

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

TIME: 7:00 PM,  
DATE: Thursday, June 14, 2018  
PLACE: Council Chambers.

1. Call to Order
  - a) Resolution
2. Adoption of Agenda
3. Declaration of pecuniary interest
4. Approval of Minutes – [May 10, 2018]
  - a) Resolution
5. Validation Orders
  - a) Mary Cecilia Stewart -Concession 7, Part Lot 1, Vanluven Road, District of Portland - Validation of parcel creation from 1970
  - b) George Greer - Concession 8, Part Lot 6, Milburn Road, District of Storrington - Validation of parcel creation from 1975
6. Minor Variance Applications From Previous Meetings
  - a) MV-48-17-B -Kurt Stouffer and Ronald Stouffer - Concession 12, Part Lot 4, 8420 Perth Road, District of Bedford - Variance to permit a reduction in the 30 metre setback from water 4 - 9
7. New Consent Applications:
  - a) S-27-18-S - Barbara & John Bird - Concession 10, Part Lot 6, Pitch Pine Island, District of Storrington - Consent to create a new lot 10 - 16
  - b) S-38-18-S - Bryan Stoness - Concession 9, Part Lot 22/23, Carrying Place Road, District of Storrington - Consent to create a lot addition 17 - 22  
  
S-38-18-S - Bryan Stoness - Concession 9, Part Lot 22/23, Carrying Place Road, District of Storrington - Consent to create a lot addition
  - c) S-40-18-L - Sally VanLuven (Mike Howe) - Concession 7, Part Lot 5, Rutledge Road/Sally Lane, District of Loughborough - Consent to create a lot addition 23 - 25
  - d) S-41-18-P - Theresa McPherson - Concession 11, Part Lot 19, First Lake Road, District of Portland - Consent to create a new lot 26 - 29
  - e) S-42-18-B - Joan McSorley - Concession 3, Part Lot 5, McGowan Lane, District of Bedford - Consent to create a lot addition 30 - 31
  - f) S-43-18-P - Orville & Lori Hamilton - Concession 6, Part Lot 4, Jamieson Road, District of Portland - Consent to create a new lot 32 - 34
  - g) S-44-18-S - Jason & Michelle Thompson - Concession 11, Part Lot 35, Stafford Lane, District of Storrington - Consent to create a lot 35 - 36

addition

- h) S-45-18-S - Eunice Sleeth - Concession 9, Part Lot 1, Lower Round Lake Road, District of Storrington - Consent to create a new lot 37 - 42
- i) S-46-18-P - Wayne Young - Concession 2, Part Lot 4, Quinn Road, District of Portland - Consent to create a new lot 43 - 58
- j) S-47-18-P - Everett Kerr - Concession 5, Part Lot 6, Road 38, District of Portland - Consent to create a lot addition 59 - 61
- k) S-48-18-L - Helen & Spencer Storms (Jeff Bennett) - Concession 5, Part Lot 6, Storm Haven Lane, District of Loughborough - Consent to create a lot addition 62 - 63
- l) S-50-18-S - 548883 Ontario Limited - Concession 8, Part Lot 15/16, Hiawatha Lane, District of Storrington - Consent to create a right-of-way 64 - 65
- m) S-49-18-L - Sally VanLuven (Hutchings) - Concession 5, Part Lot 7, Sheila Lane, District of Loughborough - Consent to create a lot addition 66 - 68
- S-52-18-L - Sally VanLuven (Jennings) - Concession 5, Part Lot 7, Sheila Lane, District of Loughborough- Consent to create a lot addition
- S-53-18-L - Sally VanLuven (Dorman) - Concession 5, Part Lot 7, Sheila Lane, District of Loughborough- Consent to create a lot addition
- S-54-18-L - Sally VanLuven (Sigsworth) - Concession 5, Part Lot 7, Sheila Lane, District of Loughborough- Consent to create a lot addition
8. New Minor Variance Applications:
- a) MV-04-18-B - Guy Marchildon - Concession 10, Part Lot 8, Island 50, Devil Lake, District of Bedford - Variance to permit a reduction in the 30 metre setback from water to 20 metres for construction of a dwelling 69 - 75
- b) MV-10-18-L - Douglas and Sylvia Shelley - Concession 3, Part Lot 10, 3771 Daley Road, District of Loughborough - Variance to permit a reduction in side yard for the construction of an addition to an existing dwelling 76 - 78
- c) MV-11-18-S - Tim Greenlees - Concession 1, Part Lot 52, 1015 Sandpiper Lane, District of Storrington - Variance to permit an increase in footprint of an existing dwelling within the 30 metre setback from water during reconstruction 79 - 81
- d) MV-12-18-S - William and Kimberly Powis - Concession 2, Part Lot 20/21, 2632 Green Bay Road, District of Bedford - Variance to permit 82 - 84

construction of a detached accessory building in the front yard

- e) MV-13-18-L - Gordon Burns - Concession 6, Part Lot 25, Sand Island, Loughborough Lake, District of Loughborough - Varaince to permit a reduction in the 30 metre setback from water to 15 metres for construction of a dwelling 85 - 97

9. Other Business

- a) Application Fee for Gord Burns Minor Variance

10. Adjournment

- a) Resolution



# REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



## PUBLIC MEETING

Report Date: December 7, 2017

**Application No:** MV-48-17-B  
**Owner:** Kurt Stouffer, Ronald Stouffer  
**Location of Property:** Concession 12, Lot/Part Lot 4, 8420 Perth Road, District of Bedford, Township of South Frontenac  
**Purpose of Application:** To vary section 5.10.2 of the Comprehensive Zoning By-law 2003-75 to permit construction of a dwelling within 30m of the water and section 8.3.1 to permit a reduction in front yard  
**Date of Hearing:** December 14, 2017

## RECOMMENDATION

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

## BACKGROUND

The subject land consists of 0.92 +/- acres with frontage on Pollywog Lake and Perth Road. The property is currently developed with multiple detached accessory buildings. There was a trailer on the property which has recently been removed. The proposal is for the construction of a 24 foot by 40 foot (960 square feet) seasonal dwelling to be located a minimum of 14.6 metres (48 feet) from the high water mark of Pollywog Lake. The topography of the property is stepped with two plateaus separated by two rock cliffs. The proposed location of the dwelling is on the lower of the two plateaus up against the rock cliff. There is a hydro line which runs along the edge of the upper plateau which drastically limits the ability for the applicant to increase the setback from the water. To obtain the 48 foot setback from the water the applicant is requesting a reduction in front yard from 20 metres to 12 metres. The by-law does not permit the construction of any structures within 30 m of the HWM for the reasons of reducing adverse effects on the environment, maintaining a natural vegetative buffer and aiding in the preservation of the rural character of the Township. The 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: Residential Waterfront (RW)

Application Complies with Zoning: Yes



# REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



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

## **AGENCY ANALYSIS AND COMMENTS**

Comments were not required from KFL&A Public Health as the applicant has indicated there is to be no plumbing in the dwelling.

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

Comments from Public Works were not required.

The building department has no objections.

## **CONDITIONS**

1. This minor variance is for the construction of a 960 square foot dwelling to be located a minimum of 14.6 metres (48 feet) from the high water mark of Pollywog Lake.
2. Minor variance MV-48-17-B is applicable only to South Frontenac Township Comprehensive Zoning By-law 2003-75 and not to any subsequent zoning by-laws.
3. A building permit is required for ALL demolition and construction on the property. There shall be no additional development, or demolition of existing structures, on the property without approval from the Township of South Frontenac.

## **ATTACHMENTS**

Map of Stouffer Property



**Submitted/Approved by:** Lindsay Mills

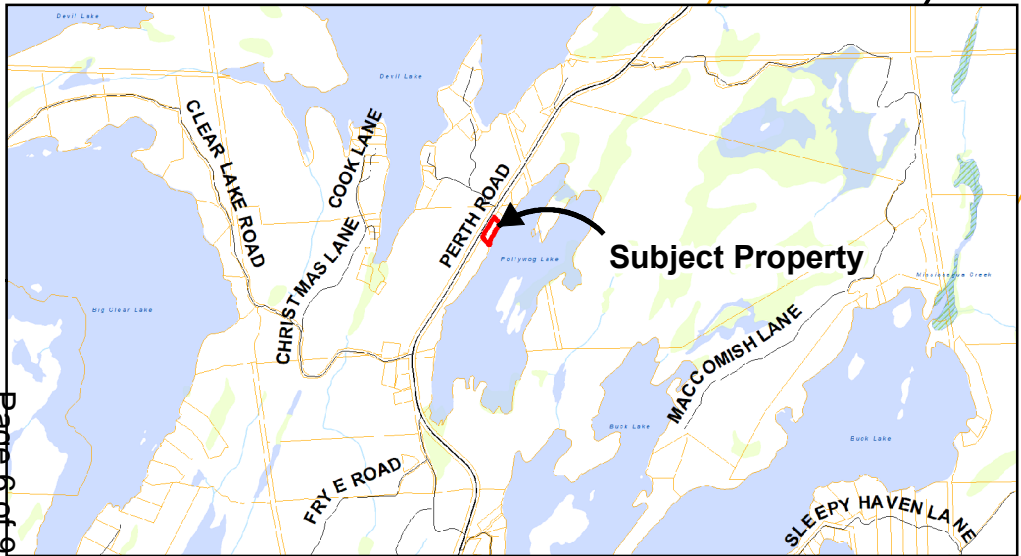
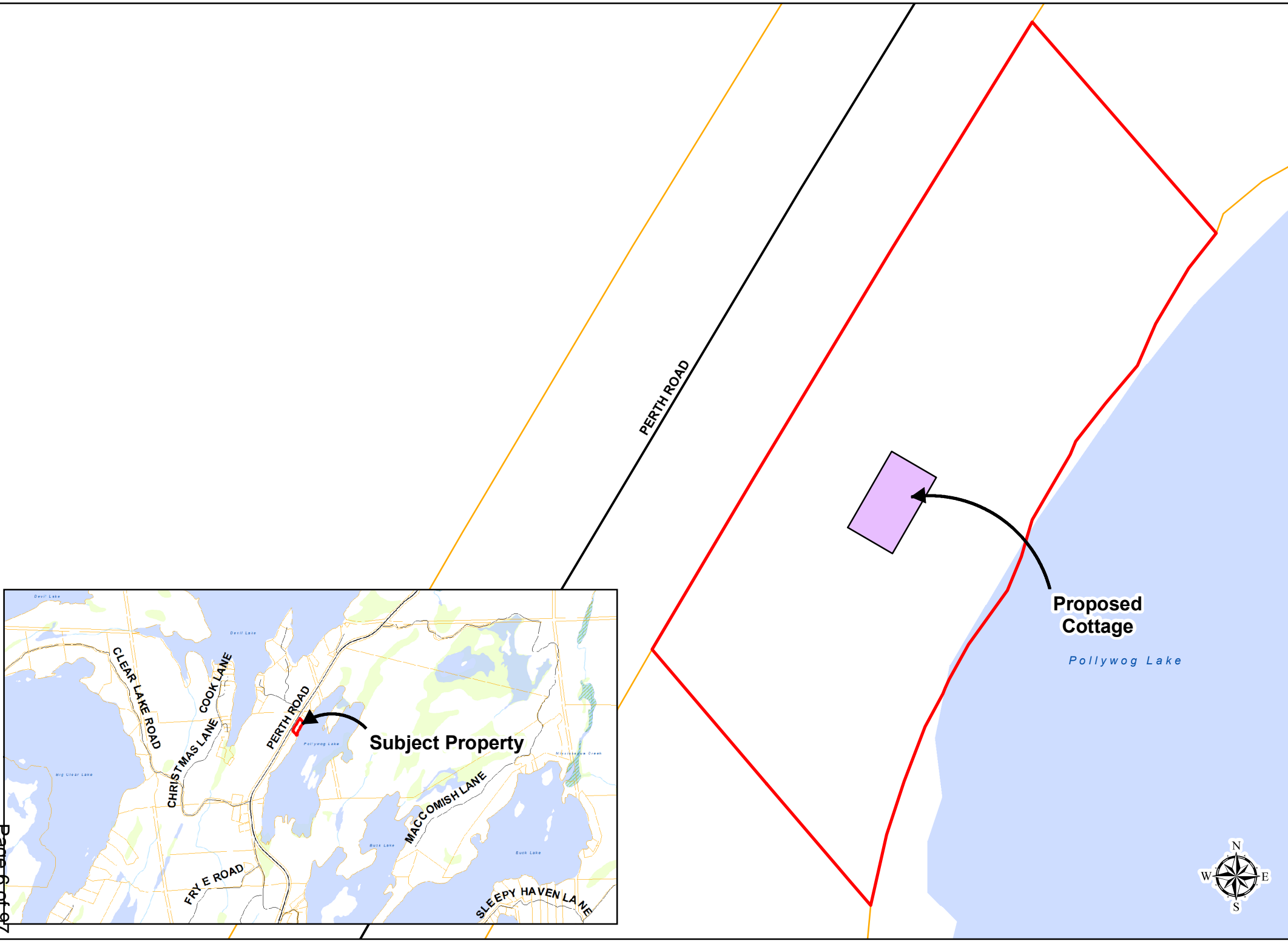
**Prepared by:** Jennie Kapusta



**STOUFFER  
MV-48-17-B**

**Legend**

-  Stouffer Property
-  Stouffer Proposed Cottage



**Proposed  
Cottage**

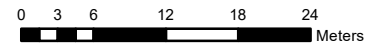
*Pollywog Lake*

**Subject Property**

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 1:627



UTM Projection NAD 83



## CATARAQUI REGION CONSERVATION AUTHORITY

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



November 30, 2017

File: MV/FRS/282/2017

### Sent by Email

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

Dear Ms. Kapusta:

**Re: Application for Minor Variance MV-48-17-B (Stouffer)  
Lot 4, Concession 12; 8420 Perth Road  
Bedford District, Township of South Frontenac  
Waterbody: Pollywog Lake**

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

### Summary of Proposal

The proposal involves the construction of a single-family dwelling on the subject property. The variance is requested to:

- Reduce the required setback from the high water mark from 30 metres, as required by Section 5.8.2.(1.) of the South Frontenac Zoning By-law, to 14.6 metres in order to permit the construction of a dwelling.

### Site Description

The property is located on the east side of Perth Road and the property has water frontage onto Pollywog Lake. The topography of the site can be characterized as having a high rock bank adjacent to the lake with a relatively flat plateau area between the top of bank and another high steep embankment that rises up to Perth Road. Currently, the property contains a number of outbuildings.

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

## Discussion

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

### Natural Hazards

**Flooding:** The CRCA does not have floodplain mapping for Pollywog Lake. However, due to the difference in elevation between the highwater mark of Pollywog Lake and the top of bank, flooding is not expected to occur inland of the top of bank. Therefore, the proposed location for the dwelling is considered to be outside of any area of potential flood risk. Further, the CRCA's planning policy suggests that new development should be set back 6 metres from any area that may be subject to flood risk. Staff note that the proposed development will be located outside of the setback from the flood plain. Therefore, staff have no concerns with the proposal from a flooding hazard perspective.

**Erosion:** The CRCA's planning policy suggests that the erosion hazard limit is defined as being the sum total of an allowance for toe erosion, a stable slope allowance defined as being no steeper than 1(horizontal):1(vertical) for bedrock shorelines, plus a 6 metre access allowance, or 6 metres from the stable top of valley. Staff note that the proposed development is located greater than 6 metres from the stable top of valley. Therefore, 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. 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. However, development within the water setback may be considered when there are no reasonable alternatives for locating the development outside of the water setback area, the development is no closer to the water than existing buildings or structures on the property the development complies with the maximum lot coverage provisions of the Zoning By-law, and suitable methods to minimize negative impacts on water quality are incorporated into the development.

Due to the topography of the site, this property is considered to be a constrained lot. In the opinion of staff, there are limited alternatives for development to occur on the property, the development is no closer to the water than existing development on the site, and the development complies with the maximum lot coverage provisions. *If approved, staff recommend that roof runoff be directed away from the lake, and that the area between the development and the lake be maintained as a vegetated buffer to the satisfaction of the Township and the CRCA.*

## Recommendation

Staff have no objection to the approval of application MV-07-14-B 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 valley land. The valley of Pollywog Lake is considered to extend inland to the top of the high rock slope adjacent to the shoreline. It appears that the proposed dwelling is within 15 metres of the top of valley. Therefore, a CRCA permit will be required for the proposed development. The applicant will be required to contact the undersigned at the building permit stage for more information regarding permitting requirements under Ontario Regulation 148/06.

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

Yours truly,



Andrew Schmidt, C.Tech.  
Supervisor, Development Review

/as

c.c. Kurt Stouffer, 1808 State Route 69, Camden, New York, 13316  
Lindsay Mills, Planner, Township of South Frontenac (via email)



# REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



## PUBLIC MEETING

Report Date: July 12, 2018

**Application No:** S-27-18-S  
**Owner:** Barbara Bird and John Bird  
**Location of Property:** Concession 10, Pt. Part Lot 6, Pitch Pine Island, Loughborough Lake, District of Loughborough, Township of South Frontenac  
**Purpose of Application:** Consent to create a new lot  
**Date of Hearing:** June 14, 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 a 6.3 +/- acre island with frontage on Loughborough Lake, known as Pitchpine Island (PIN 362900385). The land is currently developed with two dwellings and multiple detached accessory buildings. Each dwelling has a dedicated septic system and water source. The application is to divide the island in half along an east-west plane for the creation of a 3 +/- acre lot with the retained parcel also being 3 +/- acres in size. Each 3 +/- acre parcel will include a single dwelling and associated septic system. While the usual requirement for new lot creation on an island, as per the Comprehensive Zoning By-law 2003-75, is for both the severed and retained parcels to be a minimum of five acres in size, the Official Plan provides direction for exceptions when there are multiple existing dwellings on a single parcel. One of the conditions of severance will be that both the severed and retained parcels are rezoned to reflect the undersized lots. The planning department is able to support the application.

Current Zoning: Limited Service Residential Island (RLSI)  
 Application Complies with Zoning: No  
 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 have no objections to the proposal as both dwellings already have septic systems and there is sufficient space on each of the lots to be created for a replacement system if needed.

Cataraqui Region Conservation Authority has no objection to the proposal as both the severed and retained parcels already contain existing development and there is considerable area for future development to occur outside of the water setback. They have indicated that future development on the property may require a permit.

### 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-27-18-L shall be for the creation of a 3 +/- acre lot on Pitchpine Island (PIN 362900385). The severed and retained parcels shall each contain one of the existing dwellings.



## REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



3. Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. This includes all taxes levied as of the date of the stamping of the deeds.
4. In the event that there are abandoned wells located on the property being severed, and the retained property, they be sealed in accordance with the requirements of the Ministry of the Environment and that this work be accomplished prior to the stamping of the deeds.
5. The Township of South Frontenac shall receive 5% of the value of the parcel to be created through Consent Application S-27-18-S, in lieu of parkland [Planning Act, s. 51(1)].

### **ATTACHMENTS**

Map of Bird property.



