TOWNSHIP OF SOUTH FRONTENAC
COMMITTEE OF ADJUSTMENT MEETING
AGENDA

TIME: 7:00 PM,
DATE: Thursday, August 8, 2019
PLACE: Council Chambers.

1. *Call to Order*

2. *Adoption of Agenda*

3. *Declaration of pecuniary interest*

4. *Approval of Minutes – July 11, 2019*

5. *New Consent Applications:*

a) S-13-19-L (Babcook) 4 - 16

Location: Part Lot 4, Concession 6, District of Loughborough, Township of South Frontenac, municipally known as 2833 Freeman Road.
Purpose of Application: Consent for conveyance of a lot addition consisting of approximately 2.23 hectares (5.5 acres) with approximately 45.72 metres (150 feet) of frontage along Freeman Road to be merged with the property addressed as 2799 Freeman Road which contains an existing residential dwelling. The retained lot, consists of approximately 17.6 hectares (43.5 acres) and approximately 20.12 metres (66 feet) of frontage along Freeman Road and contains an existing residential dwelling and barn.

b) S-14-19-B (Bandler) 17 - 27

Location: Part Lot 6, Concession 5, Parts 1-3 on Plan 13R-21341 & Part 1 on Plan 13R21687, District of Bedford, Township of South Frontenac, municipally known as 1125 James Wilson Road, Canoe Lake.
Purpose of Application: Consent for the creation of a right-of-way consisting of a width of 60 feet (18.29 metres) by 300 feet (91.44 metres) with an area of approximately 0.7 acres (0.28 ha). The location of the new right-of-way will be along the southern interior lot line in the location of the closed road allowance.

6. *New Minor Variance Applications:*

a) MV-11-19-B (Kimmett) 28 - 49

Location: Part Lots 23 & 24, Concession 10, being Parts 1-3 & 8 on Plan 13R20629, District of Bedford, Township of South Frontenac, municipally known as 966 Lee Road, Wolfe Lake.
Purpose of Application: To alter and enlarge a building or structure located within the 30 metre setback from the highwater mark and within 120 metres of the Provincially Significant Wetland, said building is located at 18 metres (60 feet) from the highwater mark/Provincially Significant Wetland. The height of the building will increase as will the overall footprint of the seasonal dwelling. The applicant is seeking relief from Section 5.10.2, Existing Buildings within 30 Metres (98.4 feet) of a Waterbody or Watercourse, 8.3.3 Waterfront Residential Zone (RW) Regulations, and Section 8.5 Special RW – Waterfront Residential Zones (RW-35).

b) MV-21-19-P (Thompson) 50 - 68

Location: Part Lot 1, Concession 14, being Part 1 on Plan 13R9142, District of Portland, Township of South Frontenac, municipally known as 3318 Desert Lake Road, Desert Lake.
Purpose of Application: To reduce the waterbody setback from 30

metres (98.4 feet) to 1.8 metres (5.9 feet) to permit a deck with cover located at the waterfront on the subject property. The applicant is seeking relief from Section 5.8.2 a. Flooding and Shoreline Erosion Hazards and Section 8.3.3 Waterfront Residential (RW) Zone which both require a 30 metre (98.4 feet) setback from the highwater mark. And to reduce the rear yard minimum setback from 3 metres (9.8 feet) to 1.8 metres (5.9 feet), the applicant is seeking relief from section 8.3.2 For Accessory Buildings not Attached to the Principal Building which requires a setback of 3 metres (9.8 feet).

c) MV-22-19-L (Spafford) 69 - 84
Location: Part Lot 13, Concession 4, being Part 1 on Plan 13R7065, municipally known as 1666 Keeley Road, District of Loughborough, Township of South Frontenac
Purpose of Application: The applicant is seeking relief from Section 5.24.2 of the Township of South Frontenac Zoning By-law to permit an accessory building, being a detached garage, in the front yard of a property that contains an existing single detached dwelling and shed located in the Rural (RU) Zone.

d) MV-23-19-S (Hassefrass) 85 - 110
Location: Part Lots 12 & 13, Concession 8, Lot 28 Plan 1782, municipally known as 3855 Hideaway Lane, Dog Lake, District of Storrington, Township of South Frontenac.
Purpose of Application: To reduce the waterbody setback from 30 metres (98.4 ft) to 20.42 metres (67 ft) to permit the construction of a new two storey cottage with enclosed porch and attached garage. The applicant is seeking relief from Section 5.8.2a Flooding and Shoreline Erosion Hazards and Section 10.3.1 of the Limited Service Residential – Waterfront (RLSW) Zone which requires a 30 metre setback from the highwater mark. Relief from Section 5.8.4 is required for a natural vegetative buffer to be maintained within 30 metres (8.4 ft.) of the highwater mark in order of accommodating for the construction of a driveway.

e) MV-24-19-P (Solymar) 111 - 127
Location: Part Lots 5 & 6, Concession 13, being Part 2 on Plan 13R21492, municipally known as Hinchinbrooke Road North, Howes Lake, District of Portland, Township of South Frontenac.
Purpose of Application: The applicant is seeking relief from Section 5.24.2 of the Township of South Frontenac Zoning By-law to permit an accessory building, being a detached garage, in the front yard of a waterfront property that contains an existing dwelling located in the Rural (RU) Zone.

f) MV-25-19-B (Atkinson & Smith) 128 - 160
Location: Part Lot 4, Concession 13, Being Part 1 on Plan 13R20032, municipally known as 467 MacComish Lane, Buck Lake, District of Bedford, Township of South Frontenac
Purpose of Application: To reduce the waterbody setback from 30 metres (98.4 ft) to 15.24 metres (50 ft) to permit the construction of a 384 ft2 addition at the west side of the one storey cottage with deck. The applicant is seeking relief from Section 5.8.2a Flooding and Shoreline Erosion Hazards and Section 10.3.1 of the Limited Service Residential – Waterfront (RLSW) Zone which requires a 30 metre setback from the highwater mark and section 5.10.2 which does not allow for enlargement of the gross floor area of an existing building with 30 metres (98.4 feet) of a waterbody or watercourse.

g) MV-26-19-S (Mercer) 161 - 177
Location: Part Lot 4, Concession 10, being Part 13 on Plan

13R3744, municipally known as 4833B Alex McLean Lane, District of Storrington, Township of South Frontenac.
Purpose of Application: The applicant is seeking relief from Section 5.24.1 and Section 10.3.2. of the Township of South Frontenac Zoning By-law to permit an accessory building, being a detached garage, to exceed the lot coverage of the principal building and to exceed the maximum permitted height of 6 metres for a property that contains a seasonal dwelling located in the Limited Service Residential Waterfront (RLSW) Zone.

7. *Other Business*

8. *Adjournment*

REPORT TO COMMITTEE OF ADJUSTMENT
PLANNING DEPARTMENT

PLANNING REPORT – CONSENT APPLICATION

Report Date: July 31, 2019

Application Nos: S-13-19-L
Owner: Dale & Rhonda Babcook
Location of Property: Part Lot 4, Concession 6, District of Loughborough, Township of South Frontenac, municipally known as 2833 Freeman Road
Purpose of Application: Consent for a lot addition
Date of Hearing: August 8, 2019

Recommendation

It is recommended that the Committee of Adjustment receive comments from the public and that the Committee **approve** application S-13-19-L for the consent for a lot addition to Part Lot 4, Concession 6, Part 1 RP13R5440 District of Loughborough, Township of South Frontenac, municipally known as 2799 Freeman Road, subject to conditions.

Proposal

An application for consent has been received for the conveyance of a lot addition from an existing farm property at Part Lot 4, Concession 6, being PIN 36275-0029, District of Loughborough, Township of South Frontenac, municipally known as 2833 Freeman Road, located at the south side of Freeman Road (see attached map). The existing lot has approximately 216 feet (65.84 metres) of frontage on Freeman Road consists of 49 acres (19.83 ha) and contains an existing residential dwelling, barn and accessory buildings on the property. The applicant is proposing to convey approximately 5.5 acres (2.23 ha) of vacant rural land with 150 feet (45.72 metres) of frontage along Freeman Road to enlarge an existing rural residential lot at 2799 Freeman Road. The retained lot will be approximately 43.5 acres (13.25 ha) with approximately 20.1 metres (66 feet) of frontage and will contain the existing residential dwelling, barn and accessory buildings.

The property is a mix of agricultural lands with portions of wooded areas to the south of the existing dwelling, barn and accessory buildings. The existing structures are set back from the road and are screened with a surrounding row of trees. The Babcook's purchased the property at 2833 Freeman Road in 2000 and at that time the property had reached the maximum permitted severance potential.

S-13-19-L
Consent application S-13-19-L is for the conveyance of approximately 5.5 acres (2.23 ha) of vacant rural land with 150 feet (45.72 metres) of frontage along Freeman Road to a developed rural residential property to the west being Part Lot 4, Concession 6, Part 1 on Plan 13R5440, being all of PIN 36275-0032, District of Loughborough, Township of South Frontenac municipally known as 2799 Freeman Road which lands contain an existing residential dwelling and accessory building. The severed lands will be merged with the existing residential property and will increase in area from 1.39 acres (0.56 ha) to approximately 6.89 acres (2.79 ha). The frontage of the lot will increase from 196.85 feet (60 metres to approximately 346.85 feet (105.72 metres) along Freeman Road. The lands to be severed are vacant agricultural lands that contain a border of existing trees along the property lines. Zoning By-law Amendment Application Z-19-09-L is being processed concurrently and will rezone the property at 2799 Freeman Road to recognize that no further division of the lands will be permitted in the site specific RU Zone.

Retained Lot

The retained lot will consist of approximately 43.5 acres (13.25 ha) with approximately 20.1 metres (66 feet) of frontage along Freeman Road and will contain an existing dwelling, barn and accessory buildings. The property contains areas that are wooded to the east of the existing dwelling with some existing wetlands to the south of the residence. A Zoning By-law Amendment Application Z-19-09-L will address the reduced lot frontage requirement from 76 metres to 20.1 metres.

Planning Analysis

Consistent with Provincial Policy Statement, 2014:	Yes
Current Official Plan Designation:	Rural
Application conforms with Official Plan, 2003:	Yes
Current Zoning:	Rural
Complies with Zoning Bylaw 2003-75:	No (Application Z-19-09-L is being processed concurrently to address the reduced lot frontage)

Provincial Policy Statement (2014)

The 2014 Provincial Policy Statement (PPS) provides direction on matters of Provincial interest related to land use planning and development. The PPS promotes efficient land use and development patterns that support strong, liveable and healthy communities, protect the environment and public health and safety, and facilitate economic growth. When assessing consent applications on rural lands, planning authorities must comply with Section 1.1.5.1 of the PPS; this section requires application of relevant policy of Section 1: Building Healthy Communities, Section 2: Wise Use and Management of Recourses, and Section 3: Protecting Public Health and Safety by the approval authority.

Section 1.1.5 of the PPS permits limited residential development. It requires development be compatible with the rural landscape and can be sustained by rural service levels. Development shall be appropriate to the infrastructure planned or available. The parcel being enlarged is currently undersized. The lot addition will increase the lot area to exceed minimum zone provisions. The retained parcel and parcel in receipt of the lot addition exceeds the minimum zone provisions of the Rural (RU) Zone.

Section 2: Wise Use and Management of Resources of the PPS contains policies that encourage the protection of natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits. No additional consent applications are permitted for the subject lands under the existing Official Plan. A lot addition will be enlarging the existing property at 2799 Freeman Road. No further development is proposed for the lands to be enlarged at 2799 Freeman Road or the retained lands at 2833 Freeman Road.

County of Frontenac Official Plan, 2016

The County of Frontenac Official Plan is a framework for guiding development in the County through the management and protection of the natural environment and by providing direction and influence on growth patterns. It is focused on the six themes of economic sustainability, growth management, community building, housing and social services, heritage and culture, and environmental sustainability.

Section 3.3 Rural Lands provides policies for all lands outside of the settlement areas. The Plan recognizes that rural lands are used as an alternative location for those preferring a rural lifestyle. The proposed consent application will increase the size of the benefitting lands to exceed the lot requirements for the existing single family dwelling. The retained lands will maintain the existing residential dwelling, barn and accessory buildings with no further development proposed.

Township of South Frontenac Official Plan, 2003

The subject property and benefitting lands are designated as Rural in the Township of South Frontenac Official Plan. Policies of the Rural designation speak to permitting development that is consistent with maintaining the Township's rural, natural heritage, and cultural landscape. Section 5.7.4 Rural Residential Policies permit limited non-agricultural development within the Rural area. The lot addition application does not count towards the creation of a new residential lot as there is no increase in development. A maximum of three rural residential severances were previously approved from the existing lot as of the date of adoption of the Official Plan. No further consent applications would be permitted from the retained lands as the property is deficient in road frontage.

Township of South Frontenac Zoning Bylaw

The subject property is zoned Rural (RU) in the Township Zoning Bylaw. The intent of the Rural zoning is to permit a variety of uses including agricultural and residential. The severed and retained lands will remain in a site specific Rural Zone.

The consent application will increase the size of the benefitting lands at 2799 Freeman Road and will contain approximately 346.85 feet (105.72 metres) of frontage along Freeman Road and an area of approximately 6.89 acres (2.79 ha) that exceeds the required lot frontage of 76 metres (250 feet) and the minimum required lot area of 8000 m^2 (2 acres) in the Rural (RU) Zone. The retained lands exceed the required lot area as the property will consist of 43.5 acres (13.25 ha) but will not comply with the zoning provisions for the required lot frontage as the lot will be reduced to 66 feet (20.1 metres) which is required to be 76 metres (250 feet) in the Rural (RU) Zone. Application Z-19-09-L is being processed concurrently to address the reduced lot frontage of the property at 2833 Freeman Road and that there shall be no further severances permitted for the property at 2799 Freeman Road.

Agency Analysis and Comments

Public Services Department – The application was not required to be circulated to Public Services as the existing entrances will be maintained at 2799 and 2833 Freeman Road.

KFL&A Public Health – The application was not required to be circulated to the Health Unit as the properties will not be changing the septic systems.

Cataraqui Region Conservation Authority – The application was not circulated to the Conservation Authority as the property does not contain natural heritage or hazard features that warrant review.

Public Comments – No comments have been received from the public to date.

A site visit was completed by planning staff on July 26, 2019.

Conclusion

The consent application conforms with the PPS, County Official Plan and South Frontenac Official Plan. The applicant has submitted a Zoning By-law Amendment Application Z-19-09-L to address the deficiency in the road frontage for 2833 Freeman Road and that no further severances shall be permitted for 2799 Freeman Road. The application is subject to the recommended conditions:

Recommended Conditions

Conditions are a decision of the Committee of Adjustment, the conditions below are recommended. The final approved conditions will be included in the signed decision

Expiry Period

1. Conditions imposed must be met within one year of the date of notice of decision, as required by Section 53(41) of the Planning Act, RSO 1990, as amended. If conditions are not fulfilled as prescribed within one year, the application shall be deemed to be refused. Provided the conditions and the Certificate of Official is stamped within one year. The application is valid for two years from the date the decision and the deed must be registered within two years of the issuance of the certificate of official.

Severed Lands

2. The land to be severed by Consent Application S-13-19-L shall be for a lot addition with an area of approximately 5.5 +/- acre to be conveyed only to 2799 Freeman Road (Roll no. 102904002000709)

3. The lands to be severed are for the purpose of a lot addition only to the adjacent lands described as Part Lot 4, Concession 6 being Part 1 on Plan 13R5440 (PIN 36275-0032), municipally described as 2799 Freeman Road, Sydenham and any subsequent transfer, charge or other conveyance of the lands to be severed is subject to Section 50(3) (or subsection 50(5) if in a plan of subdivision) of the Planning Act. Neither the lands to be severed nor the adjacent lands are to be reconveyed without the other parcel unless a further

consent is obtained. The owner shall cause the lands to be severed to be consolidated on title with the adjacent lands and for this condition to be entered into the parcel register as a restriction.

Survey/Reference Plan or Registerable Description

4. An acceptable reference plan or legal description of the severed lands in duplicate [Registry Act, s.81, Land Titles Act, s. 150], the deed or instrument conveying the severed lands, and the Certificate of Official 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 date of Decision [Planning Act, ss. 53(17) and 53(24)].

5. The surveyor who prepares the reference plan referred to in condition #1 shall also determine by survey the width of the public road abutting the severed lands measured from the centre line of the traveled portion of the road to the lot line of the owner's property. If such width is less than 33 ft., the owner shall dedicate to the Township land along the frontage of the severed and/or retained lands as the case may be in the following manner:
    a. The land to be dedicated shall be the width required to provide 33 ft. from the centre of the existing travelled road;

    b. The land to be dedicated shall be described as a separate part on a Reference Plan of Survey to be prepared and deposited at the Owner's expense and filed with the Secretary-Treasurer prior to the stamping of the deeds;

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

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

    d. The Transfer/Deed for the land to be dedicated shall be registered by the Owner at the Owner's expense;

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

Municipal Requirements

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. The Township of South Frontenac shall receive $100 in lieu of parkland [Planning Act, s. 51(1)].

8. 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.

9. Where a violation of the Township of South Frontenac Comprehensive Zoning Bylaw is evident, the appropriate minor variance or rezoning be obtained to the satisfaction of the Municipality.

10. Prior to the stamping of the deeds, the applicant shall rezone the retained lands from Rural to a site specific Rural Zone to recognize the reduced frontage and to rezone the benefitting lands from Rural to a site specific Rural Zone to ensure that the enlarged property at 2799 Freeman Road shall not be severed in the future. Please see the Township's Planning Department to begin this process.

REPORT TO COMMITTEE OF ADJUSTMENT
PLANNING DEPARTMENT

Submitted by: Trudy Gravel, CPT, AMCT, Planner, Township of South Frontenac

Approved by:
Claire Dodds, MCIP, RPP, Director of Development Services, Township of South Frontenac

Attachments: Map of Babcook property.

Site Visit: July 26, 2019

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

Date Received: July 5/19 File No: S-13-19-L

1. Name of Owner(s): Dale and Rhonda Babcock

Full Mailing Address of Owner(s): [redacted]

Phone number of Owner(s): [redacted]

Email Address of Owner(s): [redacted]

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

Name of Authorized Agent: _____

Full Mailing Address of Authorized Agent: _____

_____

Phone number of Authorized Agent: _____

Email Address of Authorized Agent: _____

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

_____
Signature(s) of Owner(s)

3. The description of the subject land:

District: ☐ Bedford ☐ Portland ☑ Loughborough ☐ Storrington

Concession Number: 6 Lot Number: 4

Street Number: 2833 Name of Road/Street: Freeman Road

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

Roll Number: 10 29 040 020 00700 000

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

Frontage (on water): ~~_____~~ Frontage (on road/lane): 150'

Depth: _____ Area: 5.5 Acres approx.

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.

A lot addition

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	_____	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:

	Existing Uses	Proposed Uses
New Lot:	_____	_____
Retained:	_____	_____

	Structures Existing	Structures Proposed
New Lot:	_____	_____
	_____	_____

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

	Structures Existing	Structures Proposed
Retained Lot:		

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

Proposed Lot Addition (or right-of-way)		Retained Lot: (This is the property *from which the lot addition is being severed or over which the R.O.W. will run*)	
Frontage On Road:	150'	Frontage On Road:	66'
Frontage On Water:	/	Frontage On Water:	/
Depth:		Depth:	
Area:	5.5 acres Approx.	Area:	43.5 Approx.

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:	more property for purchaser.	
Retained:	farm / rural property for seller.	

	Structures Existing	Structures Proposed
Lot Addition (or R.O.W.):	None.	None.
Retained Lot:	House / Barn.	

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***):

Allan and Phyllis Hume.

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.): Freeman Rd.

The retained lot: Freeman Rd.

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

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

New Lot: /

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: None Retained Lot: _____

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

New Lot: None 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: _____

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

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:

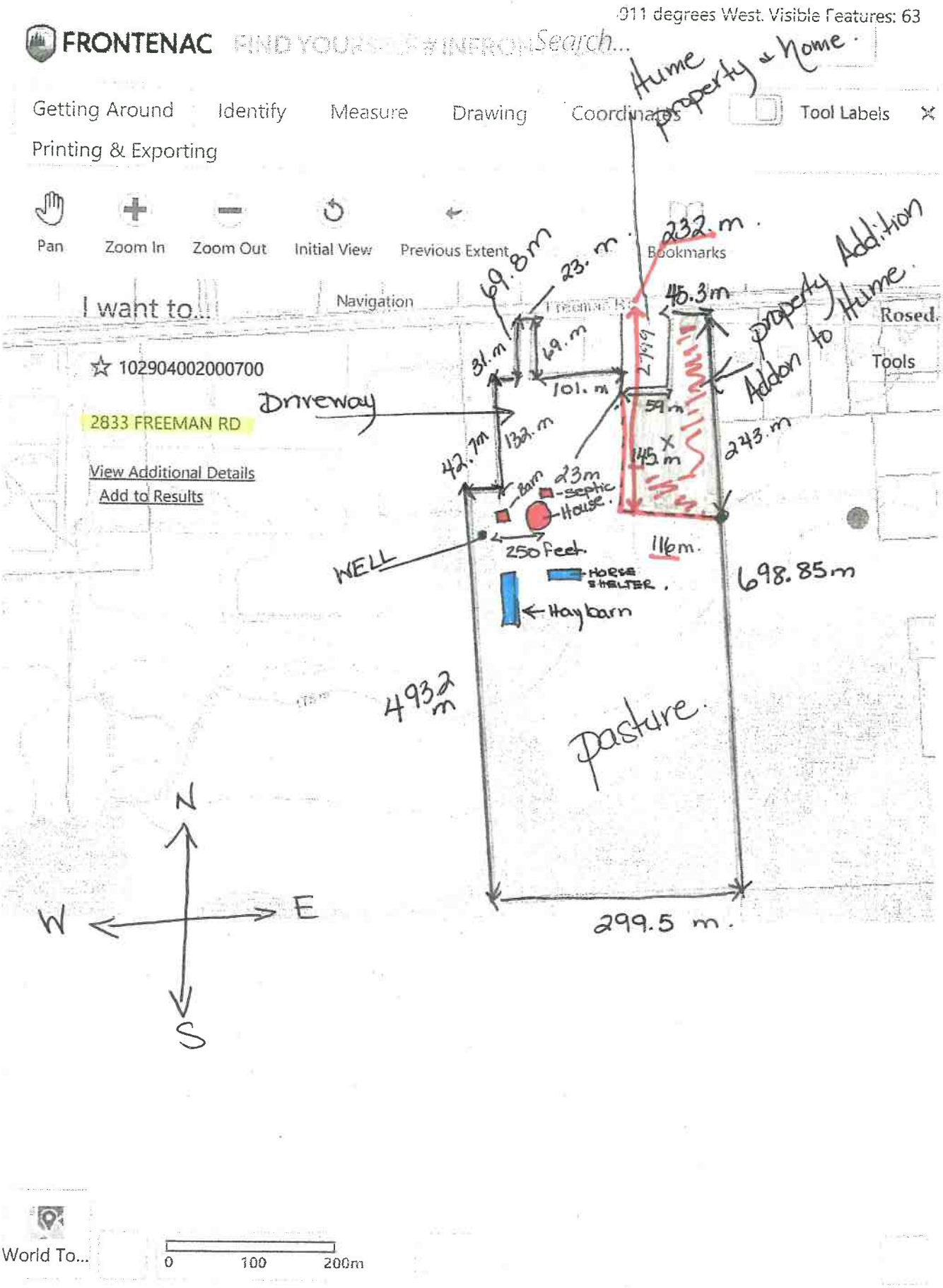
(b) The file #: _____ (b) The decision on the application: _____

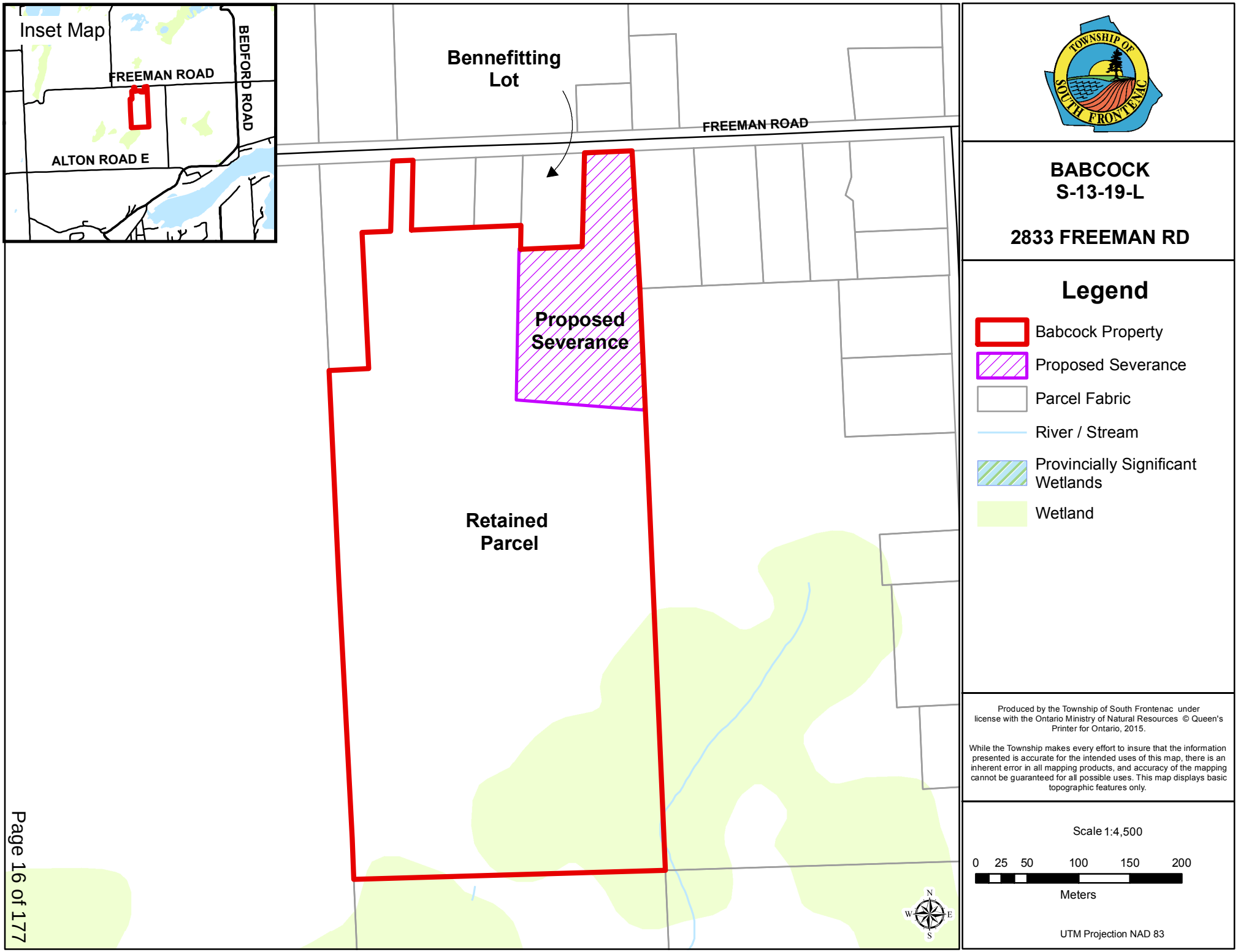
(c) The current use of the land: _____

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.**


011 degrees West. Visible Features: 63
FRONTENAC
Search...
Hume property = Home.
Getting Around
Identify
Measure
Drawing
Coordinates
Tool Labels
Printing & Exporting
Pan
Zoom In
Zoom Out
Initial View
Previous Extent
Bookmarks
I want to...
Navigation
Tools
102904002000700
2833 FREEMAN RD
View Additional Details
Add to Results
Driveway
69.8m
23. m
232. m
45.3m
Addition to Hume.
Addon to property
31. m
69. m
101. m
59 m
145 m
42.7m
132. m
243. m
barn
23m
septic
House.
WELL
250 Feet.
116m.
698.85m
HORSE SHELTER.
Haybarn
4932 m
pasture.
299.5 m.
N
W
E
S
World To...
0
100
200m



TOWNSHIP OF SOUTH FRONTENAC

BABCOCK
S-13-19-L

2833 FREEMAN RD

Legend

- Babcock Property
- Proposed Severance
- Parcel Fabric
- River / Stream
- Provincially Significant Wetlands
- Wetland

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

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

Scale 1:4,500

0 25 50 100 150 200

Meters

UTM Projection NAD 83

REPORT TO COMMITTEE OF ADJUSTMENT
PLANNING DEPARTMENT

PLANNING REPORT – CONSENT APPLICATION

Report Date:	July 25, 2019
Application No:	S-14-19-B
Owner:	Andrew Bandler & Andrea Sorichetti
Location of Property:	Part Lot 6, Concession 5, Parts 1-3 on Plan 13R-21341 & Part 1 on Plan 13R21687, District of Bedford, Township of South Frontenac, municipally known as James Wilson Road, Canoe Lake
Purpose of Application:	Consent for Creation of a Right-of-Way
Date of Hearing:	August 8, 2019

Recommendation

It is recommended that the Committee of Adjustment receive comments from the public and pending comments received **approve** application S-14-19-B for the creation of a right-of-way over property described as Part Lot 6, Concession 5, Parts 1-3 on Plan 13R-21341 & Part 1 on Plan 13R21687, James Wilson Road, to provide legal access for the subject property and the properties to the east and west of the subject lands, subject to conditions.

Proposal

An application for consent has been submitted for the creation of a right-of-way over Part Lot 6, Concession 5, Parts 1-3 on Plan 13R-21341 & Part 1 on Plan 13R21687 District of Bedford, municipally known as James Wilson Road (see attached map). The existing lot has access from James Wilson Road and water frontage along Canoe Lake on the north side of the property. The existing right-of-way provides access from James Wilson Road to three waterfront lots and presently follows the existing contours of the land. The existing right-of-way intersects the subject lot midway.

The property at the end of the existing right-of-way to the west is developed with a cottage and the property is municipally known as 1125 James Wilson Road. The request of the applicants is to realign the right-of-way along the southern limit of the subject vacant property in the location of the closed road allowance. The proposed right-of-way will consist of a width of 66 feet (20 metres) by 300 feet (91.44 metres) with an area of approximately 0.45 acres (0.18 ha).

Background

The subject property and right-of-way was created through consent application S-50-15-B on June 11, 2015 with the previous owner James Campbell for lands on Canoe Lake. The two lots and the right-of-way to the east of the subject property were created at the same time through applications S-48-15-B and S-49-15-B in September 2015. The lots are of similar size and water frontage. The property was subject to consent application S-41-17-L in September 2017 for a lot addition consisting of approximately 0.05 acres with approximately 20 feet of frontage on Canoe Lake. The purpose of the application was to provide additional lands to provide the applicants with safe passage to Canoe Lake.

Planning Analysis

Consistent with Provincial Policy Statement, 2014:	Yes
Current Official Plan Designation:	Rural
Application conforms with Official Plan, 2003:	Yes
Current Zoning:	RLS2
Complies with Zoning Bylaw 2003-75:	Yes

Provincial Policy Statement (2014)

The 2014 Provincial Policy Statement (PPS) provides direction on matters of Provincial interest related to land use planning and development. The PPS promotes efficient land use and development patterns that support strong, liveable and healthy communities, protect the environment and public health and safety, and facilitate economic growth. Section 1.1.5.5 states that development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure. The proposed right-of-way will not result in the need for unjustified or uneconomical expansion of infrastructure as the right-of-way will be under

private ownership. Section 2.2 Water notes that planning authorities shall protect, improve or restore the quality and quantity. The proposed reconfiguration of the right-of-way will increase the setback from Canoe Lake which will aid in the protection of the quality and quantity of the Lake.

The Conservation Authority has noted that there are no known natural hazards within the meaning of Section 3. Protecting Public Health and Safety and no natural heritage features were identified within the meaning as per Section 2.1 Natural Heritage.

County of Frontenac Official Plan, 2016

The County of Frontenac Official Plan is a framework for guiding development in the County through the management and protection of the natural environment and by providing direction and influence on growth patterns. It is focused on the six themes of economic sustainability, growth management, community building, housing and social services, heritage and culture, and environmental sustainability.

Section 3.3 Rural Lands provides policies for all lands outside of the settlement areas. The Plan recognizes that rural lands are used as an alternative location for those preferring a rural lifestyle. This section permits development on private lanes, subject to meeting Township Standards.

Township of South Frontenac Official Plan, 2003

The subject property and the properties to which legal deeded access is being obtained are designated as Rural in the Township of South Frontenac Official Plan. Policies of the Rural designation speak to permitting development that is consistent with maintaining the Township's rural, natural heritage, and cultural landscape. The proposed right-of-way will provide the vacant property, legal deeded access from James Wilson Road.

Development is permitted on existing properties located in the site specific Limited Service Residential (RLS2) Zone in the Township where there is legal access from a private lane. Obtaining a right-of-way to have legal deeded access to the subject lands is consistent with the policies of the Official Plan. The right-of-way will be required to be brought up to Township Standards.

Township of South Frontenac Zoning Bylaw

The subject property is zoned the site specific Limited Service Residential (RLS2) Zone in the Township of South Frontenac Zoning Bylaw. The intent of the Limited Service Residential (RLS2) Zone is to permit a seasonal dwelling for a property that has frontage on a seasonally maintained public road with frontage on the water. The creation of the right-of-way will provide legal deeded access to the subject property and the lot to the east and west.

Planning staff are recommending approval of the right-of-way as the proposal will realign the legal deeded access and will direct traffic at the south side of the property while providing additional privacy and an increased lot area in which to construct the seasonal dwelling and septic system.

Agency Analysis and Comments

Public Comments – As of the time of writing the report, no comments have been received from the public in writing.

Rideau Valley Conservation Authority – Comments were not required from RVCA as the application is outside the 30 metre setback to the highwater mark of Canoe Lake.

KFL&A Public Health – Comments were not required given the nature of the consent application.

A site visit was completed on July 26, 2019 by planning staff to review the consent application.

Planning staff note that the right-of-way will impact the neighbouring properties to the east and west of the subject property as well as the property on the corner of James Wilson Road and the current right-of-way. The new legal description of the right-of-way will be required to be registered on title of all four properties.

The cooperation of all property owners having interest in the right-of-way, current and proposed will be required in order to facilitate the registration of the new right-of-way being proposed.

Recommended Conditions

Expiry Period

1. Conditions imposed must be met within one year of the date of notice of decision, as required by Section 53(41) of the Planning Act, RSO 1990, as amended. If conditions are not fulfilled as prescribed within one year, the application shall be deemed to be refused. Provided the conditions are fulfilled within one year, the application is valid for two years from the date of decision.

Survey/Reference Plan or Registerable Description

2. An acceptable reference plan or legal description of the lands and right-of-way 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 Decision is made [*Planning Act*, ss. 53(17) and 53(24)].

3. That the land to be registered as a right-of-way shall be surveyed to a width of 20 metres and the length shown on the survey sketch provided with application S-14-19-B inclusive of all pertinent parts on Plan 13R21341 and shall be in compliance with the Township Road and Lane Standard Cross-Section Policy.

Municipal Requirements

4. The right-of-way shall be constructed to the Township of South Frontenac Road and Lane Standard Cross Section Policy and shall be to the satisfaction of Public Services staff or their agent.

5. The right-of-way created through consent application S-14-19-B shall be registered in favour of PIN 36251-0619 (vacant lot to the east), PIN 36251-0631 (subject property), PIN 36251-0630 (1125 James Wilson Road) and PIN 36251-0618 (easterly lot abutting James Wilson Road) to provide access to James Wilson Road.

6. The Applicants shall submit a registered Transfer, Release and Abandonment for the current right-of-way as it will be required to be closed and removed from title from the subject and neighbouring properties (dominant and servient properties) prior to registration of the new right-of-way.

7. 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.

8. Prior to stamping of the deeds, the applicant shall remove all unlicensed trailers on the property.

Submitted by:
Trudy Gravel, CPT, AMCT, Planner, Township of South Frontenac

Approved by:
Claire Dodds, MCIP, RPP, Director of Development Services, Township of South Frontenac

Date of Site Visit: July 26, 2019

Attachments:

Map of Bandler & Sorichetti property.

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

Date Received: June 21/19 File No: S-14-19-B

1. Name of Owner(s): Andrea Lavelle, Andrea Sorichetti

Full Mailing Address of Owner(s): [redacted]

Phone number of Owner(s): [redacted]

Email Address of Owner(s): [redacted]

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

Name of Authorized Agent: _____

Full Mailing Address of Authorized Agent: _____

Phone number of Authorized Agent: _____

Email Address of Authorized Agent: _____

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

_____
Signature(s) of Owner(s)

3. The description of the subject land:

District: ☑ Bedford ☐ Portland ☐ Loughborough ☐ Storrington

Concession Number: 5 Lot Number: 6

Street Number: 1125 Name of Road/Street: James Wilson Rd.

