable only to South Frontenac Township Comprehensive Zoning By-law 2003-75 and not to any subsequent zoning by-laws.
3. Prior to the issuance of a building permit the applicant shall complete, and submit to the Building Department, a preliminary Environmental Impact Assessment which satisfactorily demonstrates the accessory building will not have a negative impact on the Eel Bay Provincially Significant Wetland.
4. A building permit is required for ALL demolition and construction on the property. There shall be no additional development, or demolition of existing structures, on the property without approval from the Township of South Frontenac.

ATTACHMENTS

Map of Huffman Property




Submitted/Approved by: Lindsay Mills

Prepared by: Jennie Kapusta



**HUFFMAN
MV-08-18-L**

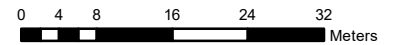
Legend

-  Existing Buildings
-  Huffman Property
-  Huffman Propsed Garage

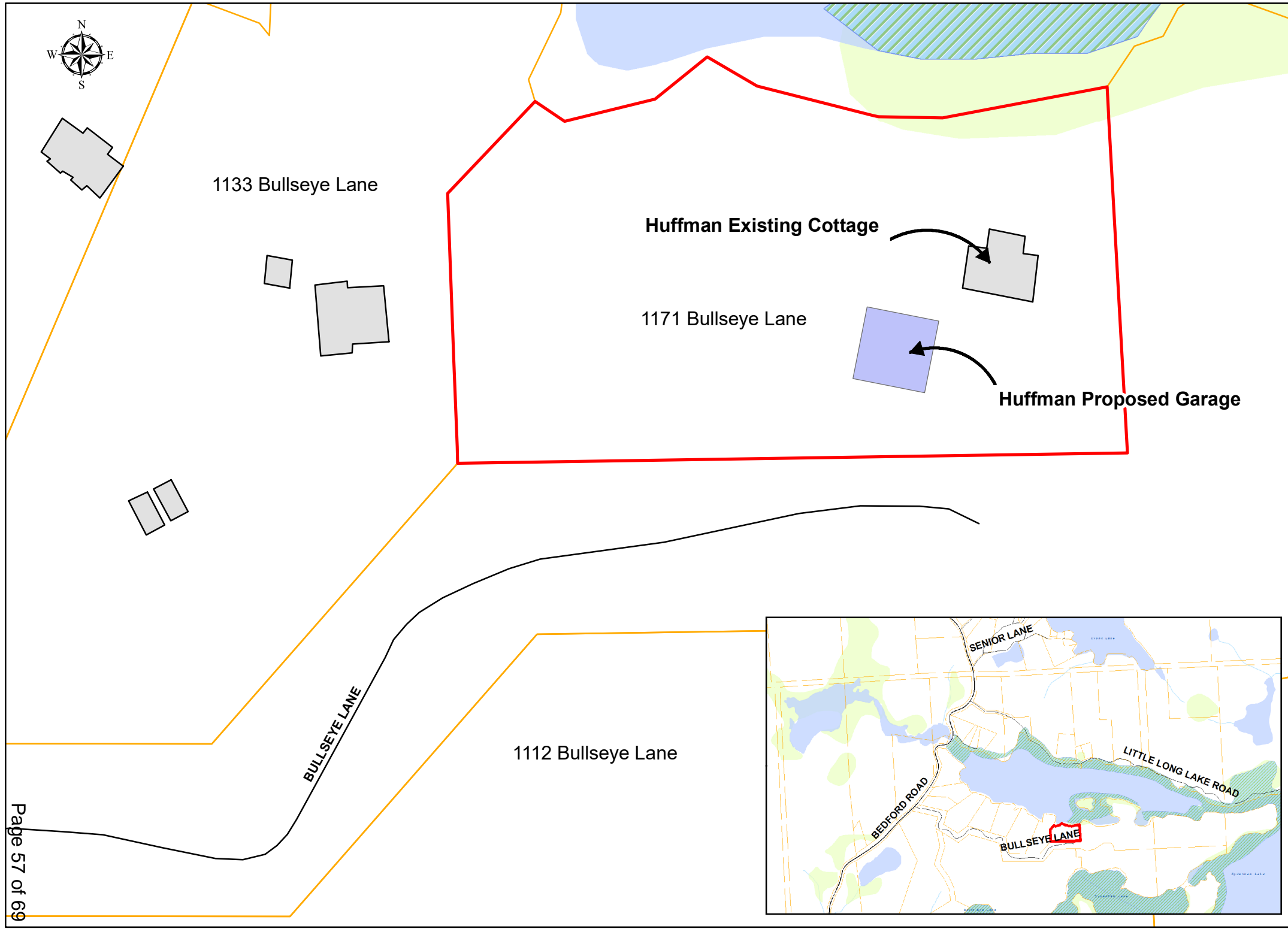
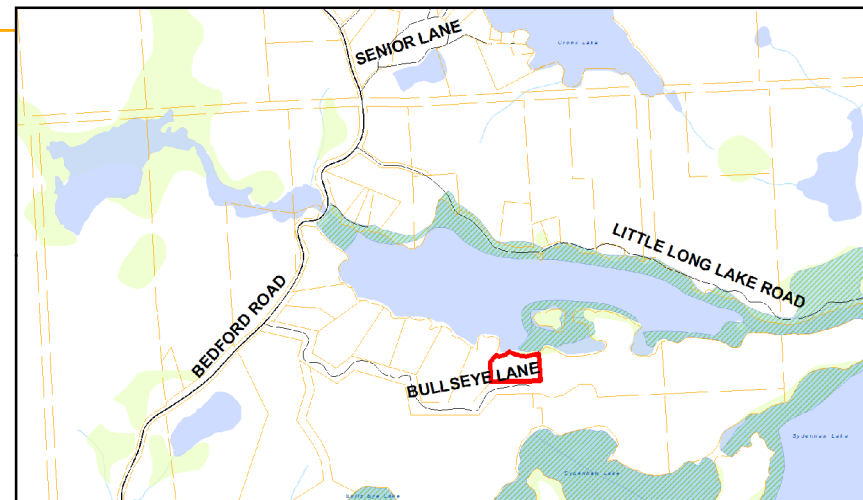
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Scale 1:800