**Submitted/approved by:** Lindsay Mills

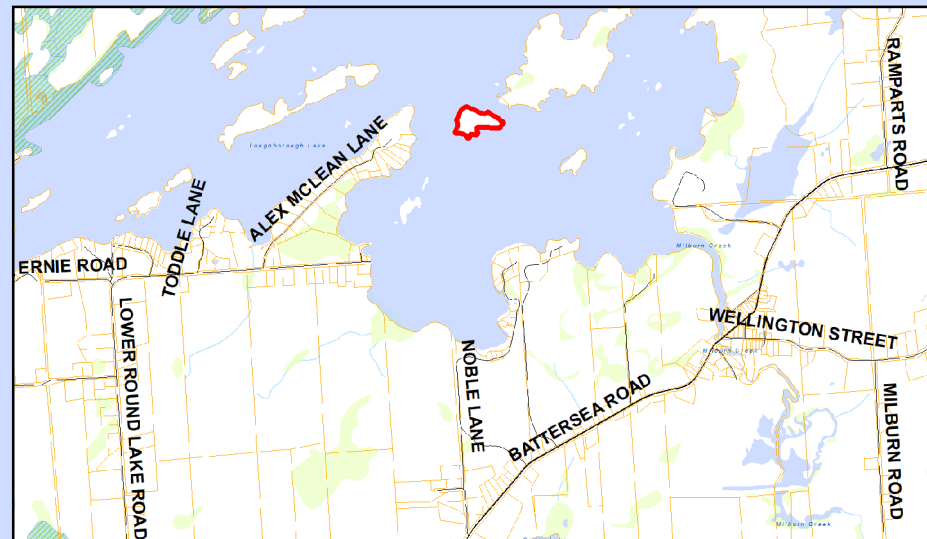
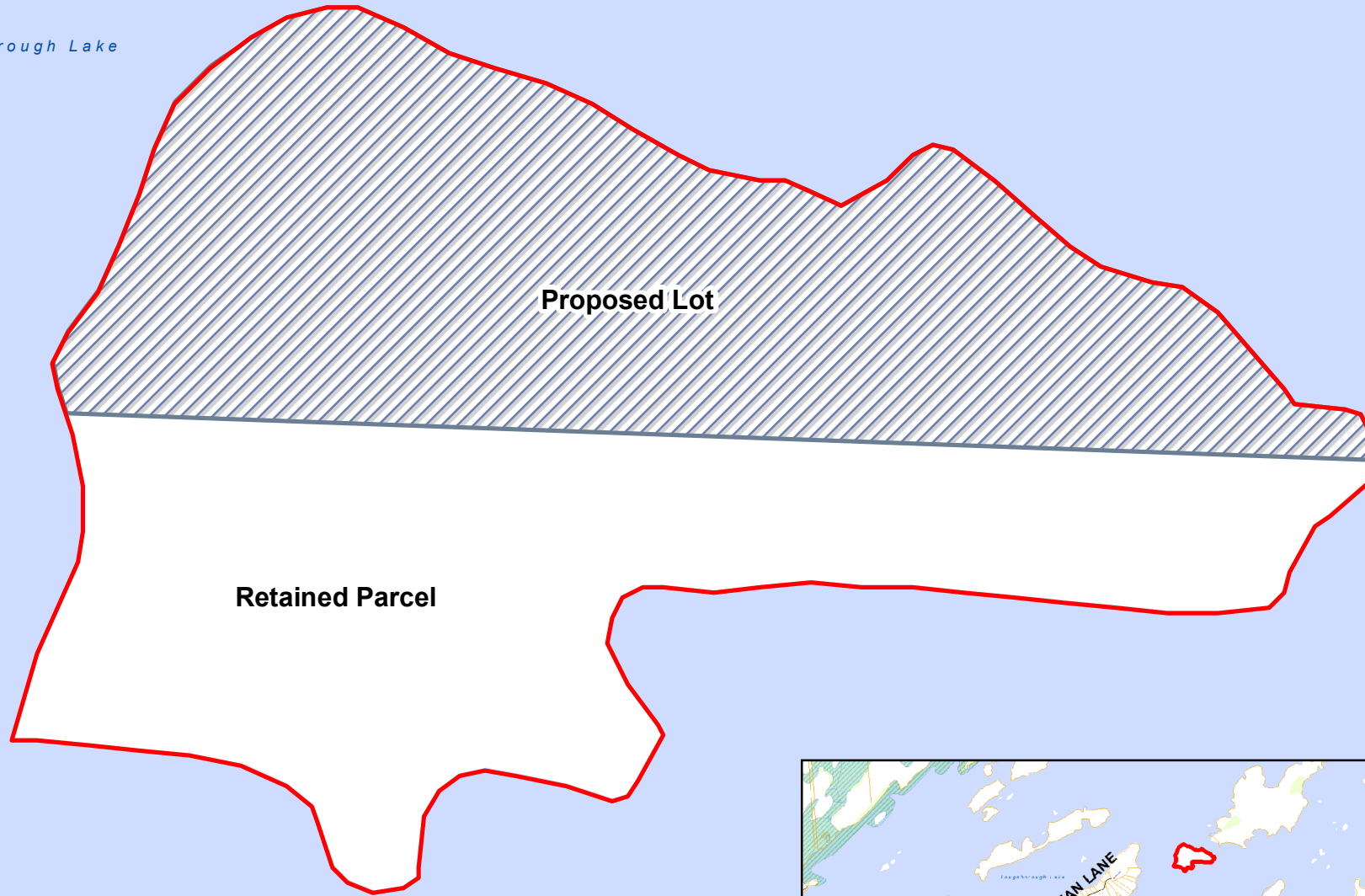
**Prepared by:** Jennie Kapusta



**BIRD  
S-27-18-S**

**Legend**

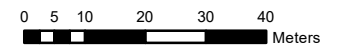
-  Bird Property
-  Bird Proposed Lot



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


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Scale 1:1,250



UTM Projection NAD 83

**CONSENT TO SEVER  
INSPECTION REPORT**

File Number: S-27-18-S			Receipt No: SK-18-2018																														
Owner(s): Barbara & John Bird																																	
Municipality: South Frontenac			Ward / Former Township: Storrington																														
Lot 6	Concession 10	Registered Plan:	Part(s),	Plan of Subdivision:	Sublot:																												
<p><b>General Description (existing buildings, surface features, slopes, site services for water and sewage, etc)</b></p> <p><b>Severed:</b> New Lot -Rocky, septic location confirmed          -house &amp; shed on site          -water drawn from lake          -hydro easement</p> <p><b>Retained</b> -Rocky, septic location confirmed          -house          -water drawn from lake          *Note-If any future development should occur, new septic systems will probably be necessary.</p>																																	
<p><b>Soil type, depth and water table on each part of potential leaching bed areas. Indicate water table with bar. Show estimated permeability (good, fair, poor) for each part where natural soil is acceptable.</b></p> <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:30%;"></th> <th style="width:20%; text-align: center;">Severed</th> <th style="width:15%; text-align: center;">Depth of Soil</th> <th style="width:35%; text-align: center;">Retained</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">N/A</td> <td></td> <td style="text-align: center;">0.0 m</td> <td></td> </tr> <tr> <td></td> <td></td> <td style="text-align: center;">0.3 m</td> <td></td> </tr> <tr> <td></td> <td></td> <td style="text-align: center;">0.6 m</td> <td style="text-align: center;">N/A</td> </tr> <tr> <td></td> <td></td> <td style="text-align: center;">0.9 m</td> <td></td> </tr> <tr> <td></td> <td></td> <td style="text-align: center;">1.2 m</td> <td></td> </tr> <tr> <td></td> <td></td> <td style="text-align: center;">1.5 m</td> <td></td> </tr> </tbody> </table>							Severed	Depth of Soil	Retained	N/A		0.0 m				0.3 m				0.6 m	N/A			0.9 m				1.2 m				1.5 m	
	Severed	Depth of Soil	Retained																														
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		1.2 m																															
		1.5 m																															
Percolation rate (estimated):			Percolation rate (estimated): [min/cm]																														
<p><b>NOTE: the approval of any new lot is based on its suitability to provide an area for a Class 4 septic tank system for an average 3 bedroom home. Approval to build a larger home on this lot will be subject to availability of sufficient area for a larger septic tank system.</b></p>																																	
<b>Suitability for on-site sewage disposal:</b>																																	
<p><b><u>SEVERED</u></b></p> <p><input checked="" type="checkbox"/> Satisfactory  <input type="checkbox"/> Unsatisfactory  <input type="checkbox"/> Site Flexible  <input checked="" type="checkbox"/> Site Specific</p>		<p><b>Conditions:</b> 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.          Any septic system in the future will have to be in areas with a minimum of 10 inches of native soil over rock.</p>																															
<p><b><u>RETAINED</u></b></p> <p><input checked="" type="checkbox"/> Satisfactory  <input type="checkbox"/> Unsatisfactory  <input type="checkbox"/> Site Flexible  <input checked="" type="checkbox"/> Site Specific</p>		<p><b>Conditions:</b> 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.          Any septic system in the future will have to be in areas with a minimum of 10 inches of native soil over rock.</p>																															
Inspector Miranda Iezzi, BAsc, CPHI(C) Public Health Inspector		Approved: 		Date: May 10, 2018																													

**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



May 4, 2018

File: SEV/FRS/86/2018

### 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-27-18-S (Bird)  
Lot 6, Concession 10; Pitch Pine Island  
Storrington District, Township of South Frontenac  
Waterbody: Loughborough Lake (East Basin)**

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. The property was not visited by CRCA staff.

### Summary of Proposal

The applicant has requested severance of a 1.2 ha parcel of land on an island with water frontage on Loughborough Lake (lot to be severed). The lot to be severed contains an existing cottage and associated development. The lot to be retained also contains an existing cottage and associated development. Both the lot to be severed and the retained lot are proposed to remain as residential properties.

### Site Description

As noted above, the subject property is an island that is located in the east basin of Loughborough Lake. CRCA mapping indicates that the property is relatively flat with a low bank that drops down to the water. It consists of a mix of cleared lands and woodlands. Other than Loughborough Lake itself, there do not appear to be any other significant environmental features on or directly adjacent to the subject property.

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

## **Discussion**

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

### Natural Hazards

**Flooding:** The maximum recorded water level for Loughborough Lake is 125.10 metres geodetic. For Loughborough Lake, the maximum recorded water level is used in lieu of an engineered flood plain. CRCA Environmental Planning Policy (2015) suggests that all development and site alteration should be set back a minimum horizontal distance of 15 metres beyond the furthest landward extent of the regulatory floodplain. Based upon elevation mapping data, there is considerable area outside of the setback from the regulatory flood plain for future 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 Environmental 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. Staff note that there is considerable area outside of the erosion hazard allowance for future 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. 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.

The Official Plan and Zoning By-law require that all development (including septic system) occur at a minimum setback of 30 metres from the highwater mark of a waterbody. The intent of the setback is to provide a buffer of undisturbed soil and vegetation along the shoreline, which will help to filter runoff, prevent soil erosion, and provide wildlife habitat. As required by the Zoning By-law, any future development on the severed or retained lots must be located outside of the 30 metre setback from the highwater mark of Loughborough Lake.

*Since both the lot to be severed and the retained lot already contain existing development and there is considerable area for future development to occur outside of the water setback, staff have no concerns with the proposal from a water quality perspective.*

## **Recommendation**

**Staff have no objection to the approval of application S-27-18-S based on our consideration for natural hazards, natural heritage, and water quality and quantity protection policies.**

Ms. Jennie Kapusta (S-27-18-S)  
May 4, 2018

## Ontario Regulation 148/06

Portions of the property are subject to Ontario Regulation 148/06: *Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses*, which is implemented 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. Present and future landowners are required to contact the CRCA to determine the need for a permit if development is proposed.

Please inform this office in writing of any decisions made by the Committee of Adjustment regarding this application. If you have any questions, please contact the undersigned at (613) 546-4228 extension 244, or via e-mail at [aschmidt@crca.ca](mailto:aschmidt@crca.ca).

Yours truly,



Andrew Schmidt, C.Tech.  
Supervisor, Development Review

cc: Lindsay Mills, Planning Coordinator, Township of South Frontenac (via email)  
John & Barbara Bird, 1008-58 Leroy Grant Drive, Kingston, ON, K7K 0G3



# REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



## PUBLIC MEETING

Report Date: July 12, 2018

**Application No:** S-38-18-S, S-39-18-S  
**Owner:** Bryan Stoness  
**Location of Property:** Concession 9, Pt. Part Lot 22/23, Carrying Place Road, District of Storrington, Township of South Frontenac  
**Purpose of Application:** Consent to create two lot additions  
**Date of Hearing:** June 14, 2018

### RECOMMENDATION

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

### BACKGROUND

The subject lands consist of 2.94 +/- acres with frontage on Cranberry Lake. The land is currently vacant. The application is to divide the parcel in two and add the northern 1.1 +/- acre section, with approximately 160 metres of frontage on Carrying Place Road, to 4400 Carrying Place Road (S-39-18-S) and to add the southern 1.4 +/- acre section, with approximately 75 metres of frontage on Carrying Place Road, to 4242 Carrying Place Road (S-38-18-S). These lot additions will have the effect of reducing potential development along the shoreline of Cranberry Lake as three waterfront lots will become two. The lot addition to 4242 Carrying Place will significantly increase the road frontage of the lot from 10 metres to approximately 85 metres which brings the lot into conformity with the Comprehensive Zoning By-law.

The planning department is able to support the applications.

Current Zoning: Limited Service Residential Waterfront (RLSW) and Residential Waterfront (RW)  
 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 KFL&A Public Health were not required.

Public Works have no objections to the proposal.

Cataraqui Region Conservation Authority has no objection to the proposal.

### 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-38-18-S shall be for the creation of a 1.4 +/- acre lot addition only to 4242 Carrying Place Road (PIN 362880767).
3. The land to be severed by Consent Application S-39-18-S shall be for the creation of a 1.1 +/- acre lot addition only to 4400 Carrying Place Road (PIN 362880558).
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:



## REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



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

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

- d. The Transfer/Deed for the land to be dedicated shall be registered by the Owner at the Owner's expense;
  - e. The duplicate registered Transfer/Deed for the land to be dedicated together with a letter of opinion of a solicitor qualified to practice law in the Province of Ontario addressed to the Secretary-Treasurer confirming that the municipality acquired good and marketable title to the land free and clear of all liens and encumbrances shall be delivered to the Secretary-Treasurer prior to stamping of Deeds.
5. Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. This includes all taxes levied as of the date of the stamping of the deeds.
  6. In the event that there are abandoned wells located on the property being severed, and the retained property, they be sealed in accordance with the requirements of the Ministry of the Environment and that this work be accomplished prior to the stamping of the deeds.
  7. The Township of South Frontenac shall receive \$100 for each of the parcels to be created through Consent Applications S-38-18-S and S-39-18-S, in lieu of parkland [Planning Act, s. 51(1)].

### ATTACHMENTS

Map of Stoness property.




**Submitted/approved by:** Lindsay Mills

**Prepared by:** Jennie Kapusta



**STONESS**  
**S-38-18-S**  
**S-39-18-S**

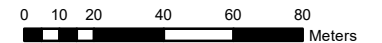
**Legend**

-  Stoness Property
-  S-38-18-S
-  S-39-18-S

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Scale 1:2,170



UTM Projection NAD 83



June 6, 2018

File: SEV/FRS/113/2018

**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 Consent to Sever S-38-18-S (Stoness)  
Part Lots 22, 23, Concession 9; Roll No. 070060244040000  
Part 6 on Plan 13R-6895; Carrying Place Road  
Township of South Frontenac (Storrington)  
Waterbody: Cranberry Lake**

Staff of 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 consent to sever and offer the following comments for the Land Division Committee's consideration.

**Summary of Proposal**

The applicant has requested severance of a 1.1 hectare parcel of land into two parts that are to be added to adjacent properties. It is the understanding of staff through discussions with municipal staff that the lot to be severed (northern triangular shaped parcel) will be approximately 0.45 hectares in size and is proposed to be added to the adjacent property described as 4400 Carrying Place Road. The retained lot (southern parcel) will be approximately 0.57 hectares in size and is proposed to be added to the property described as 4242 Carrying Place Road.

**Site Description**

The property is located on the east side of Carrying Place Road and the severed and retained parcels have water frontage onto Cranberry Lake. Based upon a review of our mapping, both the lot to be severed and the retained lot appear to be vacant.

The property is currently designated 'Rural' in the Official Plan and 'Limited Service Residential' (RLS) in the implementing Zoning By-law for South Frontenac Township. Cranberry Lake itself is identified is zoned 'Environmental Protection' (EP) in the Zoning By-law.

## Discussion

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

### Natural Hazards

**Flooding:** The maximum recorded water level for Cranberry Lake is 98.95 metres geodetic. For Cranberry 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 a review of relevant mapping, staff have determined that both the lot to be severed and the retained lot will provide additional area outside of the setback from the flood plain for future development to occur on the benefitting properties. Therefore, staff have no concerns with the proposal from a flooding hazard perspective.

**Erosion:** Section 5.8.2(2) of the Zoning By-law specifies that no building or structure or septic tank installation shall be located within a minimum of 15 metres horizontal of the top of bank of any embankment, the slope of which is greater than 30% from horizontal. The CRCA defines the extent of potential erosion hazards to include an allowance for toe erosion, a stable slope allowance for rock of 1(h):1(v), plus an erosion access allowance of 6 metres. Based upon a review of relevant mapping, staff have determined that both the lot to be severed and the retained lot will provide additional area outside of the top of bank and erosion hazard allowances for future development to occur on the benefitting properties. 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.

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. Staff have concluded that the additional land that is to be added to the benefitting properties will assist with allowing an increased setback for future development to occur. Additionally, based upon a review of relevant mapping, both of the benefitting properties appear to contain existing development on them already.

Staff have no concerns with the proposal from a water quality perspective.

Rideau Canal National Historic Site and UNESCO World Heritage Site

Similarly, RWDRT staff strive to preserve and enhance the cultural, natural and scenic values of the national historic site and world heritage site so that all Canadians can enjoy this legacy into the future. This can be achieved through the maintenance of a natural shoreline, the maintenance and enhancement of vegetation on the property, development which complements the visual character of the landscape, and the maintenance of a minimum 30 metre setback of all development from the water.

**Recommendation**

RWDRT staff have no objection to the approval of application S-38-18-S based on our consideration for natural hazards, natural and cultural heritage, and water quality and quantity protection.

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

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 or erosion hazard, and within 15 metres of the top of valley. The applicant or future owners of the lands may require a CRCA permit prior to development taking place on the subject lands. If development is proposed on either of the benefitting properties, the proponent should contact the undersigned for more information regarding permitting requirements under Ontario Regulation 148/06.

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

Yours truly,



Andrew Schmidt, C.Tech.  
Supervisor, Development Review

- c.c. Bryan Stoness, 4400 Carrying Place Road, Seeley's Bay, ON, K0H 2N0  
Lindsay Mills, Planner, Township of South Frontenac (via email)  
Susan Millar, Parks Canada (via email)



# REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



## PUBLIC MEETING

Report Date: July 12, 2018

**Application No:** S-40-18-L  
**Owner:** Sally VanLuven (Mike Howe)  
**Location of Property:** Concession 7, Pt. Part Lot 5, Rutledge Road (Sally Lane), District of Loughborough, Township of South Frontenac  
**Purpose of Application:** Consent to create a lot addition  
**Date of Hearing:** June 14, 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 Sally Lane, Sheila Lane, Carslake Lane, Boon Lane, Fred Lane, Sparrow Ridge Lane, Rutledge Road and Sydenham Lake. The land is currently developed with a single detached dwelling and detached accessory buildings. The proposal is to add a 2 +/- acre parcel, with 185 metres of frontage on Sally Lane and approximately 38 metres of frontage on Sheila Lane, to 1034 Sally Lane (PIN 362790642). This lot addition would serve to increase the size of an existing undersized waterfront lot and bring it into conformity with the zoning by-law. One of the conditions of approval would be to have the lot addition parcel rezoned from Rural to Limited Service Waterfront Residential.