Reference Plan Number: 13R21687 Part Number(s): 1, 2, 3

Roll Number: 010-050-01425-0000

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

Frontage (on water): 320 feet Frontage (on road/lane): 300 feet (lane)

Depth: 600 feet Area: 3.4 acres

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

easement / right-of-way location change

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		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:

	Existing Uses	Proposed Uses
New Lot:		
Retained:		

	Structures Existing	Structures Proposed
New Lot:		

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

	Structures Existing	Structures Proposed
Retained Lot:		

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

Proposed Lot Addition (or right-of-way)		Retained Lot: (This is the property *from which the lot addition is being severed or over which the R.O.W. will run*)	
Frontage On Road:	0	Frontage On Road:	0
Frontage On Water:	0	Frontage On Water:	320 feet
Depth:	width 60 feet x length 300 feet	Depth:	600 feet
Area:	0.7 acres	Area:	3.4 acres

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:	None	Vehicle traffic
Retained:		

	Structures Existing	Structures Proposed
Lot Addition (or R.O.W.):	None	None
Retained Lot:		

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

N/A (new easement to James Campbell)

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.): Copper Head Lane

The retained lot: _____

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

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

New Lot: N/A

Retained Lot: N/A

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

New Lot: N/A Retained Lot: N/A

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

New Lot: N/A Retained Lot: N/A

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

Residential

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 #: unknown (lot addition) 2017 (b) The decision on the application: Granted

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

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:

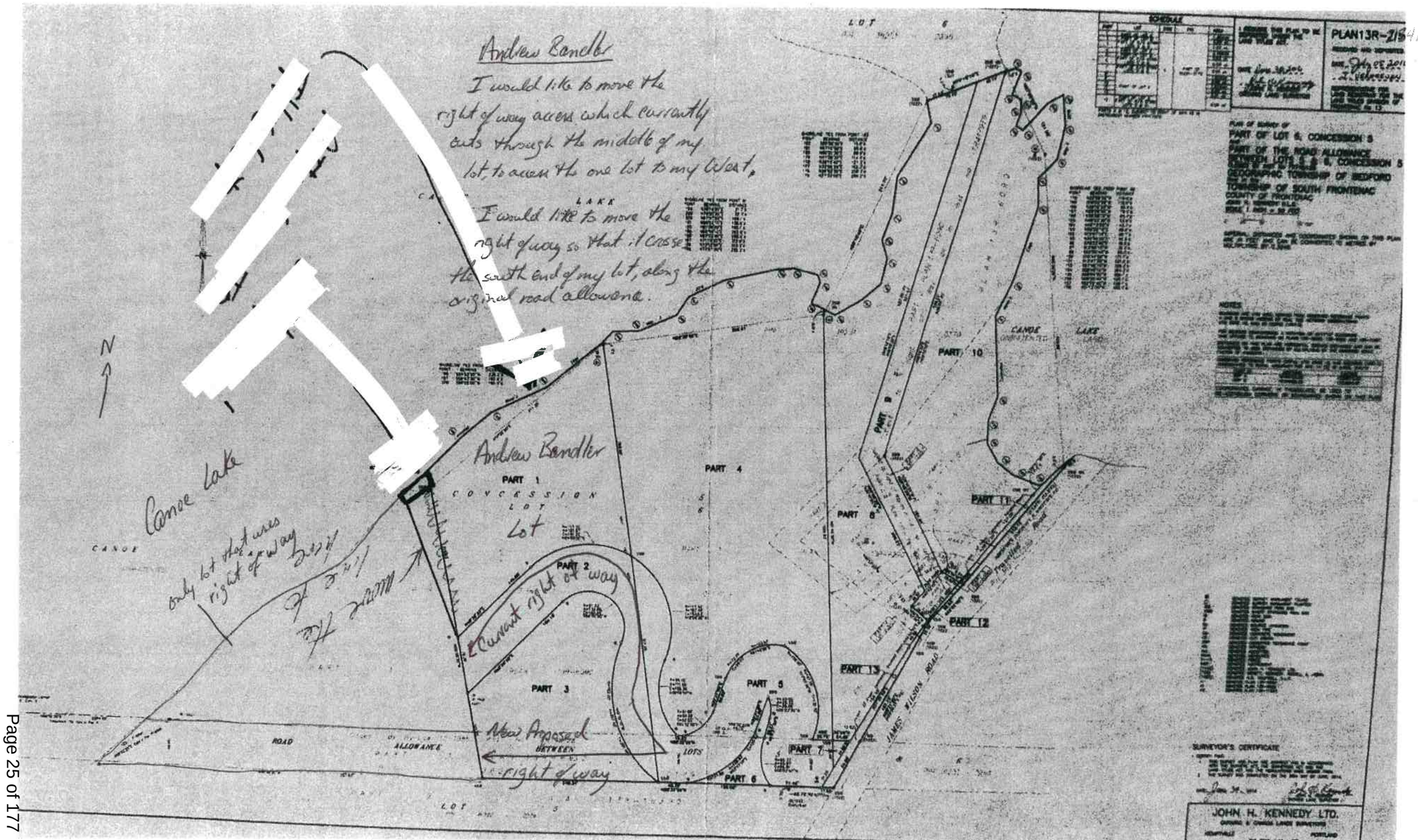
(b) The file #: _____ (b) The decision on the application: _____

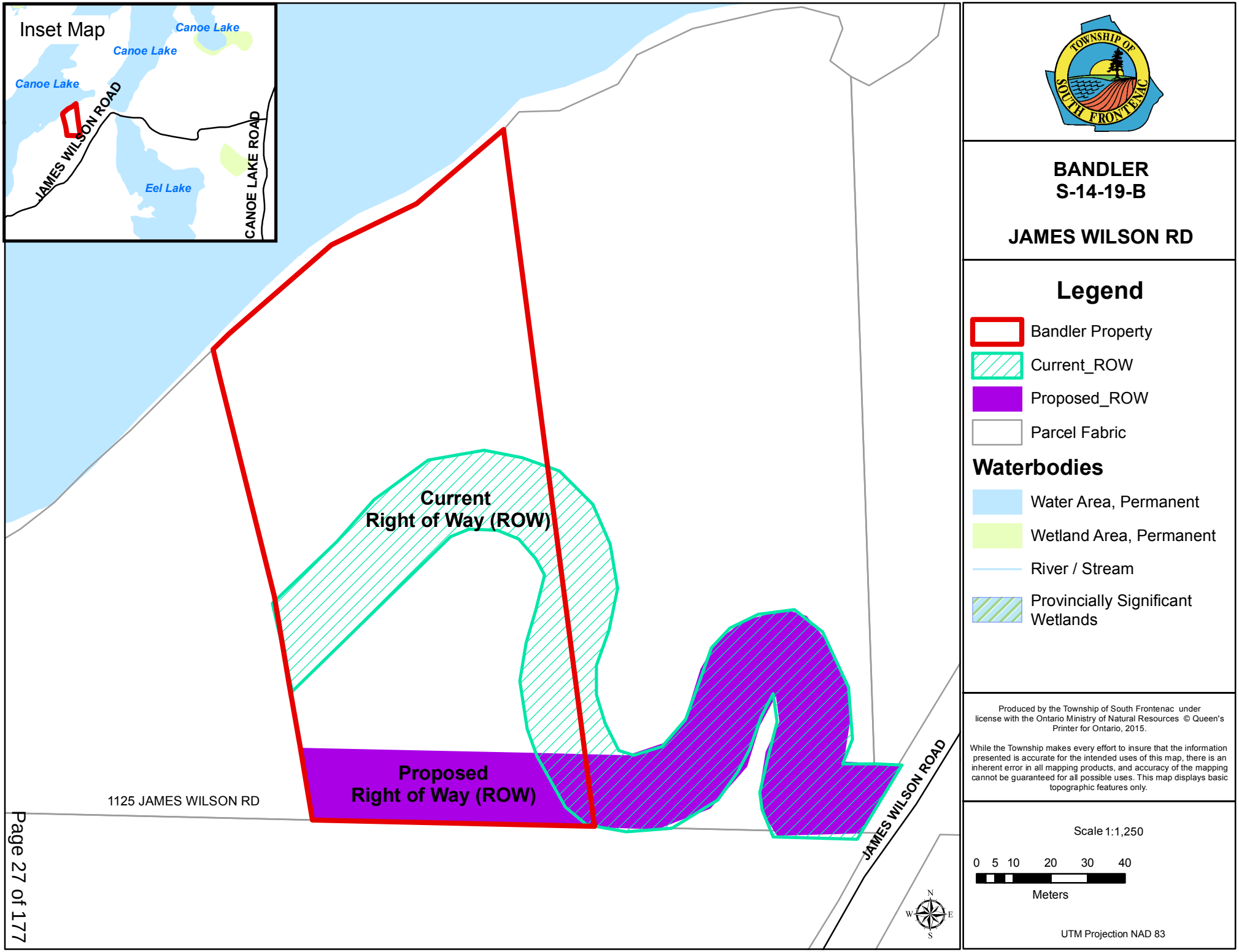
(c) The current use of the land: _____

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.**


Andrew Bandler
I would like to move the right of way access which currently cuts through the middle of my lot, to access the one lot to my West.
I would like to move the right of way so that it crosses the south end of my lot, along the original road allowance.
Andrew Bandler
Lot
Canoe Lake
only lot that uses right of way
Current right of way
New Proposed right of way
PART 1
PART 2
PART 3
PART 4
PART 5
PART 6
PART 7
PART 8
PART 10
PART 11
PART 12
PART 13
CONCESSION
LOT
ROAD ALLOWANCE
JAMES WILSON ROAD
PLAN 13R-
JOHN H. KENNEDY LTD.



TOWNSHIP OF SOUTH FRONTENAC

BANDLER
S-14-19-B

JAMES WILSON RD

Legend

- Bandler Property
- Current_ROW
- Proposed_ROW
- Parcel Fabric

Waterbodies

- Water Area, Permanent
- Wetland Area, Permanent
- River / Stream
- Provincially Significant Wetlands

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

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

Scale 1:1,250

0 5 10 20 30 40

Meters

UTM Projection NAD 83

REPORT TO COMMITTEE OF ADJUSTMENT
PLANNING DEPARTMENT

PLANNING REPORT – VARIANCE APPLICATION

Report Date:	August 1, 2019
Application No:	MV-11-19-B
Owner:	Tony & Michele Kimmett
Location of Property:	Part Lots 23 & 24, Concession 10, being Parts 1-3 & 8 on Plan 13R20629, District of Bedford, Township of South Frontenac, municipally known as 966 Lee Road, Wolfe Lake.
Purpose of Application:	To alter and enlarge a building or structure located within the 30 metre setback from the highwater mark and within 120 metres of the Provincially Significant Wetland for a building located 18 metres (60 feet) from the highwater mark/Provincially Significant Wetland. The height of the building will increase as will the overall footprint of the seasonal dwelling. The applicant is seeking relief from Section 5.8.2 a. from the 30 metre setback from the highwater mark of a Waterbody or Watercourse, Section 5.10.2. Existing Buildings within 30 Metres (98.4 feet) of a Waterbody or Watercourse, 8.3.3 Waterfront Residential Zone (RW) Regulations, and Section 8.5 Special RW – Waterfront Residential Zones (RW-35).
Date of Hearing:	August 8, 2019

Recommendation

It is recommended that the Committee of Adjustment receive comments from the public and that the Committee of Adjustment **defer** making a decision on application MV-11-19-B to allow the applicant with additional time to work with the KFL&A Public Health to provide information for the Performance Review Application.

Proposal

The application for minor variance was submitted for the property located at Part Lots 23 & 24, Concession 10, being Parts 1-3 & 8 on Plan 13R20629, District of Bedford, Township of South Frontenac, municipally known as 966 Lee Road, Wolfe Lake (see attached map). The request is to raise the existing cottage consisting of 720 ft^2 in order of pouring footings and installing foundation walls and to construct a kitchen addition of 288 ft^2 to enlarge the existing structure. The applicant is proposing to demolish and replace the existing deck and increase the height of the deck from 3 feet to 4 feet. The existing cottage is located within the 30 metre setback from the highwater mark and within 120 metres of the Provincially Significant Wetland. The existing building is located at 18 metres (60 feet) from the highwater mark/Provincially Significant Wetland. The height of the building will increase as will the overall footprint of the seasonal dwelling. The applicant is seeking relief from Section 5.10.2, Existing Buildings within 30 Metres (98.4 feet) of a Waterbody or Watercourse, 8.3.3 Waterfront Residential Zone (RW) Regulations, and Section 8.5 Special RW – Waterfront Residential Zones (RW-35). In support of the minor variance application, an Environmental Impact Assessment was prepared and submitted by Reg Genge.

The property owners received approval for minor variance MV-23-17-B on May 11, 2017 to permit construction within 30 metres of the setback from the water to raise the existing dwelling a maximum of six feet to permit the reconstruction of the foundation and the creation of a crawlspace underneath the cottage to locate services. No living space is permitted.

Staff note that comments have been received from the Rideau Valley Conservation Authority in review of the minor variance application. Comments from KFL&A Public Health are pending at this time. Once the comments have been received, a report will be prepared providing a recommendation in review of the application.

Submitted by:
Trudy Gravel, CPT, AMCT, Planner, Township of South Frontenac

Approved by:
Claire Dodds, MCIP, RPP, Director of Development Services, Township of South Frontenac

Date of Site Visit: July 26, 2019

Attachments: Map of Kimmett property.

KFL&A Public Health

July 10, 2019

Ms Michelle Hannah
Secretary-Treasurer Committee of Adjustment
PO Box 100
4432 George St.,
Sydenham, ON K0H 2T0

Dear Ms Hannah

Re: Tony and Michelle Kimmett
Minor Variance MV-11-19B
Lot 23/24, Concession 10, Bedford District
Township of South Bedford

KFL&A Public Health will need to defer comments with regards to the above-noted minor variance as we require more information.

Thank you.

Yours truly,

Joanne McGurn, C.P.H.I. (C)
Public Health Inspector

cc Tony and Michelle Kimmett

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

RECEIVED
APR 25 2019
TOWNSHIP OF SOUTH FRONTENAC PLANNING DEPARTMENT

Date Received: _____ File No: MV-11-19-B

1. Name of Owner(s): Guy & Michele Kimmett

Full Mailing Address of Owner(s): [redacted]

Phone number of Owner(s): [redacted]

Email Address of Owner(s): [redacted]

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

Name of Authorized Agent: _____

Full Mailing Address of Authorized Agent: _____

Phone number of Authorized Agent: _____

Email Address of Authorized Agent: _____

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

_____
Signature(s) of Owner(s)

3. The description of the subject land:

District: ☒ Bedford ☐ Portland ☐ Loughborough ☐ Storrington

Concession Number: 10 Lot Number: 23/24

Street Number: 966 Name of Road/Street: Lee Rd

Reference Plan Number: 13R20629 Part Number(s): PT 1-3 & 8

Roll Number: 1029010010192100000

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

Frontage (on water): 1200' Frontage (on road/lane): 900'

Depth: 1 K Area: 60 acres

5. The current zoning of the subject land:

seasonal cottage

6. The nature and extent of the relief from the Zoning By-law:

Remove cider block raise cottage
Pour ICF walls for basement add 16'x18' for Kitcher

7. The reason why the proposed use cannot comply with the provisions of the Zoning By-law:

existing cottage less than 30m from high water

8. Does the subject property front on a municipally maintained road? ☒ Yes ☐ No
OR a privately maintained road? ☐ Yes ☐ No

Name of Road/Lane:

Lee Rd

9. **If access to the subject property is by water only**, please indicate the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land and the nearest public road.

X

10. What are the existing uses of the subject land?

seasonal cottage

11. Please indicate whether there are any **EXISTING** buildings or structures on the subject land. (I.e. residence, garage, shed, etc.)

☒ Yes ☐ No

12. If the answer to item 11 is yes, **for EACH building or structure** indicate:

Type of Structure (E.g. residence)	**(1)** cottage	**(2)** storage Bld	**(3)** Deck	**(4)**
Setback from Front Lot Line	70'	90'	70'	
Setback from Rear Lot Line	1K	1K	1K	
Setback from Side Lot Line	355'	365'	355'	
Height of Building (Also indicate if it is one story or two story)	one storey 18'	shed 8'	3'	
Dimensions of Floor Area	720²	80²	256'	
Setback from High Water Mark (If applicable)	60'	60'	70	

13. The proposed uses of the subject land:

Seasonal cottage

14. Are any building(s) or structure(s), or additions to existing building(s) or structure(s), **PROPOSED** to be built on the subject land?

☒ Yes ☐ No

15. If the answer to item 14 is yes, for each proposed addition, building or structure indicate:

Type of Structure (E.g. residence)	**(1)** Kitchen addition	**(2)** Replace Deck.	**(3)**	**(4)**
Setback from Front Lot Line	~~100'~~ 60'	70		
Setback from Rear Lot Line	1K	1K		
Setback from Side Lot Line	355'	355		
Height of Building (Also indicate if it is one story or two story)	16' one story	4'		
Outside Dimensions of Building/Structure	16' x 18'	256^2		
Setback from High Water Mark (If applicable)	60'	70		

NOTES: 1) If the subject property is on waterfront, and on a private lane, the setback from the front lot line and the setback from the high water mark will be the same.
2) The dimensions required in this question relate to the **NEW CONSTRUCTION ONLY**, and **NOT** to the total size of the completed building.

16. Do your plans include any **DEMOLITION** of existing structures? ~~X~~ Yes ~~X~~ No

If yes, please provide details:

Remove inside north wall for access to addition

17. Do your plans include the **RAISING** of an existing structure? ☒ Yes ☐ No

If yes, please provide details: lift cottage install + pour ICF walls

18. What are the uses of the proposed development?

(a)	Increase in number of bedrooms	☐ Yes	☒ No
(b)	Increase in plumbing fixtures	☒ Yes	☐ No
(c)	Increase in living space	☒ Yes	☐ No
(d)	Will the addition or structure encroach on the existing septic system?	☐ Yes	☒ No

19. The date the subject land was acquired by the current owner:

20. The date the existing buildings and structures were constructed on the subject lands:

25 + years

21. The length of time that the existing uses of the subject land have continued:

25 + years

22. Indicate whether water is provided to the subject land by a publicly owned and operated piped water system, a privately owned and operated individual or communal well, a lake, or other water body, or other means:

Private

23. Indicate whether sewage disposal is provided to the subject land by a publicly owned and operated sewage system, a privately owned and operated individual or communal septic system, a privy, or other means:

Private

24. Is storm drainage provided by sewers, ditches, swales or by other means?

natural

25. Please indicate whether the subject land is subject of an application under the Planning Act for approval of a Plan of Subdivision or Consent.

☐ Yes ☒ No

26. If the answer to question 25 is yes, please give the file number of the application and the status of the application.

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27. If known, please indicate whether the subject land has ever been the subject of an application under Section 43 of the Planning Act (Minor Variance).

☒ Yes ☐ No

28. If the answer to item 27 is yes, please give the file number of the application and the status of the application.

MV-23-17B

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

i) THE SKETCH **MUST** HAVE A NORTH ARROW AT THE TOP OF THE PAGE.

ii) The boundaries and dimensions of the subject land including the location of any existing and proposed buildings.

iii) The location of a reference point……i.e. distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing.

iv) The location of all abutting (neighbours') lands.

v) The approximate location of all natural and artificial features on the subject land and on the land that is adjacent to the subject land. 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.

****Note: **** The distances to on-site and abutting owners' wells, septic fields and barns, from the property to be varied, **IS REQUIRED** to be shown. The **SKETCH** is of significant importance and should be prepared as carefully, neatly and accurately as possible.

TOWNSHIP OF SOUTH FRONTENAC APPLICATION FOR MINOR VARIANCE
***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 representing payment of the application fee.

The Owner/Applicant/Agent agrees that the information recorded in this Minor Variance 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/Agent 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 Council'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/Agent 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/Agent 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



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

A Guide to Completing the Minor Variance Form

1) The names of **all** owners must appear in this section, even if they live in separate residences, and the address(es) should be the **full mailing address, complete with postal code**.

2) You may wish to appoint someone to act on your behalf during the variance process. If so, that person's name, address and phone number should appear here All owner's must sign the authorization.

3) Description of the Subject Land:
   a. District: The Districts are the same as the former Townships. If you are not sure, check the roll number (the long number beginning with 1029) on your tax bill. If the numbers are 010, 020 or 030, your district is Bedford; if the numbers are 040-050, your district is Loughborough; if the numbers are 060 or 070, your district is Storrington; and if the numbers are 080, your district is Portland.
   b. Concession and Lot Numbers: if you are not sure, check your tax bill
   c. Street Number: Your civic address – if a civic number has not been assigned, leave this space blank.
   d. Name of Road/Street: This question applies whether or not you are on a private lane or a public road.
   e. Reference Plan No: If your property has been surveyed, it will have a plan number, and one or more parts on that plan. If your property has not been surveyed, leave this space blank.
   f. Roll No: This is the number beginning with '1029' which appears on your tax bill. Please take time to look it up before submitting the application.

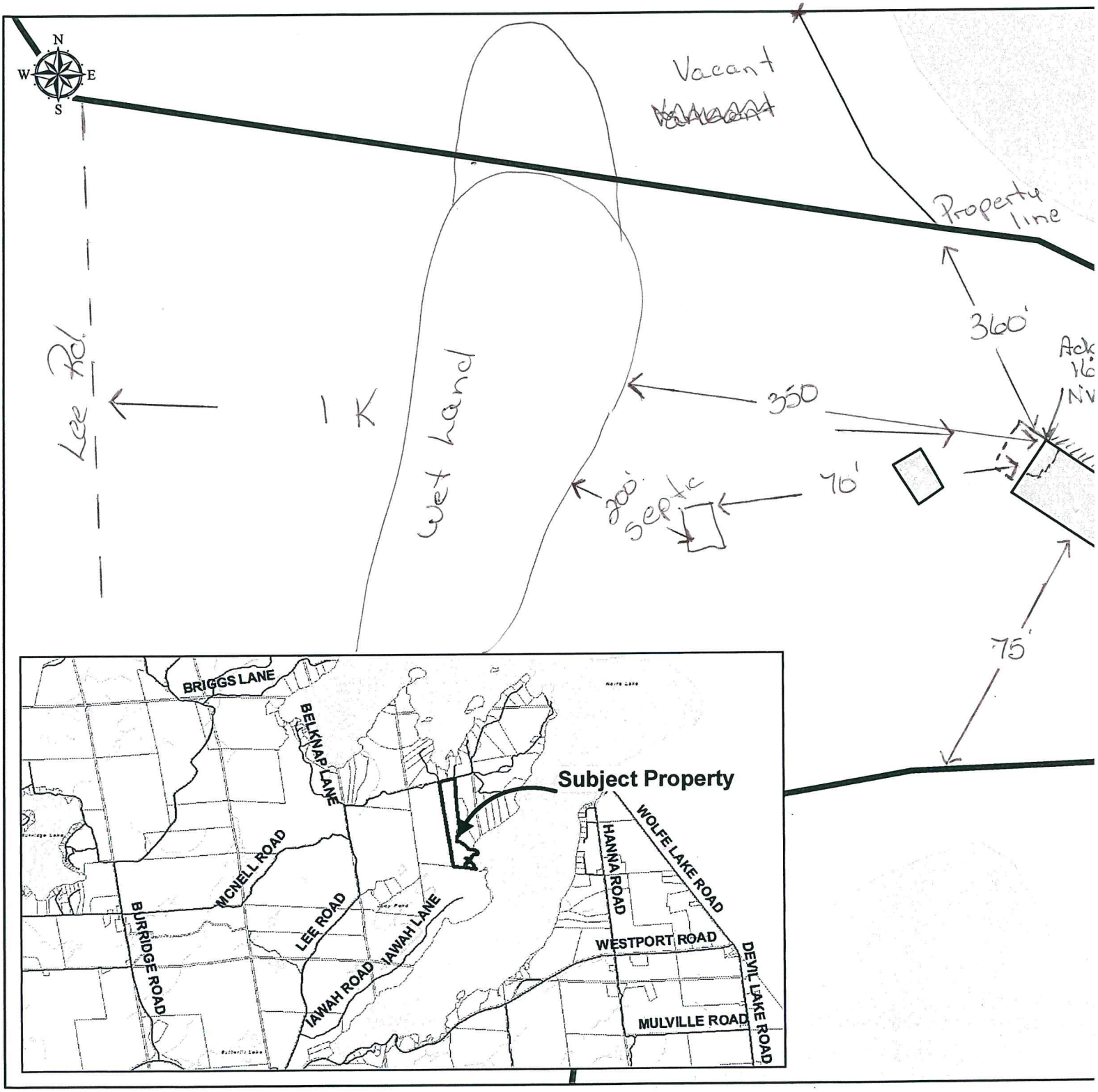
4) Frontage, depth, area, acres: All parts of this question must be completed.

5) Current zoning: You may not be aware of the zoning on your property and this can be determined when you come in for pre-consultation with planning staff.

6) Nature and Extent of Relief: This question is asking what you are asking to do that requires the variance – for example, it could be that you are asking to be 25 m rather than 30 m from the high water mark, or that you are asking to increase the height of a structure within 30 m of the high water mark, or that you are seeking a variance to construct an accessory building closer to the front lot line than the principal building.

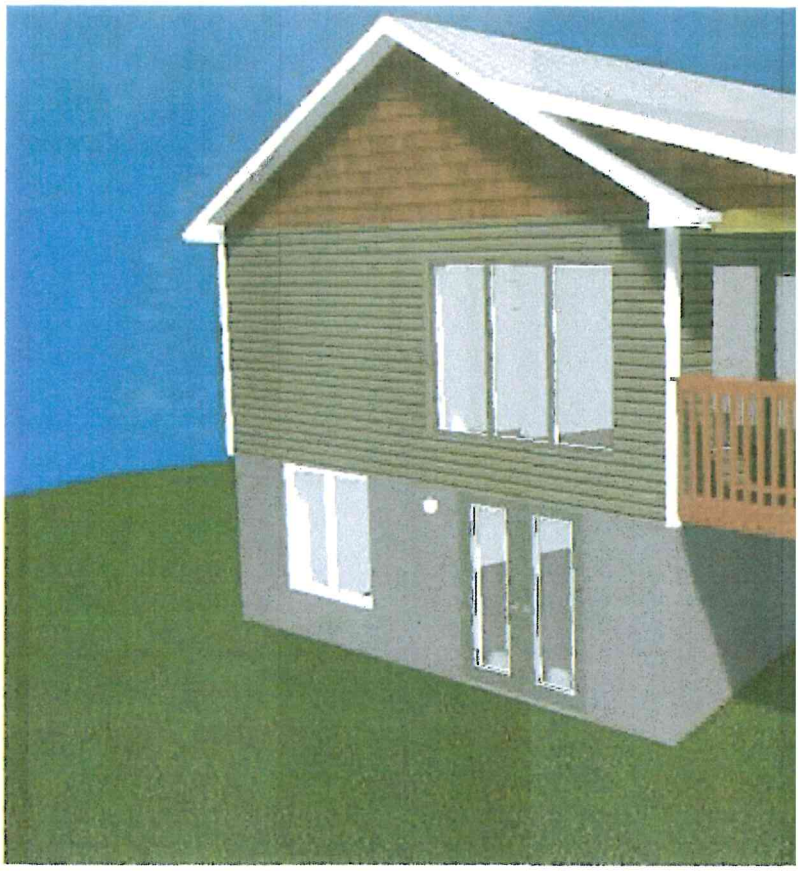
7) Reason why you can't comply: In other words, why can you not meet the required setbacks. It could be, for example, because you are seeking a variance to add on to an existing structure that is already too close to the water, or that developing further from the water would be impossible because of a steep embankment.

8) Roads: Municipally maintained roads are looked after by the Township; private roads are lanes that residents maintain themselves (not private driveways, but lanes that provide access to your property and that are generally shared with others).


N
W
E
S
Vacant
Property line
360'
Lee Rd.
1 K
Wet land
350
200'
septic
70'
75'
BRIGGS LANE
BELKNAP LANE
Subject Property
WOLFE LAKE ROAD
HANNA ROAD
MCNELL ROAD
BURRIDGE ROAD
LEE ROAD
IAWAH LANE
IAWAH ROAD
WESTPORT ROAD
DEVIL LAKE ROAD
MULVILLE ROAD

3D

* PERSPECTIVE VIEW FOR ILLUST



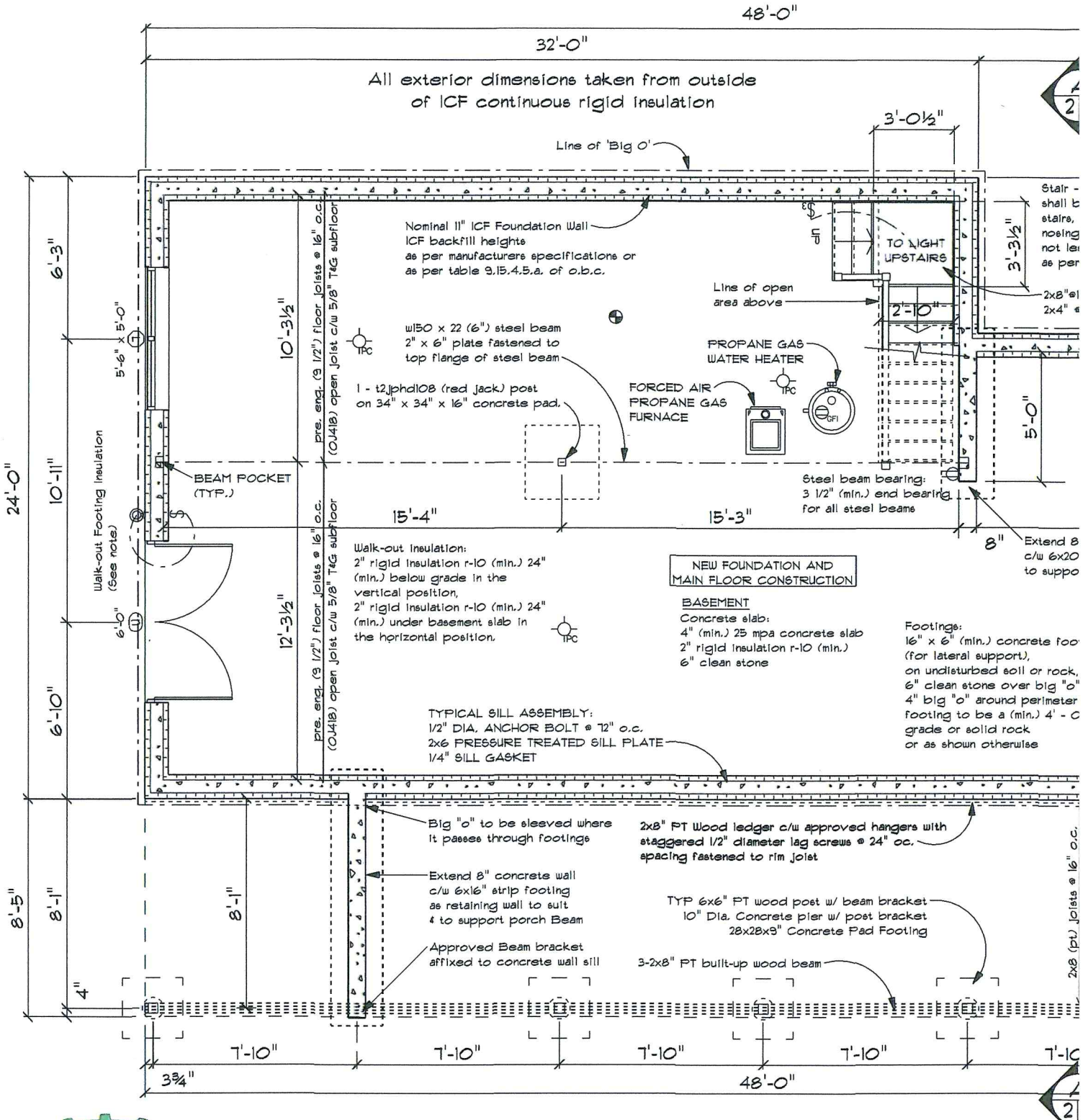
RECEIVED
APR 18 2019
TOWNSHIP OF SOUTH
FRONTENAC
BUILDING DEPARTMENT

KIMMETT COTTAG

ATKINSON
HOME DESIGN

For: Miche
966 Lee
South Fro

April 5

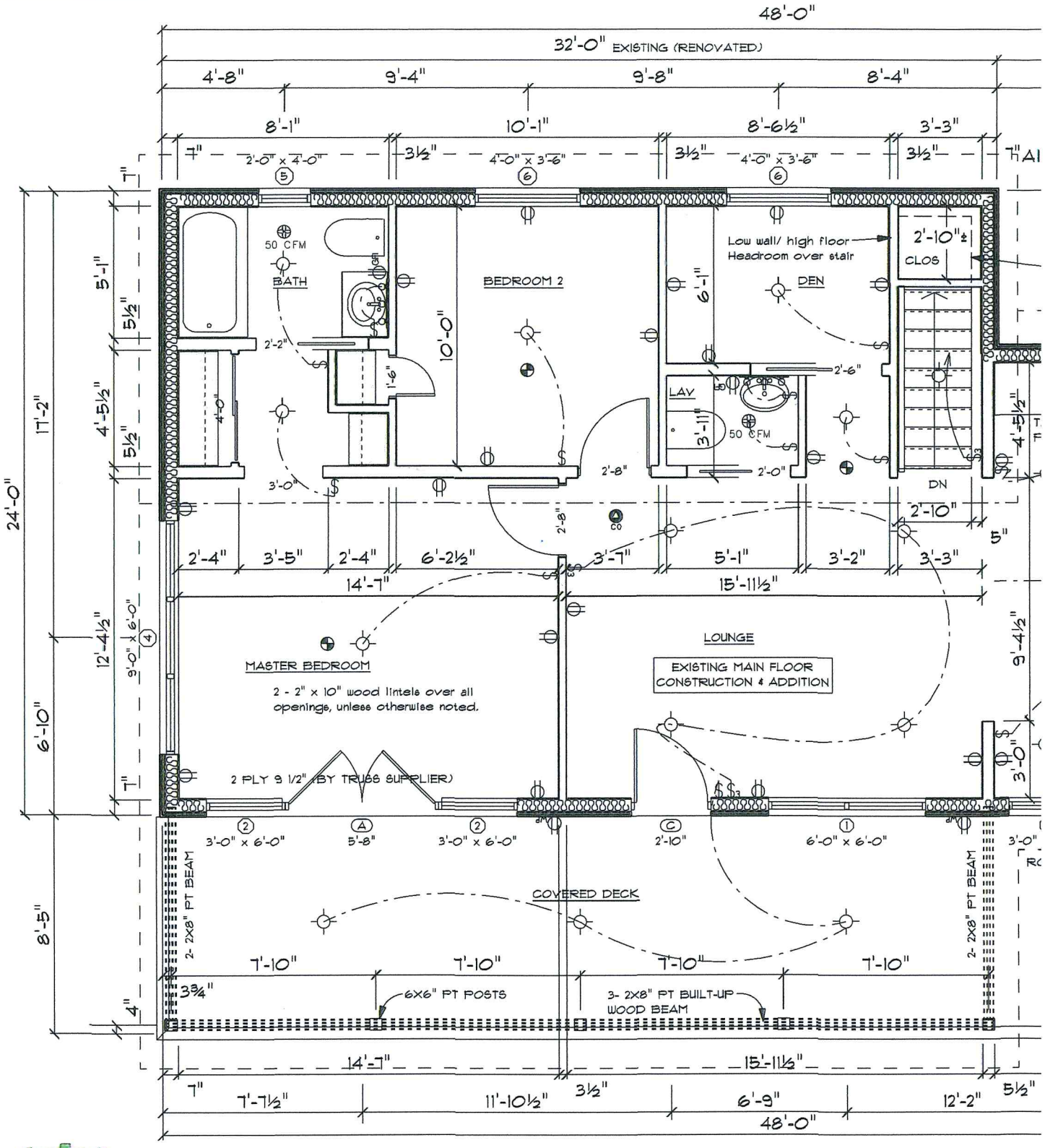


PROVINCE OF ONTARIO
Firm B.C.I.N. #30420
Sherman Hill B.C.I.N. #26198
B.C.I.N. CERTIFIED

General Notes:
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Drawings must not be scaled.
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All mechanical, electrical and plumbing shall conform O.B.C. and all applicable codes.

"I have reviewed and take responsibility for the design activity related to this plan"

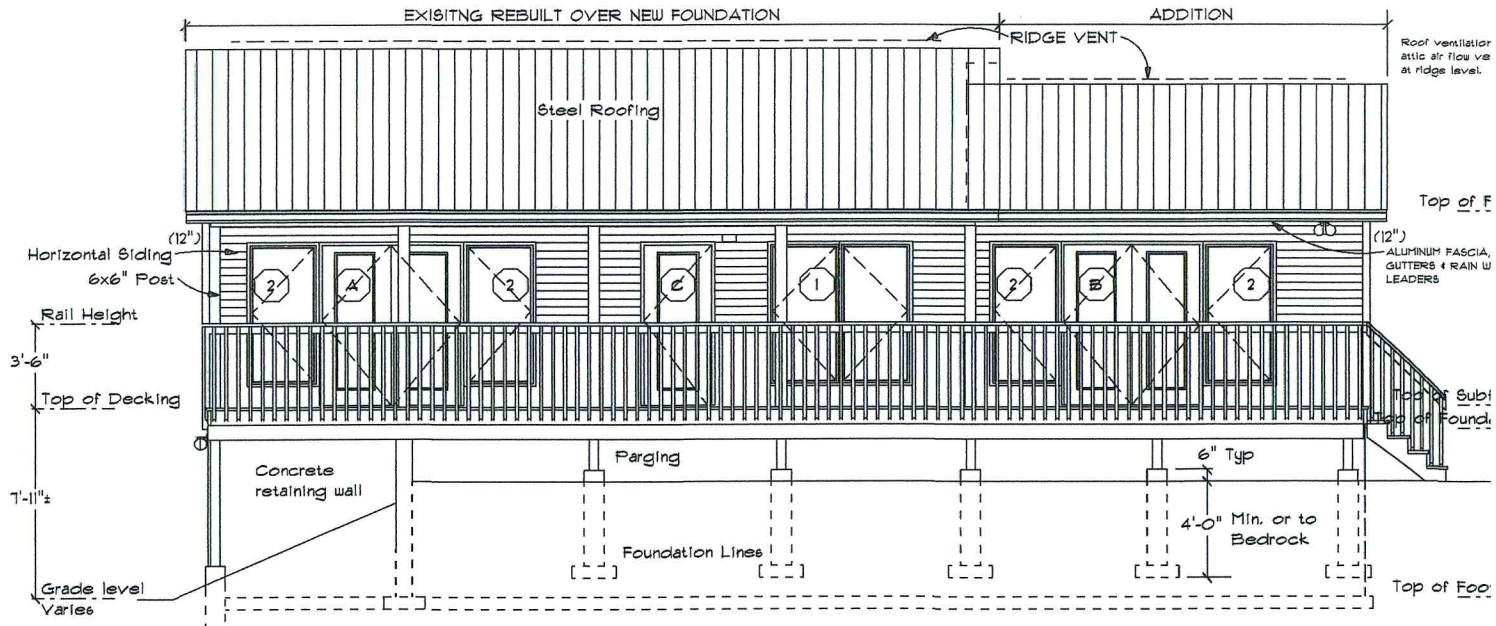


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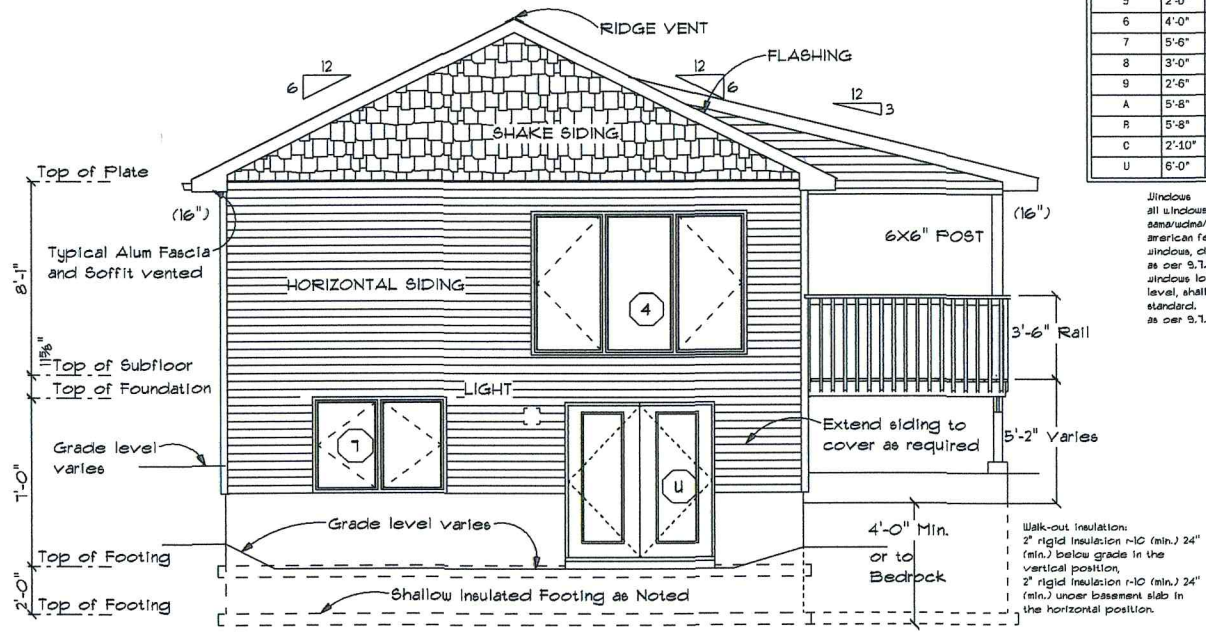


FRONT

SCALE: 1/8" = 1'-0"

WINDOW SCHEDULE					
OPENING ID	WIDTH	HEIGHT	LIBRARY NAME	COUNT	OPENING AREA
1	6'-0"	6'-0"	Window\Casement	1	36.0 sq ft.
2	3'-0"	6'-0"	Window\Casement	4	18.0 sq ft.
3	5'-0"	3'-6"	Window\Slider	1	17.5 sq ft.
4	9'-0"	6'-0"	Window\Casement	1	54.0 sq ft.
5	2'-0"	4'-0"	Window\Casement	1	8.0 sq ft.
6	4'-0"	3'-6"	Window\Slider	2	14.0 sq ft.
7	5'-6"	5'-0"	Window\Casement	1	27.5 sq ft.
8	3'-0"	6'-0"	Window\Casement	1	18.0 sq ft.
9	2'-6"	3'-6"	Window\Casement	1	8.8 sq ft.
A	5'-8"	6'-8"	Exterior Door\French	1	40.2 sq ft.
B	5'-8"	6'-8"	Exterior Door\French	1	40.2 sq ft.
C	2'-10"	6'-8"	Exterior Door\French	1	20.9 sq ft.
U	6'-0"	6'-6"	Exterior Door\French	1	41.4 sq ft.