UTM Projection NAD 83



1133 Bullseye Lane

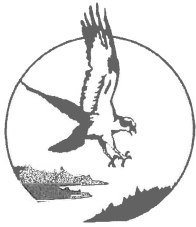
Huffman Existing Cottage

1171 Bullseye Lane

Huffman Proposed Garage

1112 Bullseye Lane

BULLSEYE LANE



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



May 2, 2018

File: MV/FRS/82/2018

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-08-18-L (Huffman)
Lot 8, Concession 8; 1171 Bullseye Lane
Loughborough District, Township of South Frontenac
Waterbody: Little Long Lake**

Staff of the Cataraqui Region Conservation Authority (CRCA) have reviewed the above-noted application for minor variance, and provide the following comments for the Committee of Adjustment's consideration. An inspection of the property was conducted on May 2, 2018.

Summary of Proposal

The proposal involves the construction of a detached garage. More specifically, a variance is being requested to:

- increase the height of the building from 6 metres as required by the zoning by-law, to 8.84 metres.

Site Description

The property is located on the north side of Bullseye Lane. The property has water frontage onto Little Long Lake. The topography of the site can be characterized as rising up quickly from the shoreline to a high plateau area where the garage is being proposed to be constructed. The property lies within 120 metres of a portion of the Eel's Bay provincially significant wetland (PSW).

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

Discussion

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

Natural Hazards

Flooding: For Little Long Lake, the regulatory flood plain has been established as elevation 131.6 metres geodetic. Section 4.1.3 of the CRCA's Planning Policy (2015) 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 proposed development will be located greater than 15 metres from the regulatory flood plain and at a location that is substantially higher than the flood plain. *Therefore, staff have no concerns with the proposal from a flooding hazard perspective.*

Erosion: The CRCA Planning Policy defines the erosion hazard limit as the sum of an allowance for toe erosion, a stable slope allowance of 3(h):1(v) for till or 1(h):1(v) for rock shorelines and a minimum erosion access allowance of 6 metres. Staff have concluded that the proposed development will be located outside of the erosion hazard limit. *Therefore, staff have no concerns with the proposal from an erosion hazard perspective.*

Natural Heritage

As noted above, this property fronts onto a portion of the Eel's Bay provincially significant wetland. *Section 5.2.5 of the Official Plan suggests that no new development or site alteration within 120 metres of a provincially significant wetland 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.*

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 contains provisions that seek to support these objectives.