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 KFL&A Public Health, Public Works and 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-40-18-S shall be for the creation of a 2 +/- acre lot addition only to 1034 Sally Lane (PIN 362790642).
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



6. Prior to the stamping of the deeds for the parcel to be created through Consent Application S-40-18-L, the applicant shall rezone the lot addition parcel from Rural to Limited Service Residential Waterfront. Please see the Township planner to begin this process.

### **ATTACHMENTS**

Map of VanLuven property.

**Submitted/approved by:** Lindsay Mills

**Prepared by:** Jennie Kapusta



**VANLUVEN  
(HOWE)  
S-40-18-L**

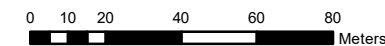
**Legend**

-  VanLuven Property
-  Howe Property
-  VanLuven (Howe) Proposed Lot Addition

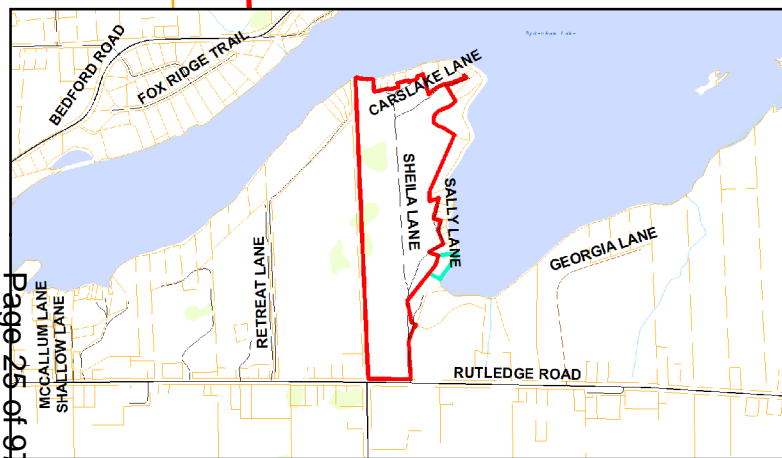
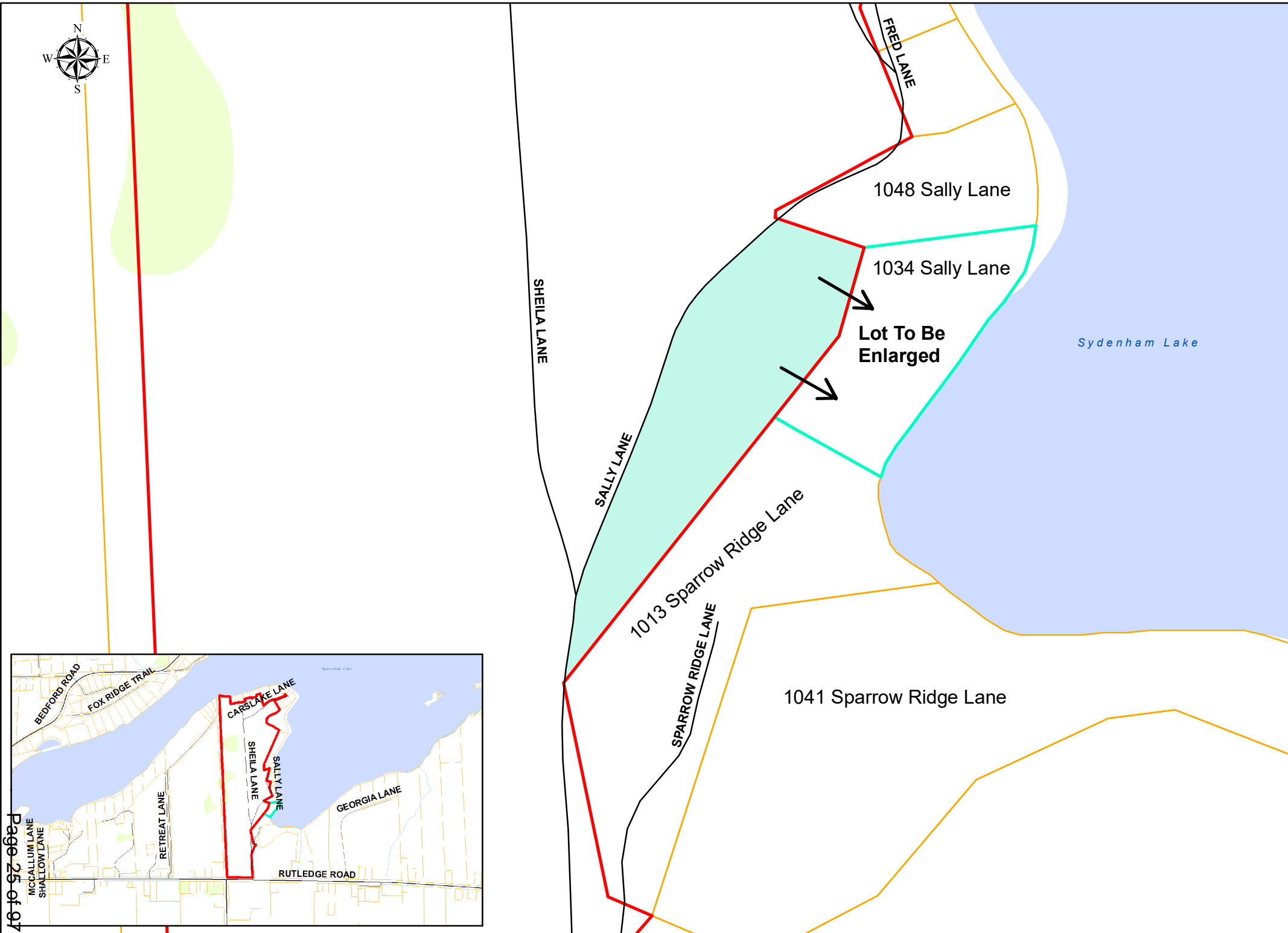
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Scale 1:2,000



UTM Projection NAD 83





# REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



## PUBLIC MEETING

Report Date: July 12, 2018

**Application No:** S-41-18-P  
**Owner:** Theresa McPherson  
**Location of Property:** Concession 11, Pt. Part Lot 19, First Lake Road, District of Portland, Township of South Frontenac  
**Purpose of Application:** Consent to create a new lot  
**Date of Hearing:** June 14, 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 11 +/- acres with frontage on First Lake Road. The land is currently vacant. The proposal is for the creation of minimum 2.0 acre lot with approximately 186 metres of frontage on First Lake Road. The proposed lot will be severed from the northernmost section of the existing property. One of the conditions of approval for the severance will be to rezone the Retained Parcel to a Special Rural Zone.

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.

KFL&A Public Health have no objections.

Public Works has no objections.

Comments from Quinte 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-45-18-S shall be for the creation of a minimum 2.0 +/- acre lot with approximately 186 metres of frontage on First Lake Road.
3. 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;



## REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



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

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

- d. The Transfer/Deed for the land to be dedicated shall be registered by the Owner at the Owner's expense;
  - e. The duplicate registered Transfer/Deed for the land to be dedicated together with a letter of opinion of a solicitor qualified to practice law in the Province of Ontario addressed to the Secretary-Treasurer confirming that the municipality acquired good and marketable title to the land free and clear of all liens and encumbrances shall be delivered to the Secretary-Treasurer prior to stamping of Deeds.
4. Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. This includes all taxes levied as of the date of the stamping of the deeds.
  5. In the event that there are abandoned wells located on the property being severed, and the retained property, they be sealed in accordance with the requirements of the Ministry of the Environment and that this work be accomplished prior to the stamping of the deeds.
  6. The Township of South Frontenac shall receive 5% of the value of the parcel to be severed through Consent Application S-41-18-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-41-18-P.
  8. Prior to the stamping of the deeds for the parcel to be created through Consent Application S-41-18-P, the applicant shall rezone the Retained Parcel from Rural to a Special Rural Zone. Please the Township planner to begin this process.

### ATTACHMENTS

Map of McPherson property.



**Submitted/approved by:** Lindsay Mills

**Prepared by:** Jennie Kapusta



**MCPHERSON  
S-41-18-P**

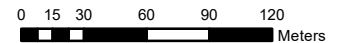
**Legend**

-  McPherson Property
-  McPherson Proposed Severance

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Scale 1:3,617



UTM Projection NAD 83



LEVEQUE ROAD

6224 First Lake Road

6187 First Lake Road

FIRST LAKE ROAD

Retained Parcel

6153 First Lake Road

6149 First Lake Road

6130 First Lake Road Creek

6149 First Lake Road

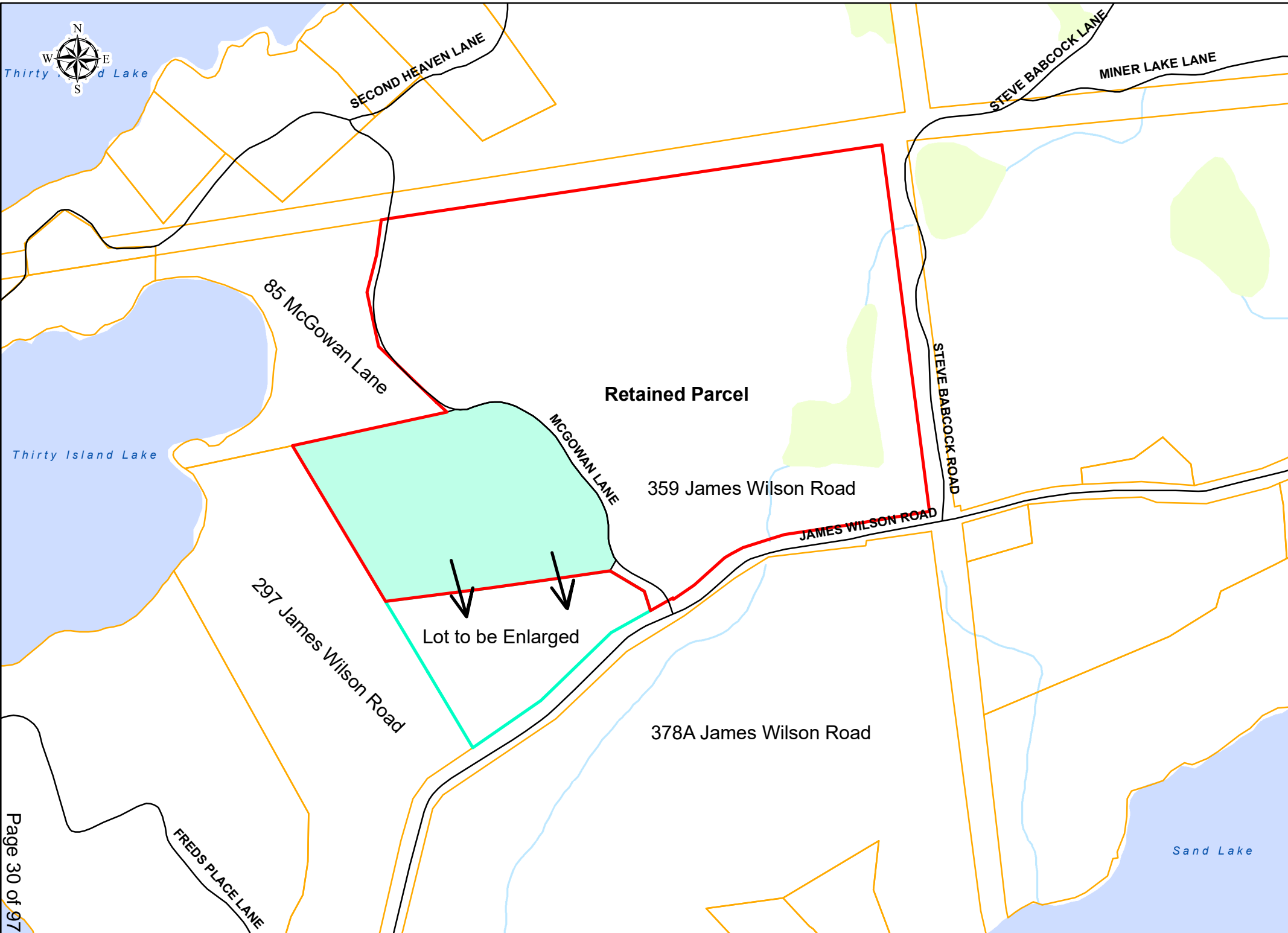
6113 First Lake Road



**CONSENT TO SEVER  
INSPECTION REPORT**

File Number: S-41-18-P			Receipt No. SK-22-2018																		
Owner(s): Theresa C. McPherson																					
Municipality: South Frontenac			Ward / Former Township: Portland																		
Lot 19	Concession 11	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:    -Some rocky, hilly areas, trees               -Open flat field areas</p> <p>Retained:</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 style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:30%; text-align: center;">Severed</th> <th style="width:20%; text-align: center;">Depth of Soil</th> <th style="width:50%; text-align: center;">Retained</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Topsoil</td> <td style="text-align: center;">0.0 m</td> <td rowspan="6" style="text-align: center; vertical-align: middle;">N/A</td> </tr> <tr> <td style="text-align: center;">Sand</td> <td style="text-align: center;">0.3 m</td> </tr> <tr> <td></td> <td style="text-align: center;">0.6 m</td> </tr> <tr> <td></td> <td style="text-align: center;">0.9 m</td> </tr> <tr> <td></td> <td style="text-align: center;">1.2 m</td> </tr> <tr> <td></td> <td style="text-align: center;">1.5 m</td> </tr> </tbody> </table>						Severed	Depth of Soil	Retained	Topsoil	0.0 m	N/A	Sand	0.3 m		0.6 m		0.9 m		1.2 m		1.5 m
Severed	Depth of Soil	Retained																			
Topsoil	0.0 m	N/A																			
Sand	0.3 m																				
	0.6 m																				
	0.9 m																				
	1.2 m																				
	1.5 m																				
Percolation rate (estimated): ~15			Percolation rate (estimated):																		
<p><b>NOTE:</b> the approval of any new lot is based on its suitability to provide an area for a Class 4 septic tank system for an average 3 bedroom home. Approval to build a larger home on this lot will be subject to availability of sufficient area for a larger septic tank system.</p>																					
<b>Suitability for on-site sewage disposal:</b>																					
<p><b><u>SEVERED</u></b></p> <p><input checked="" type="checkbox"/> Satisfactory</p> <p><input type="checkbox"/> Unsatisfactory</p> <p><input checked="" type="checkbox"/> Site Flexible</p> <p><input type="checkbox"/> Site Specific</p>		<p><b>Conditions:</b></p> <p>- Soil conditions found on the lot will require additional suitable granular soil to construct a sewage disposal system. Specific requirements for additional soil will be indicated on an Application to Construct a Sewage System prior to site development.</p> <p>- The proposed lot is capable of providing flexibility in siting a sewage disposal system, dependent on the proposal submitted through an Application to Construct a Sewage System.</p>																			
<p><b><u>RETAINED</u></b></p> <p><input type="checkbox"/> Satisfactory</p> <p><input type="checkbox"/> Unsatisfactory</p> <p><input type="checkbox"/> Site Flexible</p> <p><input type="checkbox"/> Site Specific</p>		<p><b>Conditions:</b></p>																			
Inspector: <b>Miranda Iezzi</b> CPHI(C), Public Health Inspector		Approved: <i>M. Iezzi</i>		Date: <b>June 11, 2018</b>																	

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



**MCSORLEY  
S-42-18-B**

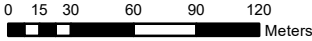
**Legend**

- McSorley Property
- McSorley Proposed Lot Addition
- Rupar Property

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Scale 1:3,617



UTM Projection NAD 83



# REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



## PUBLIC MEETING

Report Date: July 12, 2018

**Application No:** S-42-18-B  
**Owner:** Joan McSorley  
**Location of Property:** Concession 3, Pt. Part Lot 5, McGowan Lane, District of Bedford, Township of South Frontenac  
**Purpose of Application:** Consent to create a lot addition  
**Date of Hearing:** June 14, 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 32 +/- acres with frontage on James Wilson Road, Steve Babcock Road and McGowan Lane. The land is currently developed with a single dwelling and detached accessory buildings. The proposal is for the creation of 6.48 +/- acre lot addition to 85 McGowan Lane. This proposed lot addition parcel shall encompass a vacant parcel of land bounded on the eastern side by McGowan Lane.

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 KFL&A Public Health, Public Works or Quinte Conservation Authority.

### 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-42-18-B shall be for the creation of a 6.48 +/- acre lot addition only to 85 McGowan Lane (PIN 362520419).
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 McSorley property.

**Submitted/approved by:** Lindsay Mills

**Prepared by:** Jennie Kapusta



# REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



## PUBLIC MEETING

Report Date: July 12, 2018

**Application No:** S-43-18-P  
**Owner:** Orville and Lori Hamilton  
**Location of Property:** Concession 6, Pt. Part Lot 4, Jamieson Road, District of Portland, Township of South Frontenac  
**Purpose of Application:** Consent to create a new lot  
**Date of Hearing:** June 14, 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 102 +/- acres with frontage on Jamieson Road and Alton Road. The land is currently developed with a single dwelling and detached accessory buildings. The proposal is for the creation of 21 +/- acre parcel with approximately 145 metres of frontage on Jamieson Road. This proposed lot will completely eliminate access to Jamieson Road from the retained parcel. The retained parcel will be 81 +/- acres in size and encompass all existing structures. 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 Quinte Conservation Authority.  
 KFL&A Public Health have no objections.  
 Public Works has no objections.

### CONDITIONS

1. An acceptable reference plan or legal description of the severed lands in duplicate [Registry Act, s.81, Land Titles Act, s. 150], and the deed or instrument conveying the severed lands shall be submitted to the Secretary-Treasurer for review and consent endorsement within a period of one year [Planning Act, s. 53(41)] after the "Notice of Decision" is given [Planning Act, ss. 53(17) and 53(24)].
2. The land to be severed by Consent Application S-43-18-P shall be for the creation of a 21 +/- acre parcel with approximately 145 metres of frontage on Jamieson Road.
3. 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;



## REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



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

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

- d. The Transfer/Deed for the land to be dedicated shall be registered by the Owner at the Owner's expense;
  - e. The duplicate registered Transfer/Deed for the land to be dedicated together with a letter of opinion of a solicitor qualified to practice law in the Province of Ontario addressed to the Secretary-Treasurer confirming that the municipality acquired good and marketable title to the land free and clear of all liens and encumbrances shall be delivered to the Secretary-Treasurer prior to stamping of Deeds.
4. Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. This includes all taxes levied as of the date of the stamping of the deeds.
  5. In the event that there are abandoned wells located on the property being severed, and the retained property, they be sealed in accordance with the requirements of the Ministry of the Environment and that this work be accomplished prior to the stamping of the deeds.
  6. The Township of South Frontenac shall receive 5% of the value of the parcel to be severed through Consent Application S-43-18-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-43-18-P.

### ATTACHMENTS

Map of Hamilton property.