Windows
all windows to conform to the requirements of aama/wdma/csa 101/i.s.2/a440-08 "nafs - north american fenestration standard/specification for windows, doors, & skylights".
as per 9.7.4.1. of o.b.c.
windows located within (6' - 6 3/4") of adjacent ground level, shall conform to clause 5.3.5 of the above standard.
as per 9.7.5.3. of o.b.c.



LEFT

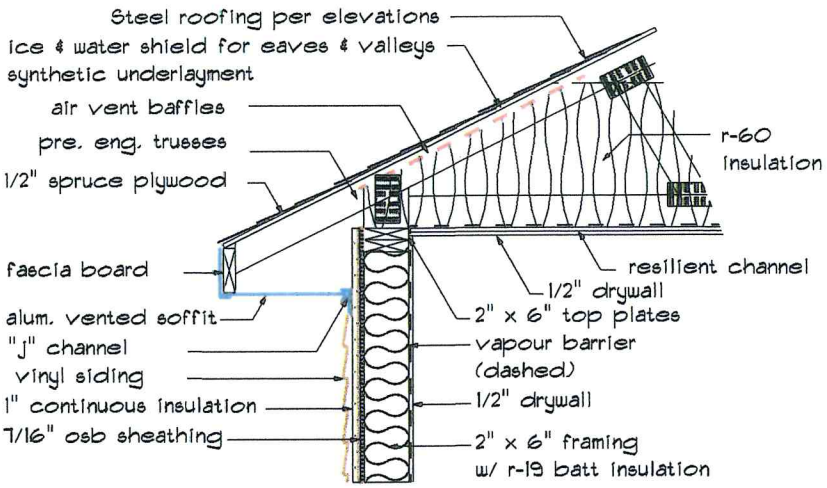
SCALE: 1/8" = 1'-0"

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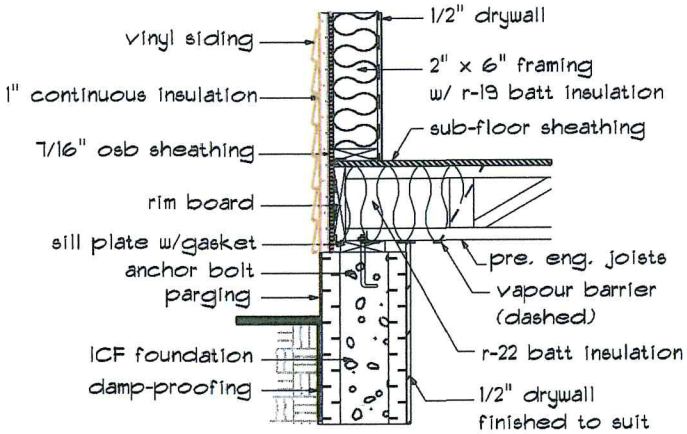
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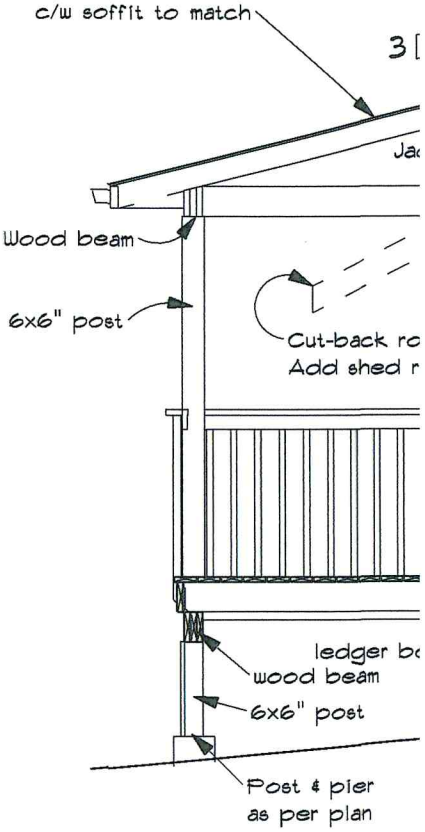
Standard Eaves Detail



Foundation Top - Siding

Metal roofing
synthetic underlayment
1/2" spruce plywood with "h" clips
pre. eng. roof trusses @ 24" o.c.
attic air flow vent 1/300 - 50% (m
r-62 (min.) insulation
6 mil poly air/vapour barrier
resilient channel @ 16" o.c.
1/2" drywall

Replace Hand Framed shed roof:
Finished as per typical roof...
c/w 2x6" @24"oc. inline over truss
c/w 2x4" jack stud over wall for
intermediate support
2x4" @24"oc. ceiling joist
c/w soffit to match



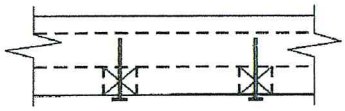
4" DIA. WEEPING TILE
6" CRUSHED STONE (C
CONNECTED TO DRY

PROVINCE OF ONTARIO
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Sherman Hill B.C.I.N. #26198
B.C.I.N. CERTIFIED

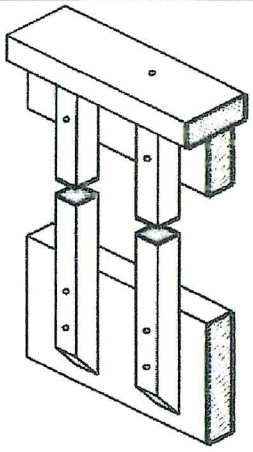
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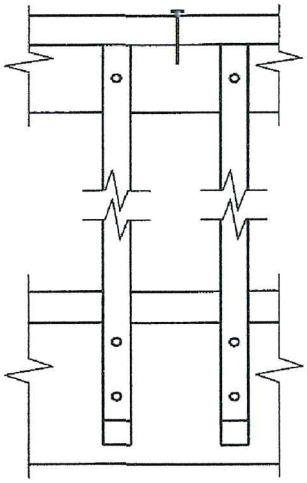
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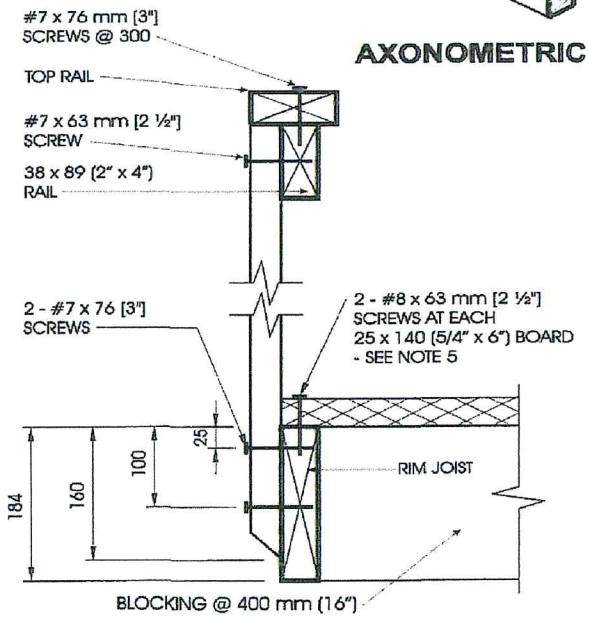
PLAN



AXONOMETRIC



FRONT ELEVATION



SIDE ELEVATION

Detail ED-2

Exterior Connection: Cantilevered Picket Screwed to Rim Joist, Guard Parallel to Floor Joists

Notes:

1. Provide a suitable post, return, or solid support at each end of the guard.
2. Wood for cantilevered pickets shall be Douglas Fir-Larch, Spruce-Pine-Fir, or Hem-Fir Species.
3. Fasten rim joist to blocking with 3 - 82 mm (3¼") nails.
4. Dimensions shown are in mm unless otherwise specified.
5. Where 38 mm (2" nominal) thick boards are used, the length of the wood screws shall be not less than 76 mm (3").

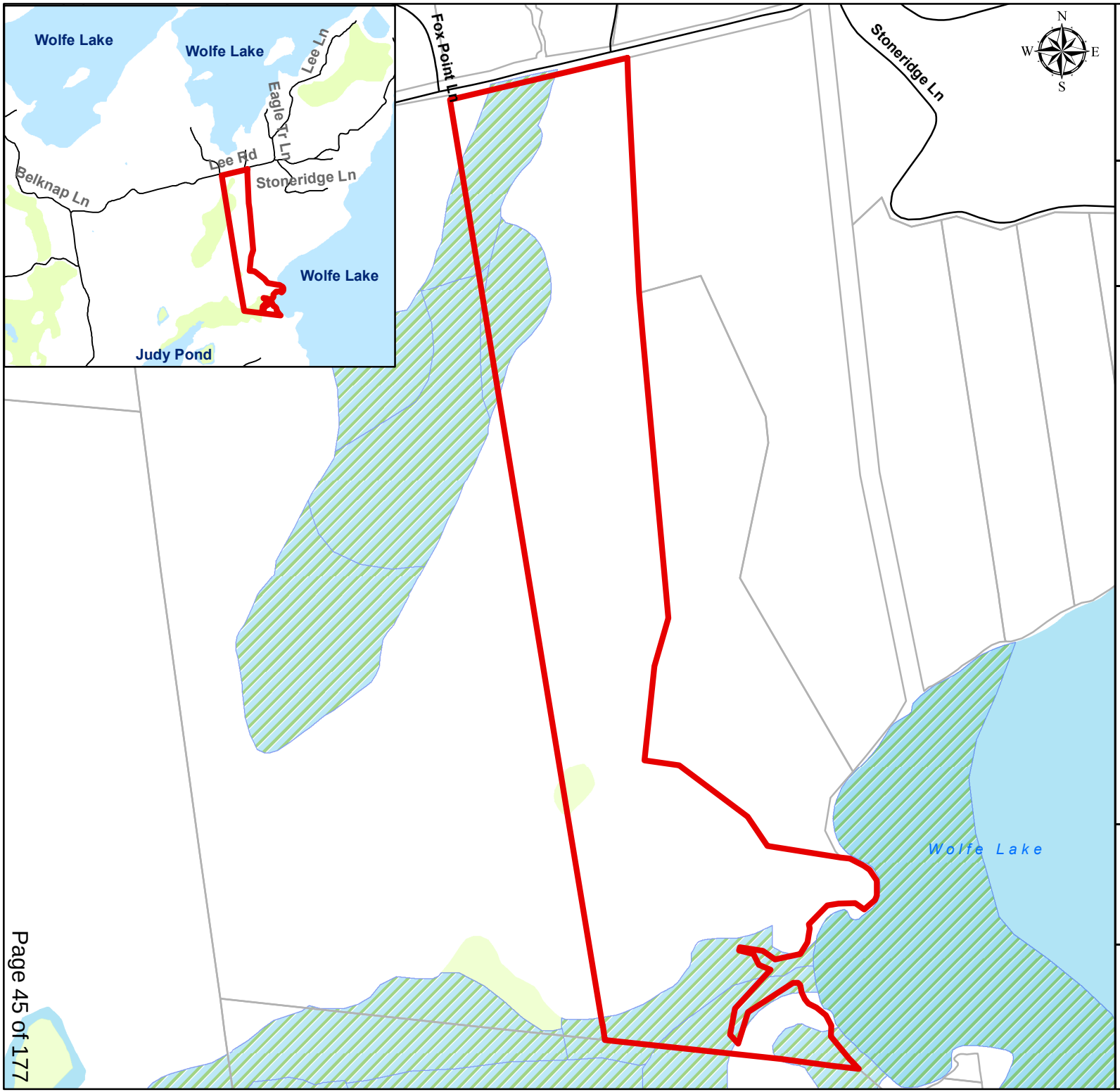
PROVINCE OF ONTARIO Firm B.C.I.N. #30420 Sherman Hill B.C.I.N. #26198 B.C.I.N. CERTIFIED

SL 15/11

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TOWNSHIP OF SOUTH FRONTENAC

KIMMETT
MV-11-19-B

966 LEE RD

Legend

- Kimmett Property
- Provincially Significant Wetlands
- Waterbody

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

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

Scale 1:5,500

0 15 30 60 90 120

Meters

UTM Projection NAD 83

Ontario Lake Assessments
& Environmental Education Services

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

RECEIVED
MAY 23 2019
TOWNSHIP OF
SOUTH FRONTENAC
PLANNING DEPARTMENT

May 23, 2019

Trudy Gravel, Planner
Township of South Frontenac
4432 George Street, P.O. Box 100
Sydenham, ON,
K0H 2T0

REGARDS: Preliminary EIA, Tony Kimmett MV Application MV-11-19-B; 966 Lee Road, Bedford District, South Frontenac Township, Wolfe Lake / PSW – Proposed Addition to a Cottage and to Raise the Cottage to Install a Foundation to Create Storage Space

Dear Trudy Gravel:

A Preliminary EIA was conducted for the above site and reported in a letter dated April 6, 2017 and addressed to J. Kapusta, Planning Assistant SFT. The proposal at that time was to raise the existing cottage to create storage space and accommodate utilities. The discussion in that letter under the heading Natural Heritage Concerns remains relevant for this application.

The 2019 Proposal:

The 2019 proposal is to raise (elevate) the existing cottage (24' x 32') in order to pour footings and install foundation walls to a height not to exceed 1.83m (6 ft). The proposal also includes a 16' x 18' addition on the north end that will also include the footings and foundation. The renovation will both level and stabilize the building while creating living space and needed storage space; the number of bedrooms will remain the same; the building at present sits on cement blocks.

The cottage has a deck across the front (on the east side facing Wolfe Lake (see photographs 1, 2 and 3 below). The foundation will not encompass the area under the deck. The deck may be replaced with a new deck. Included in the proposal is backfilling and grading around the foundation wall to bring the grade up to the natural grade evident on the north end of the building.

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

As part of the proposal, there are four trees to be removed (marked on the photographs with a red star), one is a maple very close to the gable end on the south side of the cottage and the other is an aspen close behind the building that is being removed as a dangerous and hazardous tree to injury and property damage. Two large trees will also be removed near to the north side where the proposed addition will occur.

Natural Heritage Concerns: (See discussion in letter dated April 6, 2017)

Potential for Impacts and Remedial Measures:

There are no long-term environmental impacts expected as a result of this proposal. There is however the potential for disruption of the native soil mantle and for offsite loss of fill material by way of erosion into the lake during the construction due to the close proximity to the lake and wetland. Appropriate construction soil stability measures must be implemented to prevent this from occurring during construction and afterwards. Excavation materials

... 2

removed from the foundation area that are surplus to the backfill requirements must be removed from the area to the borrow pit area near to the Lee Road entrance. There cannot be any filling of the nearshore area or any other low lying area using the excavated material.

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

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

While this addition will be a further intrusion into the 120 metre zone of influence distance from the PSW and further intrusion into the 30m buffer next to Wolfe Lake, the proposed footprint of the addition is already culturally impacted and there are no identified habitats for species at risk in the building envelope. The proposal does not include the need for filling, excavating, draining or changing the wetland in any manner and therefore the wetland feature and functions will not be compromised.

There are no environmental constraints to completing this project. In my opinion, there will not be a need to undertake a full EIA with respect to this proposal.

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

Respectfully yours,

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

Copy to:

Tony Kimmett
RR #4
Napanee, ON
K7R 3K9

(Two pages of photographs #1 through #3 attached)



Photograph 1 – View of North end of Cottage – Shows Natural Grade and Deck- four trees to be removed



Photograph 2 – View of North end of Cottage where addition is proposed – Shows Natural Grade and trees to be removed



Photograph 3-Deck on east side of cottage - Maple tree at South Gable to be removed -

REPORT TO COMMITTEE OF ADJUSTMENT
PLANNING DEPARTMENT

MINOR VARIANCE – PLANNING REPORT

Report Date: July 31, 2019

Application No: MV-21-19-P
Owner: Thompson
Location of Property: Part Lot 1, Concession 14, being Part 1 on Plan 13R9142, District of Portland, Township of South Frontenac, municipally known as 3318 Desert Lake Road, Desert Lake.
Purpose of Application: To reduce the highwater mark setback from Sections 5.8.2a, 8.3.2. and reduce the rear yard setback from Section 8.3.3 of the Township of South Frontenac Zoning By-law to permit a covered deck to be located at the waterfront of the subject property located in the Waterfront Residential (RW) Zone.
Date of Hearing: August 8, 2019

Recommendation

It is recommended that the Committee of Adjustment receive comments from members of the public and that the Committee of Adjustment **deny** minor variance application MV-20-19-P for the reduction of the waterbody setback from 30 metres to 1.8 metres (5.9 feet) to recognize a covered deck constructed without a building permit at 3318 Desert Lake Road, Desert Lake. The application, as presented, does not meet the intent and purpose of the Official Plan, does not meet the intent and purpose of the Zoning By-law, is not desirable for the lands, and is not minor.

Proposal

An application for minor variance has been submitted to recognize the construction of a covered deck that was located within the 30 metre setback of the highwater mark of Thirteen Island Lake and within the rear yard setback of a property addressed as 3318 Desert Lake Road. The existing cottage is located to the south of the waterfront on an elevated area closer to Desert Lake Road. The property is elevated along Desert Lake Road with a significant drop to the rear of the dwelling and is relatively level towards the waterfront. The applicant had noted that they purchased the property in August 2018. The property has an existing driveway to the residential dwelling from Desert Lake Road. Based upon a site inspection, it appears that the applicants had constructed a driveway from Hamilton Lane to the south to provide access to the waterfront.

The owner constructed the covered deck that is attached to the dock prior to receiving approval for a minor variance, approval for a building permit and approval from Quinte Conservation. Staff at Quinte Conservation notified staff in the Building Department of the structure located at the waterfront on the property at 3318 Desert Lake Road. Building staff advised the applicant of the requirements of the municipality given that a building permit had not been issued for the structure. The applicants did not attend a pre-consultation meeting with staff in the Planning Department. A minor variance application was submitted to the Township on July 9, 2019 to permit the covered deck in the dimensions of 16 feet by 27.58 feet to be located within the 30 metre setback at 1.8 metres (5.9 feet) from the highwater mark.

The applicants are seeking relief from the Zoning Bylaw to vary Section 8.3.3 Waterfront Residential – Zone Regulations and Section 5.8.2 a. Flooding and Shoreline Erosion Hazards which both require a 30 metre (98.4 feet) setback from the highwater mark. The covered deck has been constructed 1.8 metres (5.9 feet) from the highwater mark of Thirteen Island Lake. The variance includes relief to Section 8.3.2, For Accessory Buildings not Attached to the Principal Building which requires a setback of 3 metres (9.8 feet) for the covered deck which has been located 1.8 metres (5.9 feet) from the waterfront which is determined to be the rear yard.

A minor variance is required to permit a deck within 30 metres of the highwater mark of Thirteen Island Lake and to reduce the rear yard setback:

1. Section 5.8.2 a.: The minimum required setback from the highwater mark or floodline of a waterbody shall be 30 metres.
   Requested variance from this section:

a. Constructed covered deck: 1.8 metres (5.9 feet) from the highwater mark of Thirteen Island Lake (variance of 28.2 metres)

2. Section 8.3.2: For Accessory Buildings Not Attached to the Principal Building, the minimum required setback from the rear yard shall be 3.0 metres (9.8 ft) for properties zoned Waterfront Residential (RW) Zone:
   Requested variance from this section:
   a. Constructed covered deck: 1.8 metres (5.9 feet) from the highwater mark of Thirteen Island Lake (variance of 1.2 metres)

3. Section 8.3.3: The required setback from the highwater mark shall be 30.0 metres (98.4 ft) for properties zoned Waterfront Residential (RW) Zone:
   Requested variance from this section:
   a. Constructed covered deck: 1.8 metres (5.9 feet) from the highwater mark of Thirteen Island Lake (variance of 28.2metres)

Under Section 45(1) of the Planning Act there are four tests a minor variance must meet.

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

It is important to note that to consider an application for a minor variance, the proposal must meet all four tests for planning staff to recommend approval. Further, all planning matters shall be consistent with the Provincial Policy Statement, 2014.

Background

Part Lot 1, Concession 14, being Part 1 on Plan 13R9142, District of Portland, Township of South Frontenac, municipally known as 3318 Desert Lake Road, Desert Lake. The subject lands are located at the south shore of Thirteen Island Lake and are accessed by Desert Lake Road. Hamilton Lane is located along the south side of the property. The waterfront to the southwest of the dock consist of marshlands.

The property contains an existing residential dwelling and shed closer to Desert Lake Road and a shed closer to the waterfront. The property contains an existing septic system and well closer to the residential dwelling. The lot area is approximately 22.82 acres (8.9ha) with approximately 360 feet (110 metres) of frontage along Desert Lake Road with an approximate depth of 999 feet (304 metres) with approximately 1,270 feet (387 metres) of water frontage on Thirteen Island Lake.

Planning Analysis

Provincial Policy Statement, 2014

The 2014 Provincial Policy Statement (PPS) provides direction on matters of Provincial interest related to land use planning and development. In respect of the exercise of any authority that affects a planning matter, Section 3 of the *Planning Act* requires that decisions affecting planning matters "shall be consistent with" policy statements issued under the Act. When assessing development on rural lands, planning authorities must comply with Section 1.1.5.1 of the PPS; this section requires application of relevant policy of Section 1: Building Healthy Communities, Section 2: Wise Use and Management of Recourses, and Section 3: Protecting Public Health and Safety by the approval authority.

Section 1: Building Healthy Communities of the PPS promotes the building of strong, healthy communities and includes policies about avoiding development and land use patterns which may cause environmental or public health and safety concerns. Section 1.1.5.2 of the PPS permits limited residential development in rural lands, including resource-based recreational uses, in Ontario

municipalities and in Section 1.1.5.4 promotes development that is compatible with the rural landscape and can be sustained by rural service levels.

Section 2: Wise Use and Management of Resources of the PPS contains policies that encourage the protection of natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits. Section 2.1 Natural Heritage protects features including Provincially Significant Wetlands, significant woodlands and significant Areas of Natural and Scientific Interest. The subject lands do not lie within these areas and an Environmental Impact Study was not requested or required. Section 2.2 Water states that planning authorities shall protect, improve or restore the quality and quantity of water by: using the watershed as the ecologically meaningful scale for integrated and long-term planning, minimizing negative impacts and ensuring stormwater management practices minimize stormwater volumes and contaminants loads , and maintain or increase the extent of vegetative and pervious surfaces. The covered deck located on concrete piers is not consistent with the Provincial Policy Statement, 2014.

Section 3: Protecting Public Health and Safety of the PPS contains policies that speak to directing development outside of hazardous lands. Conservation Authorities have been delegated responsibilities to represent Provincial interests regarding natural hazards under section 3.1 of the Provincial Policy Statement (PPS) (2014). Natural hazards include areas subject to flooding, prone to erosion, dynamic beaches and unstable bedrock. Generally, the policies of the PPS direct development away from areas of natural hazards where there is risk to public health or of property damage.

Staff at Quinte Conservation inspected the property and surveyed and flagged the location of the 1:100 year flood plain and have identified that the structure is located within the flood plain of Thirteen Island Lake. As a result, the application as presented is <u>not</u> consistent with Section 3.1 of the PPS as development has been located within hazardous lands adjacent to an inland lake which is impacted by flood or erosion hazards.

County of Frontenac Official Plan, 2016

The County of Frontenac Official Plan is a framework for guiding development in the County through the management and protection of the natural environment and by providing direction and influence on growth patterns. It is focused on the six themes of economic sustainability, growth management, community building, housing and social services, heritage and culture, and environmental sustainability.

Section 3.3 Rural Lands provides policies for all lands outside of the settlement areas. The Plan recognizes that rural lands are used as an alternative location for those preferring a rural lifestyle. The Rural designation is intended to guide rural type development while at the same time protecting the rural character, heritage and natural resources of the County. The designation is intended to manage growth in an environmentally and fiscally responsible manner.

Section 7.1 Natural Environment notes that the County of Frontenac natural heritage system is defined as an ecologically based delineation of nature and natural function – a system of connected, or to be connected, green and natural areas that provide ecological functions over a long period of time and enable movement of species. A natural heritage system also supports natural process which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species and ecosystems.

The constructed covered deck, setback 1.8 metres to the highwater mark, does not meet the intent of the Rural and Natural Environment policies of the County of Frontenac Official Plan. The structure has been placed within the 1:100 year flood plain of Thirteen Island Lake. The deck will interfere with the natural environment along the shoreline of Thirteen Island Lake.

Township of South Frontenac Official Plan, 2003

The subject property is designated as Rural in the Township of South Frontenac Official Plan. Policies of the Rural designation speak to permitting development that is consistent with maintaining the Township's rural, natural heritage, and cultural landscape. Section 5.7.4 Rural Residential Policies permit limited non-agricultural development within the Rural area.

As per Section 4.1 Natural Heritage Goal, the objectives include the approach to planning decisions on an ecosystem basis, an approach that recognizes the interconnection of all living organisms,

including humans, to their environment and to each other, to ensure that no net loss of environmental quality occurs. The objective is to encourage the re-establishment of natural vegetation along shorelines and the upgrading of existing development around waterbodies, especially older sewage disposal systems which may be adversely affecting water quality.

The constructed covered deck does not meet the intent of the policies of the Natural Heritage Goals in the Official Plan.

Township of South Frontenac Zoning Bylaw

The subject property is zoned Waterfront Residential (RW) Zone in the Township Zoning Bylaw which permits a seasonal or single detached dwelling. The zone provisions require a 30 metre setback from the highwater mark of a waterbody. The intent and purpose of the Township's Zoning By-law is to prescribe setbacks and provisions that permit development while maintaining water quality protection and aesthetics through the natural vegetative buffer. The covered deck is required to be set back 3 metres (9.8 feet) from the rear yard which is determined to be the waterfront. The structure has been located 1.8 metres (5.9 feet) from the waterfront.

The constructed covered deck does not meet the intent of the zoning provisions of the Township's Zoning By-law. Staff at Quinte Conservation have determined that the structure is located within the location of the 1:100 year flood plain, which is identified as a natural hazard, and cannot issue a permit for the existing structure.

Desirable for the Appropriate Development of the Lands

In the application submitted, the applicant had indicated that the reason for the minor variance and construction of the covered deck was required for the floating dock ramp and for sheltered recreation. As the covered deck is located in the location of the 1:100 year flood plain, staff at Quinte Conservation cannot issue a permit for the structure. The location of the covered deck is not appropriate at this location.

Is the Application Minor?

Planning staff are of the opinion that the proposed application is not minor. The covered deck as constructed results in an encroachment towards the waterfront. The waterbody setback is not maximized to the greatest extent possible. Planning staff recognize that the existing dwelling is setback significantly from the waterfront and is located on an elevated area of the lot.

Agency Analysis and Comments

KFL&A Public Health – The application was not circulated to Public Health given the nature of the application.

Quinte Conservation – Comments received from Quinte Conservation dated July 30, 2019 indicate that upon inspection of the property, staff surveyed and flagged the location of the 1:100 year flood plain and have identified that the structure is located within the flood plain of Thirteen Island Lake. As a result, the application as presented is not consistent with Section 3.1 of the PPS as development has been located within hazardous lands adjacent to an inland lake which is impacted by flood or erosion hazards. The covered deck and ramp structure was constructed without a permit from this office, and in a location located within the flood hazard of the Lake. Staff cannot issue a permit for the already constructed structure.

The approval of this application would therefore allow for a covered deck structure and ramp within a natural hazard (flood plain of Thirteen Island Lake) contrary to a Provincial Planning Policy and Quinte Conservation Regulation and Policies. Quinte Conservation cannot issue a permit for development within a flood hazard and as a result, must object to the approval of this application as presented.

Public Services – The application was not required to be circulated given the nature of the request.

Public Comments – To date comments have been received from two members of the public in support of the covered deck.

REPORT TO COMMITTEE OF ADJUSTMENT
PLANNING DEPARTMENT

Submitted by: Trudy Gravel, CPT, AMCT, Planner, Township of South Frontenac

Approved by:
Claire Dodds, MCIP, RPP, Director of Development Services, Township of South Frontenac

Attachments: Map of Thompson property

Site Visit: July 18, 2019

Quinte CONSERVATION

2061 OLD HIGHWAY 2, RR#2, BELLEVILLE, ON, K8N 4Z2
PHONE: (613) 968-3434 • **FAX:** (613) 968-8240
www.quinteconservation.ca

QUINTE CONSERVATION - PLANNING ACT REVIEW

QC File No. PL0179-2019

Municipality:	**Township of South Frontenac**		
Owner:	**Glenn and Jennifer Thompson**		
Location:	**3318 Desert Lake Road**	**Part Lot 1, Concession 14**	**Portland**
Roll #:	**1029-080-050-21920-00000**		
Application Description:	**Minor Variance Application File No. MV-21-19-P**	**Reduce the minimum high water mark setback from 30 metres to 1.8 metres, and reduce the minimum rear yard setback from 3 metres to 1.8 metres to allow for an already constructed covered deck**	
Regulated Feature:	**Thirteen Island Lake**		

Comments:

***Planning Act* - Natural Hazard policies of the Provincial Policy Statement and Quinte Conservation Planning Act Review policy**

Conservation Authorities have Provincially delegated responsibilities to represent Provincial interests regarding natural hazards under section 3.1 of the Provincial Policy Statement (PPS) (2014). Natural hazards include areas subject to flooding, prone to erosion, dynamic beaches and unstable bedrock. Generally, the policies of the PPS direct development away from areas of natural hazards where there is a risk to public health or of property damage.

Upon inspection of the property, staff surveyed and flagged the location of the 1:100 year flood plain and have identified that the structure is located within the flood plain of Thirteen Island Lake. As a result, the application as presented is not consistent with section 3.1 of the PPS as development has been located within hazardous lands adjacent to an inland lake which is impacted by flood and or erosion hazards.

Ontario Regulation #319/09 (Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses

The subject lands lie within the regulated area of Thirteen Island Lake (by virtue of Ontario Regulation #319/09 – Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses). Development (including construction/site grading/filling/excavation) within 30 metres of the 1:100 year plain would require a permit from Quinte Conservation. **The covered deck and ramp structure was constructed without a permit from this office, and in a location located within the flood hazard of the Lake. Staff cannot issue a permit for the already constructed structure.**

Quinte Conservation Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Policies and Procedures Manual (last updated Aug.2009), Section 6.2.2

	does not permit new development within a flood plain hazard. **<u>Quinte Region Source Protection Plan</u>** Quinte Conservation provides Risk Management services as prescribed by the *Clean Water Act*, 2006 on behalf of member municipalities. Part of this is reviewing building and planning applications to ensure no new significant drinking water threats as outlined in the Quinte Region Source Protection Plan are created. Policies for significant threats in the Quinte Region Source Protection Plan are <u>not applicable</u> to the subject property as it lies outside of an intake protection zone or wellhead protection area for a municipal drinking water system. <u>As such no Section 59 Clearance Notice is required.</u> ***<u>Planning Act</u>* - <u>Natural Heritage policies of the Provincial Policy Statement</u>** Section 2.1 of the Natural Heritage policies of the Provincial Policy Statement protects features including (but not limited to); Provincially Significant Wetlands, significant woodlands and significant Areas of Natural and Scientific Interest. The subject lands do not lie within a Provincially Significant Wetland, or within an Area of Natural and Scientific Interest. Further, an Environmental Impact Study was not provided with the current planning application, and as per Quinte Conservation's Regulation and Policies we will not be recommending one.
Final Comments:	**The approval of this application would therefore allow for a covered deck structure and ramp within a natural hazard (flood plain of Thirteen Island Lake) contrary to Provincial Planning Policy and Quinte Conservation Regulation and Policies.** **Quinte Conservation cannot issue a permit for development within a flood hazard and as a result, must <u>object</u> to the approval of this application as presented.**

Sam Carney
Planning and Regulations Technician

July 30, 2019
Date

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JUL 09 2019
TOWNSHIP OF SOUTH FRONTENAC PLANNING DEPARTMENT

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

Date Received: _____ File No: MV-21-19-P

1. Name of Owner(s): GLENN THOMPSON, JENNIFER McCALLUM

Full Mailing Address of Owner(s): [redacted]

Phone number of Owner(s): [redacted]

Email Address of Owner(s): [redacted]

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

Name of Authorized Agent: _____

Full Mailing Address of Authorized Agent: _____

_____

Phone number of Authorized Agent: _____

Email Address of Authorized Agent: _____

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

_____
Signature(s) of Owner(s)

3. The description of the subject land:

District: ☐ Bedford ☑ Portland ☐ Loughborough ☐ Storrington

Concession Number: 14 Lot Number: 1

Street Number: 3318 Name of Road/Street: DESERT LAKE

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

Roll Number: 080-050-21920-0000

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

Frontage (on water): 24' Frontage (on road/lane): Ø

Depth: 18' Area: 432 sq ft

5. The current zoning of the subject land:

RW

6. The nature and extent of the relief from the Zoning By-law:

8.3.3 REDUCE 30M TO 1.8M

7. The reason why the proposed use cannot comply with the provisions of the Zoning By-law:

REQUIRED FOR FLOATING DOCK RAMP & SHELTERED RECREATION

8. Does the subject property front on a municipally maintained road? ☐ Yes ☑ No
OR a privately maintained road? ☐ Yes ☑ No

Name of Road/Lane:

9. **If access to the subject property is by water only**, please indicate the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land and the nearest public road.

SEE ATTACHED DRAWINGS

10. What are the existing uses of the subject land?

PRIVATE LAKESHORE

11. Please indicate whether there are any **EXISTING** buildings or structures on the subject land. (I.e. residence, garage, shed, etc.)

☑ Yes ☐ No

12. If the answer to item 11 is yes, **for EACH building or structure** indicate:

Type of Structure (E.g. residence)	(1) SHED	(2) SHED	(3) HOUSE	(4)
Setback from Front Lot Line	380'	150'	50'	
Setback from Rear Lot Line	100'	300'	380'	
Setback from Side Lot Line	150'	200'	40'	
Height of Building (Also indicate if it is one story or two story)	10' ONE STOREY	15' ONE STOREY	20' ONE STOREY FRONT TWO STOREY REAR	
Dimensions of Floor Area	10'x10'	12'x16'	30'x50'	
Setback from High Water Mark (If applicable)	100'	300'	450'	

13. The proposed uses of the subject land:

DECK WITH ATTACHED FLOATING DOCK

14. Are any building(s) or structure(s), or additions to existing building(s) or structure(s), **PROPOSED** to be built on the subject land?

☐ Yes ☑ No

15. If the answer to item 14 is yes, for each proposed addition, building or structure indicate:

	(1)	(2)	(3)	(4)
Type of Structure (E.g. residence)	DECK WITH COVER			
Setback from Front Lot Line	460' FROM FRONT LOT			
Setback from Rear Lot Line	6' FROM HIGH WATER			
Setback from Side Lot Line	220' FROM CLOSEST SIDE			
Height of Building (Also indicate if it is one story or two story)	9'6" ONE LEVEL NOT ENCLOSED			
Outside Dimensions of Building/Structure	14'x24'x18' ~~6'~~			
Setback from High Water Mark (If applicable)	6' TO HIGHWATER			

NOTES: 1) If the subject property is on waterfront, and on a private lane, the setback from the front lot line and the setback from the high water mark will be the same.
2) The dimensions required in this question relate to the **NEW CONSTRUCTION ONLY**, and **NOT** to the total size of the completed building.

16. Do your plans include any **DEMOLITION** of existing structures? ☐ Yes ☑ No

If yes, please provide details:

_____

17. Do your plans include the **RAISING** of an existing structure? ☐ Yes ☑ No

If yes, please provide details:

18. What are the uses of the proposed development?

(a)	Increase in number of bedrooms	☐ Yes	☑ No
(b)	Increase in plumbing fixtures	☐ Yes	☑ No
(c)	Increase in living space	☑ Yes	☐ No (UNATTACHED DECK)
(d)	Will the addition or structure encroach on the existing septic system?	☐ Yes	☑ No

19. The date the subject land was acquired by the current owner:

AUGUST 1ST 2018

20. The date the existing buildings and structures were constructed on the subject lands:

UNKNOWN

21. The length of time that the existing uses of the subject land have continued:

UNKNOWN

22. Indicate whether water is provided to the subject land by a publicly owned and operated piped water system, a privately owned and operated individual or communal well, a lake, or other water body, or other means:

WELL (PRIVATE)

23. Indicate whether sewage disposal is provided to the subject land by a publicly owned and operated sewage system, a privately owned and operated individual or communal septic system, a privy, or other means:

SEPTIC (PRIVATE)

24. Is storm drainage provided by sewers, ditches, swales or by other means?

DITCHES

25. Please indicate whether the subject land is subject of an application under the Planning Act for approval of a Plan of Subdivision or Consent.

☐ Yes ☑ No

26. If the answer to question 25 is yes, please give the file number of the application and the status of the application.

---

27. If known, please indicate whether the subject land has ever been the subject of an application under Section 43 of the Planning Act (Minor Variance).

☐ Yes ☑ No

28. If the answer to item 27 is yes, please give the file number of the application and the status of the application.

---

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

i) THE SKETCH **MUST** HAVE A NORTH ARROW AT THE TOP OF THE PAGE.

ii) The boundaries and dimensions of the subject land including the location of any existing and proposed buildings.

iii) The location of a reference point……i.e. distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing.

iv) The location of all abutting (neighbours') lands.