The Official Plan recognizes the need to minimize impacts to water quality by reducing phosphorous inputs, preventing erosion and maintaining natural appearances. Accordingly, policies have been included that can vary the setback from the highwater mark from 30 to 90 metres depending on the site characteristics such as steepness of slope, vegetation cover, soil depth and soil phosphorus retention.

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 observations made during the site visit, the Hutchinson report recommends a minimum depth of shoreline buffer for development of 40 metres to protect the water quality of Little Long Lake.

Since the proposal involves development within 40 metres of the shoreline, staff recommend that the EIA consider potential impacts of increased phosphorous on water quality and make appropriate recommendations to protect the water quality of Little Long Lake.

Recommendation

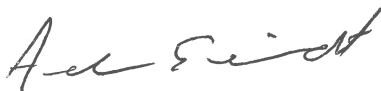
Staff recommend deferral of application MV-08-18-L based on our consideration for natural hazard, natural heritage and water quality policies.

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 flood plain and/or the top of bank. Therefore, a permit will be required for the proposed development. The applicant will be required to contact the undersigned at the building permit stage for more information regarding permitting requirements under Ontario Regulation 148/06.

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

Yours truly,



Andrew Schmidt, C.Tech.
Supervisor, Development Review

/as

c.c. Trevor Robert Huffman, 926 Swanfield Street, Kingston, ON, K7M 0A5



REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



PUBLIC MEETING

Report Date: April 9, 2018

Application No: MV-09-18-S
Owner: James and Krystyna Garlick
Location of Property: Concession 9, Lot/Part Lot 18, 4601 Stair Step Lane, District of Storrington, Township of South Frontenac
Purpose of Application: To vary sections 5.9.3 and 5.20.1.4 of the Comprehensive Zoning By-law 2003-75 to permit an increase in footprint of a boathouse
Date of Hearing: April 12, 2018

RECOMMENDATION

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

BACKGROUND

The subject land consists of 0.8 +/- acres with frontage on Stair Step Lane and Dog Lake. The property is currently developed with two single detached dwellings, a storage shed and two single slip boathouses. The proposal is for the demolition of both boathouses (571 square feet structure, plus 760 square feet of dock) and the reconstruction of a single larger two slip boathouse (650 square feet structure, plus 446 square feet dock). Boathouses are a prohibited use in the Township's Comprehensive Zoning By-law 2003-75, however they by-law does permit the reconstruction of existing boathouse provided there is no enlargement in footprint. While this proposal includes an overall increase in the square footage of the boathouse structures from 571 square feet to 650 square feet, the square footage of surrounding docks is proposed to be reduced from 760 square feet to 446 square feet. This is an overall decrease of 314 square feet of dock and the re-naturalisation of 62 feet of shoreline.

The Planning Department is able to support the application.

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
 Application Complies with Official Plan: Yes



REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



AGENCY ANALYSIS AND COMMENTS

Parks Canada – Rideau Canal Office issued a permit for the proposal on April 6, 2018; this permit was a replacement for a previously issued permit dated February 22, 2018. They have outlined several restrictions and regulations which must be followed during construction in order to best protect Dog Lake.

The Rideau Waterway Development Review Team has reviewed the application and has no objection to the proposal.

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

The building department has no objections.

CONDITIONS

1. This minor variance is for the demolition of two existing boathouses located at 4601 Stair Step Lane and the construction of maximum 650 square foot footprint boathouse with a maximum height of 12 feet, plus a maximum 446 square foot dock to be attached to the boathouse.
2. Minor variance MV-09-18-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 policies, and which specifies that a permit may be required from Cataraqui Region Conservation Authority for the proposed development, and for any shoreline or in-water works.