**Submitted/approved by:** Lindsay Mills

**Prepared by:** Jennie Kapusta



**HAMILTON  
S-43-18-P**

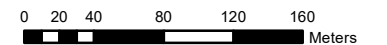
**Legend**

-  Hamilton Property
-  Hamilton Proposed Severance

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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 1:4,341



UTM Projection NAD 83

3848 Jamieson Road

**Retained Parcel**

3861 Alton Road West

3820 Jamieson Road

3816 Jamieson Road

3801 Jamieson Road

3789 Jamieson Road

JAMIESON ROAD



# REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



## PUBLIC MEETING

Report Date: July 12, 2018

**Application No:** S-44-18-S  
**Owner:** Jason and Michelle Thompson  
**Location of Property:** Concession 11, Pt. Part Lot 35, Stafford Lane, District of Storrington, Township of South Frontenac  
**Purpose of Application:** Consent to create a lot addition  
**Date of Hearing:** June 14, 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 68 +/- acres with frontage on Stafford Lane and Little Cranberry Lake. The land is currently developed with a single dwelling. The proposal is for the creation of 50 +/- acre lot addition only to 26A Beacon Point Lane. The retained parcel will be 3.75 +/- acres in size and encompass the existing structure and retain the entire water frontage. While the shape of the lot to be created through this lot addition is irregular it is similar to the existing shape of the subject lands and does not make the situation any worse.

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 Cataraqui Region Conservation Authority, KFL&A Public Health have or Public Works.

### 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-44-18-S shall be for the creation of a 50 +/- acre lot addition only to 26A Beacon Point Lane (PIN 362870230).
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 Thompson property.




**Submitted/approved by:** Lindsay Mills

**Prepared by:** Jennie Kapusta



**THOMPSON  
S-44-18-S**

**Legend**

-  Menard Property
-  Thompson Property
-  Thompson Proposed Lot Addition

**Lot Addition Parcel**

**Retained Parcel**

**26B Beacon Point Lane**

**Lot to be Enlarged**

**BEACON POINT LANE**

**527 Stafford Lane**

**STAFFORD LANE**

*Little Cranberry Lake*

*Little Cranberry Lake*

*Little Cranberry Lake*

STAFFORD LANE  
BASS LANE

ALLINA LANE

15 HIGHWAY MAIN ST

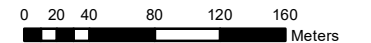
BURNT HILLS ROAD

RIDEAU ROAD

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Scale 1:4,634



UTM Projection NAD 83



# REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



## PUBLIC MEETING

Report Date: July 12, 2018

**Application No:** S-45-18-S  
**Owner:** Eunice Sleeth  
**Location of Property:** Concession 9, Pt. Part Lot 1, Lower Round Lake Road, District of Storrington, Township of South Frontenac  
**Purpose of Application:** Consent to create a new lot  
**Date of Hearing:** June 14, 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 24 +/- acres with frontage on Lower Round Lake Road and Round Lake. The land is currently vacant. The proposal is for the creation of minimum 2.0 acre lot with a minimum of 76 metres of frontage on Lower Round Lake Road. Sections of Round Lake and the property to the west of this subject lands are designated as Provincially Significant Wetlands (PSW), with a small section of the subject land within the 120 metre buffer zone from a PSW. The proposed lot however is entirely outside this are of influence.

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.

KFL&A Public Health have no objections.

Public Works 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-45-18-S shall be for the creation of a minimum 2.0 +/- acre lot with a minimum of 76 metres of frontage on Lower Round Lake Road.
3. 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;



## REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



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

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

- d. The Transfer/Deed for the land to be dedicated shall be registered by the Owner at the Owner's expense;
  - e. The duplicate registered Transfer/Deed for the land to be dedicated together with a letter of opinion of a solicitor qualified to practice law in the Province of Ontario addressed to the Secretary-Treasurer confirming that the municipality acquired good and marketable title to the land free and clear of all liens and encumbrances shall be delivered to the Secretary-Treasurer prior to stamping of Deeds.
4. Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. This includes all taxes levied as of the date of the stamping of the deeds.
  5. In the event that there are abandoned wells located on the property being severed, and the retained property, they be sealed in accordance with the requirements of the Ministry of the Environment and that this work be accomplished prior to the stamping of the deeds.
  6. The Township of South Frontenac shall receive 5% of the value of the parcel to be severed through Consent Application S-45-18-S, 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-45-18-S.

### ATTACHMENTS

Map of Sleeth property.



**Submitted/approved by:** Lindsay Mills

**Prepared by:** Jennie Kapusta



**SLEETH  
S45-18-S**

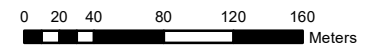
**Legend**

-  Sleeth Property
-  Sleeth Proposed Severance

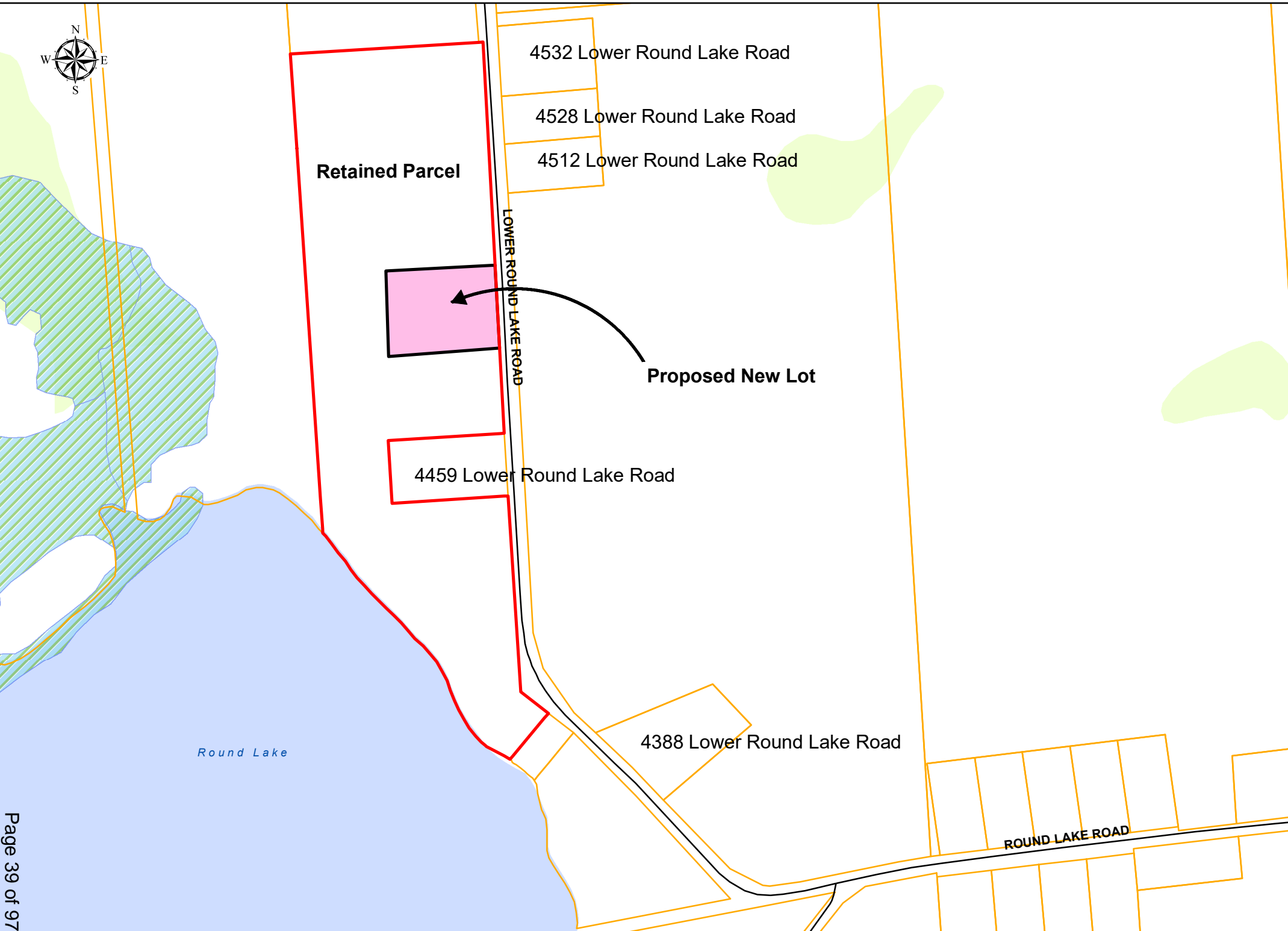
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Scale 1:4,341



UTM Projection NAD 83





## CATARAQUI REGION CONSERVATION AUTHORITY

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



June 7, 2018

File: SEV/FRS/114/2018

### Sent by E-mail

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

Dear Ms. Kapusta:

**Re: Applications for Consent to Sever S-45-18-S (Sleeth)  
Part Lot 1, Concession 9; Lower Round Lake Road  
Storrington District, Township of South Frontenac  
Waterbody: Round Lake Provincially Significant Wetland**

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

### Summary of the Proposal

The applicant has requested severance of a 0.8 ha parcel of land fronting on Lower Round Lake Road with approximately 76 metres of road frontage (lot to be severed). The lot to be severed is proposed to be used for residential purposes. The lot to be retained would be approximately 9 ha with approximately 518 metres of road frontage onto Round Lake Road. The lot to be retained consists of agricultural fields and woodlands, and is proposed to remain in its present use.

### Site Description

The subject property is relatively flat but does slope gently from Lower Round Lake Road down toward Round Lake to the west. It consists of a mix of agricultural fields and woodlands. This portion of Round Lake has been classified as a provincially significant wetland (PSW). The provincially significant wetland consists of a mix of submerged and emergent vegetation communities.

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

### Discussion

The main interest of the CRCA in this proposal is the protection of the Round Lake provincially significant wetland natural heritage feature.

### Natural Heritage

In accordance with the Provincial Policy Statement, Section 5.2.5 of the Township Official Plan indicates that no new development or site alteration will be permitted within 120 metres of a provincially significant wetland unless it has been demonstrated through an Environmental Impact Assessment (EIA) that there will be no negative impacts on the wetland or on its ecological functions. However, staff have concluded that there would be sufficient area on both the lot to be severed and the retained parcel for development to occur more than 120 metres from the wetland. Therefore, staff have no concerns with the proposal from a natural heritage perspective.

### **Recommendation**

Staff have no objection to the approval of application S-45-18-S based on our consideration for natural hazards, natural heritage, and water quality and quantity protection policies.

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

Yours truly,



Andrew Schmidt, C.Tech  
Supervisor, Development Review

/as

c.c. Eunice Sleeth, 2862 Round Lake Road, Battersea, ON, K0H 1H0  
Lindsay Mills, Planner, Township of South Frontenac (via email)



**CONSENT TO SEWER  
INSPECTION REPORT**

<b>File Number:</b> S-45-18-S		<b>Receipt No</b> SK-20-2018			
<b>Owner(s):</b> Sleeth, Eunice					
<b>Municipality:</b> South Frontenac			<b>Ward / Former Township:</b> Storrington		
<b>Lot</b> 1	<b>Concession</b> 9	<b>Registered Plan:</b>	<b>Part(s),</b>	<b>Plan of Subdivision:</b>	<b>Sublot:</b>
<b>General Description (existing buildings, surface features, slopes, site services for water and sewage, etc)</b>  <b>Severed:</b> -Open field, wooded/treed perimeter -Flat -No wells or structures  <b>Retained:</b>					
<b>Soil type, depth and water table on each part of potential leaching bed areas. Indicate water table with bar. Show estimated permeability (good, fair, poor) for each part where natural soil is acceptable.</b>					
<b>Severed</b>		<b>Depth of Soil</b>	<b>Retained</b>		
		0.0 m			
Topsoil		0.3 m	N/A		
Rock/Shale		0.6 m			
		0.9 m			
		1.2 m			
		1.5 m			
Percolation rate (estimated): >50			Percolation rate (estimated):		
<b>NOTE: the approval of any new lot is based on its suitability to provide an area for a Class 4 septic tank system for an average 3 bedroom home. Approval to build a larger home on this lot will be subject to availability of sufficient area for a larger septic tank system.</b>					
<b>Suitability for on-site sewage disposal:</b>					
<b><u>SEVERED</u></b>  <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory <input checked="" type="checkbox"/> Site Flexible <input type="checkbox"/> Site Specific		<b>Conditions:</b> - 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. - 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. -Ensure a minimum of 10 inches of native soil is maintained over rock			
<b><u>RETAINED</u></b>  <input type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory <input type="checkbox"/> Site Flexible <input type="checkbox"/> Site Specific		<b>Conditions:</b>			
<b>Inspector: Miranda Iezzi</b> CPHI(C), Public Health Inspector		<b>Approved:</b> 		<b>Date: June 1, 2018</b>	

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



# REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



## PUBLIC MEETING

Report Date: July 12, 2018

**Application No:** S-46-18-P  
**Owner:** Wayne Young  
**Location of Property:** Concession 2, Pt. Part Lot 4, Quinn Road East, District of Portland, Township of South Frontenac  
**Purpose of Application:** Consent to create a new lot  
**Date of Hearing:** June 14, 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 53 +/- acres with frontage on Quinn Road East and Millhaven Creek Provincially Significant Wetland (PSW). The land is currently developed with a dwelling and detached accessory and agricultural buildings. The proposal is for the creation of a 4 +/- acre lot with a minimum of 76 metres of frontage on Quinn Road East. There is sufficient area on the proposed lot to accommodate development outside the 120 metre area of influence from a PSW. 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.

KFL&A Public Health have no objections.

Public Works has no objections.

Cataraqui Region Conservation Authority has no objections but has recommended that the municipality ensures any future development on the proposed lot is located greater than 120 metres from the edge of the PSW through site plan control.

### 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-46-18-P shall be for the creation of a 4 +/- acre lot with a minimum of 76 metres of frontage on Quinn Road East.
3. 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;



## REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



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

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

- d. The Transfer/Deed for the land to be dedicated shall be registered by the Owner at the Owner's expense;
  - e. The duplicate registered Transfer/Deed for the land to be dedicated together with a letter of opinion of a solicitor qualified to practice law in the Province of Ontario addressed to the Secretary-Treasurer confirming that the municipality acquired good and marketable title to the land free and clear of all liens and encumbrances shall be delivered to the Secretary-Treasurer prior to stamping of Deeds.
4. Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. This includes all taxes levied as of the date of the stamping of the deeds.
  5. In the event that there are abandoned wells located on the property being severed, and the retained property, they be sealed in accordance with the requirements of the Ministry of the Environment and that this work be accomplished prior to the stamping of the deeds.
  6. The Township of South Frontenac shall receive 5% of the value of the parcel to be severed through Consent Application S-46-18-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-46-18-P.

### ATTACHMENTS

Map of Young property.

**Submitted/approved by:** Lindsay Mills

**Prepared by:** Jennie Kapusta



3609 Quinn Road East

3597 Quinn Road East

3596 Quinn Road East

3582 Quinn Road East

3536 Quinn Road East

**Retained Parcel**

**Proposed New Lot**



QUINN ROAD EAST

Millhaven Creek



**YOUNG  
S-46-18-P**

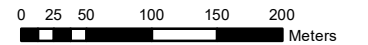
**Legend**

-  Young Property
-  Young Proposed Severance

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Scale 1:5,787



UTM Projection NAD 83



May 16, 2016

Mr. Wayne Young  
3536 Quinn Road  
Harrowsmith, Ontario  
K0H 1V0

**COPY**

**REGARDS: Preliminary EIA, at 3536 Quinn Road; Parcel 1, Part Lot 4, Conc. 2 Portland District; South Frontenac Township**

---

Dear Mr. Young:

I conducted a site visit to your property on Friday May 6<sup>th</sup>, 2016 with a view to determine the potential for any impact on the Milhaven Creek Provincially Significant Wetland (PSW) as a result of your proposal to create a new lot by way of severance from the above parcel. The PSW is the only Natural Heritage Feature of concern with respect to your application.

The PSW shares a boundary with the existing parcel and lays immediately to the east below a limestone ridge that drops sharply, approximately 10 metres, down to the wetland elevation. As such the wetland boundary is easily delineated. The wetland boundary is determined by species composition of both wetland and upland plant life; the boundary is located where one can determine a 50% mix of wet and dry plant communities. I searched for but could not locate any survey pins along the wetland.

I did mark out the wetland boundary southerly from the unopened road allowance with flagging tape for a distance of 120m as determined by a handheld GPS. The wetland boundary is very close, within one to two metres, of the elevation of the PSW due to the steep rise to the limestone plateau above and is close to the tree-line observed in the attached aerial photo. This 'flagged boundary' may or may not be representative of the actual surveyed lot boundary.

For the purpose of this Preliminary EIA the concern is with respect to any proposed disturbance within 30m of the 'flagged' boundary as well as any impacts on the wetland due to filling, excavating or draining of the wetland. Additional concerns may arise out of the potential for impacts on or loss of habitat of endangered species or species at risk.

The fore-slope of the proposed lot down to the wetland is treed in hard maple, ironwood, cedar and oak. This fore-slope rises about 10 metres in elevation in a distance of 15 metres so any proposed building envelope will have to be setback an additional 15 metres from the top of the ridge. The 30 metre setback from the wetland boundary and the 15 metre setback from the top of the ridge are requirements in the OP for South Frontenac Township. In this particular instance, the 30 metre setback from the wetland boundary will be very close to the 15 metre setback from the top of the ridge.

.... 2

Genge to Young  
May 16, 2016

The attached aerial photo has **proposed** lot boundaries indicated as well as a very large building envelope of 50 metres diameter or 1965 m<sup>2</sup>. The proposed entrance is opposite the neighbour's driveway on the north side of the Quinn Road.

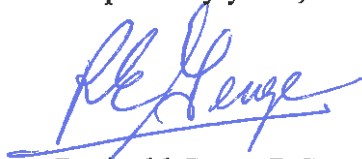
Since this building envelope is >30 metres from the wetland boundary and the proposal will not involve any alteration, filling, draining or excavation of the wetland or within the 30 metre buffer then there will be no impact on the wetland. No disposal of excavation materials is allowed within the 30 metre buffer to the wetland.

The Ministry of Natural Resources and Forestry NHIC indicates known occurrences of species at risk in Portland Township. They include the following: Least Bittern, King Rail, Black Tern, Cerulean Warbler, Northern Long-eared Bat, Blanding's Turtle, and Eastern Ratsnake. The first three listed are all marshland species strictly confined to the shorelines of Peters Lake and Odessa Lake as well as the connecting Milhaven Creek channels. The remaining four species may occupy both terrestrial and lowland habitats and while the potential exists for them to travel through the site, there was no observances of habitats specific to these species in the upland portion.

For the above reasons and observations I believe that a full EIA is not required and this Preliminary EIA adequately addresses any potential impacts from this proposal as described above and on the attachment.

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

Respectfully yours,



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





## 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



June 7, 2018

File: SEV/FRS/115/2018

### Sent by E-mail

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

Dear Ms. Kapusta:

**Re: Applications for Consent to Sever S-46-18-P (Young)  
Part Lot 4, Concession 2; 3536 Quinn Road East  
Portland District, Township of South Frontenac  
Waterbody: Millhaven Creek / Provincially Significant Wetland**

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

### Summary of the Proposal

The applicant has requested severance of a 1.6 ha parcel of land fronting onto Quinn Road East with approximately 76 metres of road frontage (lot to be severed). The lot to be severed is proposed to be used for residential purposes. The lot to be retained would be approximately 9 ha with approximately 518 metres of road frontage onto Round Lake Road. The lot to be retained consists of agricultural fields and woodlands, and is proposed to remain in its present use.

### Site Description

The western portion of the subject property is relatively flat but does slope gently toward the east. The western portion of the property slopes more quickly toward the east. The drainage is running toward the Millhaven Creek provincially significant wetland (PSW) adjacent to the east of the subject property. The property consists of a mix of agricultural fields and wooded areas. In this area, the provincially significant wetland consists primarily of emergent vegetation communities.

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

### Discussion

The main interest of the CRCA in this proposal is the protection of the Millhaven Creek provincially significant wetland natural heritage feature.