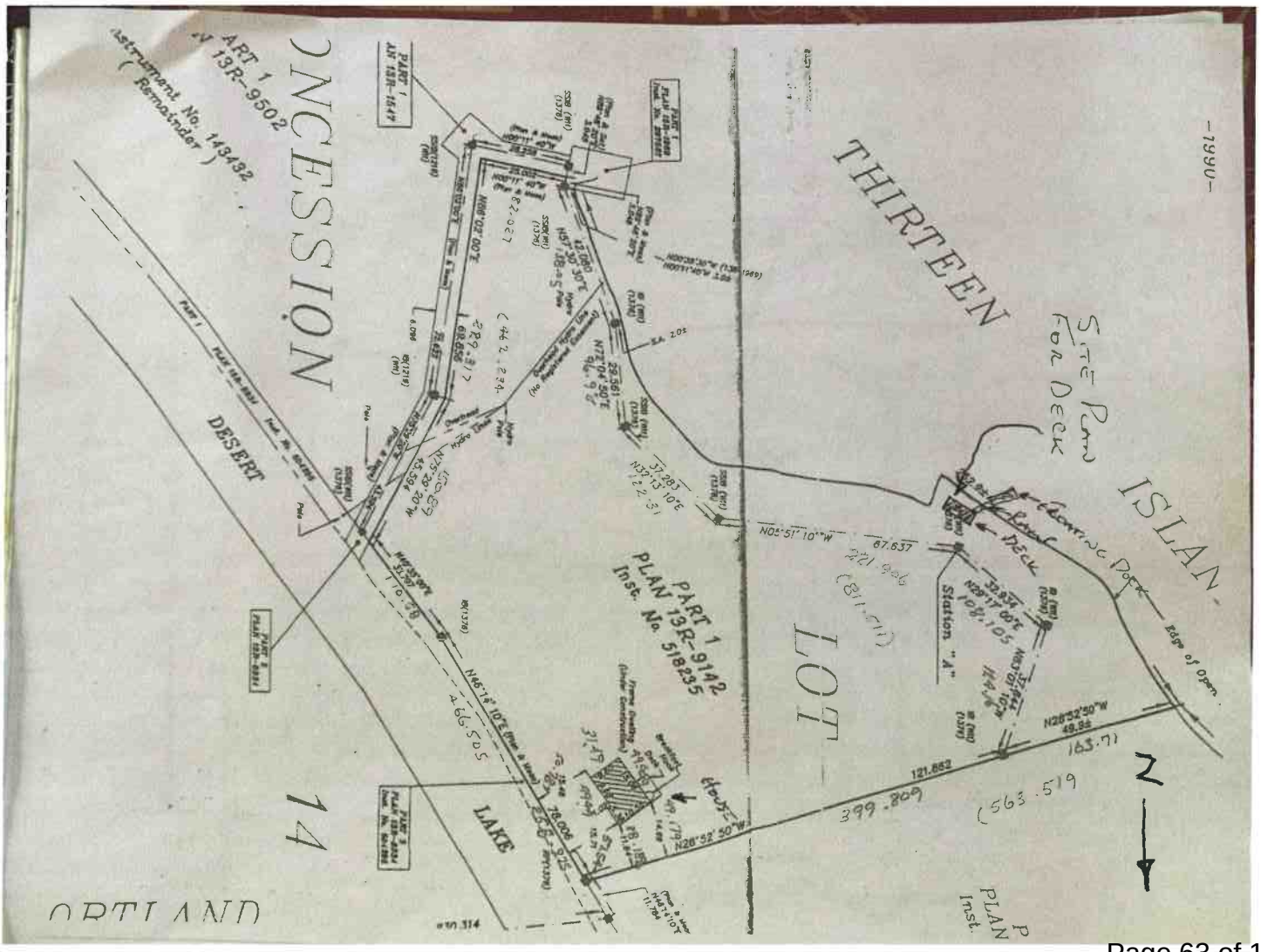
v) The approximate location of all natural and artificial features on the subject land and on the land that is adjacent to the subject land. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, barns, wetlands, wooded areas, wells and septic tanks. Show distance of these features from the applicant's property lines.

****Note:** ** The distances to on-site and abutting owners' wells, septic fields and barns, from the property to be varied, **IS REQUIRED** to be shown. The **SKETCH** is of significant importance and should be prepared as carefully, neatly and accurately as possible.

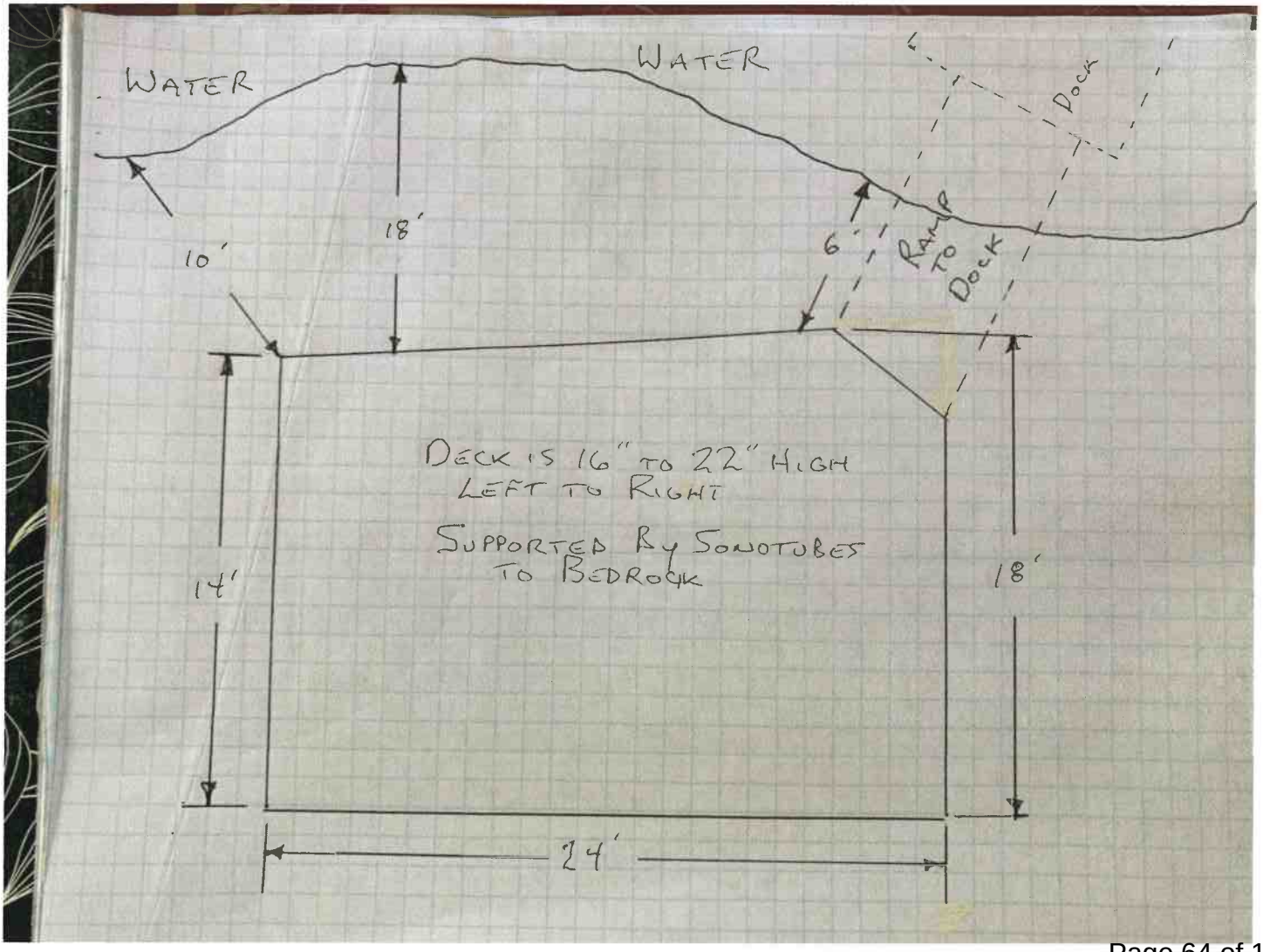
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JUL 09 2019

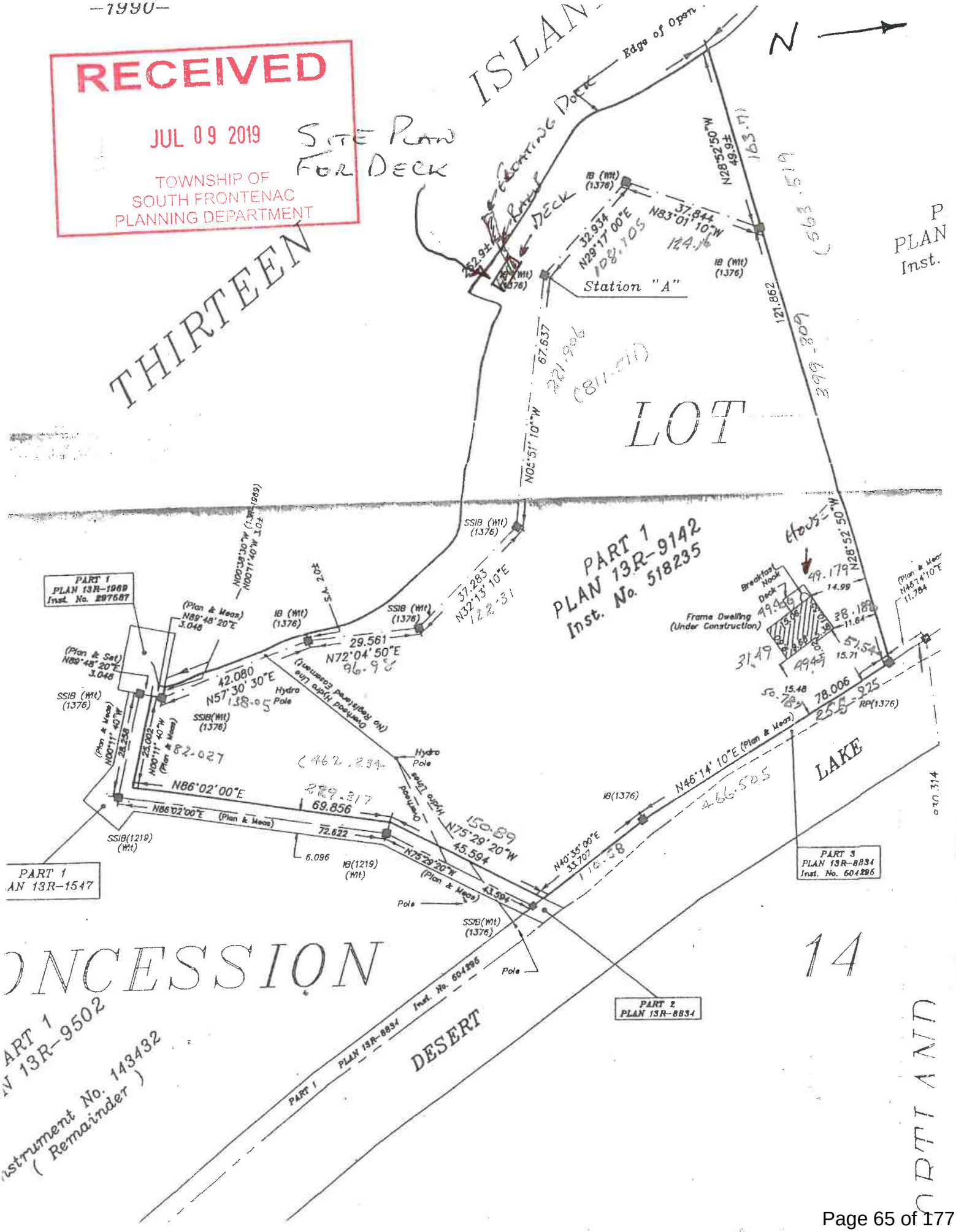
TOWNSHIP OF
SOUTH FRONTENAC
PLANNING DEPARTMENT



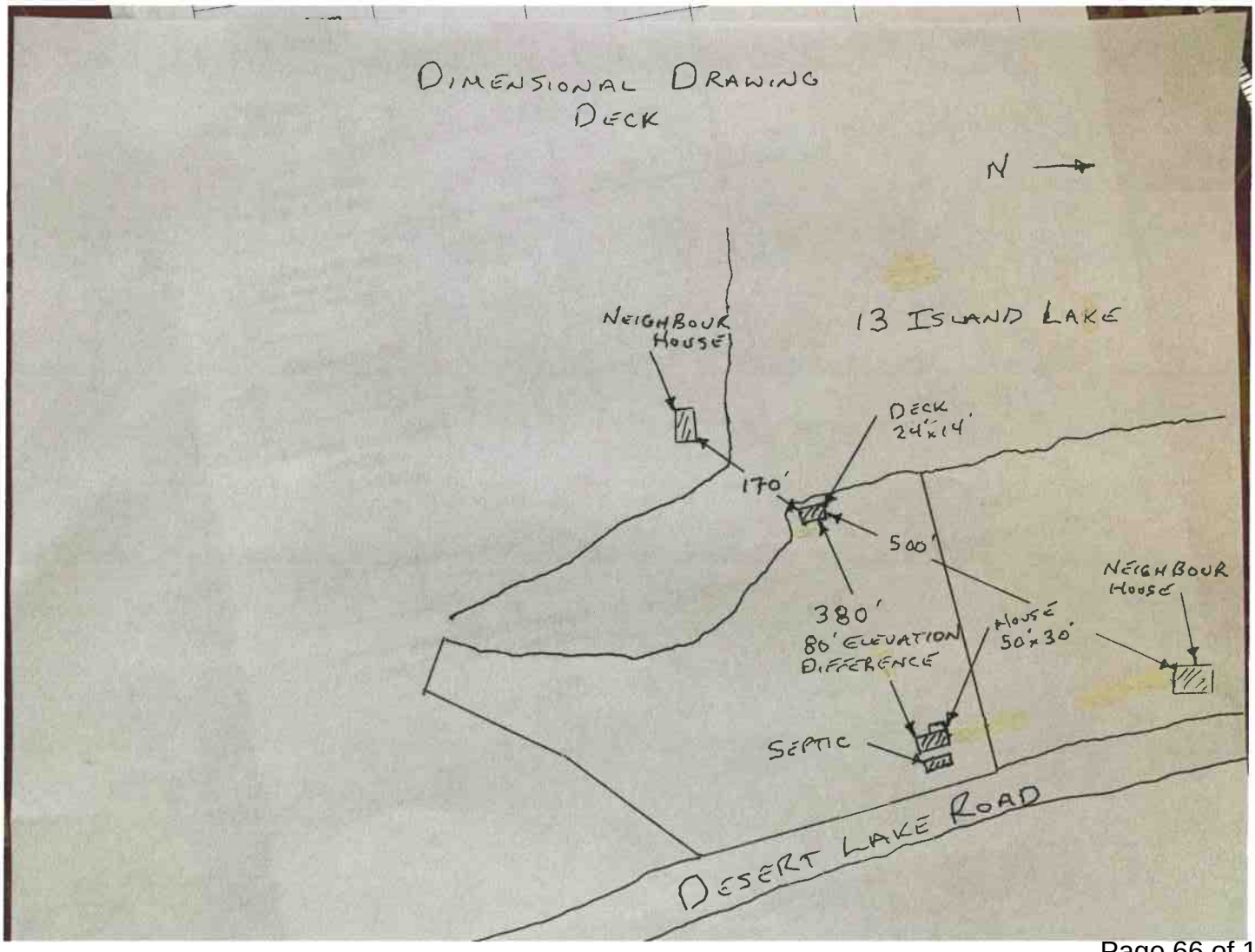
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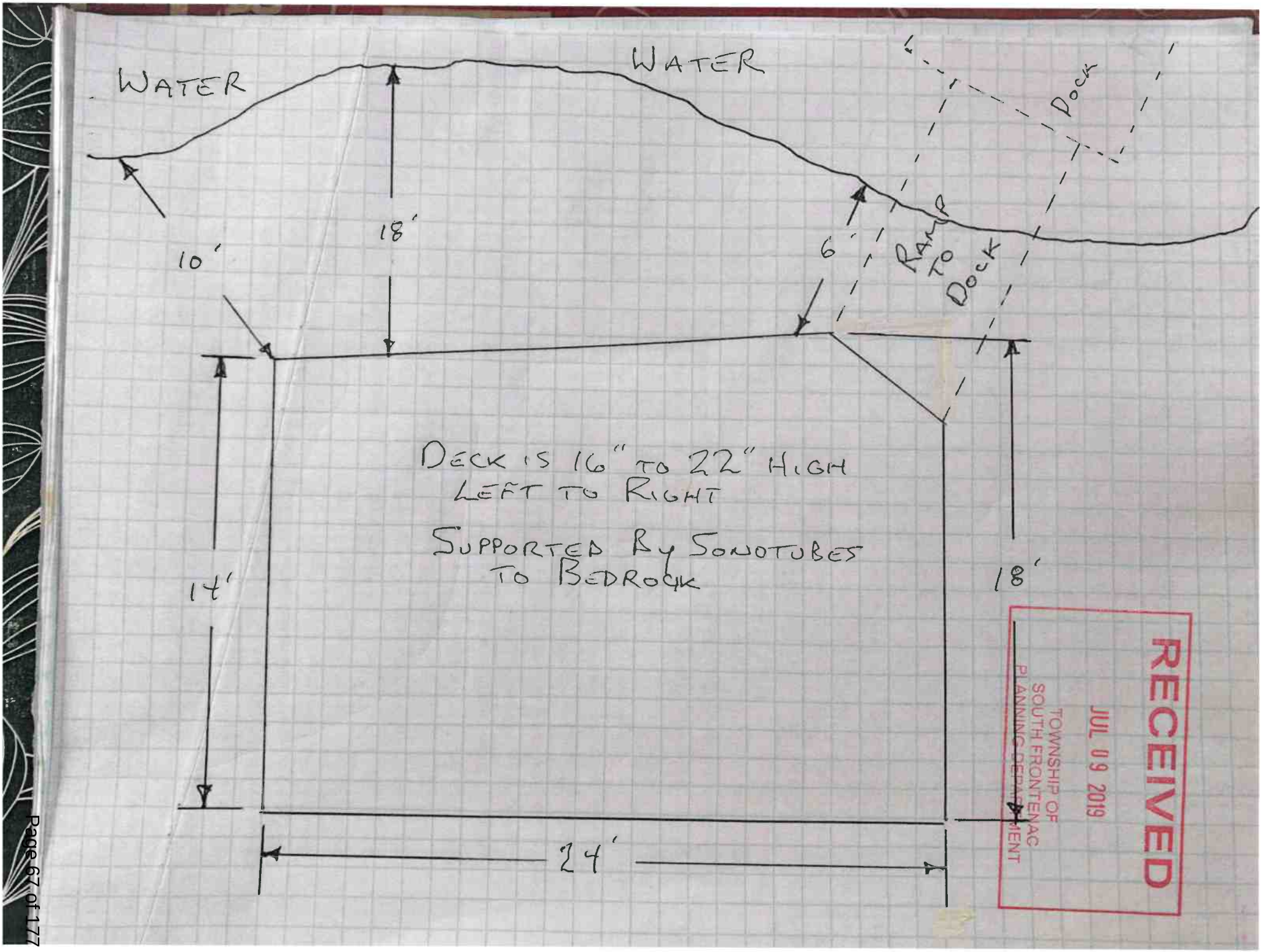


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TOWNSHIP OF SOUTH FRONTENAC

THOMPSON
MV-21-19-P

3318 DESERT LAKE RD

Legend

- Thompson Property
- Parcel Fabric
- Provincially Significant Wetlands
- Waterbody
- Roads

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 1:2,221

0 5 10 20 30 40

Meters

UTM Projection NAD 83

MINOR VARIANCE – PLANNING REPORT

Report Date:	July 25, 2019
Application No:	MV-22-19-L
Owner:	Spafford
Location of Property:	Part Lot 13, Concession 4, being Part 1 on Plan 13R7065, municipally known as 1666 Keeley Road, District of Loughborough, Township of South Frontenac
Purpose of Application:	To vary Section 5.24.2 of the Township of South Frontenac Zoning By-law to permit an accessory building, being a detached garage, in the front yard of a property that contains a single detached dwelling and shed located in the Rural (RU) Zone.
Date of Hearing:	August 8, 2019

Recommendation

It is recommended that the Committee of Adjustment receive comments from members of the public and that the Committee of Adjustment **approve** minor variance application MV-22-19-L, subject to conditions.

Proposal

An application for minor variance has been submitted to permit the construction of a detached garage on a property that contains a single detached residential dwelling and shed at 1666 Keeley Road. Relief is being sought to vary Section 5.24.2 of the Township's Comprehensive Zoning By-Law to permit an accessory building, which is not part of the main building, to be projected into the front yard for a garage located in the Rural (RU) Zone.

The owner is required to obtain a minor variance from the South Frontenac Committee of Adjustment prior to proceeding with the construction of the 1200 ft^2 detached garage in the front yard setback approximately 100 feet (30.48 metres) from Keely Road. The definitions in the South Frontenac Comprehensive Zoning By-Law establish the lot line adjacent to Keeley Road as the front lot line. The rear lot line is located to the east of the existing dwelling. In accordance with Section 7 – Rural (RU) Zone of the South Frontenac Comprehensive Zoning By-Law accessory structures are permitted in the rear yard and the interior side yard. On this property, the rear yard would be behind the existing dwelling which contains an existing wooded area. The applicant has requested to build the garage between the house and Keeley Road at the end of an existing driveway. There is an existing hydro line that is located to the north of the house and proposed garage location. As the yard between the house and Keeley Road is considered the front yard, a minor variance is required to permit the garage to project into the front yard for this property.

Background

The property is located at Part Lot 13, Concession 4, being Part 1 on Plan 13R7065, municipally known as 1666 Keeley Road, District of Loughborough, Township of South Frontenac (see attached map). The subject lands are located on the east side of Keeley Road and are located south of the Hamlet of Spaffordton. The property is approximately 3 acres (1.2ha) with approximately 300 feet (91.44 metres) of frontage along Keeley Road with a depth of 435 feet (132.59 metres). The property is currently serviced with an existing septic system to the north of the dwelling and well to the west of the home. An existing shed is located to the east of the existing dwelling. The property naturally drains towards the roadway.

The existing dwelling was constructed in 1986. The proposed detached garage consisting of 1200ft^2 will be constructed to the southeast of the dwelling where an existing laneway is located. No trees are proposed to be removed in order to accommodate the construction of the garage and will be located to the south of the existing hydro lines. The proposed garage will be located at a sufficient distance away from the existing well and septic system.

The applicants are seeking relief from the Township of South Frontenac Comprehensive Zoning By-law to permit to vary Section 5.24.2 of the Township of South Frontenac Zoning By-law to permit the

construction of an accessory building, being a detached garage, in the front yard of a property that contains an existing single detached dwelling located in the Rural (RU) Zone.

A minor variance is required to construct a detached garage in the front yard:

1. Section 5.24.2: Except as otherwise may be specified in this by-law, any accessory building which is not part of the main building shall be erected to the rear of the projected front or exterior side wall of the main building. Where accessory buildings are located behind the main buildings, they shall be located in accordance with the provisions of the particular zone.

   Requested variance:

   a. To permit an accessory building which is not part of the main building in the projected front yard of the main building at a setback of 100 feet (30.48 metres) from the front lot line for a property that contains an existing single detached dwelling and shed in the Rural (RU) Zone.

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

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

Planning Analysis

Provincial Policy Statement, 2014

The 2014 Provincial Policy Statement (PPS) provides direction on matters of Provincial interest related to land use planning and development. In respect of the exercise of any authority that affects a planning matter, Section 3 of the *Planning Act* requires that decisions affecting planning matters "shall be consistent with" policy statements issued under the Act. When assessing development on rural lands, planning authorities must comply with Section 1.1.5.1 of the PPS; this section requires application of relevant policy of Section 1: Building Healthy Communities, Section 2: Wise Use and Management of Resources, and Section 3: Protecting Public Health and Safety by the approval authority.

Section 2: Wise Use and Management of Resources of the PPS contains policies that encourage the protection of natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits. Given the location of the garage, Section 2. will not be impacted with this addition to the property.

Section 3: Protecting Public Health and Safety of the PPS contains policies that speak to directing development outside of hazardous lands. The proposed detached garage will be located in an area that is elevated and located outside where the natural drainage pattern occurs.

The Cataraqui Region Conservation Authority were not required to be circulated the application for review and comment given the existing features of the property.

South Frontenac Official Plan Designation: Rural

The property is designated as Rural in the Township of South Frontenac Official Plan (2003). Official Plan policies regarding the Rural designation speak to the importance of maintaining rural character, natural heritage and cultural landscape in the Township. Section 5.7.4. Rural Residential Policies permit rural residential development as permitted uses within the designation.

South Frontenac Zoning By-law: Rural (RU) Zone

The property is zoned Rural (RU) Zone in the Township of South Frontenac Zoning Bylaw. The Rural Zone permits a single detached dwelling and accessory buildings on the property.

The request is to seek relief from the Zoning By-law to vary Section 5.24.2 of the Township of South Frontenac Zoning By-law to permit the construction of an accessory building, being a detached garage, in the front yard of a property that contains an existing single detached dwelling and shed located in the Rural (RU) Zone. The garage complies with Section 7.3.2 as the garage exceeds all prescribed setbacks and will be located 211 feet (64.3 metres) from the rear yard, approximately 100 feet (30.48 metres) from the northern interior side yard, 170 feet (51.82 metres) from the southern interior lot line. The building height of 19 feet (5.79 metres) complies with the maximum allowable building height of 19.7 feet (6 metres). As per Section 5.24 Accessory Buildings, the accessory building does not exceed five (5) percent of the lot area and meets the provisions of this section. Zoning relief is required for the detached garage to be located in the front yard of the property.

Planning staff are supportive of the request for zoning relief to permit an accessory building, which is not part of the main building, to be projected into the front yard of the property.

Agency Analysis and Comments

KFL&A Public Health – The application was not circulated to Public Health given the nature of the application.

Cataraqui Region Conservation Authority – The Cataraqui Region Conservation Authority are not required to be circulated for review and comment.

Public Comments – To date comments have not been received from the public.

Conclusion

The proposed application to permit the construction of a detached garage at Part Lot 13, Concession 4, being Part 1 on Plan 13R7065, municipally known as 1666 Keeley Road, District of Loughborough, Township of South Frontenac meets the four tests for a minor variance:

- The variance conforms to the general intent and purpose of the Official Plan as the proposed construction is consistent with the 2014 Provincial Policy Statement including Section 2.1 Natural Heritage and Section 3: Protecting Public Health and Safety which then meets the intent of the Official Plan. The Official Plan permits accessory structures on Rural property and the proposed detached garage will occur at a location that will not impact the subject property or any Natural Heritage features.

- The Comprehensive Zoning By-Law permits construction of accessory structures on lands zoned Rural and while the accessory building will be in the front yard, it will be located at a greater setback than the permitted minimum setback for the single detached dwelling. The variance conforms to the general intent and purpose of the Zoning Bylaw as the proposed detached garage provides an appropriate use contained within the structure and will be constructed in an area which does not require disturbance to the site.

- The variance is desirable for the appropriate development of the lands in question as the garage will be constructed in an area where an existing driveway is located and to the south of an existing hydro line. The garage will be setback significantly from Keeley Road and is located a sufficient distance away from the existing well and septic system. The garage will only be visible from the front yard when travelling northbound on Keeley Road and will not be visible from neighbouring properties.

- The variance is minor as the proposed construction is not anticipated to impact the character of the property. The proposed structure will not impeding the natural drainage of the land. The proposed garage will be located closest to the existing driveway and no trees are proposed to be removed in order to accommodate the proposed garage.

Recommended Conditions

Conditions are a decision of the Committee of Adjustment, the conditions below are recommended. The final approved conditions will be included in the signed decision.

1. Minor variance is to permit an accessory building, which is not part of the main building, in the projected front yard of the subject property at a setback of 100 feet (30.48 metres) from the front lot line on a property that contains a single detached dwelling and shed in the Rural (RU) Zone consistent with the drawings submitted with the application (MV-22-19-L).

2. Minor variance MV-22-19-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.

Submitted by: Trudy Gravel, CPT, AMCT, Planner, Township of South Frontenac

Approved by:
Claire Dodds, MCIP, RPP, Director of Development Services, Township of South Frontenac

Site Visit: July 26, 2019

Attachments: Map of Spafford property.

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

Date Received: Thurs. June 20/B 2019 File No: MV-22-19-L

1. Name of Owner(s): KARL & MICHELLE SPAFFORD

Full Mailing Address of Owner(s): [redacted]

[redacted]

Phone number of Owner(s): [redacted]

Email Address of Owner(s): [redacted]

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

Name of Authorized Agent: _____

Full Mailing Address of Authorized Agent: _____

_____

Phone number of Authorized Agent: _____

Email Address of Authorized Agent: _____

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

_____
Signature(s) of Owner(s)

3. The description of the subject land:

District: ☐ Bedford ☐ Portland ☒ Loughborough ☐ Storrington

Concession Number: 4 Lot Number: 13

Street Number: 1666 Name of Road/Street: KEELEY RD

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

Roll Number: 040-030-02650-0000

TOWNSHIP OF SOUTH FRONTENAC APPLICATION FOR MINOR VARIANCE
***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): 300'

   Depth: 435' Area: 3 ACRES

5. The current zoning of the subject land:

   Residential

6. The nature and extent of the relief from the Zoning By-law:

   SEC 5.24.2 ACC BUILDING

7. The reason why the proposed use cannot comply with the provisions of the Zoning By-law:

   NO SPACE TO THE NORTH, WOULD REQUIRE A EXTENTION OF 70' OF DRIVEWAY TO THE EAST. REMOVEAL OF MATURE TREES.

8. Does the subject property front on a municipally maintained road? ☒ Yes ☐ No
   OR a privately maintained road? ☐ Yes ☐ No

   Name of Road/Lane:

   Keeley Rd.

9. **If access to the subject property is by water only**, please indicate the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land and the nearest public road.

10. What are the existing uses of the subject land?

    RESIDENCE

11. Please indicate whether there are any **EXISTING** buildings or structures on the subject land. (I.e. residence, garage, shed, etc.)

    ☒ Yes ☐ No

12. If the answer to item 11 is yes, **for EACH building or structure** indicate:

Type of Structure (E.g. residence)	**(1)** RESIDENCE	**(2)** SHED	**(3)**	**(4)**
Setback from Front Lot Line	200'	245'		
Setback from Rear Lot Line	190'	146'		
Setback from Side Lot Line	75'	75'		
Height of Building (Also indicate if it is one story or two story)	25' TWO STORY			
Dimensions of Floor Area	1400 SQ FEET			
Setback from High Water Mark (If applicable)	N/A	N/A		

13. The proposed uses of the subject land:

Residential

14. Are any building(s) or structure(s), or additions to existing building(s) or structure(s), **PROPOSED** to be built on the subject land?

☒ Yes ☐ No

15. If the answer to item 14 is yes, for each proposed addition, building or structure indicate:

	(1)	(2)	(3)	(4)
Type of Structure (E.g. residence)	Gargage			
Setback from Front Lot Line	100'			
Setback from Rear Lot Line	300'			
Setback from Side Lot Line	100'			
Height of Building (Also indicate if it is one story or two story)	19' (1 storey)			
Outside Dimensions of Building/Structure	30'x40'			
Setback from High Water Mark (If applicable)				

NOTES: 1) If the subject property is on waterfront, and on a private lane, the setback from the front lot line and the setback from the high water mark will be the same.
2) The dimensions required in this question relate to the **NEW CONSTRUCTION ONLY**, and **NOT** to the total size of the completed building.

16. Do your plans include any **DEMOLITION** of existing structures? ☐ Yes ☒ No

If yes, please provide details:

_____

17. Do your plans include the **RAISING** of an existing structure? ☐ Yes ☒ No

If yes, please provide details:

18. What are the uses of the proposed development?

(a)	Increase in number of bedrooms	☐ Yes	☑ No
(b)	Increase in plumbing fixtures	☐ Yes	☑ No
(c)	Increase in living space	☐ Yes	☑ No
(d)	Will the addition or structure encroach on the existing septic system?	☐ Yes	☒ No

19. The date the subject land was acquired by the current owner:

1986

20. The date the existing buildings and structures were constructed on the subject lands:

House 1987

21. The length of time that the existing uses of the subject land have continued:

32 YEARS

22. Indicate whether water is provided to the subject land by a publicly owned and operated piped water system, a privately owned and operated individual or communal well, a lake, or other water body, or other means:

DRILLED WELL

23. Indicate whether sewage disposal is provided to the subject land by a publicly owned and operated sewage system, a privately owned and operated individual or communal septic system, a privy, or other means:

PRIVATELY OWNED SEPTIC SYSTEM

24. Is storm drainage provided by sewers, ditches, swales or by other means?

NO

25. Please indicate whether the subject land is subject of an application under the Planning Act for approval of a Plan of Subdivision or Consent.

☐ Yes ☒ No

26. If the answer to question 25 is yes, please give the file number of the application and the status of the application.

---

27. If known, please indicate whether the subject land has ever been the subject of an application under Section 43 of the Planning Act (Minor Variance).

☐ Yes ☒ No

28. If the answer to item 27 is yes, please give the file number of the application and the status of the application.

---

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

i) THE SKETCH **MUST** HAVE A NORTH ARROW AT THE TOP OF THE PAGE.

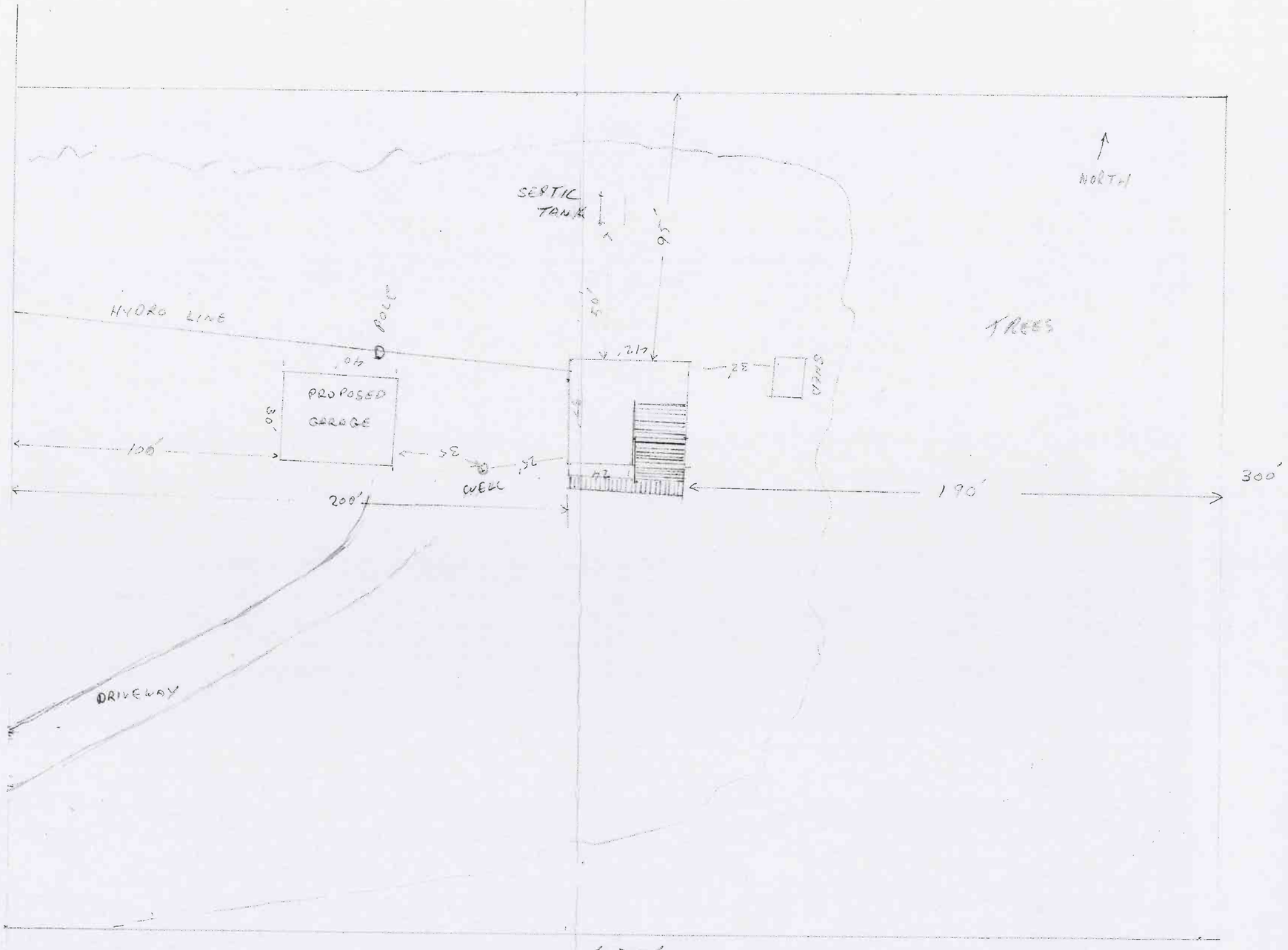
ii) The boundaries and dimensions of the subject land including the location of any existing and proposed buildings.

iii) The location of a reference point……i.e. distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing.

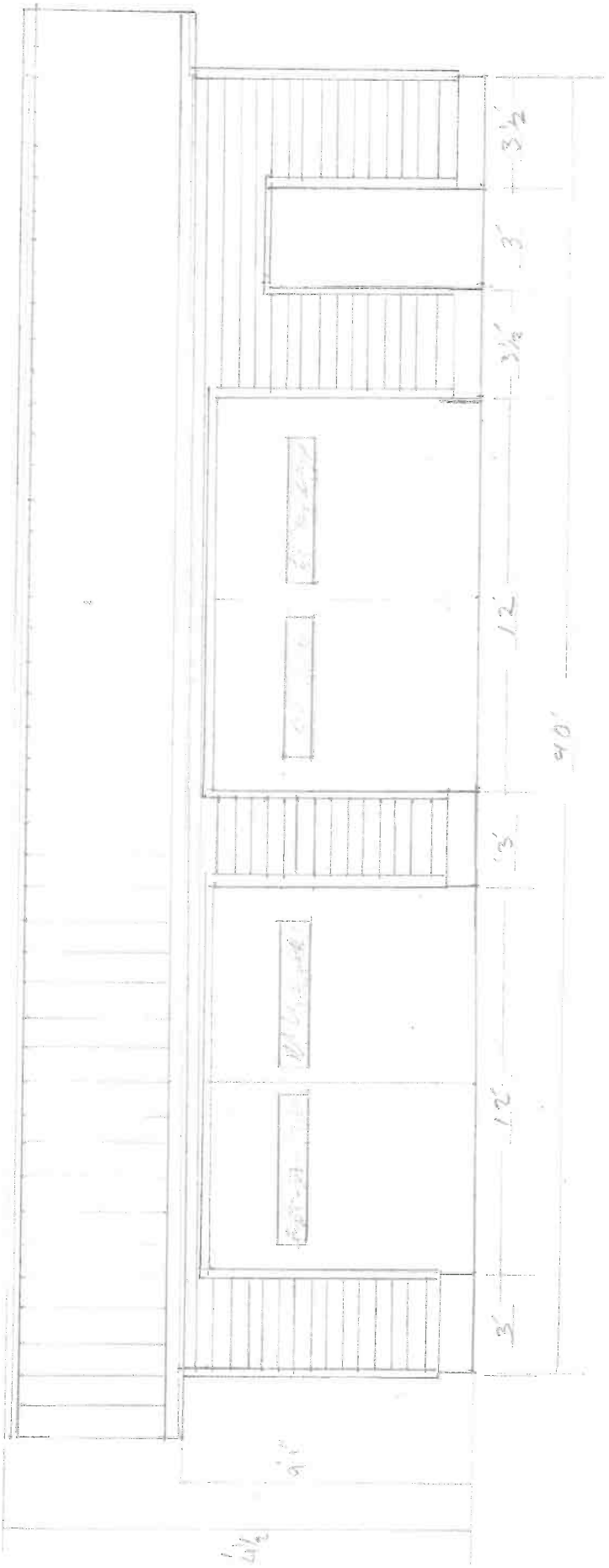
iv) The location of all abutting (neighbours') lands.