ATTACHMENTS

Map of Garlick Property




Submitted/Approved by: Lindsay Mills

Prepared by: Jennie Kapusta



**GARLICK
MV-09-18-S**

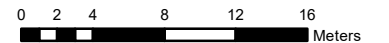
Legend

-  Garlick Existing Buildings
-  Garlick Property
-  Garlick Proposed Buildings

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Scale 1:423



UTM Projection NAD 83

Garlick Existing Boathouses

Dog Lake

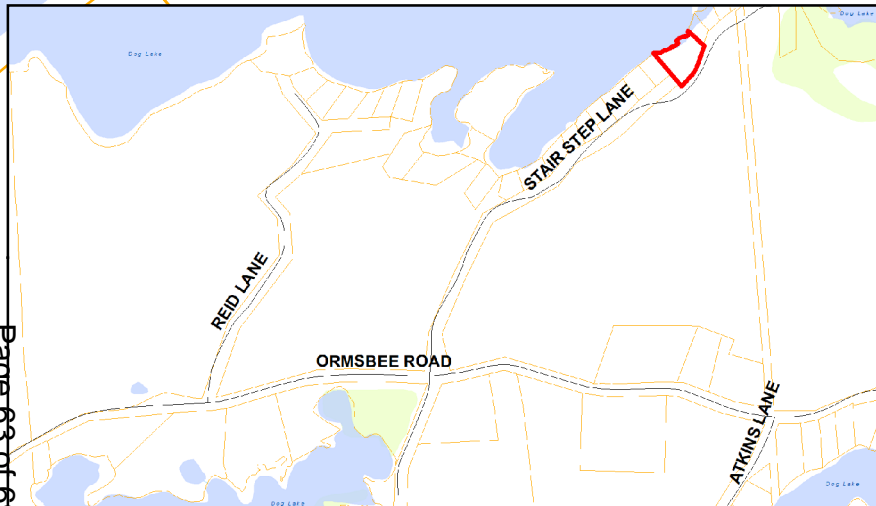
Garlick Proposed Boathouse

4619 Stair Step Lane

4583 Stair Step Lane

4601 Stair Step Lane

STAIR STEP LANE



May 4, 2018

File: MV/FRS/83/2018

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-09-18-S (Garlick)
Lot 18, Concession 9; 4601 Stair Step 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 demolition of two boathouses and construction of a double slip boathouse on the subject property. The variance is requested to:

- Change the footprint of a boathouse.

Site Description

The property is located on south shore of Dog Lake. The topography of the property can be described as a relatively steep slope adjacent to the water and then rising slowly 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. Dog Lake itself is zoned 'Environmental Protection'.

Discussion

The main interests of the RWDRT in this application are the avoidance of natural hazards associated with the shoreline of Dog Lake (e.g. flooding and erosion), 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. Section 4.1.7 of the CRCA Environmental Planning Policy (2015) suggests that development that by its nature must be located within the regulatory flood plain, such as a marine facility (e.g. boathouse) which do not affect flood flows, may be supported. Staff do not believe that this development will affect the control of flooding. *Therefore, RWDRT staff have no concerns with the proposal from a flooding hazard perspective.*

Erosion: Similar to the discussion above with respect to flooding hazards, development that by its nature must be located within an erosion hazard may be supported. Staff do not believe that this development will affect the control of erosion. *Therefore, RWDRT staff have no concerns with the proposal from an erosion hazard perspective.*

Water Quality

Section 5.8.2 (1.) of the Zoning By-Law for South Frontenac Township suggests that a 30 metre setback from the highwater 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. However, Section 32.2 of the Zoning By-law suggests that a use that was in existence on or before the date of passage of the Official Plan may be permitted. In this instance, there are two existing boathouses that are to be removed and replaced with a single boathouse structure. *RWDRT staff have no concerns with the proposal from a water quality perspective. However, staff recommend that roof runoff be directed away from the lake if possible.*

Rideau Canal National Historic Site and UNESCO World Heritage Site

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, and development which complements the visual character of the landscape. In this instance, the proposal will result in a reduction in the amount of shoreline development since a large amount of docking is proposed to be removed.

Recommendation

RWDRT staff have no objection to the approval of application MV-09-18-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 and shoreline works along the Canal system. RWDRT staff note that the applicant has provided a copy of an approval from Parks Canada for the proposed boathouse (Craig Cunningham, April 6, 2018).

Ms. Jennie Kapusta (MV-09-18-S)
May 4, 2018

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.
Supervisor, Development Review

/as

c.c. James & Krystyna Garlick, 4601 Stair Step Lane, Battersea, ON, K0H 1H0
Susan Millar, Parks Canada (via email)
Lindsay Mills, Planner, Township of South Frontenac (via email)



Rideau Canal National
Historic Site
parksCanada.gc.ca

Lieu historique national du
Canal-Rideau
parcsCanada.gc.ca

Rideau Canal
National Historic Site
34 Beckwith Street S.
Smiths Falls, ON
K7A 2A8