### Natural Heritage

In accordance with the Provincial Policy Statement, Section 5.2.5 of the Township Official Plan indicates that no new development or site alteration will be permitted within 120 metres of a provincially significant wetland unless it has been demonstrated through an Environmental Impact Assessment (EIA) that there will be no negative impacts on the wetland or on its ecological functions. However, staff have concluded that there would be sufficient area on both the lot to be severed and the retained parcel for development to occur more than 120 metres from the wetland. Therefore, staff have no concerns with the proposal from a natural heritage perspective.

*Staff recommend that the municipality ensure that future development is located more than 120 metres away from the PSW through site plan control.*

### **Recommendation**

Staff have no objection to the approval of application S-46-18-P based on our consideration for natural hazards, natural heritage, and water quality and quantity protection 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 120 metres of a provincially significant wetland (PSW). Staff note that a portion of the lot to be severed lies within 120 metres of the Millhaven Creek PSW. Therefore, the applicant is advised that a CRCA permit is required for any development (e.g. construction, filling, lot grading) within 120 metres of the PSW under said regulation.

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

Yours truly,



Andrew Schmidt, C.Tech  
Supervisor, Development Review

/as

c.c. Wayne Young, 3536 Quinn Road East, Harrowsmith, ON, K0H 1V0  
Lindsay Mills, Planner, Township of South Frontenac (via email)



**CONSENT TO SEVER  
INSPECTION REPORT**

File Number: S-46-18-P		Receipt No SK-24-2018																																						
Owner(s): Young, W																																								
Municipality: South Frontenac			Ward / Former Township: Portland																																					
Lot Pt Lot 4	Concession 2	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><b>Severed:</b>    -Forested area                   -Not flat</p> <p><b>Retained:</b></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 style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:30%;"></th> <th style="width:20%; text-align: center;">Severed</th> <th style="width:10%; text-align: center;">Depth of Soil</th> <th style="width:30%;"></th> <th style="width:10%; text-align: center;">Retained</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td style="text-align: center;">0.0 m</td> <td></td> <td></td> </tr> <tr> <td style="text-align: center;">Topsoil</td> <td style="border-right: 1px solid black;"></td> <td style="text-align: center;">0.3 m</td> <td></td> <td></td> </tr> <tr> <td style="text-align: center;">Rock/Shale</td> <td style="border-right: 1px solid black;"></td> <td style="text-align: center;">0.6 m</td> <td></td> <td></td> </tr> <tr> <td></td> <td style="border-right: 1px solid black;"></td> <td style="text-align: center;">0.9 m</td> <td></td> <td></td> </tr> <tr> <td></td> <td style="border-right: 1px solid black;"></td> <td style="text-align: center;">1.2 m</td> <td></td> <td></td> </tr> <tr> <td></td> <td style="border-right: 1px solid black;"></td> <td style="text-align: center;">1.5 m</td> <td></td> <td></td> </tr> </tbody> </table>							Severed	Depth of Soil		Retained			0.0 m			Topsoil		0.3 m			Rock/Shale		0.6 m					0.9 m					1.2 m					1.5 m		
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Percolation rate (estimated):			Percolation rate (estimated):																																					
<p><b>NOTE:</b> the approval of any new lot is based on its suitability to provide an area for a Class 4 septic tank system for an average 3 bedroom home. Approval to build a larger home on this lot will be subject to availability of sufficient area for a larger septic tank system.</p>																																								
<b>Suitability for on-site sewage disposal:</b>																																								
<p><b><u>SEVERED</u></b></p> <p><input checked="" type="checkbox"/> Satisfactory  <input type="checkbox"/> Unsatisfactory  <input type="checkbox"/> Site Flexible  <input checked="" type="checkbox"/> Site Specific</p>		<p><b>Conditions:</b>    -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.  - 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 the sloped area near fence line which has a minimum of 10 inches of soil over rock</p>																																						
<p><b><u>RETAINED</u></b></p> <p><input type="checkbox"/> Satisfactory  <input type="checkbox"/> Unsatisfactory  <input type="checkbox"/> Site Flexible  <input type="checkbox"/> Site Specific</p>		<p><b>Conditions:</b></p>																																						
Inspector: <b>Miranda Iezzi</b> CPHI(C), Public Health Inspector		Approved: <i>Miranda Iezzi</i>		Date: <b>June 5 2018</b>																																				

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

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

Date Received: May 10/18 File No: S-46-18-P  
Sk-24-2018

1. Name of Owner(s): Wayne Young  
 Full Mailing Address of Owner(s): 3536 QUINN Rd EAST  
HARROWSMITH, ONT K0H 1V0  
 Phone number of Owner(s): H 613-372-2137 C 613-484-3536  
 Email Address of Owner(s): \_\_\_\_\_

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.

<b>DATE RECEIVED</b>		
JUN 01 2018		
Director	Int.	Date
Inspector		

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.

**Lots** 1  
**Fees** \$500.00

Signature(s) of Owner(s) \_\_\_\_\_

3. The description of the subject land:

District:     Bedford        Portland        Loughborough        Storrington

Concession Number: CON 2       Lot Number: PT LOT 4

Street Number: 3536       Name of Road/Street: QUINN

Reference Plan Number: \_\_\_\_\_ Part Number(s): \_\_\_\_\_

Roll Number: 080-010-06600-0000

**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): \_\_\_\_\_ Frontage (on road/lane): \_\_\_\_\_

Depth: \_\_\_\_\_ 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.

FOR A NEW building 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 Road \_\_\_\_\_

Frontage On Water 68 m.

Frontage On Water \_\_\_\_\_

Depth 68 m

Depth \_\_\_\_\_

Area 4 acres

Area \_\_\_\_\_

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

Existing Uses

Proposed Uses

New Lot: Farm

new house

Retained: Farm

Structures Existing

Structures Proposed

New Lot: Vacant

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: house, garage barn \_\_\_\_\_  
shop \_\_\_\_\_

(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*):

self \_\_\_\_\_

**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*):

\_\_\_\_\_

9. Name of road or lane which accesses:

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

The retained lot: Quinn

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: \_\_\_\_\_

Retained Lot: \_\_\_\_\_

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: private 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

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 #: \_\_\_\_\_ (b) The decision on the application: \_\_\_\_\_

**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):

\_\_\_\_\_

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:

(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 10<sup>th</sup> DAY OF May, 2018

I, Wayne Young OF South Frontenac  
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 of Applicant or Authorized Agent

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

THIS 10<sup>th</sup> DAY OF May, 2018

[Signature]  
A Commissioner, etc.





# REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



## PUBLIC MEETING

Report Date: July 12, 2018

**Application No:** S-47-18-P  
**Owner:** Everett Kerr  
**Location of Property:** Concession 5, Pt. Part Lot 6, Road 38, District of Portland, Township of South Frontenac  
**Purpose of Application:** Consent to create a lot addition  
**Date of Hearing:** June 14, 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 55 +/- acres with frontage on Road 38. The land is currently vacant. The proposal is for the creation of a 1.9 +/- acre lot addition to a commercial property created through Consent Application S-55-17-P. There was insufficient space on the lot created to encompass both the proposed commercial development and the required septic system. 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.

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

### 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-47-18-P shall be for the creation of a 1.9 +/- +/- acre lot addition to the parcel created through Consent Application S-55-17-P.
3. 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.*



## REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



- 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.
4. Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. This includes all taxes levied as of the date of the stamping of the deeds.
  5. In the event that there are abandoned wells located on the property being severed, and the retained property, they be sealed in accordance with the requirements of the Ministry of the Environment and that this work be accomplished prior to the stamping of the deeds.
  6. The Township of South Frontenac shall receive \$100, in lieu of parkland [Planning Act, s. 51(1)].
  7. Prior to the stamping of the deeds the applicant shall rezone the parcel to be created through Consent Application S-47-18-P from Rural (RU) to Urban Commercial (UC). Please see the Township planner to begin this process.

### ATTACHMENTS

Map of Kerr property.




**Submitted/approved by:** Lindsay Mills

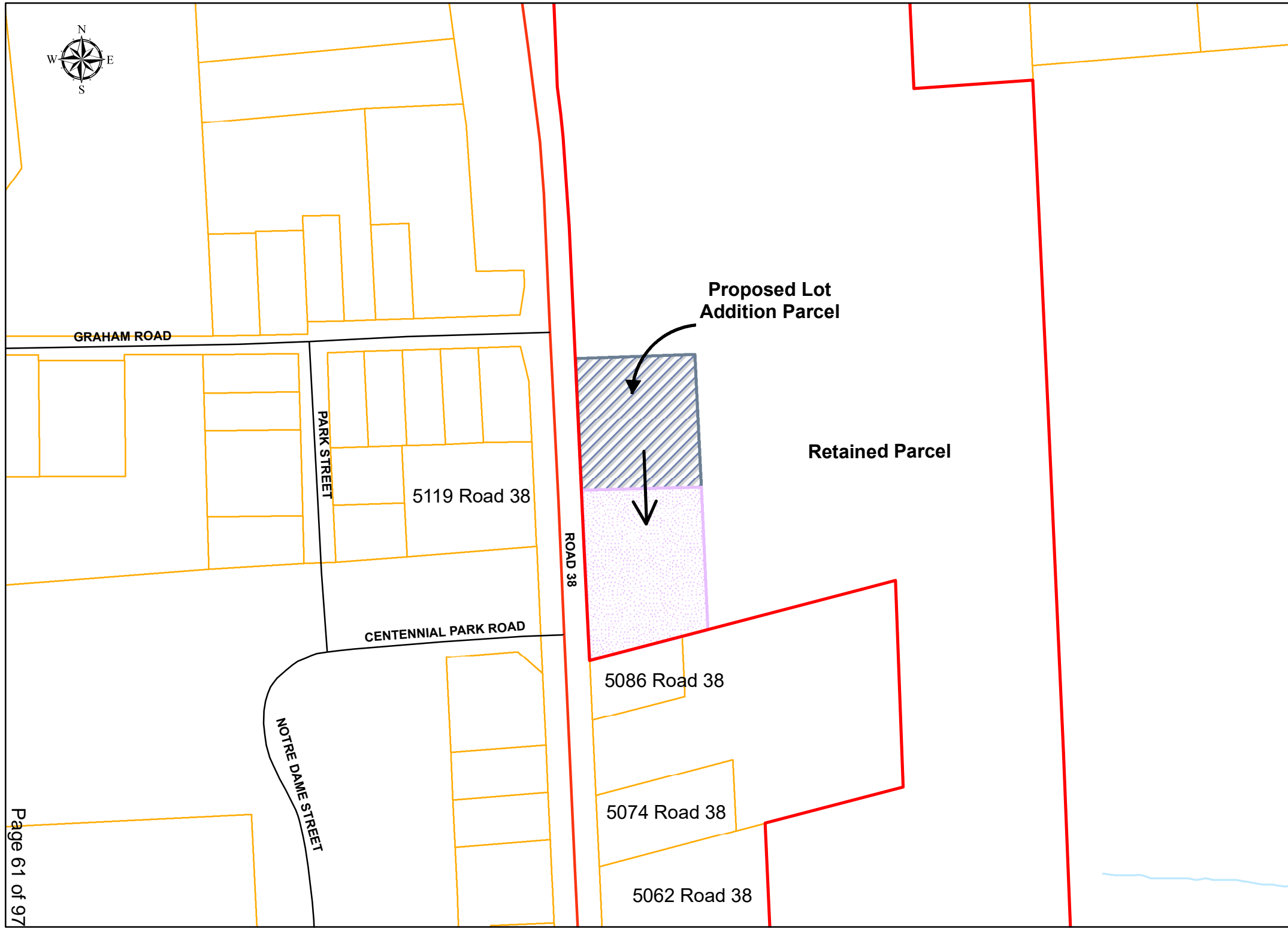
**Prepared by:** Jennie Kapusta



**KERR  
S-47-18-P**

**Legend**

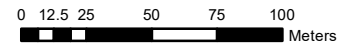
-  Kerr Property
-  Commercial Lot (S-55-17-P)
-  Kerr Proposed Lot Addition



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 1:2,894



UTM Projection NAD 83



# REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



## PUBLIC MEETING

Report Date: July 12, 2018

**Application No:** S-48-18-L  
**Owner:** Helen and Spencer Storms  
**Location of Property:** Concession 5, Pt. Part Lot 6, Storm Haven Lane (Slumber Lane), District of Loughborough, Township of South Frontenac  
**Purpose of Application:** Consent to create a lot addition  
**Date of Hearing:** June 14, 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 35 +/- acres with frontage on Rutledge Road, Storm Haven Lane and Slumber Lane. The land is currently developed with a single dwelling and detached accessory buildings. The proposal is for the creation of a 8.75 +/- acre lot addition to a 1040 Slumber Lane. The retained parcel will encompass all existing structures.

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 KFL&A Public Health, Public Works or Cataraqui Region Conservation Authority.

### 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-48-18-L shall be for the creation of an 8.75 +/- acre lot addition only to 1040 Slumber Lane (PIN 362790704).
3. Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. This includes all taxes levied as of the date of the stamping of the deeds.
4. In the event that there are abandoned wells located on the property being severed, and the retained property, they be sealed in accordance with the requirements of the Ministry of the Environment and that this work be accomplished prior to the stamping of the deeds.
5. The Township of South Frontenac shall receive \$100, in lieu of parkland [Planning Act, s. 51(1)].
6. Prior to the stamping of the deeds the applicant shall rezone the parcel to be created through Consent Application S-48-18-L from Rural (RU) to Limited Service Residential Waterfront (RLSW). Please see the Township planner to begin this process.

### ATTACHMENTS

Map of Storms property.

**Submitted/approved by:** Lindsay Mills

**Prepared by:** Jennie Kapusta



Sydenham Lake

1124 Slumber Lane

1040 Slumber Lane

**Proposed Lot Addition Parcel**

**Retained Parcel**

RUTLEDGE ROAD




2673 Rutledge Road

2599 Rutledge Road



**STORMS  
S-48-18-L**

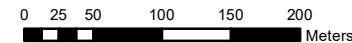
**Legend**

-  Storms Property
-  Bennett Property
-  Storms Proposed Lot Addition

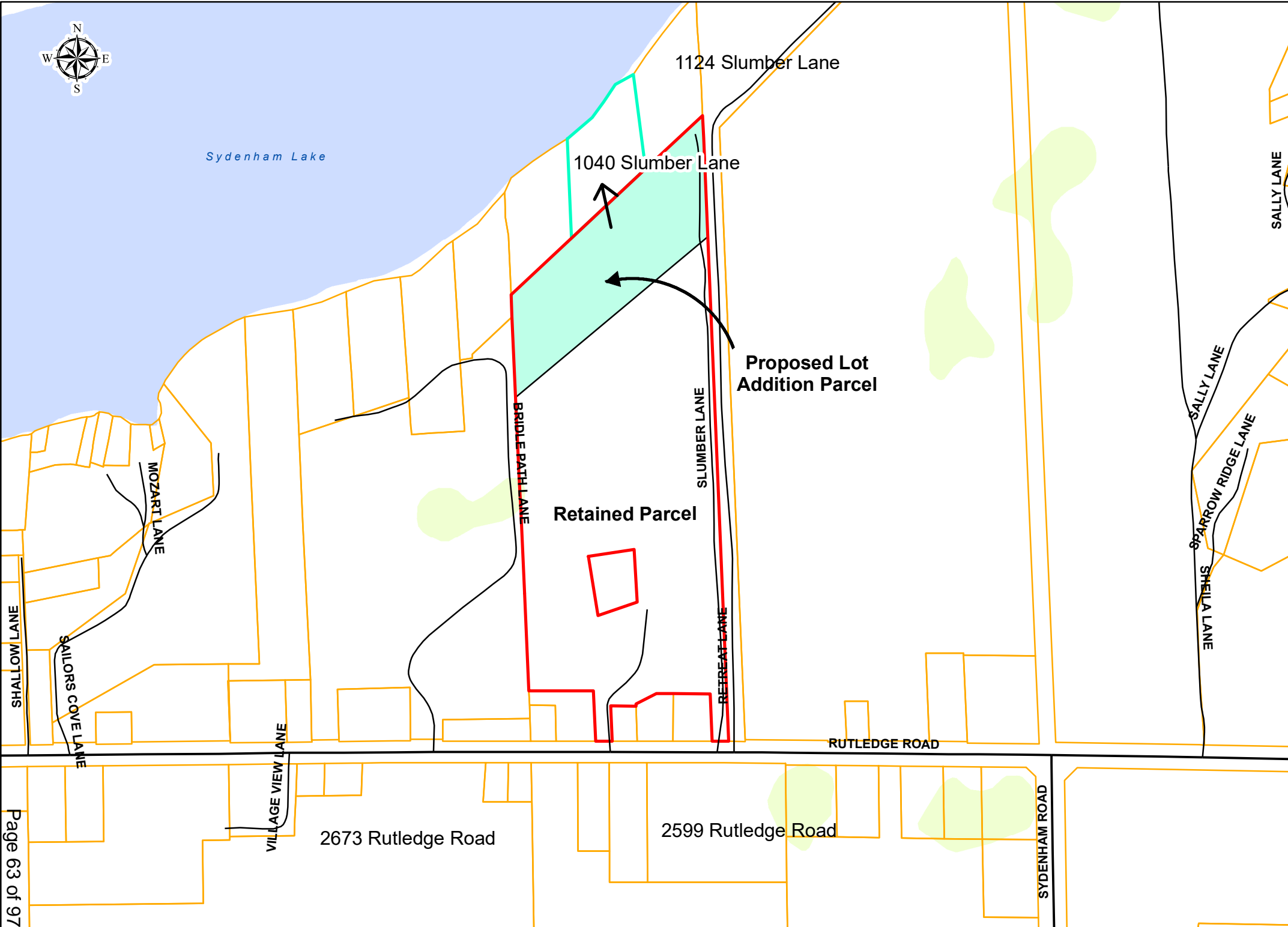
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Scale 1:5,486



UTM Projection NAD 83





# REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



## PUBLIC MEETING

**Report Date: July 12, 2018**

**Application No:** S-50-18-S  
**Owner:** 548883 Ontario Limited  
**Location of Property:** Concession 8, Pt. Part Lot 15/16, Hiawatha Lane, District of Storrington, Township of South Frontenac  
**Purpose of Application:** Consent to create a right-of-way  
**Date of Hearing:** June 14, 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 50 +/- acres with frontage on Hiawatha Lane, Hewett Lane and Dog Lake. The land is currently developed as a commercial resort. The proposal is to permit the property known as 4027 Hiawatha Lane to use an existing right-of-way over the commercial resort property to access Dog Lake. This right-of-way already exists for use by the resort guests in addition to several other property owners along Hiawatha Lane. This application will not create the right-of-way but add another property to the list of legally permitted users.

The planning department is able to support the application.

Current Zoning: Recreational Resort Commercial – Special Zone 4 (RRC-4)

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 KFL&A Public Health, Public Works or Cataraqui Region Conservation Authority.

### 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-50-18-S shall be for the creation of a 0.4 +/- acre right-of-way over 4004 Hiawatha Lane to Dog Lake.
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.

### ATTACHMENTS

Map of 548883 Ontario Limited property.