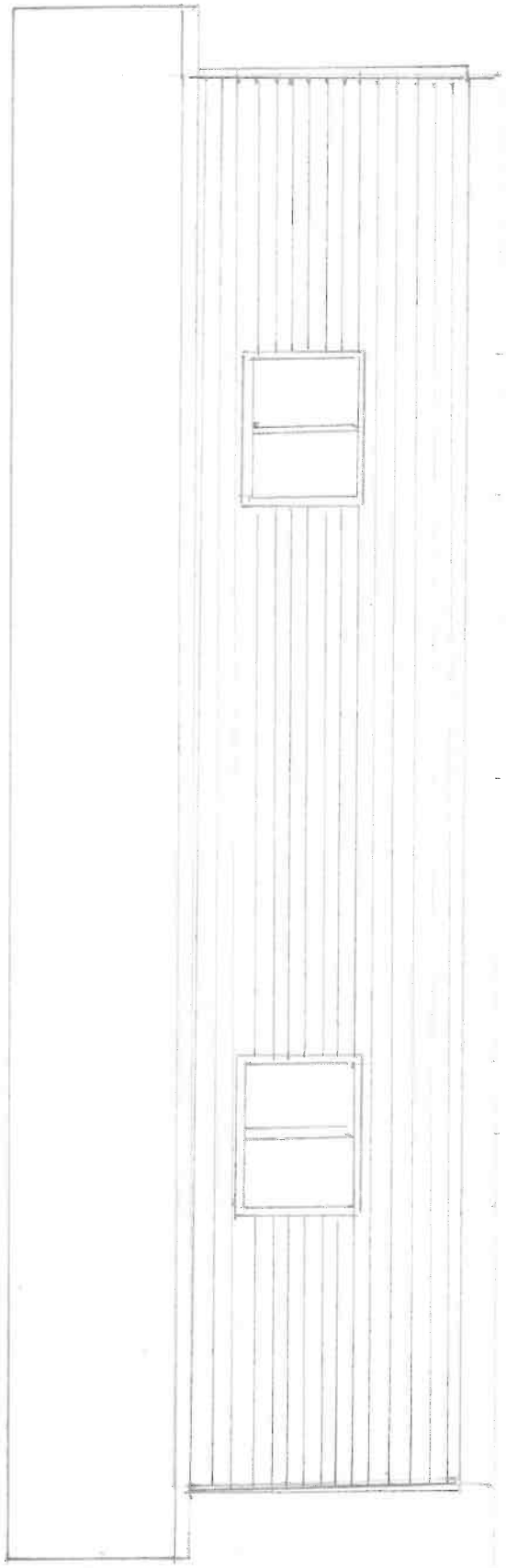
v) The approximate location of all natural and artificial features on the subject land and on the land that is adjacent to the subject land. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, barns, wetlands, wooded areas, wells and septic tanks. Show distance of these features from the applicant's property lines.

****Note:** ** The distances to on-site and abutting owners' wells, septic fields and barns, from the property to be varied, **IS REQUIRED** to be shown. The **SKETCH** is of significant importance and should be prepared as carefully, neatly and accurately as possible.

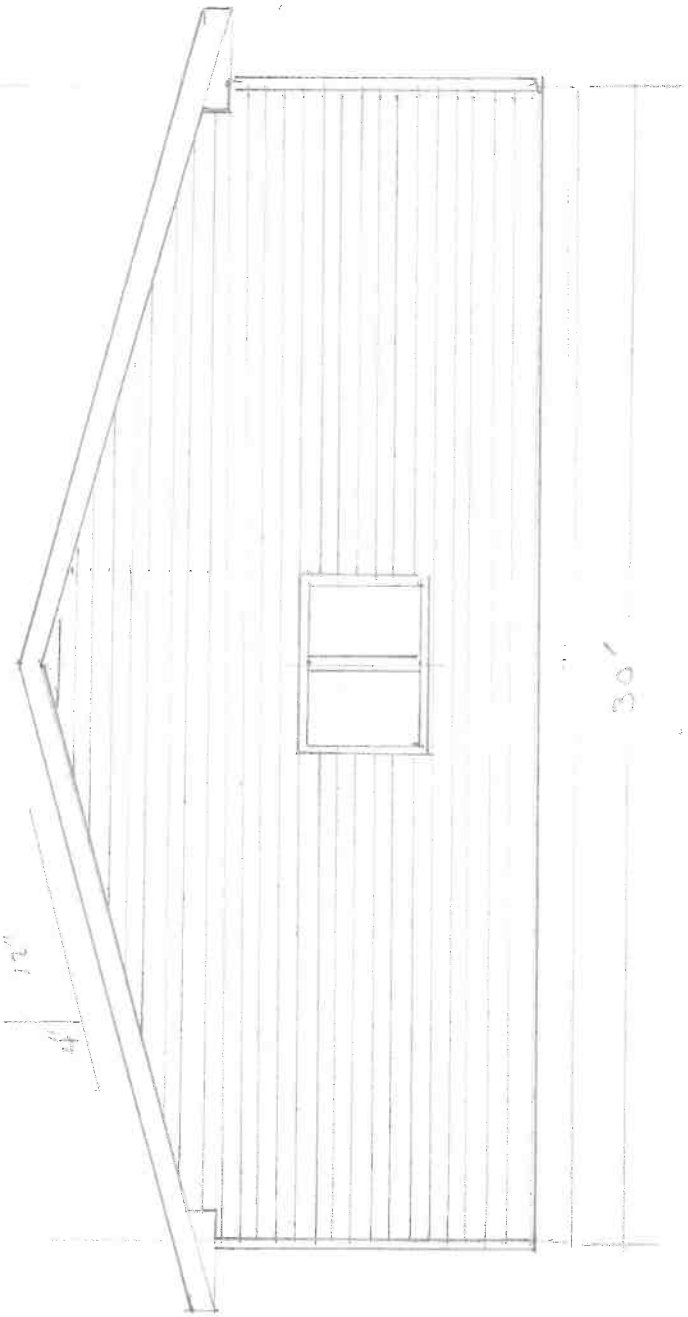


KARL & MICHELLE STAFFORD 1666 KELLEY RD
LOT 13 CONC 4


3½'
3'
3½'
12'
40'
3'
12'
3'
FRONT VIEW

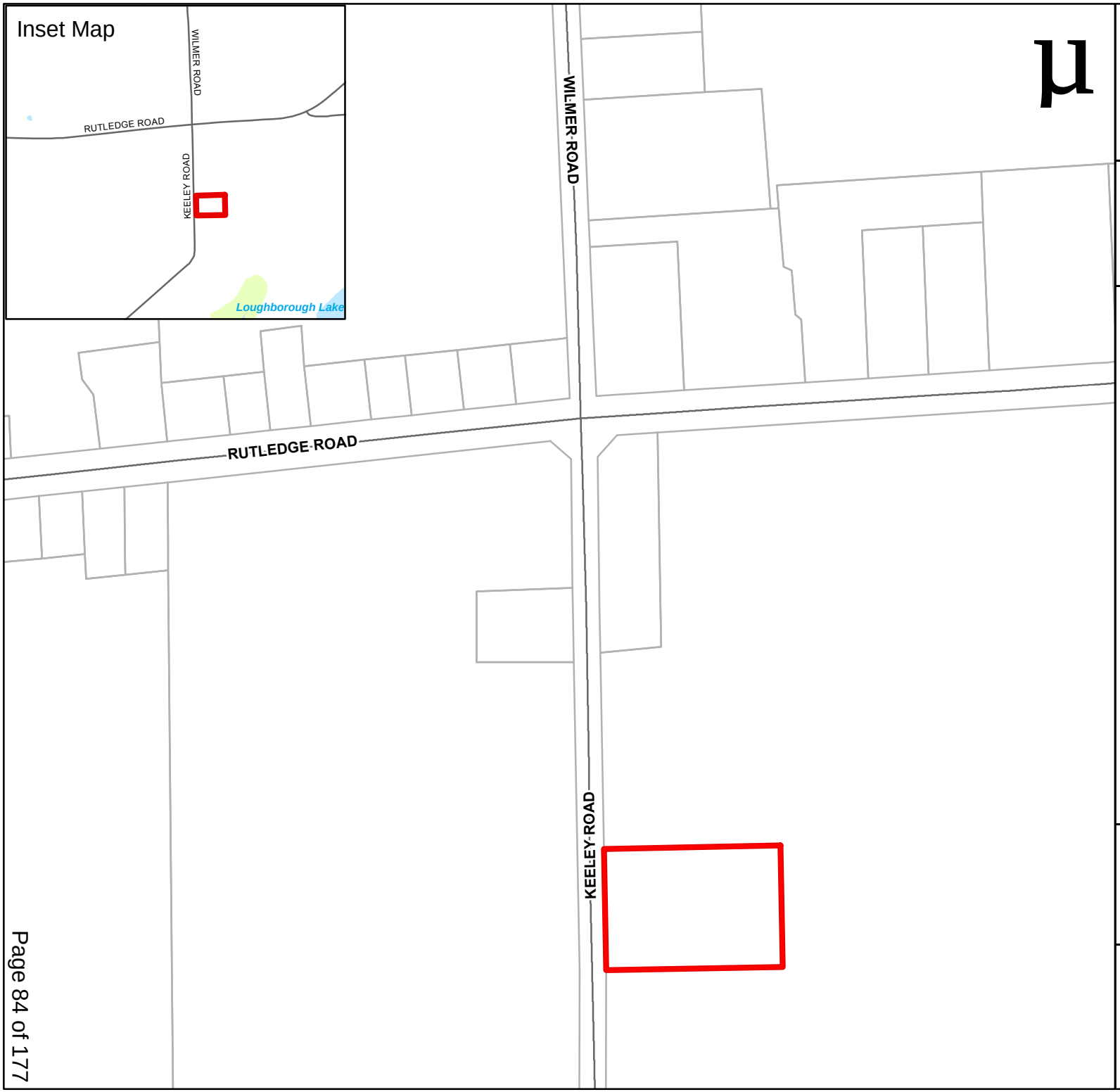


REAR VIEW



END VIEW / LEFT & RIGHT


40'
WINDOW
WINDOW
3'x4' WINDOWS
WINDOW
WINDOW
30'
12'x8'
GARAGE DOOR
12'x8'
GARAGE DOOR
3'



SPAFFORD
MV-22-19-L

1666 KEELEY RD

Legend

- Spafford Property
- Parcel Fabric
- Provincially Significant Wetlands
- Waterbody
- Roads

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

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

Scale 1:4,000

0 12.525 50 75 100

Meters

UTM Projection NAD 83

MINOR VARIANCE – PLANNING REPORT

Report Date:	August 1, 2019
Application No:	MV-23-19-S
Owner:	Richard & Jacqueline Hassefras
Location of Property:	Part Lots 12 & 13, Concession 8, Lot 28 Plan 1782, municipally known as 3855 Hideaway Lane, Dog Lake, District of Storrington, Township of South Frontenac
Purpose of Application:	To vary Section 5.8.2 a and Section 10.3.1 of the Township of South Frontenac Zoning Bylaw to reduce the waterbody setback from 30 metres (98.4 ft) to 20.42 metres (67 ft) to vary Section 5.8.4 for a natural vegetative buffer to be maintained within 30 metres (8.4 ft.) of the highwater mark in order of accommodating the construction of a new driveway and new two-storey detached dwelling with attached garage and enclosed porch
Date of Hearing:	August 8, 2019

Recommendation

It is recommended that the Committee of Adjustment receive comments from members of the public and that the Committee of Adjustment **approve** minor variance application MV-23-19-S.

Proposal

An application for minor variance has been submitted to permit the construction of a new driveway and new two-storey dwelling with attached garage and enclosed porch at Part Lots 12 & 13, Concession 8, Lot 28 Plan 1782, municipally known as 3855 Hideaway Lane, Dog Lake, District of Storrington, Township of South Frontenac (see attached map). The property has frontage on Dog Lake and is accessed by Hideaway Lane, a private lane. The property contains a peninsula that projects into Dog Lake, and the dwelling is proposed to be constructed at the end of the peninsula. A driveway is proposed to be constructed to the dwelling from Hideaway Lane. A new septic system is proposed to be installed southeast of the proposed dwelling and a new well will be located north of the dwelling. The property is relatively flat and the site is constrained in terms of siting the new dwelling due to an existing granite ridge at the end of the peninsula.

The applicant is proposing to construct a new two-storey dwelling consisting of 2,160 ft^2 (659.37m^2) and garage consisting of 572ft^2 (53.14m^2) at the end of the peninsula and will be located 65 feet (19.8 metres) at the west of the structure and is within the 30 metre setback from the highwater mark. The property contains an existing 160ft^2 bunkie at the end of the peninsula along the waterfront.

The applicant is seeking relief from Section 5.8.2.a and Section 10.3.1 of the Zoning Bylaw which both require a 30 metre setback from the highwater mark of Dog Lake. The proposed dwelling with attached garage and enclosed porch will be 20.42 metres to the closest point of the highwater mark.

The applicant is seeking relief from Section 5.8.4 in order to construct a new driveway that will be within the natural vegetative buffer within 30 metres of the highwater mark.

Minor variance is required to permit the construction of a new two-storey dwelling with attached garage and enclosed porch at the north end of the subject property:

1. Section 5.8.2 a.: The minimum required setback from the highwater mark or floodline of a waterbody shall be 30 metres.
   Requested variance from this section:
   a. Proposed Two-Storey Dwelling with attached garage and enclosed porch: 67 feet (20.42 metres) from the high water mark of Dog Lake (variance request of 19.8 metres)

2. Section 10.3.1: The minimum required setback from the highwater mark or floodline of a waterbody shall be 30 metres for properties zoned RLSW.
   Requested variance from this section:
   a. Proposed Two-Storey Dwelling with attached garage and enclosed porch: 67 feet (20.42 metres) from the high water mark of Dog Lake (variance request of 19.8 metres)

3. Section 5.8.4: Natural vegetative buffers should be maintained within 30 metres (98.4 ft.) of the highwater mark.
   Requested variance from this section:
   a. Proposed driveway: will be located within the 30 metre setback of the highwater mark (request varies based on the location of the driveway as per the drawing submitted with the application)

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

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

Background

The subject property is an oversized lot with approximately 2871 feet (875.1 metres) of water frontage along Dog Lake and is approximately 5.7 acres (1.74 ha) in area. The lot is irregularly shaped with a peninsula projecting into Dog Lake that contains an existing 160 ft^2 bunkie at the end of the peninsula. The property is a relatively level property with a granite ridge which is located between the proposed septic system and the dwelling and proposed well. The property rises less than two metres above the lake at its highest point. It is mostly in a natural state with a mature tree cover and rock outcroppings near the lakeshore. The new driveway will be approximately 400 metres (1312 feet) in length.

The surrounding area contains seasonal dwellings and single detached dwellings located along Hideaway Lane on Dog Lake. Hideaway Lane is accessed from Ormsbee Road.

Planning Analysis

Provincial Policy Statement, 2014

The 2014 Provincial Policy Statement (PPS) provides direction on matters of Provincial interest related to land use planning and development. In respect of the exercise of any authority that affects a planning matter, Section 3 of the *Planning Act* requires that decisions affecting planning matters "shall be consistent with" policy statements issued under the Act. When assessing development on rural lands, planning authorities must comply with Section 1.1.5.1 of the PPS; this section requires application of relevant policy of Section 1: Building Healthy Communities, Section 2: Wise Use and Management of Recourses, and Section 3: Protecting Public Health and Safety by the approval authority.

Section 1: Building Healthy Communities of the PPS promotes the building of strong, healthy communities and includes policies about avoiding development and land use patterns which may cause environmental or public health and safety concerns. Section 1.1.5.2 of the PPS permits limited residential development on rural lands including resource-based recreational uses and Section 1.1.5.4 promotes development that is compatible with the rural landscape and can be sustained by rural service levels.

Section 2: Wise Use and Management of Resources of the PPS contains policies that encourage the protection of natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits. Section 2.2.1 states that planning authorities shall protect, improve or restore the quality and quantity of water including that of inland lakes. Both the County of Frontenac Official Plan and the Township Official Plan specify a minimum 30 metre setback for development from the highwater mark. Rideau Waterway Development Review Team (RWDRT) (including Cataraqui Region Conservation Authority) staff note that the applicant is proposing to locate the septic system and new entrance as far as possible from the water's edge given the constrains imposed by the narrow lot of record.

Section 3: Protecting Public Health and Safety of the PPS contains policies that speak to directing development outside of hazardous lands. Conservation Authorities have Provincially been delegated

responsibilities to represent Provincial interests regarding natural hazards under section 3.1 of the Provincial Policy Statement (PPS) (2014). Natural hazards include areas subject to flooding, prone to erosion, dynamic beaches and unstable bedrock. Generally the policies of the PPS direct development to areas outside of hazard lands. Section 4.1.3 of the Catraqui Region Conservation Authority Environmental Planning Policies (April 2015) document, under "Flooding Hazards", states that a minimum 15 metres setback between development and the regulatory flood plain is preferred to account for variations in the flood plain elevation within a given reach of a waterbody, changes over time in the anticipated extent of the regulatory flood plain, and situations such as debris jams that may affect flood levels. The policies note that the development may be set back 6 metres from the flood plain where there are no additional, more restrictive requirements. It appears that the proposed new building would just meet the preferred 15 metres setback from the flood plain. RWDRT staff have no concerns with the proposal from a flooding hazards perspective.

Current Official Plan Designation: Rural

The property is designated as Rural in the Township of South Frontenac Official Plan (2003). Official Plan policies regarding the Rural designation speak to the importance of maintaining rural character, natural heritage and cultural landscape in the Township. Section 5.7.7 ("Limited Service Residential Policies") include residential development as a permitted use. Lots are to be developed with private water and sanitary sewage disposal. The constraints identified on the lot, prevent the cottage from achieving a greater setback. The existing vegetation conceals the cottage from the waterfront, therefore retaining the character of the waterfront. When reviewing neighbouring properties and those around the lake, planning staff noted that the proposal is consistent with development on Dog Lake. Dog Lake is not identified as an at capacity lake trout lake in the Township.

Current Zoning: Limited Service Waterfront Residential

The property is zoned Limited Service Waterfront Residential (RLSW) in the Township of South Frontenac Zoning Bylaw. The intent of the RLSW zone is to permit waterfront development with uses restricted to residential and ancillary uses which are accessible on a private lane. A 30 metre setback from the high water mark is required for the construction of all dwellings and structures. With the subject application, development of the site is proposed to increase the functionality of the cottage with the addition of a second-storey, attached garage and enclosed porch. When completing the site visit, planning staff noted that increasing the setback from the highwater mark could not be achieved.

Agency Analysis and Comments

KFL&A Public Health – Comments dated August 2, 2019 from the Health Unit indicate that they have no objection to the proposed minor variance.

RWDRT & CRCA – Comments dated August 1, 2019 indicate that they have no objection to application MV-23-19-S based on their consideration for hazards, water quality protection policies and natural and cultural heritage. The main interest of the RWDRT are the avoidance of natural hazards associated with the shoreline of Dog Lake (i.e. Flooding), 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 recognized as a World Heritage River, a National Historic Site and as a UNESCO World Heritage Site.

Public Comments – As of the date of preparing the report, no comments have been received from the public.

Conclusion

The proposed application to permit the construction new two-storey dwelling with attached garage and enclosed porch and new driveway at Part Lots 12 & 13, Concession 8, Lot 28 Plan 1782, municipally known as 3855 Hideaway Lane, Dog Lake, meets the four tests for a minor variance:

- The variance conforms to the general intent and purpose of the Official Plan as the proposed development of the waterfront property is an existing waterfront lot. The constraints and configuration of the lot prevent the structure and driveway from achieving a greater setback.

• The variance conforms to the general intent and purpose of the Zoning By-law as the placement of the new structure with septic system and new driveway is located in an area with the least disturbance to the waterbody setback.

• The variance is desirable for the appropriate development of the subject lands as the new dwelling and laneway will maintain a reasonable waterbody setback and maintain the character of the lot. The new dwelling will not be visible from the surrounding properties amd cam be adequately serviced.

• The variance is minor because the proposal seeks to site the new dwelling and septic system in an area that will have the least disruption to the property, while also not resulting in the loss of the vegetated buffer and not impacting the character of the waterfront. The application has been reviewed by RWDRT who concluded that the proposal is consistent with Section 2 and Section 3 of the PPS.

Recommended Conditions

Conditions are a decision of the Committee of Adjustment, the conditions below are recommended. The final approved conditions will be included in the signed decision

1. Minor variance is for the construction of a new two-storey dwelling with enclosed porch consisting of a total area of 2160 ft^2 (200.67m^2) and garage consisting of 572ft^2 (53.14m^2). The proposed dwelling with enclosed porch and attached garage will be 20.42 metres to the closest point of the highwater mark in the Limited Service Waterfront Residential Zone. The proposed driveway will be located within the natural vegetative buffer within 30 metres of the highwater mark.

2. The applicant is required to enter into a development agreement to be registered on the title of the property to the satisfaction of the Township to address the following matters outlined in the August 1, 2019 letter from the RWDRT and environmental standards of the Township.

    - Sediment and erosion controls between the construction area and Dog Lake are to be installed prior to the initiation of the work, remain in place until the site has been allowed to regenerate and the vegetation has been re-established.

    - All materials from construction (such as demolished materials or excess soil) will be disposed of 30 metres or more from the normal highwater mark of Dog Lake at a proper disposal site.

    - Portions of the subject lands are subject to Ontario Regulation 148/06: Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses made pursuant to Section 28 of the Conservation Authority Act. Development and/or site alteration within 30 metres of a watercourse, waterbody or un-evaluated wetlands, and within 120 metres of a provincially significant wetlands I subject to CRCA permit review and approval under said regulation. Current and future landowners are advised to contact the CRCA prior to considering future development near these areas.

    - To retain existing natural vegetation at the shoreline and the mature trees surrounding the dwelling.

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 the approval from the Township of South Frontenac.

4. Minor variance MV-23-19-S is applicable only to South Frontenac Township Comprehensive Zoning By-law 2003-75 and not to any subsequent zoning by-laws.

Submitted by:
Trudy Gravel, CPT, AMCT, Planner, Township of South Frontenac

Approved by:
Claire Dodds, MCIP, RPP, Director of Development Services, Township of South Frontenac

Date of Site Visit: July 26, 2019

Attachments: Map of the Hassefras property.

KFL&A Public Health

REQUESTS FOR COMMENTS

Environmental Health Department
221 Portsmouth Avenue
Kingston, Ontario K7M 1V5
(613) 549-1232
1-800-267-7875
Fax: (613) 549-7738
http://www.kflapublichealth.ca

To:	Michelle Hannah, Secretary-Treasurer Committee of Adjustment, Township of South Frontenac PO Box 100, 4432 George Street Sydenham, Ontario K0H 2T0
Application Number:	MV-23-19-S
Type of Application or Proposal:	Minor Variance
Applicant Name(s):	Hassefras, Richard & Jacqueline
Location:	Part Lots 12 & 13, Concession 8; Lot 28, Plan 1732 3855 Hideaway Lane, Dog Lake Township of South Frontenac, former Storrington township
Planning Department or Agency:	Township of South Frontenac (Storrington)
Comments:	KFL&A Public Health has no objection to the proposed minor variance.
Inspector:	Matthew Doyle, CPHI(C), Public Health Inspector
Date:	August 02, 2019

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

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

August 1, 2019

File: MV/FRS/165/2019

Sent by Email

Trudy Gravel, Planner
Township of South Frontenac
P.O. Box 100
Sydenham, Ontario
K0H 2T0

Dear Ms. Gravel:

Re: Application for Minor Variance MV-23-19-S (Hassefras)
Part Lots 12 & 13, Concession VIII; Hideaway Lane
Storrington District, Township of South Frontenac
Watershed: Great Cataraqui River (Dog Lake)

The Rideau Waterway Development Review Team (RWDRT), made up of staff from the Cataraqui Region Conservation Authority (CRCA) and Parks Canada, has reviewed the above-noted application for minor variance, and provide the following comments for the Committee of Adjustment's consideration. Staff examined the site on August 1, 2019.

Summary of the Proposal

The proposal involves the construction of a two-storey dwelling with an enclosed porch and attached garage on an existing lot of record. Construction of a driveway from the lane to the new dwelling is also proposed.

To accommodate the new structure and driveway, the variance is requesting relief from provisions of the Comprehensive Zoning By-law to:

- reduce the minimum setback from the highwater mark of Dog Lake from 30 metres, as required by sections 5.8.2(a) and 10.3.1 of the Zoning By-law, to 20.42 metres.
- allow an access driveway to be constructed needing relief from section 5.8.4 which requires maintenance of a natural vegetative buffer within 30 metres of the shoreline.

Site Description
The property is a long and narrow point of land that extends into Dog Lake from another larger peninsula that contains other waterfront residential lots. The subject lot is accessed from Hideaway Lane which is aligned along the peninsula. A small dwelling currently exists on the subject lot located 15 metres from the lake at its closest point.

The lot is approximately 2.3 hectares in size and is irregular in shape with a long and narrow spit of land leading from the lane to a more expansive area at the end where the construction is proposed. Overall, the land has very little relief – rising less than two metres above the lake at its highest point. It is mostly in a natural state with a mature tree cover and some rock outcrops near the lakeshore.

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

Discussion

The main interests of the RWDRT in this application are the avoidance of natural hazards associated with the shoreline of Dog Lake (ie., flooding), 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 recognized as a World Heritage River, a National Historic Site and as a UNESCO World Heritage Site.

Natural Hazards

Flooding: The maximum recorded water level for Dog Lake is 98.95 metres geodetic. This highest recorded water level is used in lieu of an engineered flood plain to determine flood hazards. Section 4.1.3 of the CRCA Environmental Planning Policies (April 2015) document, under 'Flooding Hazards', states that a minimum 15 metre setback between development and the regulator flood plain is preferred to account for variations in the flood plain elevation within a given reach of a waterbody, changes over time in the anticipated extent of the regulatory flood plain, and situations such as debris jams that may affect flood levels. The policies further note that development may be set back 6 metres from the flood plain where there are no additional, more restrictive requirements.

In the case of this application, it appears that the proposed new building would just meet the preferred 15 metre setback from the flood plain. *Therefore, RWDRT staff have no concerns with the proposal from a flooding hazard perspective.*

Water Quality

In the Provincial Policy Statement of 2014, section 2.2.1 states that planning authorities shall protect, improve or restore the quality and quantity of water including that of inland lakes. Accordingly, both the County of Frontenac Official Plan and the Township Official Plan specify that a minimum 30 metre setback for any such development is appropriate. In implementing the policies of these documents, section 5.8.2 (a) of the Zoning By-Law for South Frontenac Township states that a 30 metre setback from the highwater mark is required to be maintained as a buffer in order to protect water quality and section 5.8.4 requires that the 30 metre buffer be maintained in a natural state. Section 10.3.1 also requires this setback.

DWDRT staff note that the applicant is proposing the locate the septic system well back from the water's edge and that the new structure is to be placed as far as possible from the lake given the constraints imposed by the narrow lot of record.

Thus, RWDRT staff have no concerns with the proposal from a water quality perspective.

Rideau Canal World Heritage River, National Historic Site and UNESCO World Heritage Site
As noted above, the Rideau Canal (connected with Dog Lake) has special world heritage significance. RWDRT staff strive to preserve and enhance the cultural, natural and scenic values of this historic feature so that all Canadians can enjoy this legacy into the future. We attempt to achieve this through the maintenance of a natural shoreline, the preservation and enhancement of vegetation on the property, and development which complements the visual character of the landscape. Similarly, in terms of visual impacts from lakes in general, the Township's Official Plan, under section 5.2.7 b) (i), emphasizes that the 30 metre setback is also meant to maintain a natural appearance of the shorelines. This setback corresponds with the 30 metre buffer zone surrounding the World Heritage Site, which provides it with an added layer of protection for the waterway's natural, cultural and scenic values.

In this instance, construction of the dwelling on the lot located in the bay would result in a structure that would have very little, if no, visual impact on the cultural landscape of the canal. *Therefore, RWDRT staff have no concerns with the proposal from a visual natural heritage perspective.*

Recommendation

RWDRT have no objection to application MV-23-19-S based on our consideration for hazards, water quality protection policies and natural and cultural heritage.

Ontario Regulation 148/06
Portions of the subject lands are subject to Ontario Regulation 148/06: *Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses* made pursuant to section 28 of the Conservation Authorities Act. Development and/or site alteration within 30 metres of a watercourse, waterbody or un-evaluated wetland, and within 120 metres of a provincially significant wetland is subject to CRCA permit review and approval under said regulation. Current and future landowners are advised to contact the CRCA prior to considering future development near these areas.

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. 236, or by e-mail at lmills@crca.ca

Yours truly,

Lindsay Mills, MCIP, RPP
Planner

/lm
c.c. Richard & Jaqueline Hassefras (via email)
Tom Green, Parks Canada (via email)
Clair Dodds, Twp. of South Frontenac (via email)
Michelle Hannah. Twp. of South Frontenac (via email)

TOWNSHIP OF SOUTH FRONTENAC APPLICATION FOR MINOR VARIANCE

***Planning Act*, R.S.O. 1990, c. P.13 as amended**

RECEIVED
JUL 02 2019
TOWNSHIP OF SOUTH FRONTENAC PLANNING DEPARTMENT

Date Received: _____ File No: MV-23-19-S

1. Name of Owner(s): Richard + Jacqueline Hassefras

Full Mailing Address of Owner(s): [redacted]

[redacted]

Phone number of Owner(s): [redacted]

Email Address of Owner(s): [redacted]

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

Name of Authorized Agent: _____

Full Mailing Address of Authorized Agent: _____

_____

Phone number of Authorized Agent: _____

Email Address of Authorized Agent: _____

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

_____

Signature(s) of Owner(s)

3. The description of the subject land:

District: ☐ Bedford ☐ Portland ☐ Loughborough ☒ Storrington

Concession Number: _____ Lot Number: 28

Street Number: 3855 Name of Road/Street: Hideaway Lane

Reference Plan Number: _____ Part Number(s): 1782

Roll Number: 060017160000

TOWNSHIP OF SOUTH FRONTENAC APPLICATION FOR MINOR VARIANCE
***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): 2871 ft Frontage (on road/lane): 50 ft

Depth: 1300 ft Area: 5.7 Acres (Irregular)

5. The current zoning of the subject land:

RLSW

6. The nature and extent of the relief from the Zoning By-law:

House setback 20m (66ft) on West side to facilitate 30m (98ft) set back on North + East sides to protect habitat.

7. The reason why the proposed use cannot comply with the provisions of the Zoning By-law:

Site is irregular + surrounded by water on a peninsula. Adjustment is for optimal setback

8. Does the subject property front on a municipally maintained road? ☐ Yes ☒ No
OR a privately maintained road? ☒ Yes ☐ No

Name of Road/Lane:

Hideaway Lane Road Association

9. **If access to the subject property is by water only**, please indicate the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land and the nearest public road.

10. What are the existing uses of the subject land?

recreational

11. Please indicate whether there are any **EXISTING** buildings or structures on the subject land. (I.e. residence, garage, shed, etc.)

☒ Yes ☐ No

12. If the answer to item 11 is yes, **for EACH building or structure** indicate:

Type of Structure (E.g. residence)	**(1)** Bunkie	**(2)**	**(3)**	**(4)**
Setback from Front Lot Line	1000 ft (peninsula)			
Setback from Rear Lot Line	400 ft (irregular)			
Setback from Side Lot Line	300 ft			
Height of Building **(Also indicate if it is one story or two story)**	15 ft			
Dimensions of Floor Area	10 X 16			
Setback from High Water Mark (If applicable)	50 ft			

13. The proposed uses of the subject land:

Private Residence

14. Are any building(s) or structure(s), or additions to existing building(s) or structure(s), **PROPOSED** to be built on the subject land?

☒ Yes ☐ No

15. If the answer to item 14 is yes, for each proposed addition, building or structure indicate:

	(1)	(2)	(3)	(4)
Type of Structure (E.g. residence)	House + Attached Garage	Septic		
Setback from Front Lot Line	1100 ft (peninsula)	900 ft (peninsula		
Setback from Rear Lot Line	See diagram	See diagram		
Setback from Side Lot Line				
Height of Building (Also indicate if it is one story or two story)	20 ft			
Outside Dimensions of Building/Structure	House 36' x 60' Garage 22' x 26'	60' x 40'		
Setback from High Water Mark (If applicable)	67' - West 98' North east	100' - 131'		

NOTES: 1) If the subject property is on waterfront, and on a private lane, the setback from the front lot line and the setback from the high water mark will be the same.
2) The dimensions required in this question relate to the **NEW CONSTRUCTION ONLY**, and **NOT** to the total size of the completed building.

16. Do your plans include any **DEMOLITION** of existing structures? ☐ Yes ☒ No

If yes, please provide details:

_____

17. Do your plans include the **RAISING** of an existing structure? ☐ Yes ☒ No

If yes, please provide details:

18. What are the uses of the proposed development?

(a)	Increase in number of bedrooms	☐ Yes	☒ No
(b)	Increase in plumbing fixtures	☐ Yes	☒ No
(c)	Increase in living space	☐ Yes	☒ No
(d)	Will the addition or structure encroach on the existing septic system?	☐ Yes	☒ No

19. The date the subject land was acquired by the current owner:

June 27/2019

20. The date the existing buildings and structures were constructed on the subject lands:

Unknown / before 1983

21. The length of time that the existing uses of the subject land have continued:

1979 to present based on Survey

22. Indicate whether water is provided to the subject land by a publicly owned and operated piped water system, a privately owned and operated individual or communal well, a lake, or other water body, or other means:

nothing yet - future drilled well

23. Indicate whether sewage disposal is provided to the subject land by a publicly owned and operated sewage system, a privately owned and operated individual or communal septic system, a privy, or other means:

nothing yet

24. Is storm drainage provided by sewers, ditches, swales or by other means?

no

25. Please indicate whether the subject land is subject of an application under the Planning Act for approval of a Plan of Subdivision or Consent.

☐ Yes ☒ No

26. If the answer to question 25 is yes, please give the file number of the application and the status of the application.

---

27. If known, please indicate whether the subject land has ever been the subject of an application under Section 43 of the Planning Act (Minor Variance).

☐ Yes ☒ No

28. If the answer to item 27 is yes, please give the file number of the application and the status of the application.

---

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

i) THE SKETCH **MUST** HAVE A NORTH ARROW AT THE TOP OF THE PAGE.

ii) The boundaries and dimensions of the subject land including the location of any existing and proposed buildings.

iii) The location of a reference point……i.e. distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing.

iv) The location of all abutting (neighbours') lands.

v) The approximate location of all natural and artificial features on the subject land and on the land that is adjacent to the subject land. 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.

****Note: **** The distances to on-site and abutting owners' wells, septic fields and barns, from the property to be varied, **IS REQUIRED** to be shown. The **SKETCH** is of significant importance and should be prepared as carefully, neatly and accurately as possible.

Plot Plan 3855 Hideaway Lane
South Frontenac
Roll # 060017160000

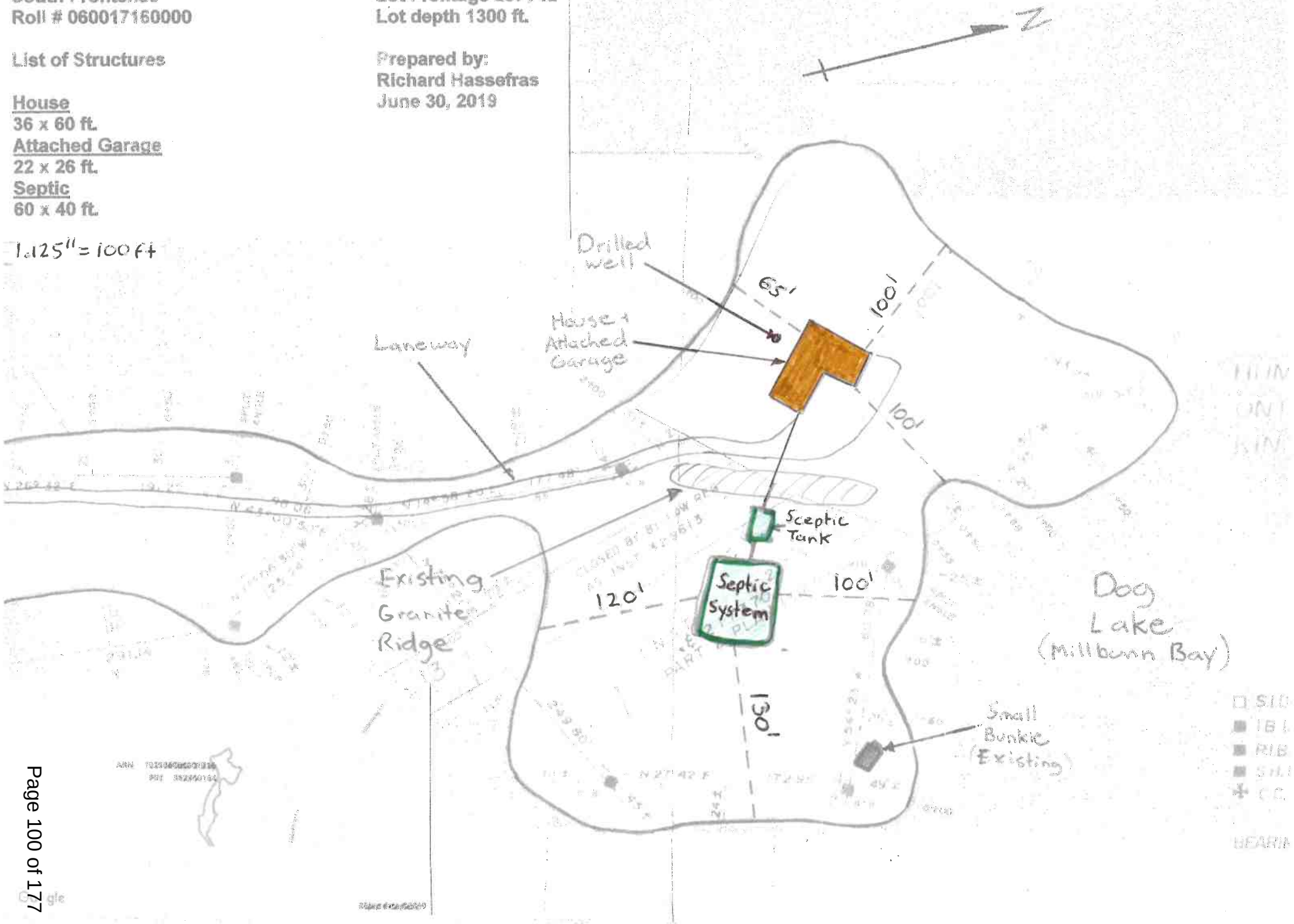
Lot area 5.7 Acres
Lot Frontage 2871 ft.
Lot depth 1300 ft.