Phone: (613) 283-7199 x284
Fax: (613) 283-0677

April 6, 2018

File: 8520-06013100

James and Krystyna Garlick
4601 Stair Step Lane
Battersea, ON
K0H 1H0

Dear James and Krystyna Garlick,

**APPLICATION REQUESTING PERMISSION TO PERFORM WORKS IN, OVER & DIRECTLY
ADJOINING DOG LAKE AND LOT 18, CONCESSION 9, IN THE TOWNSHIP OF SOUTH
FRONTENAC, GEOGRAPHIC TOWNSHIP OF PITTSBURGH, AND LOCALLY KNOWN AS
4601 STAIR STEP LANE**

The Rideau Canal is a National Historic Site of Canada (NHSC) and part of the Ontario Waterways unit administered by Parks Canada. In addition to this, the Rideau Canal waterway is designated as both a Canadian Heritage River and a UNESCO World Heritage Site, meaning that it is significant not only nationally, but also on a global scale.

Staff of the Rideau Canal NHSC has reviewed your permit application in the context of the "Rideau Canal and Trent-Severn Waterway National Historic Sites of Canada Policies for In-Water and Shoreline Works and Related Activities."

Your application to demolish two existing boathouses and an along-shore boardwalk, and construct a new boathouse at the above noted property has been approved, subject to the conditions outlined in this letter below, the attached illustrations (7 pages), AND the attached permit. **Please note that this permit replaces a previously issued permit dated February 22, 2018.**

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This current permit is valid up to and including April 6, 2019. If your project will not be completed within the allotted time, please notify the Rideau Canal so that a letter of extension can be considered.

The new boathouse structure will have a total footprint measuring 8.84 metres wide (29 feet) by 9.45 metres long (31 feet). This measurement includes the boathouse itself as well as associated exterior decking. The 29 foot width exceeds the typically permitted 26 foot width allowance; however, is permitted considering the significant gain that will be achieved by demolishing the second boathouse and the removal of the along-shore decking. **You are commended for your efforts to minimize development along your property shoreline.**

The boathouse will be supported by 24, 14 centimeter diameter (5.5 inch) round steel pilings. The height of the boathouse is 3.7 metres (12 feet) measured from the exterior decking, and it is not to exceed a height of 4.6 metres (15 feet) measured from the upper controlled water elevation.

The boathouse must be finished with materials and colours that blend in with the surrounding landscape.

Any wood facing on the boathouse (if required) is not to extend more than 0.6 metres (2 feet.) below the upper controlled water elevation and must not reach the lake bed. A gap of 2.54 cm (1") or more is to be left between each board to allow the area under the boathouse to be used as shelter by small fish and other organisms.

No services other than electricity are permitted within the boathouse. Any exterior illumination must be designed to minimize light pollution.

Dog Lake in this location supports both warm and cold water fish species. **In order to protect warm and cold water fish spawning activity, no construction work is to take place in the water between October 1st and June 30th (inclusive) of any given year.**

Prior to the commencement of work, a properly anchored in-water turbidity curtain must be installed around the construction area. This curtain is to be securely anchored to the bottom with stones, chain or other heavy and durable material, and the top of the curtain secured above the surface of the water. The curtain must extend and remain secured to the natural shoreline on each side of the work area. The curtain is to be maintained in good working order, and intact and effective, until at least 48 hours has lapsed after the work has been completed, or until the turbidity has subsided. At this time, the curtain can be removed in its entirety.

During construction, every effort shall be taken to ensure that no building materials or other deleterious substances enter the water, or are left along the shoreline or the canal bed. Preferred building materials for in-water structures includes cedar and hemlock. Treated wood is permissible but only where it will not be in contact with the water.





Rideau Canal National
Historic Site
parksCanada.gc.ca

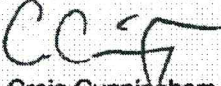
Lieu historique national du
Canal-Rideau
parcsCanada.gc.ca

Please note that any in-water works, including the construction of the new boathouse, must be located a minimum of 4.5 metres (15 feet) away from all side-yard lot lines, including their projections out into the water.

Please be advised that in order to carry out any shoreline or upland works in this area, a permit may also be required from the local municipality and Conservation Authority.

I would like to take this opportunity to suggest that you visit our website at <https://www.pc.gc.ca/en/docs/r/poli/page01> for further information on the *Rideau Canal and Trent-Severn Waterway Policies for In-Water and Shoreline Works and Related Activities*.

Sincerely,


Craig Cunningham
Ontario Waterways

cc. Kristen Wozniak, Cataraqui Region Conservation Authority
Tom Berriault, Township of South Frontenac

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