**Submitted/approved by:** Lindsay Mills

**Prepared by:** Jennie Kapusta



**548883 ONTARIO LIMITED  
S-50-18-S**

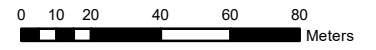
**Legend**

-  548883 Ontario Limited Property
-  Briscoe Property
-  Proposed ROW

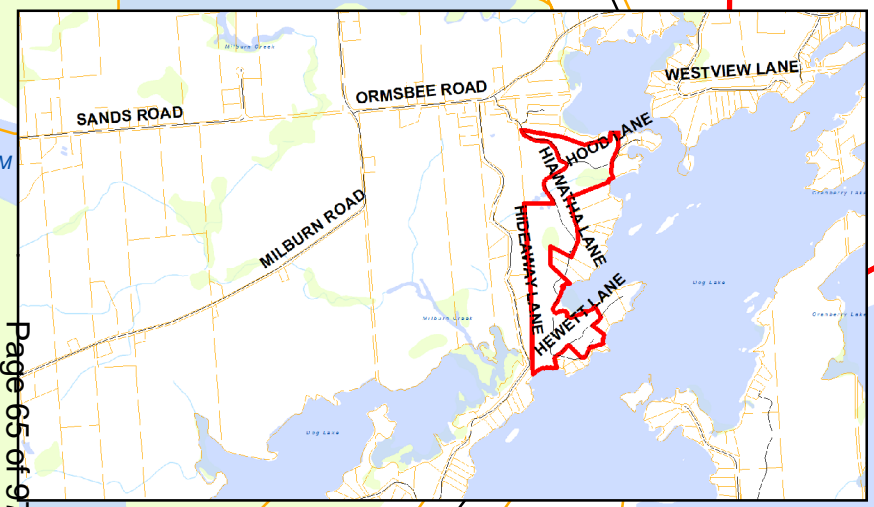
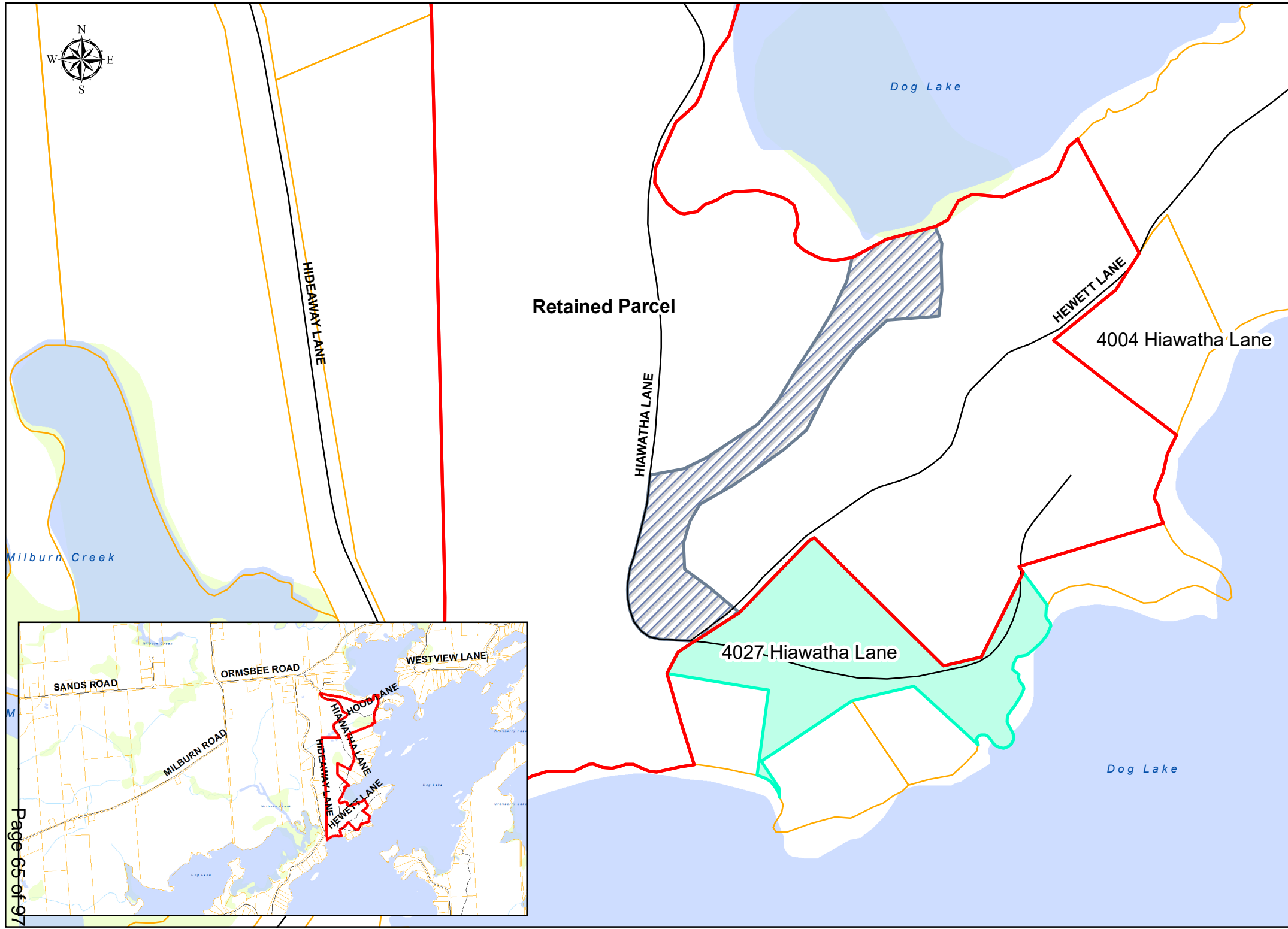
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Scale 1:2,170



UTM Projection NAD 83






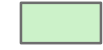








Sydenham Lake



**VANLUVEN**  
**S-49-18-L (HUTCHINGS)**  
**S-52-18-L (JENNINGS)**  
**S-53-18-L (DORMAN)**  
**S-54-18-L (SIGSWORTH)**

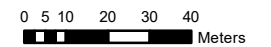
**Legend**

-  VanLuven Property
-  Sigsworth Property
-  Sigsworth Lot Addition
-  Dorman Property
-  Dorman Lot Addition
-  Jennings Property
-  Jennings Lot Addition
-  S-37-18-L APPROVED
-  Hutchings Property
-  Hutchings Lot Addition

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Scale 1:1,809



UTM Projection NAD 83

1277 Sheila Lane

1071 Carslake Lane

1273 Sheila Lane

1273 Sheila Lane

1273 Sheila Lane

1273 Sheila Lane

CARSLAKE LANE

BOON LANE

Retained Parcel

SHEILA LANE

1194 Sheila Lane



# REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



## PUBLIC MEETING

Report Date: July 12, 2018

**Application No:** S-49-18-L, S-52-18-L, S-53-18-L, S-54-18-L  
**Owner:** Sally VanLuven  
**Location of Property:** Concession 7, Pt. Part Lot 5, Rutledge Road (Sheila Lane, Carslake Lane), District of Loughborough, Township of South Frontenac  
**Purpose of Application:** Consent to create four lot additions  
**Date of Hearing:** June 14, 2018

### RECOMMENDATION

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

### BACKGROUND

The subject lands consist of 77 +/- acres with frontage on Sally Lane, Sheila Lane, Carslake Lane, Boon Lane, Fred Lane, Sparrow Ridge Lane, Rutledge Road and Sydenham Lake. The land is currently developed with a single detached dwelling and detached accessory buildings. The proposal for S-49-18-L is to add a 1.96 +/- acre parcel, with frontage on Sheila Lane and Carslake Lane, to 1273 Sheila Lane. This lot addition would serve to increase the size of an existing undersized waterfront lot and bring it into conformity with the zoning by-law. The proposal for S-52-18-L is to add a 0.19 +/- acre parcel, with frontage on Sheila Lane, to 1247 Sheila Lane. The proposal for S-53-18-L is to add a 1.1 +/- acre parcel, with frontage on Boon Lane and Sheila Lane, to 1024 Boon Lane. This proposal will serve to increase the size of an existing undersized lot. The proposal for S-54-18-L is to add a 1.1 +/- acre parcel to 1015 Boon Lane. This proposal will serve to increase the size of an existing undersized lot.

One of the conditions of the approvals for all the lot additions will be to rezone the parcels from Rural to Limited Service Residential Waterfront.

The planning department is able to support the applications.

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 KFL&A Public Health, Public Works and 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-49-18-L shall be for the creation of a 1.96 +/- acre lot addition only to 1273 Sheila Lane (PIN 362790624), together with a right-of-way over Sheila Lane and Carslake Lane.
3. The land to be severed by Consent Application S-52-18-L shall be for the creation of a 0.19 +/- acre lot addition only to 1247 Sheila Lane (PIN 362791247), together with a right-of-way over Sheila Lane.



## REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



4. The land to be severed by Consent Application S-53-18-L shall be for the creation of a 1.1 +/- acre lot addition only to 1024 Boon Lane (PIN 362790621), together with a right-of-way over Sheila Land and Boon Lane.
5. The land to be severed by Consent Application S-54-18-L shall be for the creation of a 1.1 +/- acre lot addition only to 1015 Boon Lane (PIN 362790620), together with a right-of-way over Sheila Lane and Boon Lane.
6. 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.
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 \$100 for each of the parcels to be severed through Consent Applications S-49-18-L, S-52-18-L, S-53-18-L, and S-54-18-L, in lieu of parkland [Planning Act, s. 51(1)].
9. Prior to the stamping of the deeds for the lot addition parcels to be created through Consent Applications S-49-18-L, S-52-18-L, S-53-18-L, and S-54-18-L the applicant shall rezone the lot addition parcels from Rural to Limited Service Residential Waterfront. Please see the Township planner to begin this process.

### **ATTACHMENTS**

Map of VanLuven property.

**Submitted/approved by:** Lindsay Mills

**Prepared by:** Jennie Kapusta



# REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



## PUBLIC MEETING

**Report Date: June 12, 2018**

**Application No:** MV-04-18-B  
**Owner:** Guy Marchildon and Nicole Smith  
**Location of Property:** Concession 10, Lot/Part Lot 8, Island 50, Devil Lake, District of Bedford, Township of South Frontenac  
**Purpose of Application:** To vary sections 5.8.2a and 11.3.1 of the Comprehensive Zoning By-law 2003-75 to permit a reduction in the 30 metre setback from water  
**Date of Hearing:** June 14, 2018

## RECOMMENDATION

It is recommended that the Committee hear comments from members of the public and that the minor variance to permit a reduction in the 30 metre setback from water for construction of a dwelling **be considered for passage.**

## BACKGROUND

The subject land consists of an 8.8 +/- acre island in Devil Lake, known as Island 50. The property is currently vacant. The proposal is for the construction of a 24 foot by 36 foot (864 square foot footprint) two-story dwelling to be located a minimum of 20 metres from the high water mark of Devil Lake. The applicant has submitted a preliminary Environmental Impact Analysis (EIA), completed in April 2015, in support of this application. This analysis was completed to determine if there was a suitable building envelope outside the 30 metre setback and this EIA determined there was sufficient space which met the setbacks. The applicant has requested a 10 metre reduction in this setback due to the constraints of the topography of the island.

The Planning Department is unable to support the application as submitted.

## FOUR TESTS OF A MINOR VARIANCE

Section 45(1) of the Planning Act

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

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

Current Zoning: Limited Service Residential Island Zone (RLSI)

Application Complies with Zoning: Yes

Current Official Plan Designation: Rural

Application Complies with Official Plan: Yes



# REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



## AGENCY ANALYSIS AND COMMENTS

Cataraqui Region Conservation Authority has reviewed the EIA supplied and the proposal submitted. They have recommended deferral of the application until a scoped or full EIA has been submitted. The reason was the original EIA did not address the proposed development, it indicated sufficient space outside the 30 metre setback for development and a one third reduction (10 metres) to the required setback is not considered minor.

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 a maximum 865 square foot footprint, two-story dwelling, with no basement permitted, to be located a minimum of 20 metres from the high water mark of Devil Lake. This minor variance is for construction on Island 50 only.
2. Minor variance MV-04-18-B is applicable only to South Frontenac Township Comprehensive Zoning By-law 2003-75 and not to any subsequent zoning by-laws.
3. A building permit is required for ALL demolition and construction on the property. There shall be no additional development, or demolition of existing structures, on the property without approval from the Township of South Frontenac.
4. The applicant shall enter into a site plan agreement with the Township to be registered on title, which sets out the Township's environmental 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 Marchildon Property





**Submitted/Approved by:** Lindsay Mills

**Prepared by:** Jennie Kapusta



# MARCHILDON MV-04-18-B

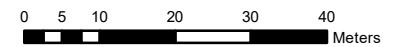
## Legend

-  Marchildon Property
-  Marchildon Proposed Cottage
-  Marchildon Proposed 20 metre Setback
-  Frontenac Provincial Park

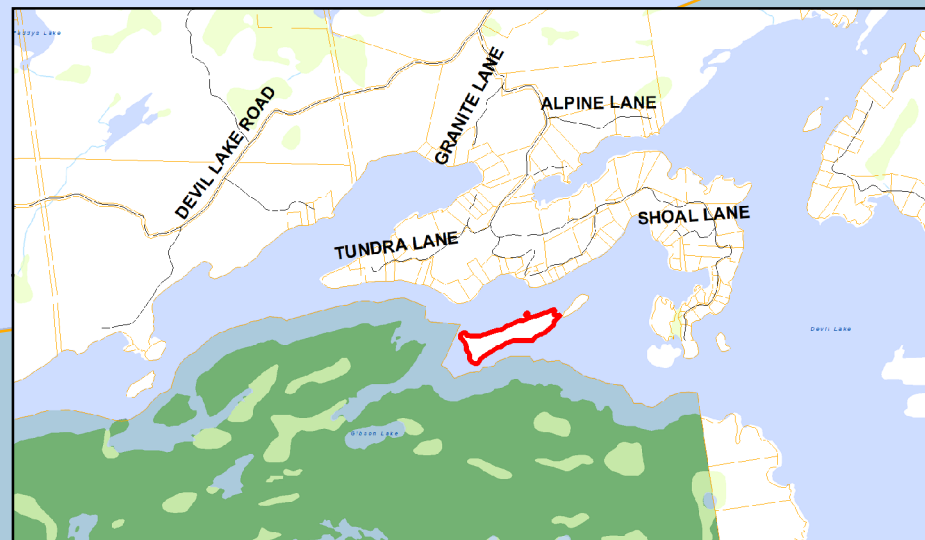
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Scale 1:1,000



UTM Projection NAD 83

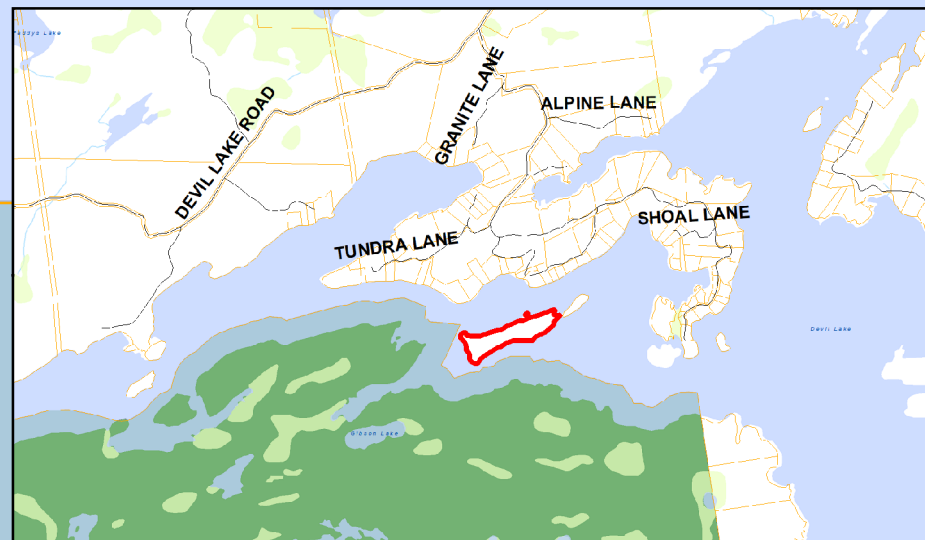
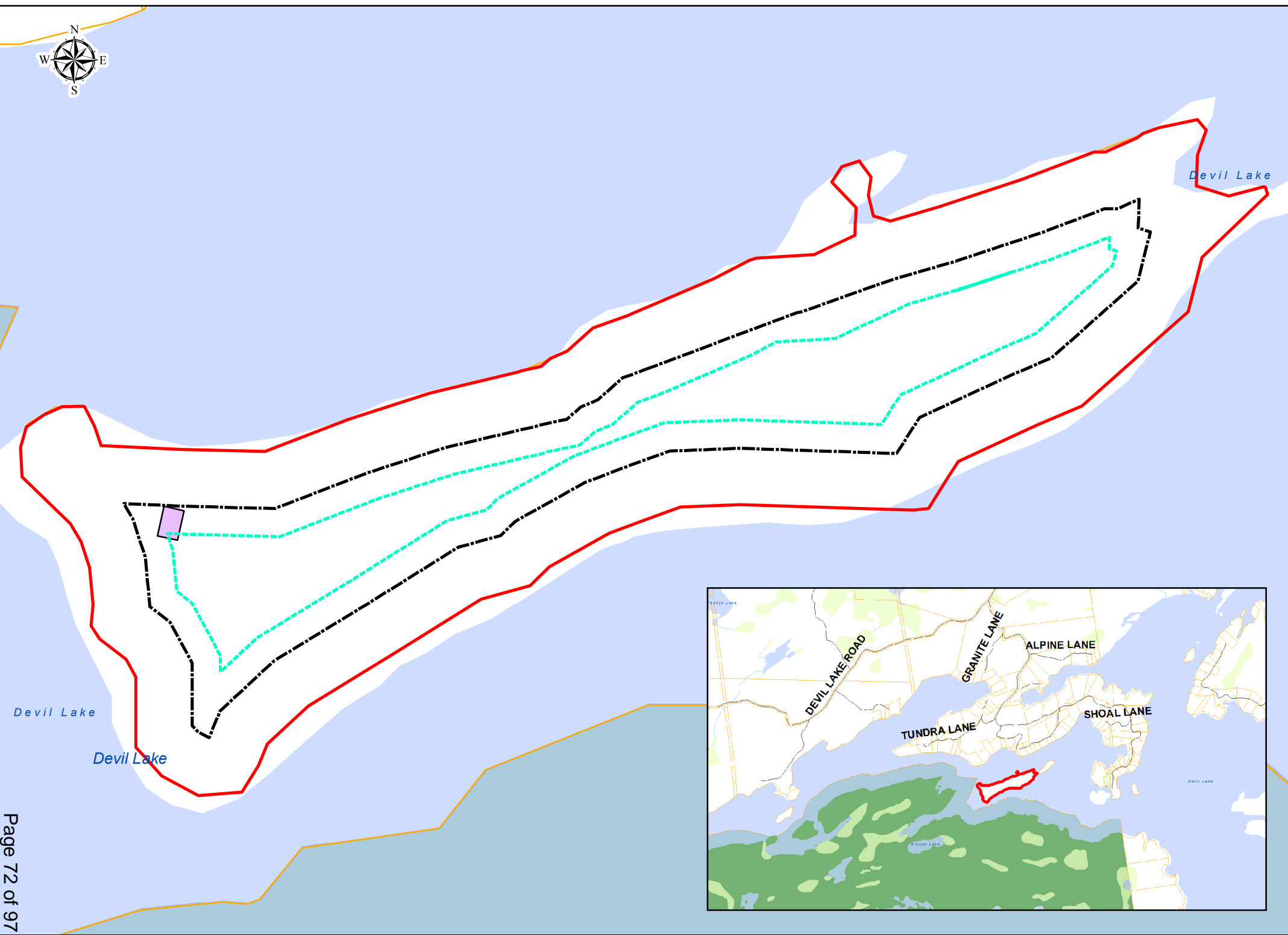




# MARCHILDON MV-04-18-B

## Legend

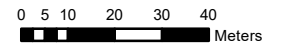
- Marchildon Property
- 30 metre setback
- Marchildon Proposed Cottage
- Marchildon Proposed 20 metre Setback
- Frontenac Provincial Park



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Scale 1:1,614



UTM Projection NAD 83



## CATARAQUI REGION CONSERVATION AUTHORITY

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



June 8, 2018

File: MV/FRS/24/2018

### 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-04-18-B (Marchildon / Smith)  
Part Lot 8, Concession 10; Island 50  
Bedford District, Township of South Frontenac  
Waterbody: Devil 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. The property was not visited.