Prepared by:
Richard Hassefras
June 30, 2019

List of Structures

House
36 x 60 ft.
Attached Garage
22 x 26 ft.
Septic
60 x 40 ft.

1.125" = 100 ft



SOUTH RevA

Hassefras Custom 1.5 Sty Home Design -RevA
Jonas Road, Lyndhurst - Leeds & 1000 Islands
For Design Consultation, Review and approval

EAST RevA

2684 sf
AREA

HASSEFRAS
JONAS ROAD
LYNDHURST

For: RICHARD

DRAWING TITLE
ELEVATIONS RevA

DRAWING #
1 of 4

DATE
June 13, 2019

SCALE
3/16" = 1'-0"

DESIGNER
Sherman Hill

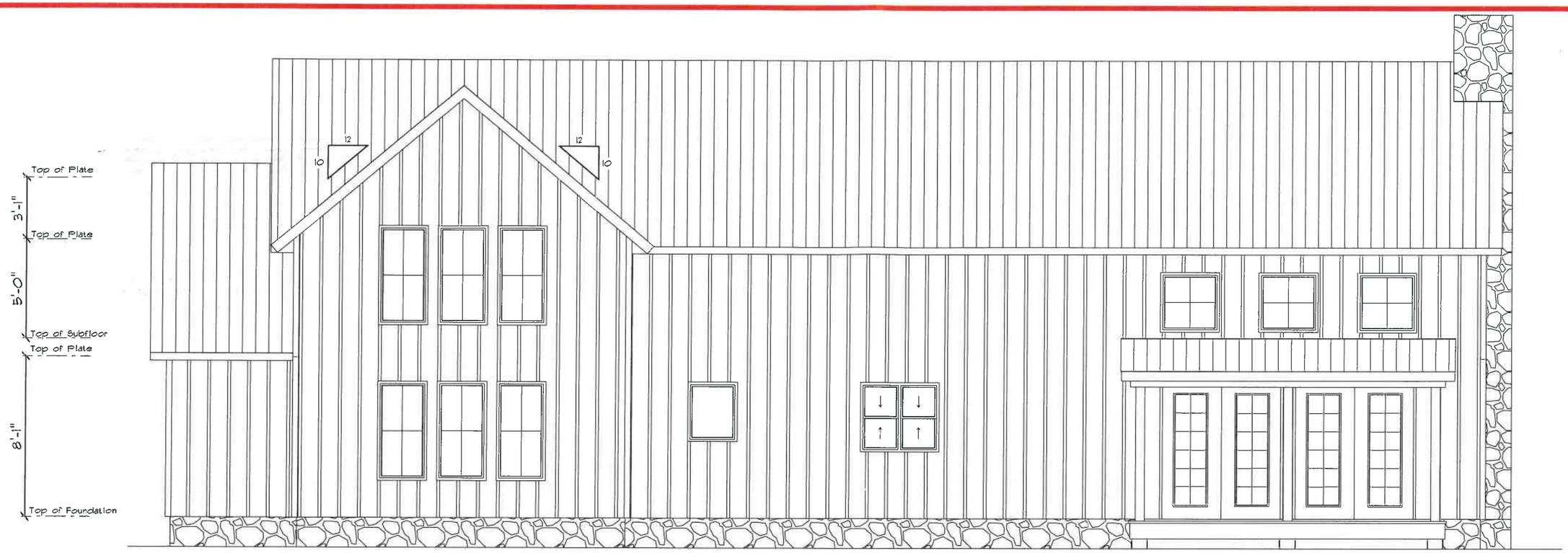
3D

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731 Development Drive
Kingston, Ontario. K7M 4W6
Tel: (613) 389-6709
Fax: (613) 389-6710

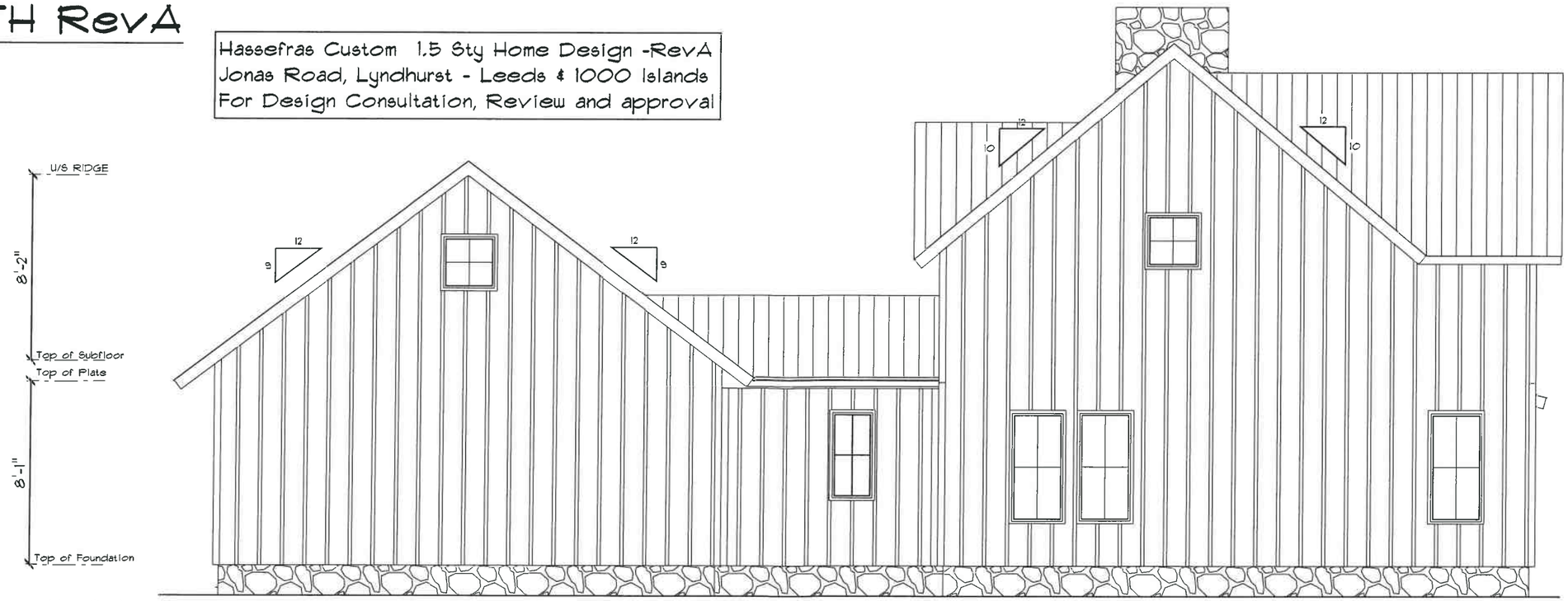
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PLANNING DEPARTMENT



NORTH RevA

Hassefras Custom 1.5 Sty Home Design -RevA
Jonas Road, Lyndhurst - Leeds & 1000 Islands
For Design Consultation, Review and approval



WEST RevA

2684 sf
AREA

HASSEFRAS
JONAS ROAD
LYNDHURST

For: RICHARD

DRAWING TITLE
ELEVATIONS 2 RevA

DRAWING #
2 of 4

DATE
June 13, 2019

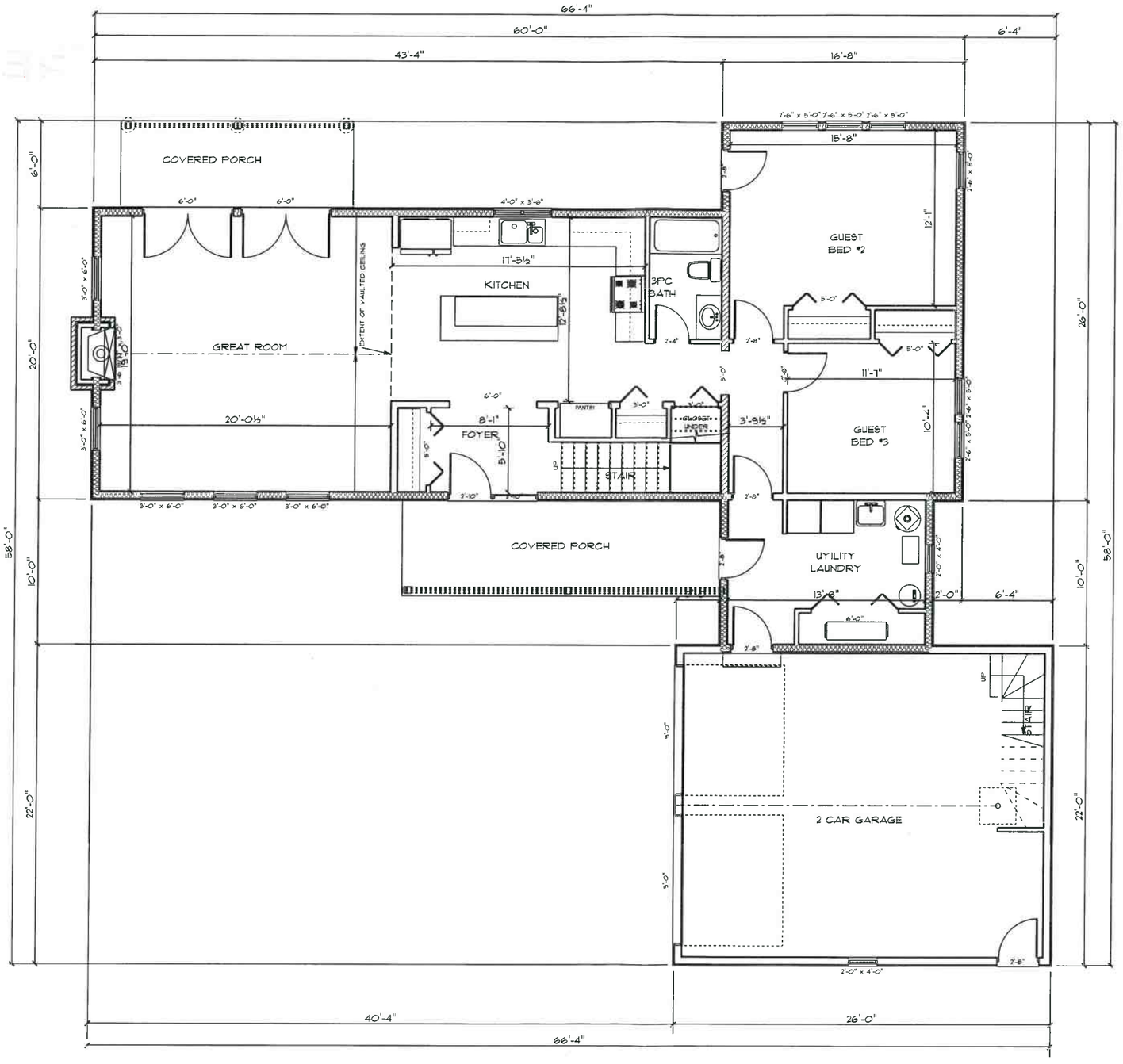
SCALE
3/16" = 1'-0"

DESIGNER
Sherman Hill

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MAIN FLOOR RevA

SCALE: 1/8" = 1'-0"

Hassefras Custom 1.5 Sty Home Design -RevA
Jonas Road, Lyndhurst - Leeds & 1000 Islands
For Design Consultation, Review and approval

1470 sf
AREA

HASSEFRAS
JONAS ROAD
LYNDHURST

For: RICHARD

DRAWING TITLE
MAIN FLOOR PLAN RevA

DRAWING #
3 of 4

DATE
June 13, 2019

SCALE
1/8" = 1'-0"

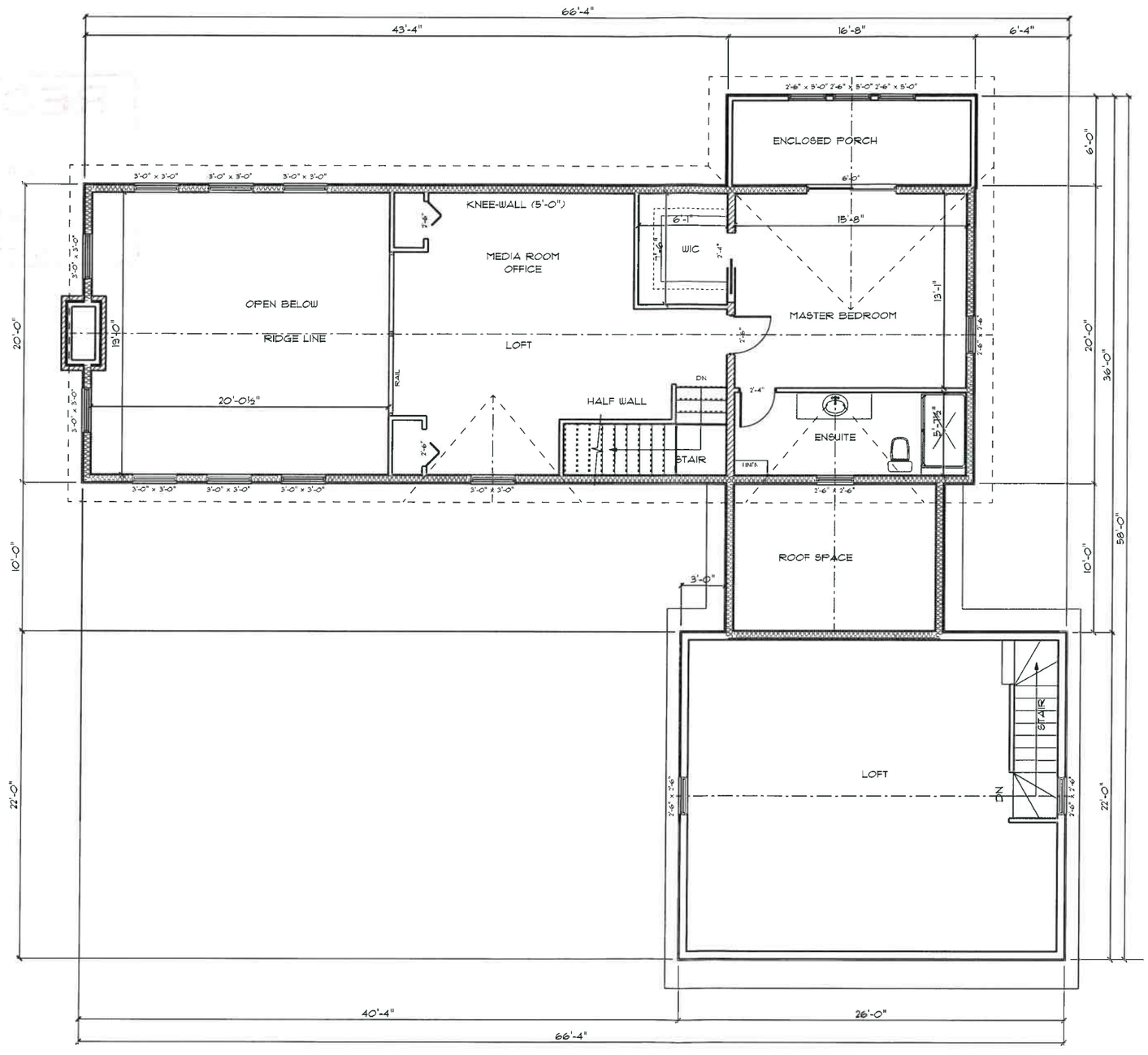
DESIGNER
Sherman Hill

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UPPER FLOOR RevA

SCALE: 1/8" = 1'-0"

Hassefras Custom 1.5 Sty Home Design -RevA
Jonas Road, Lyndhurst - Leeds & 1000 Islands
For Design Consultation, Review and approval

1214 sf
AREA

HASSEFRAS
JONAS ROAD
LYNDHURST
For: RICHARD

DRAWING # 4 of 4

DRAWING TITLE
UPPER FLOOR PLAN RevA

DATE
June 13, 2019

SCALE
1/8" = 1'-0"

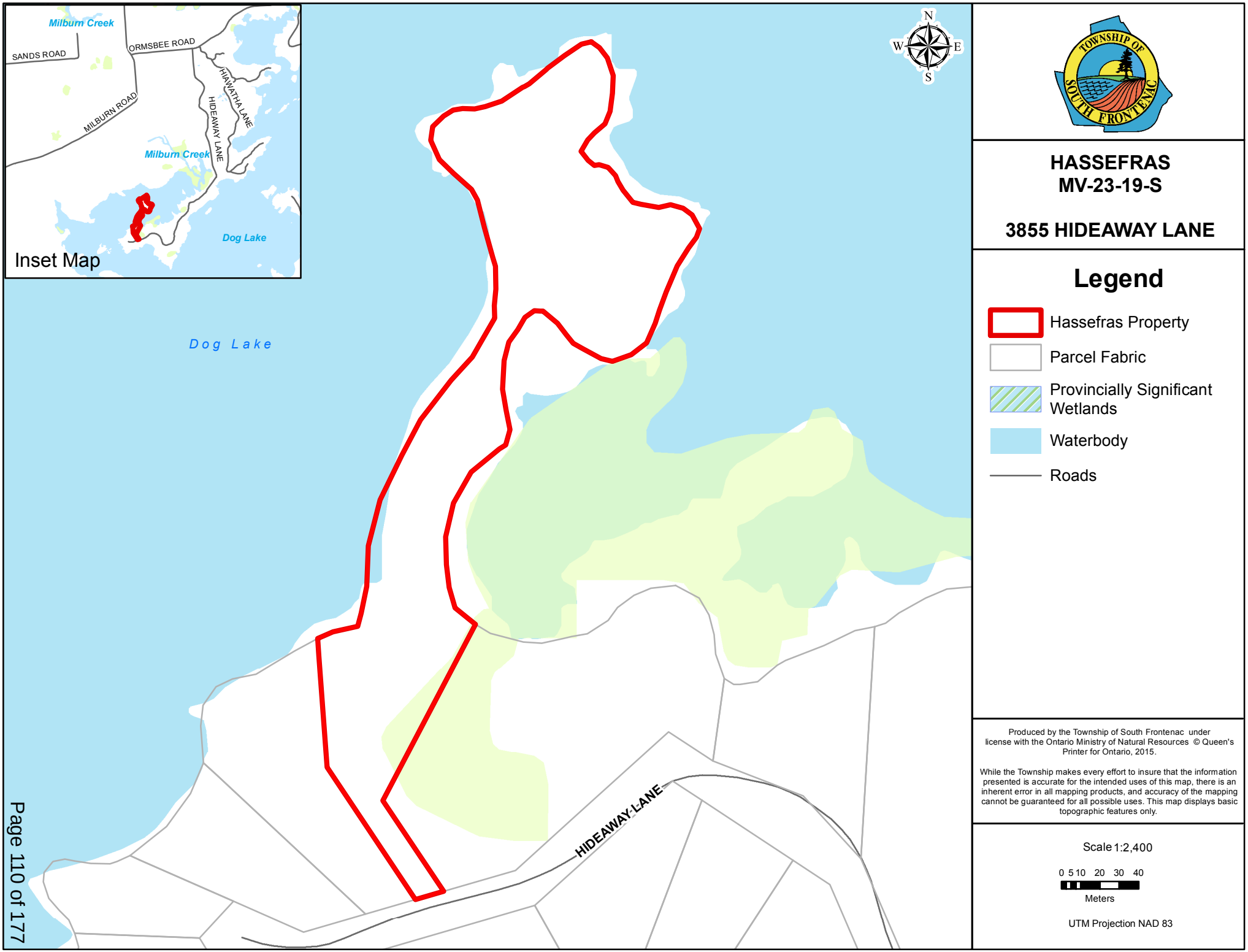
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TOWNSHIP OF SOUTH FRONTENAC

HASSEFRAS
MV-23-19-S

3855 HIDEAWAY LANE

Legend

- Hassefras Property
- Parcel Fabric
- Provincially Significant Wetlands
- Waterbody
- Roads

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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 1:2,400

0 5 10 20 30 40

Meters

UTM Projection NAD 83

REPORT TO COMMITTEE OF ADJUSTMENT
PLANNING DEPARTMENT

MINOR VARIANCE – PLANNING REPORT

Report Date:	July 25, 2019
Application No:	MV-24-19-P
Owner:	Solymar (Agent: James)
Location of Property:	Concession 13, Part Lot 6, District of Portland, Township of South Frontenac, municipally known as 75 Hinchinbrooke Road North, Howes Lake
Purpose of Application:	To vary Section 5.24.2 to permit the construction of an accessory building, being a detached garage, in the front yard of a property that contains a single detached dwelling
Date of Hearing:	August 8, 2019

Recommendation

It is recommended that the Committee of Adjustment receive comments from members of the public and that the Committee of Adjustment **approve** minor variance application MV-24-19-P**.**

Proposal

An application for minor variance has been submitted to permit the construction of a detached garage located at Part Lot 6, Concession 13, District of Portland, municipally known as 75 Hinchinbrooke Road North, Howes Lake (see attached map). The property has frontage along Howes Lake and is accessed by Hinchinbrooke Road North, a Township road. The property meets the provisions in the Township's Zoning By-law with regards to area and frontage with an average depth of 90 metres.

The applicant is proposing to construct a detached garage, consisting of 320 ft^2 on the property in the location where a large oak tree has been removed due to storm damage. The area for the proposed detached garage has been identified on site adjacent to the dwelling. The 1800 ft^2 two-storey residential dwelling, with attached deck, is presently being constructed as per the approved drawings from the minor variance application MV-22-18-P. The applicants previously received relief from the Zoning By-law to permit the accessory building to be located closer to the Township road than the main building.

Minor variance is required to construct the proposed detached garage:

1. Section 5.24.2: Any accessory building which is not part of the main building shall be erected to the rear of the projected front or exterior side wall of the main building.
   Requested variance from this section:
   a. Proposed detached garage consisting of 320 ft^2: Located 52.58 metres from the front lot line, being Hinchinbrooke Road North.

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

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

Background

The subject property meets the current provisions in the Township of South Frontenac Zoning By-law with an area of 1 hectare and the required minimum frontage of 91 metres along Howes Lake. The topography of the lot and large bedrock outcroppings have been identified as a constraint to development. There is a steep slope to the lake, with a height of 6 metres. A large oak tree, which was previously identified as being preserved, has been removed due to storm damage. The proposed detached garage is proposed to be constructed in this location.

A septic system is being installed outside of the 30 metre setback as per the approval from the KFL&A Public Health.

The surrounding area contains a new waterfront residential dwelling to the south along Howes Lake and to the north there is an existing cottage. Rural properties are located along Hinchinbrooke Road North.

The applicants applied for a minor variance in November 2018 for the dwelling with attached deck which is presently being constructed as per the approved drawings from the minor variance application MV-22-18-P. At that time the applicants had requested relief for the detached garage in the front yard in an area setback from a large oak tree. The applicants are now requesting to locate the garage to the east of the dwelling closer to the driveway and approximately 3.6 metres from the dwelling in the location where the oak tree has been removed.

Planning Analysis

Provincial Policy Statement, 2014

The 2014 Provincial Policy Statement (PPS) provides direction on matters of Provincial interest related to land use planning and development. In respect of the exercise of any authority that affects a planning matter, Section 3 of the *Planning Act* requires that decisions affecting planning matters "shall be consistent with" policy statements issued under the Act. When assessing development on rural lands, planning authorities must comply with Section 1.1.5.1 of the PPS; this section requires application of relevant policy of Section 1: Building Healthy Communities, Section 2: Wise Use and Management of Recourses, and Section 3: Protecting Public Health and Safety by the approval authority.

Section 2: Wise Use and Management of Resources of the PPS contains policies that encourage the protection of natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits. Quinte Conservation had indicated that they were not required to be circulated as the garage is beyond their regulated area and have no concerns or comments regarding the proposed location of the garage.

Section 3: Protecting Public Health and Safety of the PPS contains policies that speak to directing development outside of hazardous lands. The garage will be located outside of the flood hazard and the application is consistent with Section 3.1 of the PPS.

Current Official Plan Designation: Rural

The property is designated as Rural in the Township of South Frontenac Official Plan (2003). Official Plan policies regarding the Rural designation speak to the importance of maintaining rural character, natural heritage and cultural landscape in the Township. Section 5.7.4 Rural Residential Policies permit rural residential uses as permitted uses within the designation.

Current Zoning: Waterfront Residential (RW)

The property is zoned Waterfront Residential in the Township of South Frontenac Zoning By-law. The intent of the RW zone is to permit development with uses restricted to those that are compatible to the waterfront and location along a Township maintained road.

Section 5.24.2 of the Township's Zoning By-law requires that accessory buildings which are not part of the main building shall be erected to the rear of the projected front or exterior side wall of the main building. The detached garage will be located outside of the 30 metre setback from the highwater mark and will comply with the zoning provisions of an accessory building not attached to the principal building with the exception to the proposed location in the front yard. Given the existing constraints on the property and the location of the driveway, planning staff are supportive of the garage being placed in the front yard. It is planning staff's understanding that the justification for the location of accessory dwellings "behind" the main dwelling was to ensure the principal dwelling was the structure visible from the Township road. Due to the drop in topography of the subject property from the road to the location of the garage, planning staff are satisfied that the garage will not cause a visual impact as it will hardly be seen from the Township road and is modest in size.

A site visit was conducted on July 29, 2019, to observe site characteristics and determine whether the proposed construction is desirable.

Agency Analysis and Comments

KFL&A Public Health – The Health Unit is not required to be circulated as the garage is outside the septic location.

Quinte Conservation Quinte Conservation indicated that they were not required to be circulated as the garage is beyond their regulated area and have no concerns or comments regarding the proposed location of the garage.

Public Comments – As of the date of preparing the report, no comments have been received from the public.

Conclusion

The proposed application to permit the construction of a detached garage at Part Lot 5, Concession 13, 75 Hinchinbrooke Road North, meets the four tests for a minor variance:

- The variance conforms to the general intent and purpose of the Official Plan because the proposed construction is consistent with the 2014 Provincial Policy Statement including Section 2.1 Natural Heritage which then meets the intent of the Official Plan. The detached garage is listed as a permitted use within the Rural designation of the South Frontenac Official Plan.

- The variance conforms to the general intent and purpose of the Zoning By-law and maintains a single point of access for both the dwelling and garage resulting in less site disturbance on the property. The detached garage will comply with all other zoning provisions for an accessory detached structure.

- The variance is minor as the proposed detached garage will be located 52.58 metres from Hinchinbrooke Road North which is not anticipated to impact neighbours, sightlines or aesthetics due to the topography of the lot.

Recommended Conditions

Conditions are a decision of the Committee of Adjustment, the conditions below are recommended. The final approved conditions will be included in the signed decision

1. Minor variance is for the construction of a detached garage that is setback 52.58 metres from the front yard of Hinchinbrooke Road North as per the plans submitted.

2. Minor variance MV-24-19-P 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.

Submitted by: Trudy Gravel, CPT, AMCT, Planner, Township of South Frontenac

Approved by:
Claire Dodds, MCIP, RPP, Director of Development Services, Township of South Frontenac

Date of Site Visit: July 29, 2019

Attachments: Map of the Solymar property

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TOWNSHIP OF SOUTH FRONTENAC PLANNING DEPARTMENT

TOWNSHIP OF SOUTH FRONTENAC APPLICATION FOR MINOR VARIANCE

Planning Act R.S.O. 1990, c. P.13 as amended

Date Received: _____ File No: MV-24-19-P

1. Name of Owner(s): [redacted] SOLYMAR

Full Mailing Address of Owner(s): [redacted]

Phone number of Owner(s): [redacted]

Email Address of Owner(s): [redacted]

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

Name of Authorized Agent: MIKE JAMES - PRAIRIE DESIGN BUILD

Full Mailing Address of Authorized Agent: [redacted]

Phone number of Authorized Agent: [redacted]

Email Address of Authorized Agent: [redacted]

Agent as named above is hereby authorized to act on behalf of the owners for purposes of [redacted]

3. The description of the subject land:

District: ☐ Bedford ☒ Portland ☐ Loughborough ☐ Storrington

Concession Number: 13 Lot Number: 6

Street Number: N/A Name of Road/Street: HINCHINBROOKE ROAD

Reference Plan Number: 13R-21492 Part Number(s): 2

Roll Number: 080-050-17003-0000

TOWNSHIP OF SOUTH FRONTENAC APPLICATION FOR MINOR VARIANCE
***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): 104.75 m Frontage (on road/lane): 97.34 m

Depth: VARIES Area: 2.45 ACRES

5. The current zoning of the subject land:

~~RW~~ RU

6. The nature and extent of the relief from the Zoning By-law:

RELIEF FROM REQUIREMENT OF GARAGE LOCATED WITHIN FRONT YARD, REVISED SETBACK OF 52.5 m AS PER REVISED SITE PLAN

7. The reason why the proposed use cannot comply with the provisions of the Zoning By-law:

EXISTING TOPOGRAPHY & DEPTH OF BEDROCK DO NOT PERMIT GARAGE TO BE BUILT IN ORIGINAL LOCATION

8. Does the subject property front on a municipally maintained road? ☒ Yes ☐ No
OR a privately maintained road? ☐ Yes ☐ No

Name of Road/Lane:

HINCHINBROOKE RD NORTH

9. **If access to the subject property is by water only,** please indicate the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land and the nearest public road.

N/A

10. What are the existing uses of the subject land?

RESIDENTIAL

11. Please indicate whether there are any **EXISTING** buildings or structures on the subject land. (i.e. residence, garage, shed, etc.)

☒ Yes ☐ No

12. If the answer to item 11 is yes, **for EACH building or structure** indicate:

Type of Structure (E.g. residence)	**(1)** HOUSE ← UNDER CONSTRUCTION	**(2)**	**(3)**	**(4)**
Setback from Front Lot Line	22.28m			
Setback from Rear Lot Line	48.7m			
Setback from Side Lot Line	6.7m			
Height of Building (Also indicate if it is one story or two story)	± 8m 2-STOREY			
Dimensions of Floor Area	60' x 30'			
Setback from High Water Mark (If applicable)	24.17m			

13. The proposed uses of the subject land:

RESIDENTIAL

14. Are any building(s) or structure(s), or additions to existing building(s) or structure(s), **PROPOSED** to be built on the subject land?

☒ Yes ☐ No

15. If the answer to item 14 is yes, for each proposed addition, building or structure indicate:

Type of Structure (E.g. residence)	**(1)** GARAGE	**(2)**	**(3)**	**(4)**
Setback from Front Lot Line (WATER)	34 m			
Setback from Rear Lot Line (ROAD)	52.58 m			
Setback from Side Lot Line	3.0 m			
Height of Building (Also indicate if it is one story or two story)	4,5 m ONE-STOREY			
Outside Dimensions of Building/Structure	16' x 20'			
Setback from High Water Mark (If applicable)	34 m			

NOTES: 1) If the subject property is on waterfront, and on a private lane, the setback from the front lot line and the setback from the high water mark will be the same.
2) The dimensions required in this question relate to the **NEW CONSTRUCTION ONLY**, and **NOT** to the total size of the completed building.

16. Do your plans include any **DEMOLITION** of existing structures? ☐ Yes ☒ No

If yes, please provide details:

_____

17. Do your plans include the **RAISING** of an existing structure? ☐ Yes ☒ No

If yes, please provide details:

18. What are the uses of the proposed development?

(a)	Increase in number of bedrooms	☐ Yes	☐ No
(b)	Increase in plumbing fixtures	☐ Yes	☐ No
(c)	Increase in living space	☐ Yes	☐ No
(d)	Will the addition or structure encroach on the existing septic system?	☐ Yes	☐ No

19. The date the subject land was acquired by the current owner:

20. The date the existing buildings and structures were constructed on the subject lands:

CURRENTLY UNDER CONSTRUCTION

21. The length of time that the existing uses of the subject land have continued:

22. Indicate whether water is provided to the subject land by a publicly owned and operated piped water system, a privately owned and operated individual or communal well, a lake, or other water body, or other means:

DRILLED WELL

23. Indicate whether sewage disposal is provided to the subject land by a publicly owned and operated sewage system, a privately owned and operated individual or communal septic system, a privy, or other means:

NEW SEPTIC SYSTEM

24. Is storm drainage provided by sewers, ditches, swales or by other means?

DITCHES & SWALES

25. Please indicate whether the subject land is subject of an application under the Planning Act for approval of a Plan of Subdivision or Consent.

☐ Yes ☒ No

26. If the answer to question 25 is yes, please give the file number of the application and the status of the application.

---

27. If known, please indicate whether the subject land has ever been the subject of an application under Section 43 of the Planning Act (Minor Variance).

☒ Yes ☒ No

28. If the answer to item 27 is yes, please give the file number of the application and the status of the application.

MV-22-18-P, VARIANCE APPROVED NOV 8, 2018

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

i) THE SKETCH **MUST** HAVE A NORTH ARROW AT THE TOP OF THE PAGE.

ii) The boundaries and dimensions of the subject land including the location of any existing and proposed buildings.

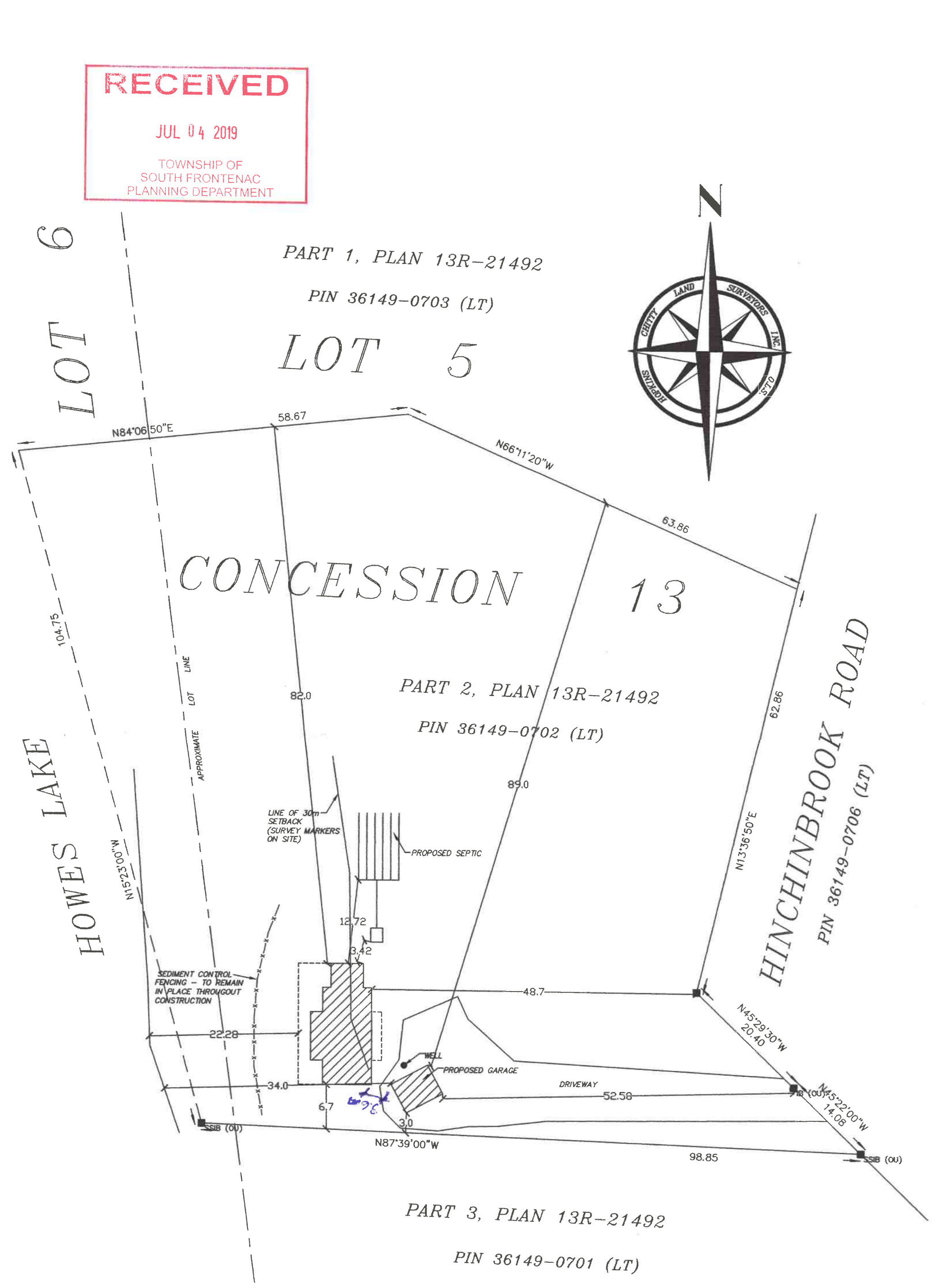
iii) The location of a reference point……i.e. distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing.

iv) The location of all abutting (neighbours') lands.

v) The approximate location of all natural and artificial features on the subject land and on the land that is adjacent to the subject land. 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.

****Note:** ** The distances to on-site and abutting owners' wells, septic fields and barns, from the property to be varied, **IS REQUIRED** to be shown. The **SKETCH** is of significant importance and should be prepared as carefully, neatly and accurately as possible.

RECEIVED
JUL 04 2019
TOWNSHIP OF
SOUTH FRONTENAC
PLANNING DEPARTMENT





16' x 20' GARAGE

BYTOWN LUMBER
www.bytownlumber.com

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

Qualification Information

Mike James	Mike James	23830
NAME	SIGNATURE	BCIN
Bytown Lumber		39532
FIRM		BCIN

16' x 20' GARAGE

DRAWING NAME: PRESENTATION VIEW

SCALE :

Sheet # A1

PDF created with pdfFactory Pro trial version www.pdffactory.com

OWNER & BUILDER'S NOTE

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

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

THE DESIGNER ASSUMES NO RESPONSIBILITY FOR SCHEDULING, FABRICATION, CONSTRUCTION TECHNIQUES OR MATERIALS, OR QUANTITIES USED IN THE WORK. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR FIELD CHANGES, SITE VARIANCES OR DISCREPANCIES NOT BROUGHT TO HIS/HER ATTENTION FOR CLARIFICATION

THE INFORMATION SHOWN ON THIS

SITE PLAN WAS PROVIDED BY THE

OWNER. FIELD SURVEY OR

VERIFICATION WAS NOT MADE.

OWNER:

PROJECT ADDRESS:

JURISDICTION:

ZONING:

APN:

SITE AREA:

PERMIT #:

SOIL PARAMETERS:

BASED ON SOILS INDIGENOUS TO THE AREA:
BEARING PRESSURE - 1000 PSF
LATERAL ACTIVE PRESSURE 35 PSF FLUID EQUIVALENT
SOIL-CONCRETE COEFFICIENT 0.35
SOIL PROFILE SD

EXTERIOR FINISH NOTES

EXTERIOR FINISH TO BE SIDING OVER 7/16 OSB. MATERIAL AND COLOR BY OWNER.

ROOFING TO BE LIGHT WEIGHT SHINGLES OVER 7/16" OSB C/W CLIPS.

FINISH GRADE SHALL SLOPE AWAY FROM STRUCTURE MIN. 1/2" PER FOOT OF RUN FOR 4' MIN.

WINDOWS AND GLAZING

WINDOWS SHALL BE DOUBLE PANE WITH WOOD FRAMES AND CONFORM TO CAN/CSA-A440 MANUFACTURER AND COLOR TO BE DETERMINED BY OWNER.

ALL EXTERIOR DOORS AND WINDOWS SHALL BE FINISHED WITH WEATHER RESISTANT COATINGS AND WEATHERSTRIPPED.