### Summary of Proposal

The proposal involves the construction of a single-family dwelling on the subject property. The variance is requested to:

- Reduce the required setback from the high water mark from 30 metres, as required by Section 5.8.2.(1.) of the South Frontenac Zoning By-law, to 20 metres in order to permit the construction of a dwelling.

### Site Description

The property is an island on Devil Lake known as Island 50. Based upon a review of Lidar mapping, the topography of the island in area where development is proposed can be characterized as sloping from the water up to a high plateau area and then dropping down steeply on the south side of the plateau to the shoreline along the south side of the island.

The property is currently designated 'Rural' in the Official Plan and 'Limited Service Residential – Island Zone' (RLSI) in the Zoning By-law for South Frontenac Township. Devil Lake has been designated as a moderately sensitive Lake Trout lake in the Official Plan for South Frontenac Township.

## Discussion

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

### Natural Hazards

**Flooding:** The CRCA does not have floodplain mapping for Devil Lake. For Devil Lake, the maximum recorded water level is used in lieu of an engineered flood plain. The maximum recorded water level for Devil Lake is 131.96 metres geodetic. 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, staff have concluded that the proposed development will be located outside of the setback from the regulatory flood plain. Therefore, staff have no concerns with the proposal from a flooding hazard perspective.

**Erosion:** The CRCA defines the extent of potential erosion hazards to include an allowance for toe erosion, a stable slope allowance of 3 (vertical):1 (horizontal), plus an erosion access allowance of 6 metres. Staff have concluded that that the proposed development is located outside of the erosion hazard allowance. 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.

As noted above, Devil Lake is identified as a moderately sensitive Lake Trout lake in the Official Plan, and as such, the waterbody is afforded additional protection to ensure development does not negatively impact the water quality of the lake.

The applicant has provided a preliminary EIA prepared by Reginald Genge (April 23, 2015) in support of the application. The purpose of the EIA was to locate a suitable building envelope for a seasonal residence on the island. The preliminary EIA provides a basic overview of the property and suggests that a potential building envelope was found that allows the 30 metre setback to be achieved. The EIA also states: "In the event that terrain constraints pose undue difficulties to construction such as locating foundation pillars, a minor or modest deviation from the 30 metre setback would be acceptable without the need for a full EIA."

*Staff recommend that the municipality request a scoped or full EIA for the following reasons:*

- 1. The preliminary EIA did not consider the development that is currently being proposed;*
- 2. Since the preliminary EIA suggests that a development envelope that meets the 30 metre setback was found on the island, the consultant has limited the scope of the review as requirements are minimal if the 30 metre setback can be achieved. Therefore, in the opinion of staff, there is insufficient information contained within the EIA for staff to make a reasonable determination that there would be no negative impacts;*

Ms. Jennie Kapusta (MV-04-18-B)  
June 8, 2018

3. *In the opinion of staff, a reduction in the setback from 30 metres to 20 metres (or 1/3<sup>rd</sup>) is not considered to be a “minor or modest deviation from the 30 metre setback” as suggested in the preliminary EIA.*

*Staff also recommend that the consultant be advised to contact Tom Beaubiah, CRCA biologist, prior to completing the EIA to discuss the scope and requirements for the EIA.*

**Recommendation**

**Staff recommend deferral of application MV-04-18-B based on our consideration for natural hazard, natural heritage and water quality protection policies.**

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

Yours truly,



Andrew Schmidt, C.Tech.  
Supervisor, Development Review

/as  
c.c. Guy Marchildon & Nicole Smith, 4827 County Road 29 North, Almonte, ON, K0A 1A0  
Lindsay Mills, Planner, Township of South Frontenac (via email)



# REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



## PUBLIC MEETING

**Report Date: June 12, 2018**

**Application No:** MV-10-18-L  
**Owner:** Douglas and Sylvia Shelley  
**Location of Property:** Concession 3, Lot/Part Lot 10, 3771 Daley Road, District of Loughborough, Township of South Frontenac  
**Purpose of Application:** To vary sections 7.3.2 of the Comprehensive Zoning By-law 2003-75 to permit a reduction in interior side yard  
**Date of Hearing:** June 14, 2018

## RECOMMENDATION

It is recommended that the Committee hear comments from members of the public and that the minor variance to permit a reduction in interior side yard **be considered for passage.**

## BACKGROUND

The subject land consists of a 0.68 +/- acre parcel with frontage on Daley Road. The property is currently developed with a single dwelling and detached accessory buildings. The proposal is for the construction of a 26 foot by 38 foot (988 square foot footprint) addition to the existing dwelling. Based on the survey provided by the applicant the existing dwelling is located 31.25 feet from the side property line. An addition with a width of 28 feet would reduce the side yard from 9.8 feet to 5.25 feet. The Planning Department is able to support the application as submitted.

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

## AGENCY ANALYSIS AND COMMENTS

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

The building department has no objections.



# REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



## CONDITIONS

1. This minor variance is for the construction of an addition to an existing dwelling at 3771 Daley Road, to be located a minimum of 5.25 feet from the interior side property line.
2. Minor variance MV-10-18-L is applicable only to South Frontenac Township Comprehensive Zoning By-law 2003-75 and not to any subsequent zoning by-laws.
3. A building permit is required for ALL demolition and construction on the property. There shall be no additional development, or demolition of existing structures, on the property without approval from the Township of South Frontenac.

## ATTACHMENTS

Map of Shelley Property


**Submitted/Approved by:** Lindsay Mills


**Prepared by:** Jennie Kapusta



**SHELLEY  
MV-10-18-L**

**Legend**

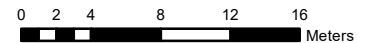
 Shelley Property

 Shelley Proposed Addition

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Scale 1:434



UTM Projection NAD 83

3774 DALEY ROAD

3770 DALEY ROAD

3762 DALEY ROAD

3773 DALEY ROAD

3771 DALEY ROAD

3761 DALEY ROAD

**Shelley Proposed Garage Addition**



DALEY ROAD



# REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



## PUBLIC MEETING

Report Date: June 12, 2018

**Application No:** MV-11-18-S  
**Owner:** Tim Greenlees  
**Location of Property:** Concession 1, Lot/Part Lot 52, 1015 Sandpiper Lane, District of Storrington, Township of South Frontenac  
**Purpose of Application:** To vary sections 5.10.2 and 5.11 of the Comprehensive Zoning By-law 2003-75 to permit an increase in footprint and an increase in living space to an existing dwelling within the 30 metre setback from water  
**Date of Hearing:** June 14, 2018

## RECOMMENDATION

It is recommended that the Committee hear comments from members of the public and that the minor variance to permit a reduction in interior side yard **be considered for passage.**

## BACKGROUND

The subject land consists of a 1.82 +/- acre parcel with frontage on Sandpiper Lane and Loughborough Lake. The property is currently developed with a single dwelling and detached accessory buildings. The proposal is for the partial demolition of the existing dwelling, then the reconstruction and enlargement of this dwelling. The enlargement proposed includes an increase in building footprint, the addition of a full basement under the current sunroom area (east end of dwelling) and cabin portion (west end of dwelling) which would tie into and be accessible from the existing basement area under the central portion of the dwelling and an increase in height as part of the reconstruction of the roof to unify the rooflines. There would be an overall increase in gross floor area of approximately 410 square feet; and increase in footprint of approximately 670 square feet and a height increase of approximately 8 feet. All of these increases would be on the sides and back (non-water side) of the existing dwelling and there would be no farther encroachment into the 30 metre setback than the existing dwelling.

The Planning Department is able to support the application as submitted.

## 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

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

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

The building department has no objections.

## CONDITIONS

1. This minor variance is for the reconstruction and enlargement of an existing dwelling within the 30 metre setback from water, located at 1015 Sandpiper Lane. This minor variance permits a maximum 675 square foot footprint increase, a maximum 8 foot height increase and a maximum 700 square foot increase in gross floor area over the existing dwelling. The increases are to be located on the sides and rear of the dwelling and shall not encroach any farther into the 30 metre setback.
2. Minor variance MV-10-18-L is applicable only to South Frontenac Township Comprehensive Zoning By-law 2003-75 and not to any subsequent zoning by-laws.
3. A building permit is required for ALL demolition and construction on the property. There shall be no additional development, or demolition of existing structures, on the property without approval from the Township of South Frontenac.

## ATTACHMENTS

Map of Greenlees Property

**Submitted/Approved by:** Lindsay Mills

**Prepared by:** Jennie Kapusta



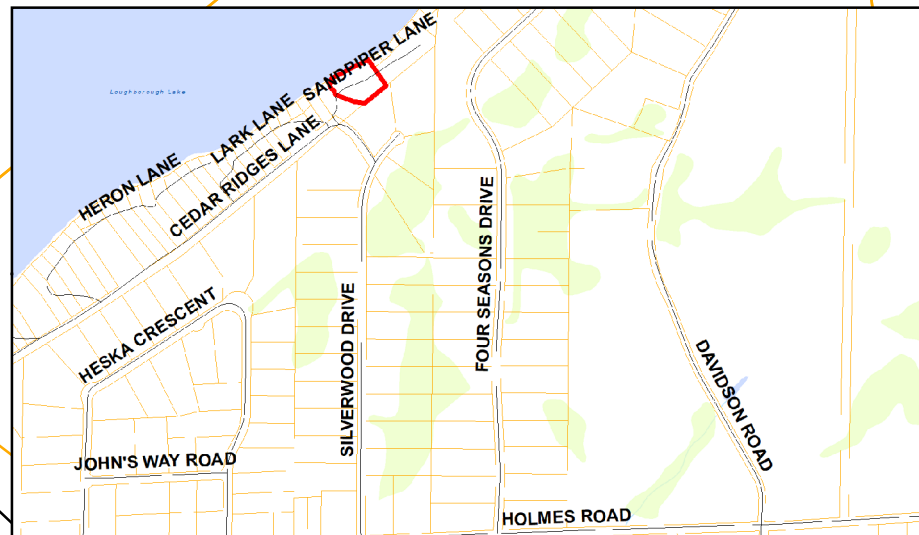
Loughborough Lake

1015 Sandpiper Lane

SANDPIPER LANE



LARK LANE

CEDAR RIDGES LANE



**GREENLEES  
MV-11-18-S**

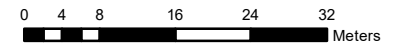
**Legend**

-  Greenlees Proposed Rebuild
-  Greenlees Property

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Scale 1:800



UTM Projection NAD 83



# REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



## PUBLIC MEETING

**Report Date: June 12, 2018**

**Application No:** MV-12-18-B  
**Owner:** William and Kimberly Powis  
**Location of Property:** Concession 2, Lot/Part Lot 20/21, 2632 Green Bay Road, District of Bedford, Township of South Frontenac  
**Purpose of Application:** To vary sections 5.24.2 of the Comprehensive Zoning By-law 2003-75 to permit construction of an accessory building in the front yard  
**Date of Hearing:** June 14, 2018

## RECOMMENDATION

It is recommended that the Committee hear comments from members of the public and that the minor variance to permit a reduction in interior side yard **be considered for passage.**

## BACKGROUND

The subject land consists of a 2.31 +/- acre parcel with frontage on Green Bay Road and Bobs Lake Road. The property is currently developed with a single detached dwelling. The proposal is for the construction of a 20 foot by 25 foot (500 square foot footprint) accessory building in the front yard of 2632 Green Bay Road. This building would be located approximately 105 feet from Green Bay Road. The topography of the property and location of the existing dwelling and septic system make it impossible to locate the accessory structure outside either the front yard or exterior side yard. The Planning Department is able to support the application as submitted.

## 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: Rural (RU)

Application Complies with Zoning: Yes

Current Official Plan Designation: Rural

Application Complies with Official Plan: Yes

## AGENCY ANALYSIS AND COMMENTS

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

The building department has no objections.



# REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



## CONDITIONS

1. This minor variance is for the construction of a 500 square foot footprint accessory building in the front yard of 2632 Green Bay Road.
2. Minor variance MV-12-18-B is applicable only to South Frontenac Township Comprehensive Zoning By-law 2003-75 and not to any subsequent zoning by-laws.
3. A building permit is required for ALL demolition and construction on the property. There shall be no additional development, or demolition of existing structures, on the property without approval from the Township of South Frontenac.

## ATTACHMENTS

Map of Powis Property



**Submitted/Approved by:** Lindsay Mills

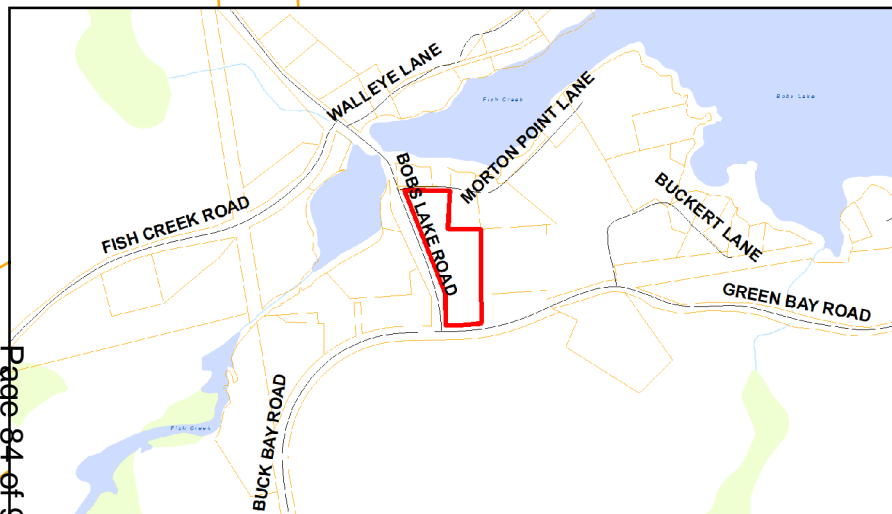
**Prepared by:** Jennie Kapusta



**POWIS  
MV-12-18-B**

**Legend**

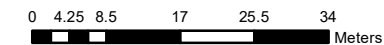
-  Powis Property
-  Powis Proposed Garage



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Scale 1:868



UTM Projection NAD 83



# REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



## PUBLIC MEETING

**Report Date: June 12, 2018**

**Application No:** MV-13-18-L  
**Owner:** Gordon Burns  
**Location of Property:** Concession 6, Lot/Part Lot 25, Sand Island, Loughborough Lake, District of Loughborough, Township of South Frontenac  
**Purpose of Application:** To vary sections 5.8.2 and 11.3.1 of the Comprehensive Zoning By-law 2003-75 to permit construction of a dwelling within the 30 metre setback from water  
**Date of Hearing:** June 14, 2018

## RECOMMENDATION

It is recommended that the Committee hear comments from members of the public and that the minor variance to permit a reduction in the 30 metre setback from water **be considered for passage.**

## BACKGROUND

The subject land consists of a 1.57 +/- acre island, known as Sand Island, with frontage on Loughborough Lake. The property is currently vacant. The applicant has previously been granted a minor variance on this property for a 1200 square foot, single storey dwelling with no basement to be located a minimum of 55 feet from the high water mark of Loughborough Lake. Upon surveying the island it was discovered that it would be challenging if not impossible to fit what was approved into the setback approved. As such, the proposal for this minor variance application is for a 1200 square foot, gross floor area, two storey dwelling with a minimum setback from Loughborough Lake of 50 feet rather than 55 feet. This will reduce the footprint of the structure but not increase the impact on the lake as the useable living space will remain unchanged.

The Planning Department is able to support the application as submitted.

## 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: Rural (RU)

Application Complies with Zoning: Yes

Current Official Plan Designation: Rural

Application Complies with Official Plan: Yes

## AGENCY ANALYSIS AND COMMENTS



# REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



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

Cataraqui Region Conservation Authority and KFL&A Public Health both indicated that as the overall useable living space remained the same as the original proposal that their previous comments of no objections to the proposal remained in effect.

The building department has no objections.

## CONDITIONS

1. This minor variance is for the construction of a 1200 square foot, gross floor area, two stories, no basement permitted dwelling to be located a minimum of 15 metres from the high water mark of Loughborough Lake. This minor variance only applies to Sand Island.
2. Minor variance MV-13-18-L is applicable only to South Frontenac Township Comprehensive Zoning By-law 2003-75 and not to any subsequent zoning by-laws.
3. A building permit is required for ALL demolition and construction on the property. There shall be no additional development, or demolition of existing structures, on the property without approval from the Township of South Frontenac.

## ATTACHMENTS

Map of Burns Property

**Submitted/Approved by:** Lindsay Mills

**Prepared by:** Jennie Kapusta






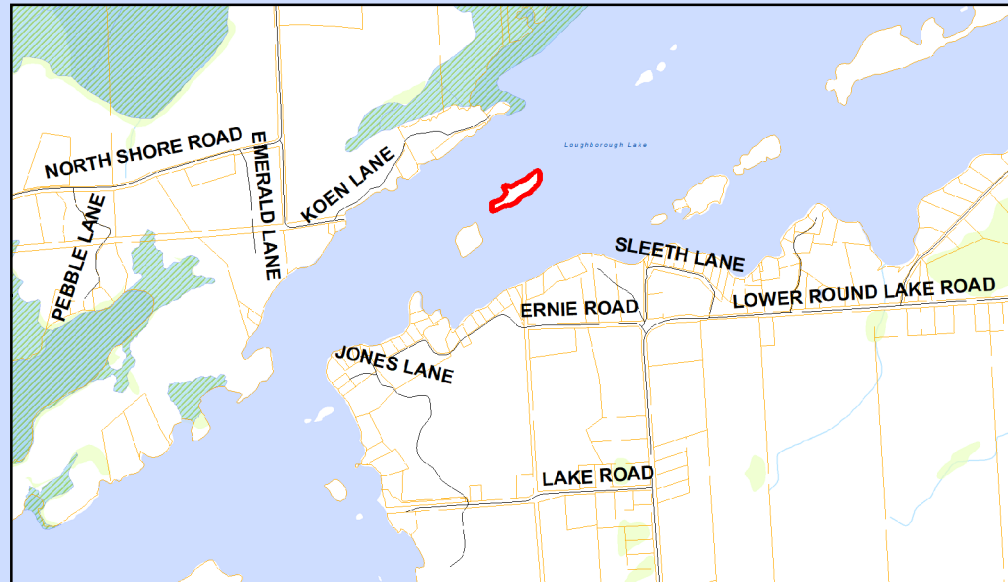
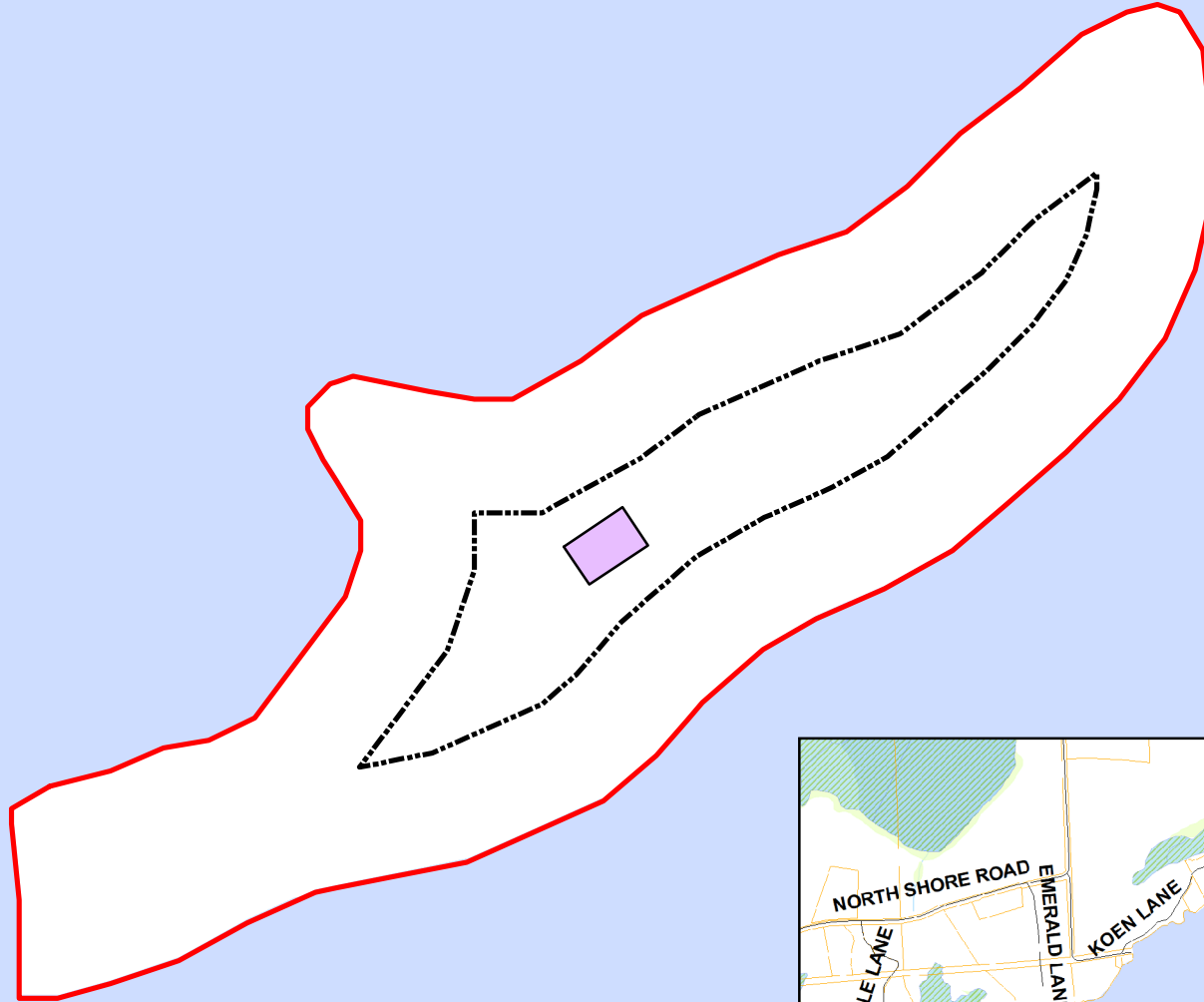
Loughborough Lake



**BURNS  
MV-13-18-L**

### Legend

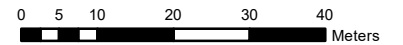
-  Burns Property
-  Burns Proposed Building
-  Burns Proposed 15 metre Setback



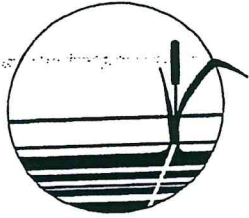
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Scale 1:994



UTM Projection NAD 83



Ecological Services  
3803 Sydenham Rd.  
Elginburg, Ontario K0H 1M0  
Phone: (613) 376-6916; Fax: (613) 544-0072  
E-mail: ecoserv@kos.net

December 22, 2004

Mr. Gord Burns  
1104 Koen Lane  
R.R. #2  
Perth Road, Ontario K0H 2L0

Dear Mr Burns:

**RE: PROPOSED MINOR VARIANCE  
PART LOT 25, CONCESSION VI  
SAND ISLAND, LOUGHBOROUGH LAKE  
GEOGRAPHIC TOWNSHIP OF LOUGHBOROUGH  
TOWNSHIP OF SOUTH FRONTENAC**

Further to my site inspection of your island property of October 31<sup>st</sup>, I have reviewed the background material for your proposed minor variance. I note that the review comments, both internal and external, raised no objection to the minor variance. The letters of objection received from the public focus on perceived missed opportunities (which I will not address) and environmental concerns. In general, I agree with the comments of the Cataraqui Region Conservation Authority (CRCA), made in their correspondence of October 20, 2004, and their undated Environmental Site Evaluation record.

You propose to build a cottage on Sand Island, and have applied to reduce the setback of the building from the high water from that required in the Zoning By-law due to the limitations imposed by the island's size and shape. The island is a lot of record. "Lots of record" are parcels of land that have been created at some time in the past, but have never been developed. In South Frontenac Township, lots of record are considered to be those separate parcels of land that existed as separate entities prior to September 5, 2000. Undivided islands are considered to be lots of record. In the case of Sand Island, the area of land is approximately 1.5 acres, naturally created by relative land and water elevations.

Lots of record are often undersized, as land division standards are developed and as they change over the years. The key issue is whether or not the impacts of development, perhaps with mitigation, are acceptable. The CRCA concurs with this approach, remarking that they "approach islands as undersized lots of record," and "consider development where possible, with mitigation

measures.”

The island is treed, with a mixture of white pine, sugar maple and white cedar. It would be classed as a White Pine - Sugar Maple Mixed Forest community, after Lee *et al.*<sup>1</sup>, who have developed an ecological land classification system for southern Ontario. The tree cover is mature, with evidence of healthy regeneration. The proposed site of the cottage is somewhat more open, a benefit of which will be that fewer trees will need to be cleared.

On site a couple of common bird species were observed, and it is probable that the island provides habitat to a number of songbird species during the year. No evidence of mammals was observed, and I would expect that use of the island by mammals would be opportunistic only, based on the island's size and resource base. The island rises to a moderate elevation above the water, but supports no wetland habitat. Fish habitat is associated with Loughborough Lake, but the east basin of Loughborough Lake is a warm-water ecosystem, and is not considered to be highly sensitive<sup>2</sup>.

The proposed setback is 55 ft (16.8 m). You have indicated a willingness to consider installation of septic treatment facilities that exceed current minimum standards. In addition, I would suggest that you consider the some or all of the following steps to mitigate the impact of the proposed development on Sand Island:

- consider reasonable adjustment of the external dimensions of the proposed cottage, such that a desired area of development can be achieved while maximizing the water setback;
- undertake (through a site plan control agreement or other means satisfactory to the municipality) to maintain the natural vegetation and soil mantle within the setback area in its natural state. This undertaking should not be so restrictive that you are unable to cut a tree in the event of a property protection situation; the intent of this recommendation is that the vegetation and soil mantle would remain undisturbed, thus providing a natural erosion control mechanism that will act to protect both the terrestrial and aquatic ecology as well as the built structure you propose.
- investigate the alternative sewage treatment systems available. In selecting a system that is feasible for the specific site conditions of Sand Island, consider the systems that result in a high standard of effluent discharge. I note that because this is an island, it is unlikely that this cottage will be used for or converted to a year-round residential use; thus the sewage disposal pressures will most likely remain seasonal and intermittent.

---

<sup>1</sup> Lee, H.T., W.D. Bakowsky, J. Riley, J. Bowles, M. Puddister, P. Uhlig and S. McMurray, 1998. Ecological Land Classification for Southern Ontario: First Approximation and Its Application. Ontario Ministry of Natural Resources, Southcentral Science Section, Science Development and Transfer Branch. SCSS Field Guide FG-02.

<sup>2</sup> Ministry of the Environment and Ministry of Natural Resources. 1993. Inland lake trout management in southeastern Ontario. Queen's Printer for Canada. 160 pp.

● direct the runoff from hardened surfaces such as the cottage roof to the island's center, such that the discharged water will infiltrate into the soil or pass across a vegetated buffer before it reaches Loughborough Lake. As recommended by the CRCA, this measure will help to protect the water quality of the lake.

Subject to the satisfactory implementation of these recommendations, it is my opinion that your proposed development would cause no significant impact on the natural features and functions of Loughborough Lake. With respect to the Provincial Policy Statement, these steps should provide an appropriate level of protection to fish habitat from the nature and intensity of the proposed development. As such, I believe your proposed development would be in conformity with the PPS.

I trust this is to your satisfaction. Please give me a call if you have any questions regarding the above.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Mary Alice Snetsinger".

Mary Alice Snetsinger



October 7, 2004

Lindsay Mills, Planner  
Municipality of South Frontenac  
P.O. Box 100, Sydenham, ON  
K0H 2T0

Dear Mr. Mills:

**Re: Application for Minor Variance No. MV-023-04-L Lot 25  
Concession VI Municipality of South Frontenac, District of  
Loughborough**

The Health Unit has reviewed this proposal and has visited the island subject to the application. It has been concluded that the applicant has sufficient area for a class 1, class 2 or class 4 tertiary treatment sewage system. Approval for a system and detail on it's exact location will be determined when the applicant proceeds with construction of the structure.

In conclusion, the Health Unit has no objection to the approval of the variance.

If you have any questions or require further clarification please contact our office.

Yours truly

David Cooke, C.P.H.I.(C), Public Health Inspector  
Coordinator Sewage Systems Program  
/pd

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

**Main Office**  
221 Portsmouth Avenue, Kingston, Ontario K7M 1V5  
Tel: (613) 549-1232 1-800-267-7875  
Fax: (613) 549-7896 www.healthunit.on.ca



**Branch Offices**  
Cloyne Tel: (613) 336-8989 Fax: (613) 336-0522  
Sharbot Lake Tel: (613) 279-2151 Fax: (613) 279-3997  
Napanee Tel: (613) 354-3357 Fax: (613) 354-6267



## CATARAQUI REGION CONSERVATION AUTHORITY

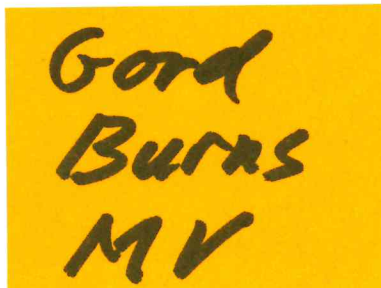
1641 Perth Road, P.O. Box 160 Glenburnie, Ontario K0H 1S0  
 Phone: (613) 546-4228 Fax (613) 547-6474  
 Email: crca@cataraquiregion.on.ca  
 Web Site: www.cataraquiregion.on.ca

October 20, 2004

File: MV-FRS

### VIA FAX

Ms. Anne LeVac, Planning Assistant  
 Township of South Frontenac  
 P.O. Box 100  
 Sydenham, ON K0H 2T0  
 (613) 376-3027



Dear Ms. LeVac:

**RE: APPLICATION FOR MINOR VARIANCE (MV-023-04-S); BURNS  
 SAND (WALKERS) ISLAND  
 LOT 25; CONCESSION VI; LOUGHBOROUGH DISTRICT  
 LOUGHBOROUGH LAKE (EAST BASIN)**

Staff of the Cataraqui Region Conservation Authority (CRCA) have reviewed the above-noted Application, have inspected the site, and would like to offer the following comments. Approval of the proposed variance would permit the construction of a dwelling within the 30 metre waterfront setback that is required by the Zoning By-law for the former Township of Loughborough. The proposed 111 square metre dwelling would be set back 13.5 metres from the highwater mark of Sand (Walkers) Island.

The subject island is located in the East Basin of Loughborough Lake. The property is level and is well vegetated with mature pine and oak trees. There is a natural clearing in the area of the proposed dwelling.

Staff are primarily concerned with issues surrounding natural heritage, natural hazards, and the protection of the surface water quality of Loughborough Lake. Staff approach islands as undersized lots of record our general approach is to consider development where possible, with mitigation measures.

### Natural Heritage

The subject island is very well vegetated and provides valuable wildlife habitat. In order to protect the existing vegetation, staff encourage the applicant to only remove trees and shrubs in the area of construction. In order to accomplish this, Staff encourage the Township to enter into a Site Plan Control Agreement with the applicant.

...2



A Member of the Conservation Ontario Network

Anne Levac; October 20, 2004  
MV-023-04-S; Page Two

#### Natural Hazards

The subject island is elevated above the floodplain of Loughborough Lake and the topography is level. The proposed dwelling will not be subject to any erosion hazards.

#### Surface Water Quality

The Township's Official Plan and draft Zoning By-law recognize the importance of surface water quality and require that all development occur at a minimum setback of 30 metres from the highwater mark. The intent of the setback is to provide a buffer of undisturbed soil and vegetation along the shoreline, which will help to filter runoff, prevent soil erosion, and provide wildlife habitat. Efforts should be made to maintain natural vegetation along the shoreline. In order to help protect surface water quality, staff recommend that all roof runoff from the dwelling be directed inland from Loughborough Lake into areas where infiltration can occur.

#### Recommendation

Staff have no objection to the approval of Minor Variance Application MV-023-04-L, based on our consideration for natural heritage, natural hazards, and water quality and quantity protection policies. 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 extension 236, or by e-mail at [marshall@cataraquiregion.on.ca](mailto:marshall@cataraquiregion.on.ca).

Yours truly,



Andrew Marshall  
Environmental Planner

Township of South Frontenac

ENVIRONMENTAL SITE EVALUATION

The purposes of the site evaluation are: (a) to provide an initial assessment of the potential impacts of development proposals in environmentally sensitive areas; (b) to assess the potential impacts of natural hazards on the proposed development; and (c) to make suggestions on ways to avoid, reduce or mitigate any impacts should the proposed development be approved. This evaluation is intended to assist the municipality in reaching decisions on planning applications on or near waterfront or other Environmentally Sensitive areas, and is requested in compliance with Sections 5.2.7, 5.2.8, 5.2.9, and 5.2.11 of the Official Plan of the Township of South Frontenac.

(To be completed by municipality)

LOCATION OF PROPOSAL:

District: LOUGHBOROUGH

Lot No: 25 Concession No: VI Road/Lane: \_\_\_\_\_

APPLICANT INFORMATION:

Owner: BURNS Address: \_\_\_\_\_

Phone No: 753-1630

Owner: \_\_\_\_\_ Address: \_\_\_\_\_

Phone No: \_\_\_\_\_

Agent (if applicable): \_\_\_\_\_ Address: \_\_\_\_\_

Phone No: \_\_\_\_\_

APPLICATION #: MV-023-04-2

DESCRIPTION OF APPLICATION:

- MINOR VARIANCE TO PERMIT A DWELLING 13.5 METRES FROM LOUGHBOROUGH LAKE (ISLAND LOT)

(To be completed by Conservation Authority – Please add comments or recommendations where applicable)

UTM Coordinates: x \_\_\_ y \_\_\_

**A: SITE DESCRIPTION:**

**(i) Predominant Ground Cover**

(a) within area of interest

- Trees
- Shrubs
- Bare Soil
- Rock
- Lawn

(b) along high water mark

- Trees
- Shrubs
- Bare Soil
- Rock
- Lawn

**Comments:**

- EXCELLENT TREE COVER ON LOT  
 - NATURAL ~~CL~~ CLEARING IN PROPOSED ~~AREA~~ LOCATION OF COTTAGE

**(ii) Soil type and depth within 30 m of high water mark, or within Environmentally Sensitive Area as designated in Official Plan**

**SOIL DEPTH**

SOIL TYPE	SOIL DEPTH		
	Deep (>150 cm)	Moderate (50-150 cm)	Shallow (<50 cm)
Coarse sand & gravel			
Silty clay & clay			
Well-graded sands			
Silty sand, clayey sand, silt & fine sand			
Sandy Loam		X	

**Layer of Organic Matter?** Yes  No

**Comments:**

\_\_\_\_\_

\_\_\_\_\_

**(iii) Slope**

- Relatively flat (0—2.5%)
- Gentle Slope (2.5 - 9%)
- Evident slope (10-25%)
- Steep (25% +)

**Comments:**

\_\_\_\_\_

\_\_\_\_\_

**(iv) Is there a potential for impact on the surface water quality leaving the site?**  
 Yes  No

**Is there potential for impact on the surface water quantity leaving the site?**  
 Yes  No

**(v) Is a greater setback than 30 metres required?**  
 Yes  No

If yes, recommended setback: \_\_\_\_\_ metres

3

**B: IS THE PROPOSED DEVELOPMENT....**In a Provincially Significant Wetland? Yes  No Adjacent (120 m) to a Provincially Significant Wetland? Yes  No In a Regionally Significant Wetland (RSW)? Yes  No Adjacent (30m) to a RSW? Yes  No In/adjacent to an Unevaluated Wetland? Yes  No Adjacent (30m) to an unevaluated wetland? Yes  No In an Area of Natural and Scientific Interest (ANSI)? Yes  No Adjacent (50 m) to an ANSI? Yes  No In the Habitat of Endangered or Threatened Species? Yes  No Adjacent (50 m) to a Habitat of Endangered or Threatened Species? Yes  No Unknown In significant wildlife habitat? Yes  No Adjacent (50 m) to the habitat of Endangered/Threatened Species? Yes  No Unknown Within 90 m of a high water mark (lakes & rivers)? Yes  No In fish habitat? Yes  No Adjacent (30 m) to fish habitat? Yes  No Adjacent (300 m) to Highly Sensitive Lake Trout Lake? Yes  No Adjacent (90 m) to a Moderately Sensitive Lake Trout Lake? Yes  No In a 1:100 year floodplain? Yes  No  If yes - Mapped  Unmapped Adjacent (15m) to a Floodplain? Yes  No In a Significant Woodland?: Yes  No Adjacent (50 m) to a significant woodland? Yes  No Unknown In a Significant Valleyland?: Yes  No Adjacent (50 m) to a Significant Valleyland? Yes  No Unknown Subject to a potential erosion hazard? Yes  No Adjacent (10 m) to a potential erosion hazard? Yes  No

C: Is more than 25% of the property's shoreline developed? Yes  No

D: IS A MORE DETAILED SITE SPECIFIC ASSESSMENT (EIS) REQUIRED TO DEMONSTRATE APPROPRIATENESS OF PROPOSED DEVELOPMENT?

Yes

No

If yes:

a) which natural feature(s) should the assessment focus on?

\_\_\_\_\_

b) should the EIS be: Scoped? Yes  No

E: MITIGATION: The municipality requires applicants who propose to develop within Environmentally Sensitive Areas to enter into a Site Plan Agreement with the municipality which is registered on title to the property. This Agreement specifies basic mitigation measures as contained in Schedule "A" attached hereto. Based on your responses to the questions in B above, would you recommend additional mitigating measures which would reduce the potential negative impact of development? If so, please specify your concern and the suggested mitigating measure:

\_\_\_\_\_  
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OTHER COMMENTS:

\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_

Submit completed Evaluation to:  
Secretary-Treasurer  
South Frontenac Township Committee of Adjustment  
P.O. Box 100  
Sydenham, ON  
K0H 2T0  
(613) 376-3027 ext. 224 (613) 376-6657 (fax) email: sfronten@kingston.net