GENERAL NOTES

ALL WORK SHALL BE DONE IN ACCORDANCE WITH 2006 ONTARIO BUILDING CODE AND LOCAL CODES.

TRUSS DESIGN SHALL BE VERIFIED BY A QUALIFIED ENGINEER FOR COMPLIANCE WITH SITE REQUIREMENTS.

DIMENSIONS AND NOTES SHALL TAKE PRECEDENCE OVER THE SCALING OF DRAWINGS.

WALL DIMENSIONS ARE TO THE EXTERIOR OF SHEETING UNLESS NOTED OTHERWISE.

LUMBER COMING IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED OR PROTECTED WITH AN APPROVED VAPOR BARRIER.

CONTINUOUS CONTACT WITH THE GROUND SHALL BE TREATED TO A MINIMUM OF .60 CCA.

ALL FRAMING LUMBER TO BE #2 OR BETTER DF OR EQUIVALENT, UNLESS NOTED OTHERWISE.

EXTERIOR AND INTERIOR MATERIALS AND FINISHES TO BE DETERMINED BY OWNER.

ATTIC ACCESS SHALL BE:

A MINIMUM OF 22" X 36". THERE SHALL BE 30" MIN. CLEARANCE AT OR ABOVE THE OPENING.

LOCATED IN A CORRIDOR, HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. ATTICS WITH A MAXIMUM VERTICAL HEIGHT OF LESS THAN 30" WILL NOT REQUIRE ACCESS OPENINGS

HATCHWAYS TO ATTIC OR ROOF SPACES SHALL BE FITTED WITH DOORS OR COVERS

VENTILATION:

WHERE INSULATION IS INSTALLED BETWEEN A CEILING AND THE UNDERSIDE OF THE ROOF SHEATHING, A SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE SHEATHING, AND VENTS SHALL BE INSTALLED TO PERMIT THE MOVEMENT OF AIR FROM THE SPACE TO THE EXTERIOR.

ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQ. FOOT PER 150 SQ. FEET OF ATTIC SPACE. VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

UNDER FLOOR SPACES SHALL HAVE VENTILATION EQUAL TO ONE SQ. FOOT PER 150 SQ. FEET OF FLOOR SPACE. VENTS SHALL BE CAST INTO THE CONCRETE STEM WALLS AND COVERED WITH GALVANIZED WIRE SCREEN. VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

DOORS

GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS. MATERIALS AND FINISH TO BE DETERMINED BY OWNER.

DOOR SCHEDULE

NUMBER	SIZE	DIMENSIONS	WIDTH	HEIGHT	R/O	DESCRIPTION	THICKNESS
DO1	21068	34X80X1 3/4"	34 "	80 "	36X83 3/4	EXT. 6 PANEL	1 3/4
DO2	9070	108X84"	108 "	84 "	111X85	GARAGE 4-PANEL GARAGE DOOR	1 3/4

WINDOW SCHEDULE

NUMBER	SIZE	DIMENSIONS	WIDTH	R/O	DESCRIPTION
WO1	3113O	47 1/4"X35 1/2"	47 1/4 "	48 1/4X36 1/2	LEFT SLIDING

BYTOWN LUMBER
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Qualification Information

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NAME — SIGNATURE — BCIN

Bytown Lumber — 39532
FIRM — BCIN

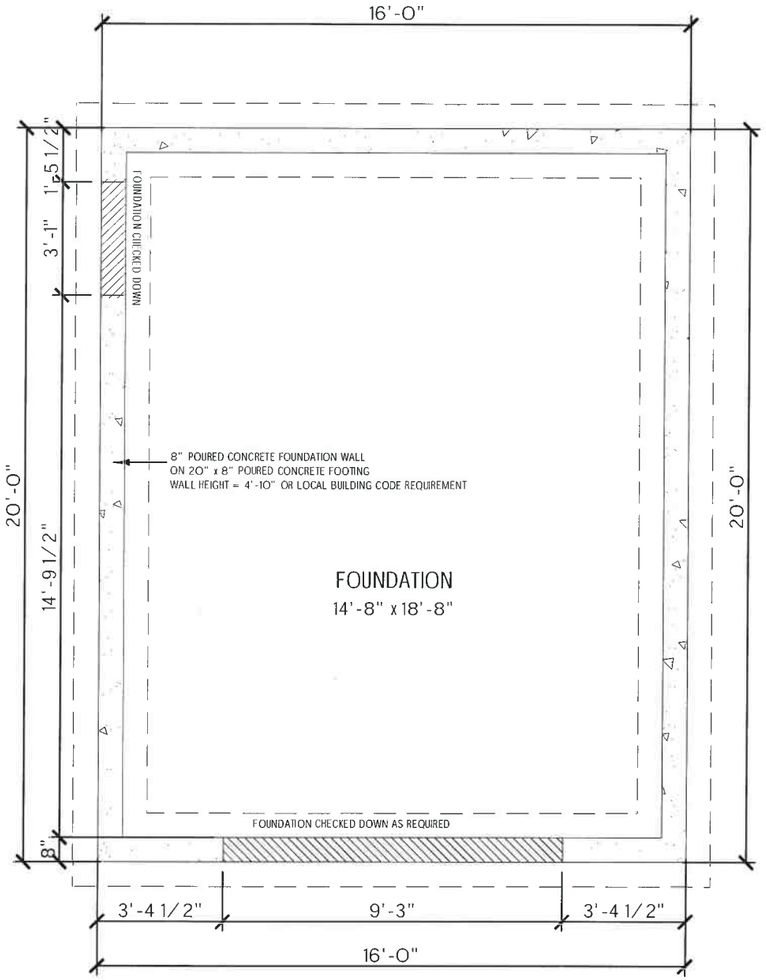
16' x 20' GARAGE

DRAWING NAME:
GENERAL NOTES & SCHEDULES

SCALE :

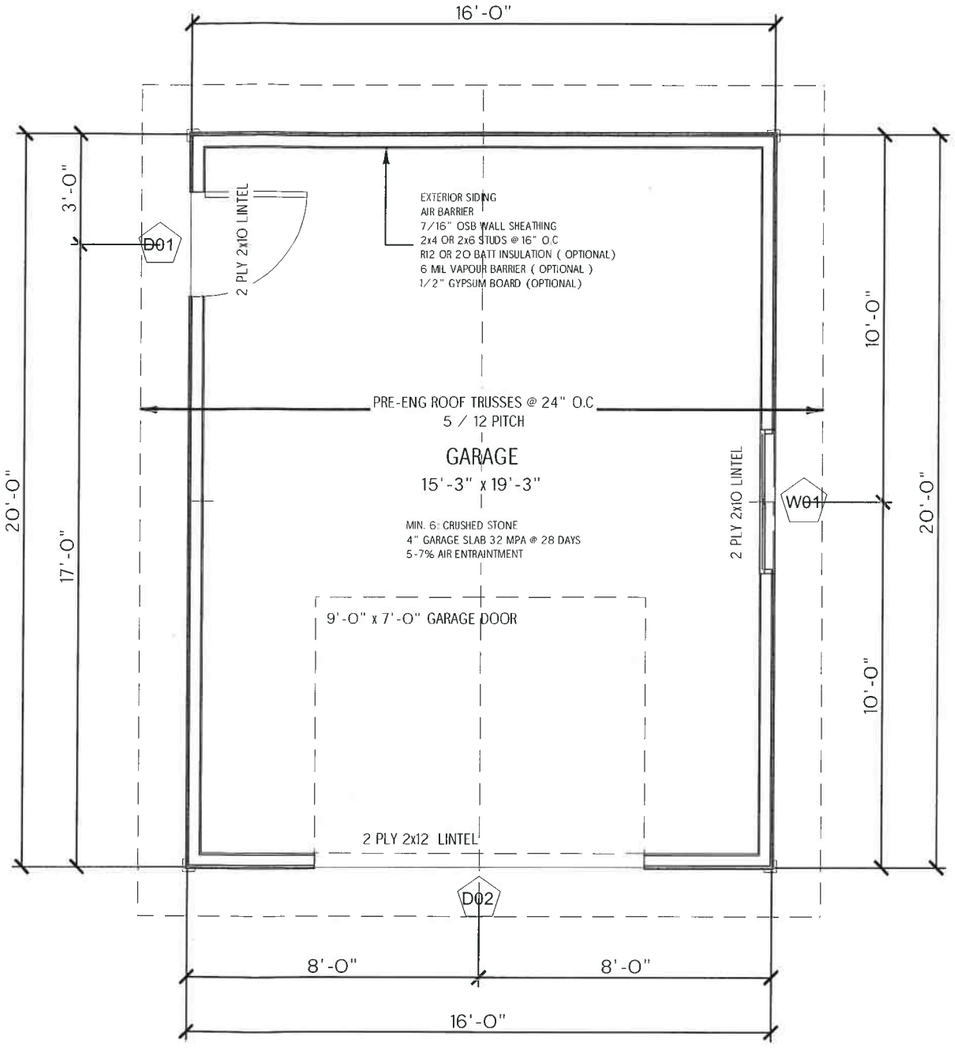
Sheet #
A2

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1/A3 FOUNDATION PLAN

1/4"=1'O"



2/A3 GROUND FLOOR PLAN

1/4"=1'O"

ALL DIMENSIONS ARE TO OUTSIDE OF WALL SHEATHING

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FIRM — BCIN

16' x 20' GARAGE

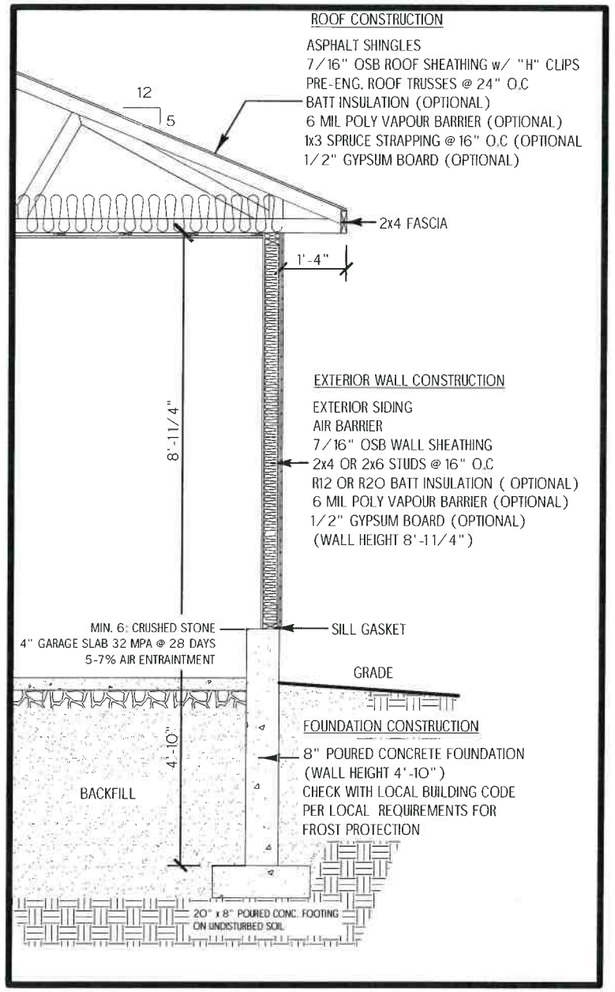
DRAWING NAME:
FOUNDATION / GROUND FLOOR

SCALE :
1/4" = 1-0"

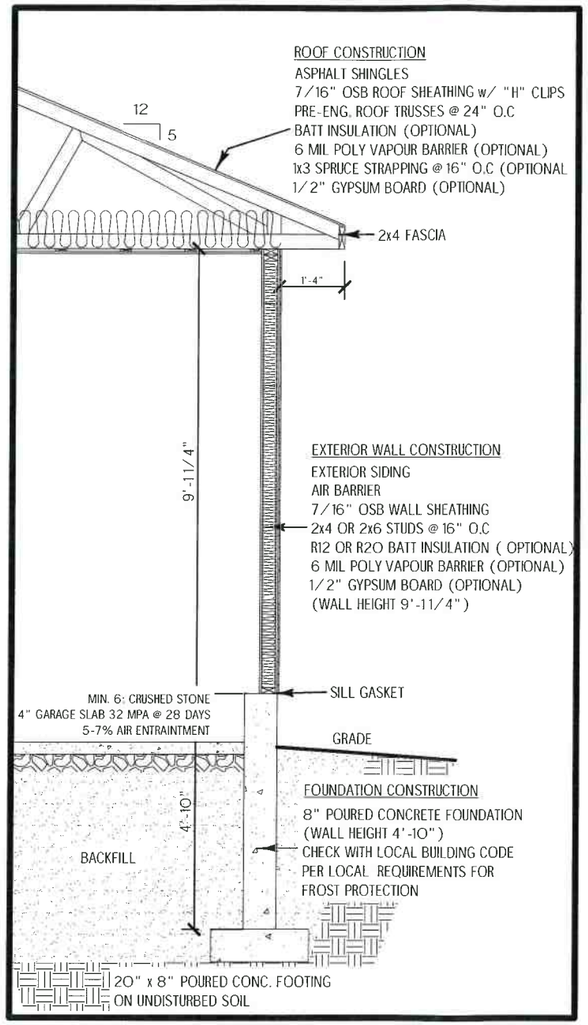
Sheet #
A3

PDF created with pdfFactory Pro trial version www.pdffactory.com

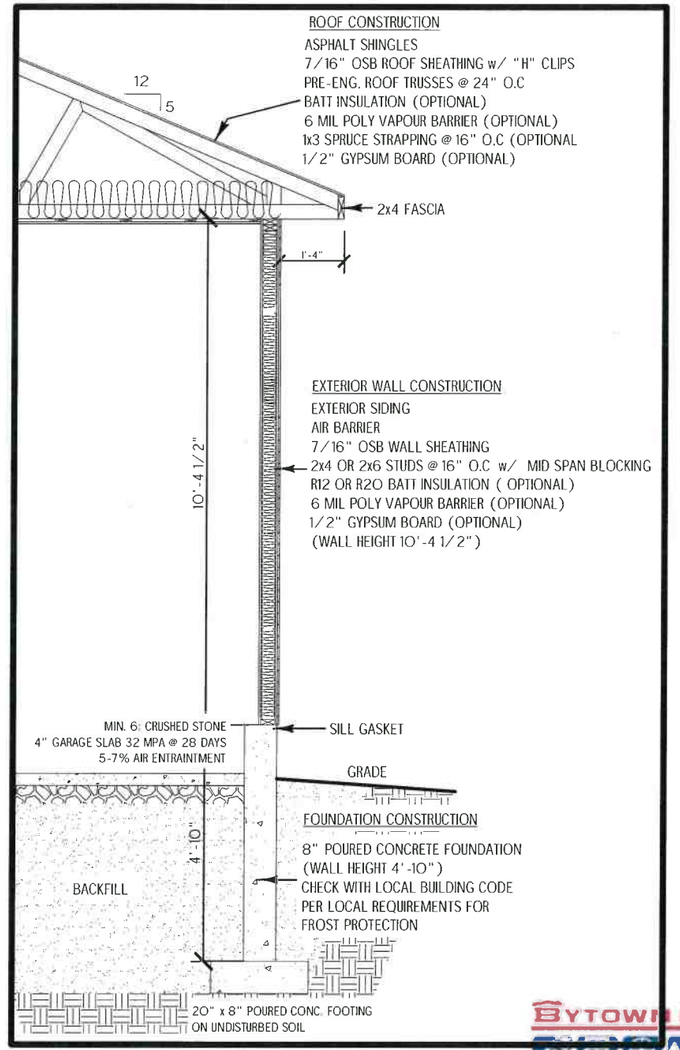
OPTION "A"
8'-11/4" WALL HEIGHT (92-5/8" STUD HEIGHT)



OPTION "B"
9'-11/4" WALL HEIGHT (104-5/8" STUD HEIGHT)



OPTION "C"
10'-4 1/2" WALL HEIGHT (10'-0" STUD HEIGHT)



BYTOWN LUMBER
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NAME — SIGNATURE — BCIN

Bytown Lumber — 39532
FIRM — BCIN

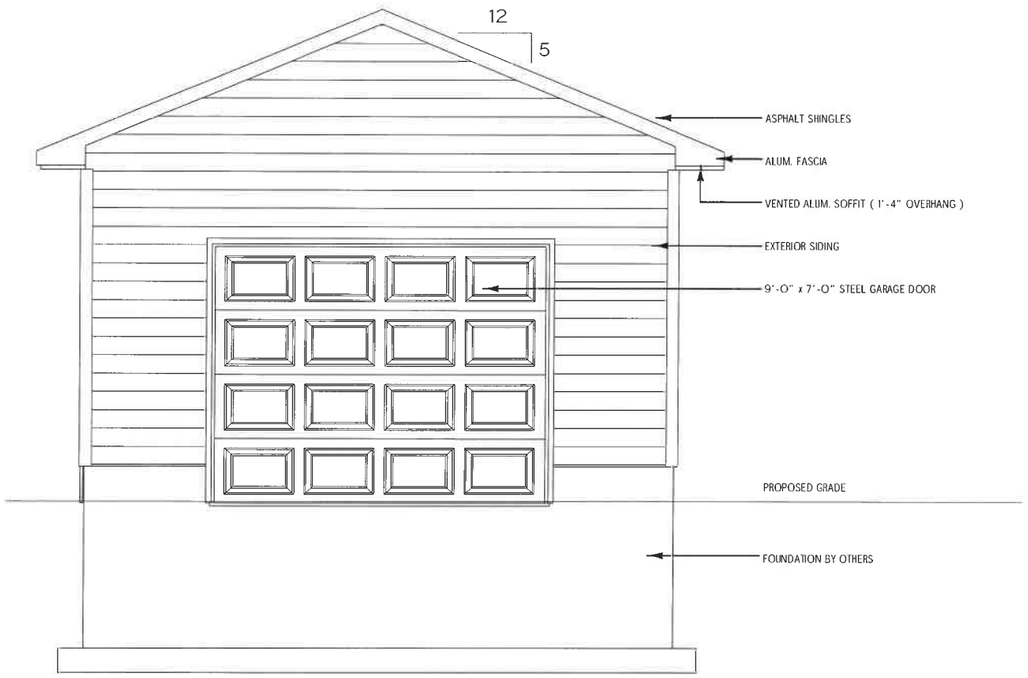
16' x 20' GARAGE

DRAWING NAME: WALL SECTIONS

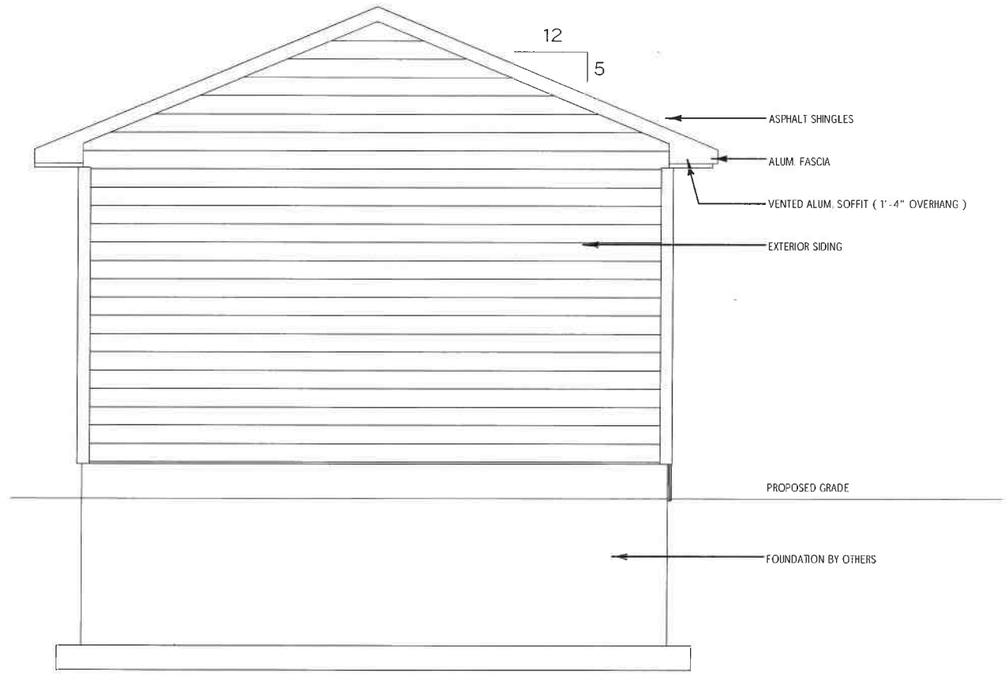
SCALE : NO SCALE

Sheet # A4

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1/A5 FRONT ELEVATION
1/4"= 1'-0"



2/A5 REAR ELEVATION
1/4"= 1'-0"

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FIRM — BCIN

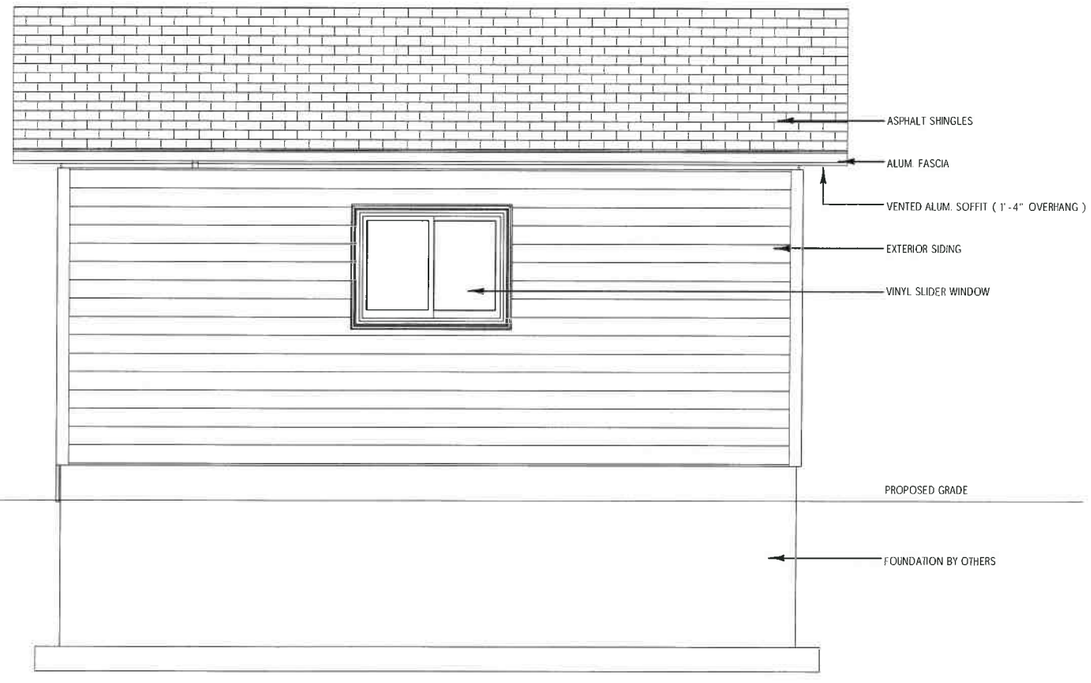
16' x 20' GARAGE

DRAWING NAME:
ELEVATIONS

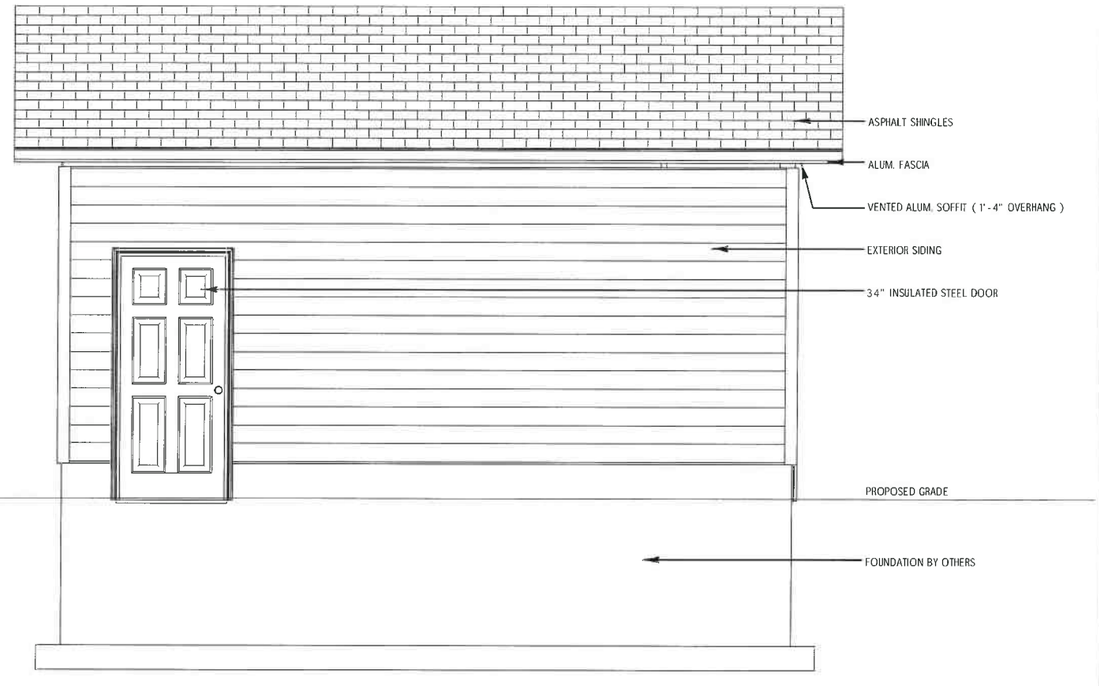
SCALE :
1/4" = 1'-0"

Sheet #
A5

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1/A6 RIGHT ELEVATION
1/4"= 1'-O"



2/A6 LEFT ELEVATION
1/4"= 1'-O"

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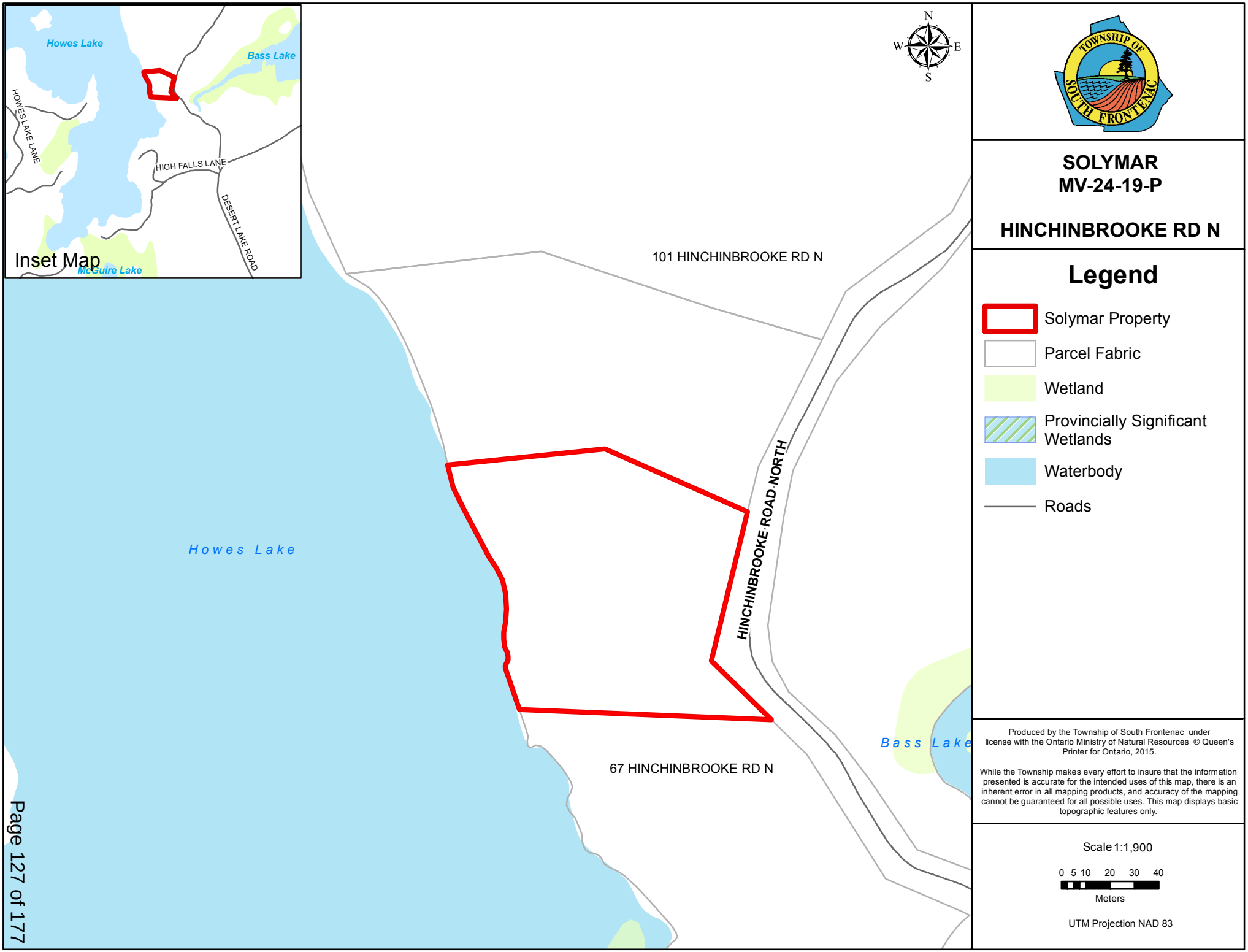
16' x 20' GARAGE

DRAWING NAME: ELEVATIONS

SCALE: 1/4" = 1'-O"

Sheet # A6

PDF created with pdfFactory Pro trial version www.pdffactory.com


Howes Lake
Bass Lake
HOWES LAKE LANE
HIGH FALLS LANE
DESERT LAKE ROAD
McGuire Lake
Inset Map
N
W
E
S
101 HINCHINBROOKE RD N
HINCHINBROOKE ROAD NORTH
Howes Lake
Bass Lake
67 HINCHINBROOKE RD N
TOWNSHIP OF SOUTH FRONTENAC
SOLYMAR
MV-24-19-P
HINCHINBROOKE RD N
Legend
Solymar Property
Parcel Fabric
Wetland
Provincially Significant Wetlands
Waterbody
Roads
Produced by the Township of South Frontenac under license with the Ontario Ministry of Natural Resources © Queen's Printer for Ontario, 2015.
While the Township makes every effort to insure that the information presented is accurate for the intended uses of this map, there is an inherent error in all mapping products, and accuracy of the mapping cannot be guaranteed for all possible uses. This map displays basic topographic features only.
Scale 1:1,900
0 5 10 20 30 40
Meters
UTM Projection NAD 83

MINOR VARIANCE – PLANNING REPORT

Report Date:	July 29, 2019
Application No:	MV-25-19-B
Owner:	Andrew Atkinson & Elizabeth Smith
Location of Property:	Part Lot 4, Concession 13, being Part 1 on Plan 13R20032, District of Bedford, Township of South Frontenac, municipally known as 467 MacComish Lane, Buck Lake
Purpose of Application:	To vary Section 5.8.2 a and Section 10.3.1 of the Township of South Frontenac Zoning Bylaw to reduce the waterbody setback from 30 metres (98.4 ft) to 15.24 metres (50 ft) from the highwater mark to permit a one-storey addition to an existing cottage
Date of Hearing:	August 8, 2019

Recommendation

It is recommended that the Committee of Adjustment receive comments from members of the public and that the Committee of Adjustment **approve** minor variance application MV-25-19-B.

Proposal

An application for minor variance has been submitted to permit the construction of a one-storey addition to an existing dwelling at Part Lot 4, Concession 13, being Part 1 on Plan 13R20032, District of Bedford, Township of South Frontenac, municipally known as 467 MacComish Lane, Buck Lake (see attached map). The property has frontage on Buck Lake and is accessed by MacComish Lane, a private lane. The property is an existing developed lot that contains an existing one-storey cottage at the south basin of Buck Lake. Buck Lake has been identified by the Ontario Ministry of Natural Resources and Forestry as a cold water lake trout fishery and is "at capacity". The Ministry recognizes that development on existing lots of records should be done in a way that minimizes impact to the sensitive surface water features such as maintaining a setback that is as far as reasonably possible and minimizing lot coverage.

The applicant is proposing to renovate the existing cottage that includes an addition consisting of 384 ft^2 (35.67m^2) in the dimensions of 16 feet (4.88 m) by 24 feet (7.3 m) to be constructed at the west side of the cottage. The addition will provide additional living space which will include a new bathroom but no increase in the number of bedrooms. The cottage and addition is located within the 30 metre setback to the lake. The project includes the removal of the wrap-around deck towards the waterfront and along the east side of the cottage consisting of 392 ft^2 (36.4m^2) and the removal of two small additions on the north and sides of the cottage consisting of 62.5 ft^2 (5.8m^2). The total building footprint to be removed is 454.5 ft^2 (42.22m^2). Once the construction project has been completed, the total building footprint will be reduced by 70 ft^2 (6.5 m^2).

The applicant is seeking relief from Section 5.8.2.a and Section 10.3.1 of the Zoning Bylaw which both require a 30 metre setback from the highwater mark of Buck Lake. The proposed cottage addition will be 15.24 metres to the closest point of the highwater mark.

Minor variance is required to permit the construction of a one-storey addition to an existing one-storey cottage at the west side of the existing cottage:

1. Section 5.8.2 a.: The minimum required setback from the highwater mark or floodline of a waterbody shall be 30 metres.
   Requested variance from this section:
   a. Proposed one storey 384 ft^2 addition: 50 feet (15.24 metres) from the high water mark of Buck Lake (variance request of 14.76 metres)

2. Section 10.3.1: The minimum required setback from the highwater mark or floodline of a waterbody shall be 30 metres for properties zoned RLSW.
   Requested variance from this section:
   a. Proposed one storey 384 ft^2 addition: 50 feet (15.24 metres) from the high water mark of Buck Lake (variance request of 14.76 metres)

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

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

Background

The subject property is a waterfront lot with 96.96 feet (29.55 m) of waterfrontage along Buck Lake and is approximately 0.51 acres (0.21 ha) in area. The property slopes from the north to the south with a level area near the waterfront. The renovation will result in an increase in the setback distance from the lake due to the removal of the wrap around deck. The front of the addition will be setback 15 feet further than the front of the deck that will be removed. There will be no increase in the area of impermeable surface and therefore there will be no increase in any potential nutrients as a result.

It was noted that the addition will require the removal of a mature cedar tree that is heavily damaged by pileated woodpeckers as it is a dangerous condition. An existing mature birch tree and mature ash tree will be required to be removed in order to accommodate for the addition.

The surrounding area contains existing seasonal dwellings located along the south basin of Buck Lake.

Planning Analysis

Provincial Policy Statement, 2014

The 2014 Provincial Policy Statement (PPS) provides direction on matters of Provincial interest related to land use planning and development. In respect of the exercise of any authority that affects a planning matter, Section 3 of the *Planning Act* requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act. When assessing development on rural lands, planning authorities must comply with Section 1.1.5.1 of the PPS; this section requires application of relevant policy of Section 1: Building Healthy Communities, Section 2: Wise Use and Management of Recourses, and Section 3: Protecting Public Health and Safety by the approval authority.

Section 1: Building Healthy Communities of the PPS promotes the building of strong, healthy communities and includes policies about avoiding development and land use patterns which may cause environmental or public health and safety concerns. Section 1.1.5.2 of the PPS permits limited residential development on rural lands including resource-based recreational uses and Section 1.1.5.4 promotes development that is compatible with the rural landscape and can be sustained by rural service levels.

Section 2: Wise Use and Management of Resources of the PPS contains policies that encourage the protection of natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits. An Environmental Impact Study prepared by Reg Genge was submitted in support of this application. The conclusion and recommendation of the EIS indicated that there is no environmental constraint to the proposal proceeding as presented.

Section 3: Protecting Public Health and Safety of the PPS contains policies that speak to directing development outside of hazardous lands. Conservation Authorities have Provincially been delegated responsibilities to represent Provincial interests regarding natural hazards under section 3.1 of the Provincial Policy Statement (PPS) (2014). Natural hazards include areas subject to flooding, prone to erosion, dynamic beaches and unstable bedrock. Generally the policies of the PPS direct development to areas outside of hazard lands.

The CRCA have noted that the maximum recorded water level for Buck Lake is 133.16 metres geodetic. The highest recorded water level of Buck Lake is used in lieu of an engineered flood plain. The CRCA Planning Policy requires all development and site alteration to be setback a minimum of 6 metres from the regulatory floodplain of a waterbody. Based on their mapping and site observations, the development proposal complies with this policy. The CRCA have noted that the erosion hazard

limit extends 11 metres inland from the stable toe of slope. The proposed development will be located outside of the erosion hazard limit.

Current Official Plan Designation: Rural

The property is designated as Rural in the Township of South Frontenac Official Plan (2003). Official Plan policies regarding the Rural designation speak to the importance of maintaining rural character, natural heritage and cultural landscape in the Township. Section 5.7.7 ("Limited Service Residential Policies") include residential development as a permitted use. Lots are to be developed with private water and sanitary sewage disposal. An approved septic system was installed in 2018. Given the existing size and dimensions of the lot, the addition to the cottage cannot achieve a greater setback. Buck Lake is identified as an at capacity lake trout lake in the Township. An EIS was submitted in support of the minor variance application indicating that there is no environmental constraint to the proposal proceeding as presented. The Ministry of the Environment, Conservation and Parks (MECP) have provided comments in support of the application indicating that they are in agreeance with the proposal if implemented as present and would not result in any increase in impact to the water quality of Buck Lake and support the application for Minor Variance.

Section 5.2.7 (b)(ii)(3) of the Official Plan indicates that a reduction from the 30 metre setback may be permitted for existing dwellings if it is not physically possible or environmentally desirable to meet the 30 metre setback requirement and that there will be no negative impacts to fish habitat or water quality. New development within the 30 metre water setback will be considered if there is no reasonable alternative for locating the development outside of the water setback, the development is not closer to the water than the existing development and is set back as far as possible from the water and complies with the maximum lot coverage.

Section 5.2.8 of the Official Plan requires that development adjacent to a sensitive lake trout lake will be subject to site plan control. Staff at the CRCA recommend that as part of site plan control, that roof runoff will 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.

Current Zoning: Limited Service Waterfront Residential (RLSW) Zone

The property is zoned Limited Service Waterfront Residential (RLSW) in the Township of South Frontenac Zoning Bylaw. The intent of the RLSW zone is to permit waterfront development with uses restricted to residential and ancillary uses which are accessible on a private lane. A 30 metre setback from the high water mark is required for the construction of all dwellings and structures. With the subject application, redevelopment of the site is proposed to increase the functionality of the cottage with the addition of a one-storey addition and the removal of the existing decking at the waterfront and removal of two small additions. When completing the site visit, planning staff noted that as the site is constrained, increasing the setback from the highwater mark could not be achieved.

The proposed addition does not encroach closer to the water than the existing development, is in a reasonable location due to site constraints and complies with the maximum lot coverage provisions in the Zoning By-law for the RLSW Zone.

Agency Analysis and Comments

KFL&A Public Health – Comments dated July 30, 2019 indicated that KFL&A Public Health has no objections to the proposed minor variance as the owner has submitted an application under permit BE-15-18.

Cataraqui Region Conservation Authority – Comments dated August 2, 2019 from the CRCA indicate that staff have no objection to the approval of application MV-25-19-B based on their consideration for natural hazards, natural heritage, and water quality and quantity protections policies provided that the conditions requested pertaining to the requirement of a development agreement be subject to site plan control to address the water quality and that a permit be obtained from the CRCA under Ontario Regulation 148/06 prior to development taking place.

Ministry of the Environment, Conservation and Parks (MECP) – Buck Lake has been identified by the Ontario Ministry of Natural Resources and Forestry as a cold water lake trout fishery; managed for lake trout and is currently classified by the Ministry of the Environment, Conservation and Parks as "at capacity" for development. While this designation does not preclude responsible development on

existing lots of record it should be done in such a way that minimizes surface runoff and hardening of the landscape. The EIS notes that the addition will be setback greater than 15 feet than the front of the deck that will be removed. There will be no increase in impermeable surface area and therefore no increase in any potential nutrient as a result. MECP agrees that the proposal, if implemented as presented; would not result in any increase in impact to the water quality of Buck Lake and support this application for Minor Variance.

Public Comments – As of the date of preparing the report, no comments have been received from the public.

Conclusion

The proposed application to permit the addition to the existing dwelling at Part Lot 4, Concession 13 being Part 1 on Plan 13R20032, municipally known as 467 MacComish Lane, Buck Lake, District of Bedford, meets the four tests for a minor variance:

- The variance conforms to the general intent and purpose of the Official Plan as the proposed addition to the existing cottage at the rural waterfront property will generally maintain the setback of the existing cottage. The constraints on the lot prevent the cottage from achieving a greater setback. An EIS was submitted in support of this development, consistent with requirements of the South Frontenac Official Plan for developing along an at-capacity lake.

- The variance conforms to the general intent and purpose of the Zoning Bylaw as the placement of the one-storey addition maintains the existing waterbody setback and with the removal of the deck, the addition will be set back approximately 15 feet further than the existing deck. Achieving the 30 metre waterbody setback would not be possible as the existing structure is within the 30 metre setback to the highwater mark. The proposed addition does not encroach closer to the high watermark than the existing development, is in a reasonable location due to site constraints and complies with the maximum lot coverage provisions in the Zoning By-law for the RLSW Zone.

- The variance is desirable for the appropriate development of the lands in question as the addition of the one-storey addition will increase the usability of the dwelling while maintaining the waterbody setback and character of the lot. There will be a slight decrease to the footprint of the dwelling in the amount of 70 ft^2.

- The variance is minor because the proposal seeks to maintain the waterbody setback with the one-storey addition, while not impacting the character of the waterfront. The application does not encroach closer to the water than the existing development, is in a reasonable location due to site constraints and the development on the lot complies with the maximum lot coverage provisions in the Zoning By-law.

Recommended Conditions

Conditions are a decision of the Committee of Adjustment, the conditions below are recommended. The final approved conditions will be included in the signed decision

1. Minor variance is for the construction of a one-storey addition to the existing cottage consisting of a total area of 384 ft^2 (35.67m^2) at the west side of the cottage consistent with the drawing submitted with MV-25-19-B. The proposed cottage addition will be 50 feet (15.24 metres) to the closest point of the highwater mark in the Limited Service Waterfront Residential Zone. Portions of the structure identified as removed in MV-25-19-B (removal of the wrap-around deck, 392 ft^2 in area and removal of 2 small additions on the north and east side; a total of 454.5 $ft^{2)}$ shall be removed by obtaining a demolition permit from the Township.

2. The applicant is required to submit a Site Plan Control Application and enter into a site plan control agreement to be registered on the title of the property to the satisfaction of the Township to address the matters outlined in the August 2, 2019 letter from the Cataraqui Region Conservation Authority and requirements of the Township.

3. The CRCA 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.

4. The Owner is required to obtain a permit prior to development commencing from the CRCA under Regulation 148/06: Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses, which is administered by the CRCA.

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

6. Minor variance MV-25-19-B is applicable only to South Frontenac Township Comprehensive Zoning By-law 2003-75 and not to any subsequent zoning by-laws.

Submitted by: Trudy Gravel, CPT, AMCT, Planner, Township of South Frontenac

Approved by:
Claire Dodds, MCIP, RPP, Director of Development Services, Township of South Frontenac

Date of Site Visit: July 26, 2019

Attachments: Map of the Atkinson property.

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

Member of
Conservation ONTARIO
Natural Champions

August 2, 2019

File: MV/FRS/166/2019

Sent by Email

Ms. Trudy Gravel, Planner
Township of South Frontenac
P.O. Box 100
Sydenham, Ontario
K0H 2T0

Dear Ms. Gravel:

Re: Application for Minor Variance MV-25-19-B (Atkinson)
Lot 4, Concession 13; 467 MacComish Lane,
Township of South Frontenac (Bedford District)
Waterbody: Buck 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 site was visited by staff on August 2, 2019.

The proposal involves the construction of an addition onto a dwelling on the subject property. The variance is requested to:

- Reduce the required setback from the highwater mark from 30 metres, as required by Section 5.8.2.a), to 15 metres in order to permit the construction of an addition.

Site Description

The property is located on the south side of MacComish Lane on the north shore of Buck Lake. The topography of the site can be characterized as having a low bank at the shoreline and then rising up gently toward the existing cottage structure. Currently, the property contains a cottage, shed and septic system.

The property is currently designated as 'Rural' in the Official Plan and 'Limited Service Residential - Waterfront' (RLSW) in the Zoning By-law for South Frontenac Township. Buck Lake is designated as a highly sensitive Lake Trout lake in the Official Plan for South Frontenac and is zoned 'Environmental Protection' (EP).

Discussion

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

Natural Hazards

Flooding: The maximum recorded water level for Buck Lake is 133.16 metres geodetic. For Buck Lake, the highest recorded water level is used in lieu of an engineered flood plain. The CRCA Planning Policy requires all development and site alteration to be setback a minimum of 6 metres from the regulatory floodplain of a waterbody. Based upon Lidar elevation mapping data and site observations, the development proposal complies with this policy.

Erosion: The CRCA defines the extent of potential erosion hazards to include an allowance for toe erosion (estimated to be 2 metres), a stable slope allowance for till shorelines of 3(h):1(v) (estimated to be 3 metres), plus an equipment access allowance of 6 metres. Therefore, the erosion hazard limit extends 11 metres inland from the stable toe of slope. Staff note that the proposed development will be located outside of the erosion hazard limit.

Water Quality

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

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

CRCA staff recognize that the existing residential dwelling is in non-compliance with the current zoning by-law for the Township of South Frontenac and is entirely situated within the required 30 m setback from the highwater mark of Buck Lake. The proposed construction of an addition to the structure will therefore also be within the water setback.

The proposed addition does not encroach closer to the water than existing development, is positioned in a reasonable location due to site constraints (e.g. the septic system location), and development on the lot complies with the maximum lot coverage provisions in the zoning by-law. In addition, the applicant is removing two small additions and a deck from the property to compensate for the footprint of the proposed addition. Also, according to the applicant, the septic system was upgraded in 2018 and is appropriately sized to accommodate the development.

Staff note that Section 5.2.8 of the Official Plan requires that development adjacent to a sensitive lake trout lake will be subject to site plan control. *Staff recommend that as part of site plan control, 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-25-19-B based on our consideration for natural hazards, natural heritage, and water quality and quantity protection policies provided that the following are included as conditions to the minor variance approval:

1. a requirement that the proposed development be subject to site plan control so that the water quality recommendations noted in italics above are incorporated into the project to the satisfaction of the Township and the CRCA, and
2. that the owner obtain a permit from the CRCA under Ontario Regulation 148/06 (described below) prior to development taking place.

Ontario Regulation 148/06

Please note that a portion of the property is subject to Ontario Regulation 148/06: Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses, which is administered by the CRCA. The purpose of the regulation is to ensure that proposed changes (e.g. development and site alteration) to a property are not affected by natural hazards, such as flooding and erosion, and that the changes do not put other properties at greater risk from these hazards. The proposed addition will require a permit from the CRCA prior to development taking place.

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

Yours truly,

Andrew Schmidt
Supervisor, Development Review

/as

c.c. Andrew Atkinson, 233 Lennox Park Avenue, Ottawa, ON, K1G 0K3
Michelle Hannah, South Frontenac Township (via email)

KFL&A Public Health

REQUESTS FOR COMMENTS

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

To:	Ms. Michelle Hannah Secretary-Treasurer, Committee of Adjustment Township of South Frontenac P.O. Box 100 4432 George Street Sydenham, ON K0H 2T0
Application Number:	MV-25-19B
Type of Application or Proposal:	Minor Variance
Applicant Name(s):	Atkinson, Andrew and Smith, Elizabeth
Location:	Part Lot 4, Concession 13, Bedford 467 MacComish Lane
Planning Department or Agency:	Township of South Frontenac (Bedford)
Comments:	KFL&A Public Health has no objections to the proposed minor variance as the owner has submitted an application under permit number BE-15-18.
Inspector:	Joanne McGurn, CPHI(C), Public Health Inspector
Date:	July 30, 2019

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

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

KFL&A Public Health

APPLICATION #	Entered
BE-15-18	FP ✓

KINGSTON, FRONTENAC AND LENNOX & ADDINGTON PUBLIC HEALTH
FINAL INSPECTION REPORT FOR CLASS 2, 3, 4, 5 SEWAGE SYSTEM

Inspection Details

OWNER Andrew Atkinson INSTALLER Hogan's Excavation & Landscape (1094Gal.) Donnie Day

1. **Work has been satisfactorily completed and includes:**

a) Septic tank / ~~holding tank~~ / treatment unit of working capacity of 4141 litres constructed of ☐ concrete ☑ plastic serving 3

Make / Model of Tank: 1060 Infiltrator

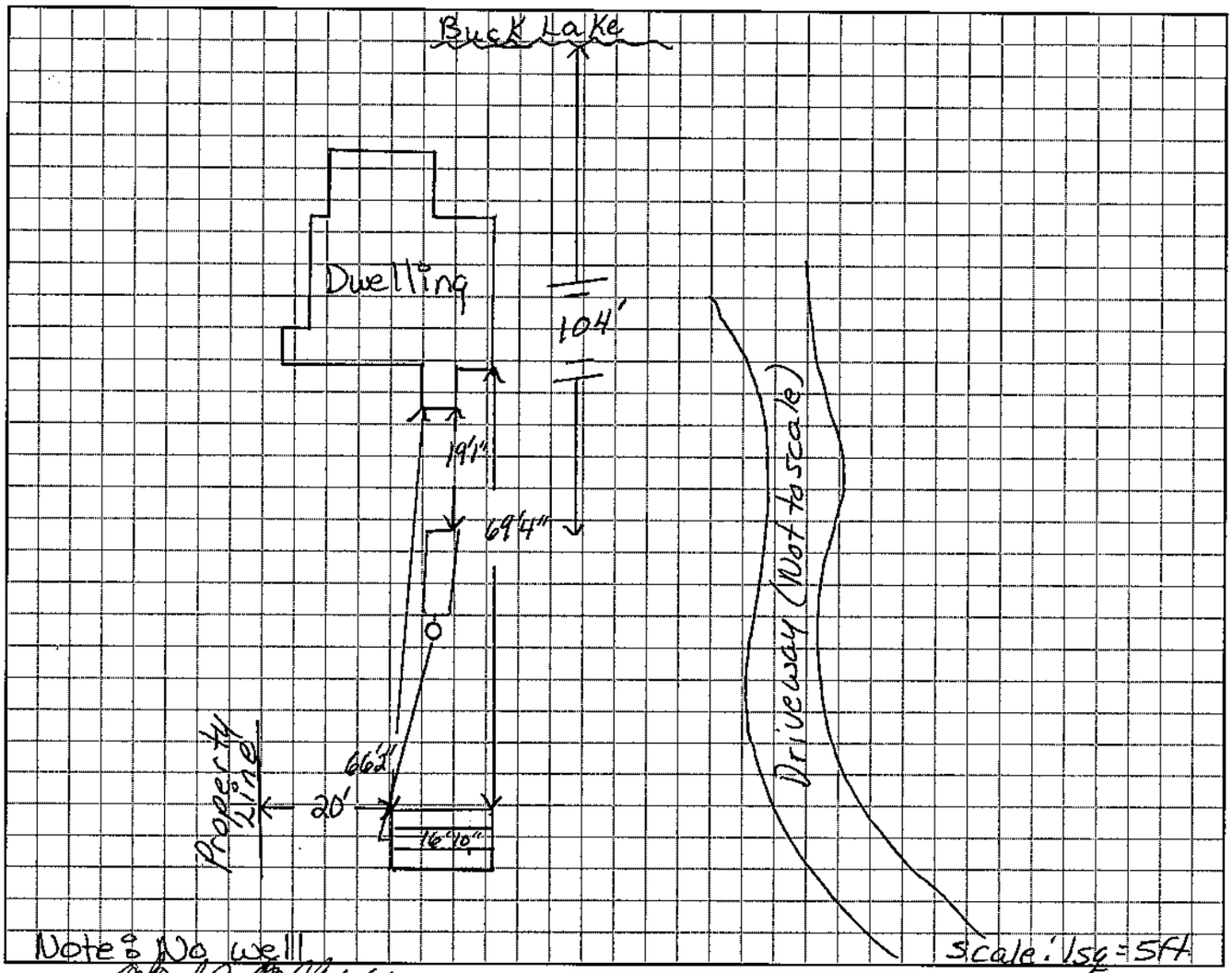
b) ~~Leaching~~ / Filter Bed (4 runs @ 16'10") 19.6 metres of (3") 75 mm diameter distribution pipe of Carsons (type and product description) laid in 4 runs and fed by Pump. If Filter Bed: Loading Area (12'6" x 21') 24.5 m² Contact Area (36'1" x 28'2") 94.6 m²

c) Treatment Unit Make / Model: ..... Level .....

d) Chamber System Make / Model: ..... # of Pieces: .....

e) Leaching Bed GPS Coordinates: Latitude N 44°33'33.1" Longitude W 076°24'59.2"

2. **Location:** The sketch below indicates the location of all components of the Sewage System and separation distances as required under the Ontario Building Code.



Inspector ..... **Inspection Date** Aug. 24, 2018

The Sewage System was inspected and it has been determined that the installation complies with the requirements of Regulation 332/12 made under the Building Code Act for the following property located on Lot Pt. 4 Concession 13 Municipality S. Frontenac

District Bedford Municipal address 467 MacCormish Lane

Registered Plan # ..... Part(s) ..... Plan of Subdivision # ..... Sublot .....

Final Compliance Inspection – the following work has been completed:

☑ System has been backfilled with suitable granular fill ☑ Grading to shed run-off and divert water around leaching bed has been completed

☑ Sloped surfaces are stabilized ☑ Topsoil has been put on the leaching bed to establish grass cover

☐ Other: .....

Inspector ..... **Date** Sept. 13, 2018

KFL&A Public Health (FEB16)

Application for a Permit to Construct or Demolish

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

For use by Principal Authority

Application number:	Permit number (if different):
BE-15-18	
Date received:	**Roll number:**
13-Aug-18	5-45-18

Application submitted to: KFL&A PUBLIC HEALTH
(Name of municipality, upper-tier municipality, board of health or conservation authority)

A. Project information

Building number, street name	Unit number	Lot/con.
467 MACCOMISH LANE		Pt. L4/C13

Municipality	Postal code	Plan number/other description
PERTH ROAD	K0H 2L0	
Project value est. $		**Area of work (m^2)**

B. Purpose of application

☒ New construction ☐ Addition to an existing building ☐ Alteration/repair ☐ Demolition ☐ Conditional Permit

Proposed use of building	Current use of building
	COTTAGE

Description of proposed work

INSTALLATION of CLASS 4 FILTER BED

C. Applicant Applicant is: ☐ Owner or ☑ Authorized agent of owner

Last name	First name	Corporation or partnership
		1809481 ONTARIO INC HOGAN'S EXCAVATION & LANDSCAPE

Street address	Unit number	Lot/con.
139 MAIN ST.		

Municipality	Postal code	Province	E-mail
SEELEY'S BAY	K0H 2N0	ON	hoganslandscape@kotmail.ca
Telephone number	**Fax**		**Cell number**
613-387-2383	613-387-8043		613-539-3315

D. Owner (if different from applicant)

Last name	First name	Corporation or partnership
ATKINSON	ANDREW	

Street address	Unit number	Lot/con.
233 LENNOX PARK AVE		

Municipality	Postal code	Province	E-mail
OTTAWA	K1G 0K3	ON	aeatkinson4@gmail.com
Telephone number	**Fax**		**Cell number**
613-521-1175			613-203-2554

BE-15-18

E. Builder (optional)			
Last name	First name	Corporation or partnership (if applicable)	
Street address		Unit number	Lot/con.
Municipality	Postal code	Province	E-mail
Telephone number	Fax		Cell number

F. Tarion Warranty Corporation (Ontario New Home Warranty Program)		
i. Is proposed construction for a new home as defined in the *Ontario New Home Warranties Plan Act*? If no, go to section G.	☐ Yes	☑ No
ii. Is registration required under the *Ontario New Home Warranties Plan Act*?	☐ Yes	☑ No
iii. If yes to (ii) provide registration number(s): _____		

G. Required Schedules

i) Attach Schedule 1 for each individual who reviews and takes responsibility for design activities.

ii) Attach Schedule 2 where application is to construct on-site, install or repair a sewage system.

H. Completeness and compliance with applicable law		
i) This application meets all the requirements of clauses 1.3.1.3 (5) (a) to (d) of Division C of the Building Code (the application is made in the correct form and by the owner or authorized agent, all applicable fields have been completed on the application and required schedules, and all required schedules are submitted).	☑ Yes	☐ No
Payment has been made of all fees that are required, under the applicable by-law, resolution or regulation made under clause 7(1)(c) of the *Building Code Act, 1992*, to be paid when the application is made.	☑ Yes	☐ No
ii) This application is accompanied by the plans and specifications prescribed by the applicable by-law, resolution or regulation made under clause 7(1)(b) of the *Building Code Act, 1992*.	☑ Yes	☐ No
iii) This application is accompanied by the information and documents prescribed by the applicable by-law, resolution or regulation made under clause 7(1)(b) of the *Building Code Act, 1992* which enable the chief building official to determine whether the proposed building, construction or demolition will contravene any applicable law.	☑ Yes	☐ No
iv) The proposed building, construction or demolition will not contravene any applicable law.	☑ Yes	☐ No

I. Declaration of applicant

1809481 ONTARIO INC

I HOGANS EXCAVATION & LANDSCAPE declare that:
(print name)

1. The information contained in this application, attached schedules, attached plans and specifications, and other attached documentation is true to the best of my knowledge.
2. If the owner is a corporation or partnership, I have the authority to bind the corporation or partnership.

AUG 2/18 — Date

Marla Howard-Hogan — Signature of applicant

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

BE-15-18

Schedule 1: Designer Information

Use one form for each individual who reviews and takes responsibility for design activities with respect to the project.

A. Project Information

Building number, street name		Unit no.	Lot/con.
467 MACDOMISH LANE			L4/C13.
Municipality	**Postal code**	**Plan number/ other description**	
PERTH ROAD	K0H2G0		

B. Individual who reviews and takes responsibility for design activities

Name		Firm	
DONNIE DAY		1809481 ONTARIO INC HOGAN'S EXCAVATION & LANDSCAPE	
Street address		**Unit no.**	**Lot/con.**
139 MAIN STREET			
Municipality	**Postal code**	**Province**	**E-mail**
SEELEY'S BAY	K0H2N0	ON	hoganslandscape@hotmail.ca
Telephone number	**Fax number**		**Cell number**
613-387-2383	613-387-8043		613-539-3315

C. Design activities undertaken by individual identified in Section B. [Building Code Table 3.5.2.1. of Division C]

☐ House	☐ HVAC – House	☐ Building Structural
☐ Small Buildings	☐ Building Services	☐ Plumbing – House
☐ Large Buildings	☐ Detection, Lighting and Power	☐ Plumbing – All Buildings
☐ Complex Buildings	☐ Fire Protection	☒ On-site Sewage Systems

Description of designer's work

INSTALL CLASS 4 FILTER BED SEPTIC SYSTEM.

D. Declaration of Designer

I DONNIE DAY declare that (choose one as appropriate):
(print name)

I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4.of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.

Individual BCIN: 37622

Firm BCIN: 41712

I review and take responsibility for the design and am qualified in the appropriate category as an "other designer" *under subsection 3.2.5.of Division C, of the Building Code.*

Individual BCIN: _____

Basis for exemption from registration: _____

The design work is exempt from the registration and qualification requirements of the Building Code.

Basis for exemption from registration and qualification: _____

I certify that:

1. The information contained in this schedule is true to the best of my knowledge.
2. I have submitted this application with the knowledge and consent of the firm.

AUG. 2/18.
Date

Signature of Designer

NOTE:

1. For the purposes of this form, "individual" means the "person" referred to in Clause 3.2.4.7(1) (c).of Division C, Article 3.2.5.1. of Division C, and all other persons who are exempt from qualification under Subsections 3.2.4. and 3.2.5. of Division C.
2. Schedule 1 is not required to be completed by a holder of a license, temporary license, or a certificate of practice, issued by the Ontario Association of Architects. Schedule 1 is also not required to be completed by a holder of a license to practise, a limited license to practise, or a certificate of authorization, issued by the Association of Professional Engineers of Ontario.

BE-15-18

Schedule 2: Sewage System Installer Information

A. Project Information

Building number, street name		Unit number	Lot/con.
467 MACCOMISH LANE			L4/C13
Municipality	**Postal code**	**Plan number/ other description**	
PERTH ROAD	K0H 2L0		

B. Sewage system installer

Is the installer of the sewage system engaged in the business of constructing on-site, installing, repairing, servicing, cleaning or emptying sewage systems, in accordance with Building Code Article 3.3.1.1, Division C?

- [x] Yes (Continue to Section C)
- [ ] No (Continue to Section E)
- [ ] Installer unknown at time of application (Continue to Section E)

C. Registered installer information (where answer to B is "Yes")

Name			BCIN
1809481 ONTARIO INC HOGANS EXCAVATION & LANDSCAPE			41712
Street address			**Unit number** / **Lot/con.**
139 MAIN ST			
Municipality	**Postal code**	**Province**	**E-mail**
SEELEY'S BAY	K0H 2N0	ON	hogans landscape@hotmail.ca
Telephone number	**Fax**		**Cell number**
613-387-2383	613-387-8043		613-539-3315

D. Qualified supervisor information (where answer to section B is "Yes")

Name of qualified supervisor(s)	Building Code Identification Number (BCIN)
DONNIE DAY	37622

E. Declaration of Applicant:

1809481 ONTARIO INC

I HOGANS EXCAVATION & LANDSCAPE declare that:
(print name)

I am the applicant for the permit to construct the sewage system. If the installer is unknown at time of application, I shall submit a new Schedule 2 prior to construction when the installer is known;

OR

I am the holder of the permit to construct the sewage system, and am submitting a new Schedule 2, now that the installer is known.

I certify that:

1. The information contained in this schedule is true to the best of my knowledge.
2. If the owner is a corporation or partnership, I have the authority to bind the corporation or partnership.

AUG 2/18 — Date

Maria Howard-Hogan/CAO — Signature of applicant

BE- 15-18

Directions:	Map:
BUCK LAKE OFF HWY 10	

SOILS CERTIFICATION

I, DONNIE DAY (Licensed Installer under Section 3.3 of the Building Code Act), verify that the material used in the construction of the sewage system, under the permit herein, meets the requirements of the Ontario Building Code, the percolation rate identified on the permit and the soils analysis submitted to KFL&A Public Health from:

CARPENTER
(Name of pit)

Note: *Leaching bed fill* means soil used for the construction of conventional and chamber leaching beds, filter beds, dispersal beds, and area beds as prescribed under specific Building Materials Evaluation Commission authorizations. It may not include a requirement for other soils as prescribed by treatment unit manufacturers; check with the manufacturer before installation. The silt content of leaching bed fill must be included in the analysis.

KFL&A Public Health may require you to submit soil samples for analysis.

Licensed Installer's Signature

AUG. 3/18
Date

OWNER AUTHORIZATION

I/we, _____, being the legal owner(s) of the property described as Lot _____, Concession _____, Parts(s)/Sublot(s) _____ of Plan _____, in the Municipality of _____, located at Civic Address _____, certify that _____ is authorized to submit an Application to Construct or Demolish to KFL&A Public Health for the purposes of installing a sewage system in accordance with Ontario Regulation 332/12, and to act as my/our representative for any associated site inspections.

I/we certify that all information and material provided for the purpose of this application is accurate.

Signature of Legal Owner(s): _____

BE- 15-18

HOGAN'S EXCAVATION & LANDSCAPE

(613) 387-2383

AUTHORIZATION FOR AN APPLICATION FOR SEWAGE SYSTEM PERMIT BY A PERSON OTHER THAN THE LEGAL OWNER

I, ANDREW ATKINSON being the legal owner of the subject

Described as Lot 4, Concession 13,

Sub Lot _____, Township of SOUTH FRONTENAC

Ward _____ authorize HOGAN'S EXCAVATION & LANDSCAPE.

Mailing address and phone/fax number is:

139 Main Street
Seeley's Bay, Ontario
K0H 2N0

Tel: (613) 387-2383
Fax: (613) 387-8043

To apply for a sewage permit and the associated site inspection on my behalf.

Andrew Atkinson

Signature of Legal Owner

BE 15-18

KFL&A Public Health

SEWAGE SYSTEM CALCULATION PAGE

1. Daily Design Sewage Flow (Q)

Table 1 DDSF for bedrooms: 1600 L/day **(A)**

Table 2 Total fixture units: 11.5

Each fixture unit over 20: _____ x 50

= _____ L/day **(C)**

Total floor area: 121 m^2

For every $10m^2$ over $200m^2$, up to $400\ m^2$: _____ x 100 = _____ L/day

For every $10m^2$ over $400m^2$, up to $600\ m^2$: _____ x 75 = _____ L/day

For every $10m^2$ over $600m^2$: _____ x 50 = _____ L/day

For total DDSF, add (A) to the larger of (B) or (C):

(B) Total DDSF for floor area: _____ L/day

DDSF (Q): **(A)** 1600 + **(B or C)** _____ = 1600 L/day (Q)

2. Leaching Bed Size (m)

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

Conventional $L = \frac{Q \times T}{200}$ Treatment Systems/Chambers $L = \frac{Q \times T}{300}$

L = (Q) _____ x _____ (T) = _____ m
(200 or 300)

3. Filter Bed Loading Area (m^2)

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

Loading Area = (Q) 1600 ÷ 75 = 21.3 m^2

4. Filter Bed Contact Area (m^2)

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

Contact Area = (Q) 1600 x 50 (T)* = 94.1 m^2
850

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

5. Shallow Buried Trenches (m)

See Table 4.

L = (Q) _____ ÷ _____ = _____ m

6. Type A Dispersal Bed (m^2)

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

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

Stone Layer = (Q) _____ ÷ _____ = _____ m^2

Sand Layer = (Q) _____ x _____ (T)* = _____ m^2

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

7. Type B Dispersal Bed (m^2)

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

Area = (Q) _____ x _____ (T) = _____ m^2
400

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

Pump chamber capacity: Q = _____ L

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

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

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

	# of Units	Total
Bathroom Group (3-4 piece bathroom)	1 x 6.0 =	6
Bathtub (with or without shower)	_____ x 1.5 =	_____
Toilet	_____ x 4.0 =	_____
Clothes Washer	1 x 1.5 =	1.5
Dishwasher	1 x 1.0 =	1.0
Laundry Tubs	1 x 1.5 =	1.5
Shower Drain	_____ x 1.5 =	_____
Sinks	1 x 1.5 =	1.5
Other	_____ x . =	_____
TOTAL	=	11.5

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

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

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

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

NOTE: THIS APPROVAL EXPIRES 12 MONTHS AFTER THE DATE OF ISSUE

Sewage System Specifications Page

OFFICE USE ONLY	
Name ATKINSON, Andrew	Application number BE-15-18
Fee number 5-45-18	Date Submitted 13-Aug-18
Renewal date	Fee amount 950.00 Rec.
	Date entered 13-Aug-18

Structure ☐ New ☐ Existing ☐ Residential ☐ Commercial — If the sewage system is non-residential, attach a separate copy of the specifications and plans.

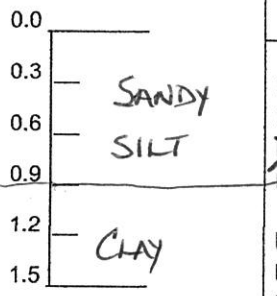
Number of bedrooms	Number of fixture units	Total finished area	Daily design sewage flow (Q)	Septic tank capacity (2 x Q)
3	11.5	121 (metres²) ☐ Including walkout basement	1600 (litres per day) Account for backwash water from any water treatment unit (i.e. water softener)	3600 (litres) (minimum of 3600 litres)

Water supply ☐ Proposed ☐ Existing LAKE WATER — ☐ Drilled Well — Casing depth ____ (metres) ☐ Dug, bored, or blasted well ☐ Sandpoint or drivepoint ☐ Municipal ☐ Cistern ☐ Surface water ☐ Shore well

Soils

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

Test Pit (metres)



Estimated percolation rate of native soil	Tested percolation rate of imported soil
T = 50 (minutes per centimeter)	T = 8 (minutes per centimeter)

Method of subsurface detection
☒ Magnetic
☐ Tracer wire (14 gauge plastic coated)
☐ Other _____

Holding tank capacity (7 x Q)
(Class 5 only)
(minimum of 9000 litres)

_____ (litres)

Class 4 sewage system type
☐ Conventional leaching bed
☐ Chamber system leaching bed
☒ Filter media bed
☐ Building Materials Evaluation Committee area bed
☐ Shallow buried trenches*
☐ Type A dispersal bed*
☐ Type B dispersal bed*

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

Treatment unit
☐ Level II ☐ Level III ☐ Level IV
☐ Service agreement provided
Manufacturer _____
Model _____
☐ Building Materials Evaluation Committee authorization provided

Conventional leaching bed
(minimum 40 metres)
Total distribution pipe _____ (metres)
☐ Mantle required ☐ Pump required

Chamber system leaching bed
(minimum 40 metres)
Total chamber length _____ (metres)
Manufacturer _____
Model _____
Number of pieces _____
☐ Mantle required ☐ Pump required

Filter media bed
Loading area 21.3 (metres²)
Contact area 94.1 (metres²)
Total distribution pipe 19.6 (metres)
☒ Mantle required ☒ Pump required

Shallow buried trenches
(minimum 30 metres)
Total trench length _____ (metres)

Building Materials Evaluation Committee area or type A dispersal bed
Stone layer area _____ (metres²) Sand layer area _____ (metres²) ☐ Mantle required

Type B dispersal bed Stone layer area _____ (metres²) Linear loading rate ☐ 50 litres per metre ☐ 40 litres per metre
Pump chamber capacity _____ (litres)

Loading rate (from Table 3) = 4 (Q) ÷ 1600 (litres per metres² per day) = 400 area (metres²)

Recommendations or conditions (for office use only)
Install this system in accordance with the Ontario Building Code.

NOTE: This approval expires 12 months after the date of issue.
2016-05-31

KFL&A Public Health

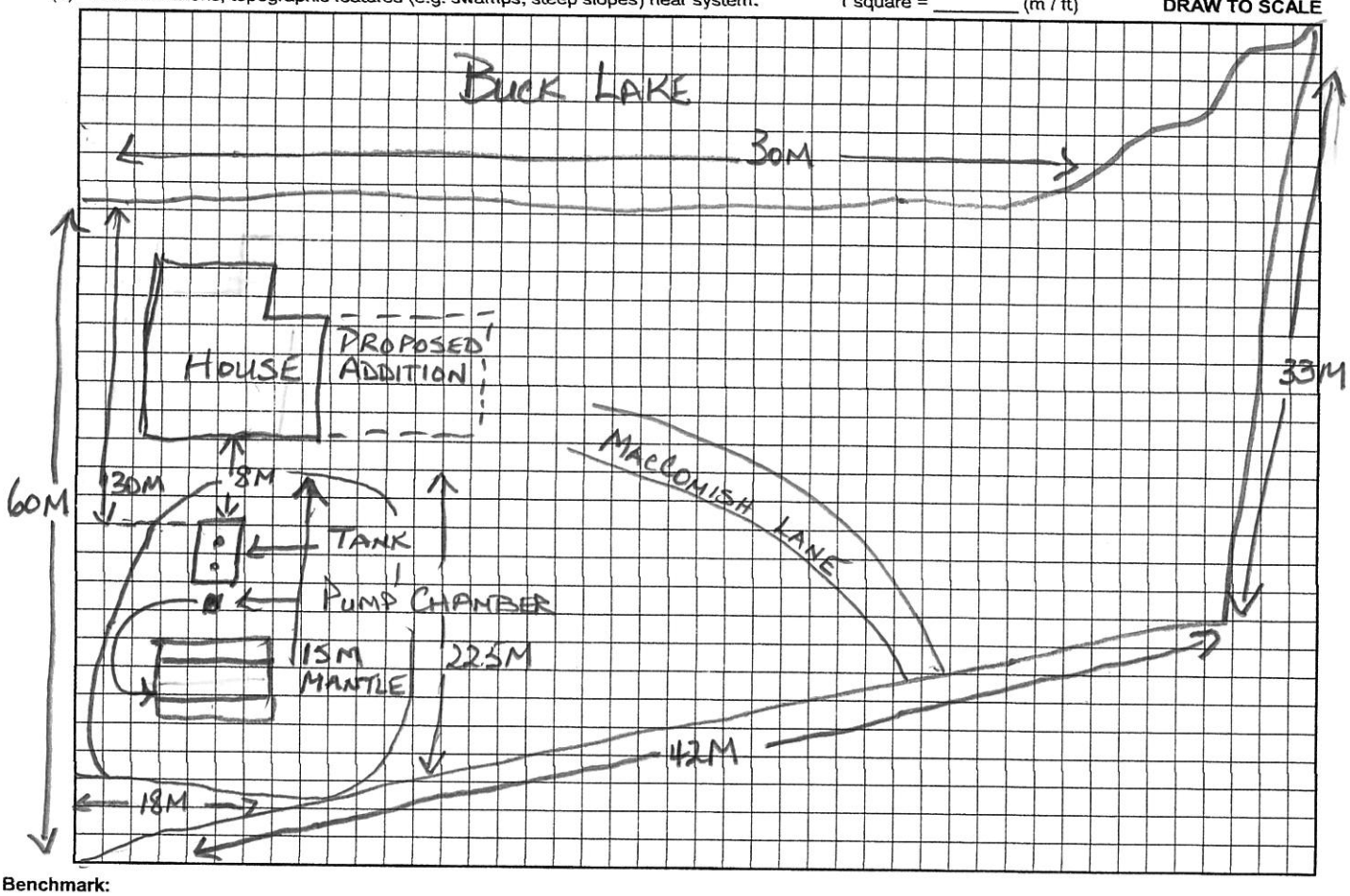
SEWAGE SYSTEM PLANS PAGE

APPLICATION NO: BE-15-18
NAME: ATKINSON, Andrew

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

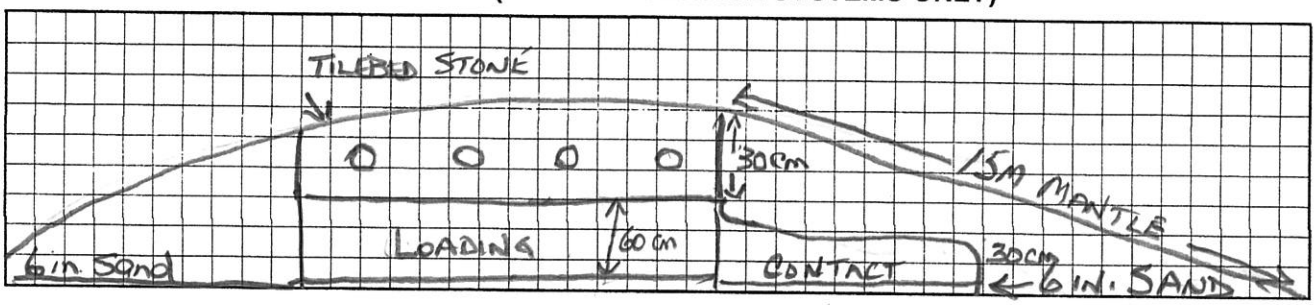
(a) Location of sewage system components (e.g. tanks, leaching bed, direction of mantle, etc). Locate and show horizontal distances from system to adjacent existing or proposed buildings, water supplies (including neighbours), existing on-site systems, driveways, property lines, lakes, rivers, springs, water courses, swimming pools

(b) Lot dimensions, topographic features (e.g. swamps, steep slopes) near system. 1 square = _____ (m / ft) **DRAW TO SCALE**



Benchmark:

SEWAGE SYSTEM CROSS SECTION (FOR NEW SEWAGE SYSTEMS ONLY)



APPROVED ☒ REJECTED ☐ (See recommendations on previous page.)

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

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

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

Approved by:

Inspector: _____ Date: Aug. 20/18

Chief Building Official: _____ Date: _____

NOTE: THIS APPROVAL EXPIRES 12 MONTHS AFTER THE DATE OF ISSUE

Ministry of the Environment, Conservation and Parks
Eastern Region
1259 Gardiners Road, Unit 3
Kingston ON K7P 3J6
Phone: 613.549.4000
or 800.267.0974

Ministère de l'Environnement, de la Protection de la nature et des Parcs
Région de l'Est
1259, rue Gardiners, unité 3
Kingston (Ontario) K7P 3J6
Tél: 613 549-4000
ou 800 267-0974

By email only

July 25, 2019

Township of South Frontenac
P.O. Box 100
Sydenham, ON
K0H 2T0

Attention: Claire Dodds, Director of Development Services, MCIP, RPP
Email: cdodds@southfrontenac.net

Dear Ms. Dodds:

Re: Circulation MV-25-19-B - Atkinson– South Frontenac

I have reviewed the application for the Minor Variance noted above, supporting documentation and offer the following comments.

The Ministry of the Environment, Conservation and Parks (MECP) recommends a minimum 30 metre setback from the high water mark of water bodies as a standard in local Official Plans and related ZBLs. In the case of existing lots of record the 30 m setback is a minimum; if the lot cannot accommodate the setback due to physical or topographical constraints development should be as far back from the high water mark as can be accommodated.

These standards are used as planning tools by municipalities to provide protection to lakes, rivers and streams from inputs of nutrients and suspended sediment consistent with Section 2.2. Water - of the Provincial Policy Statement. These contaminants originate primarily from the disturbance of soils, removal of natural vegetation, hardening of the landscape which results in increased surface runoff in addition from the migration of septic effluent from tile fields. The minimum setback of 30 metres from a water body is also recommended for water quality protection purposes. Generally, the greater the setback from the water; the greater the level of water quality protection. The 30 m buffer strip has become a standard and has been supported before the Ontario Municipal Board - now the Local Planning Appeal Tribunal.

MV-25-19-B – Atkinson – South Frontenac

Buck Lake has been identified by the Ontario Ministry of Natural Resources and Forestry as a cold water lake trout fishery; managed for lake trout and is currently classified by the Ministry of the Environment, Conservation and Parks as "at capacity" for development. While this designation does not preclude responsible development

existing lots of record it should be done in such a way that minimizes impact to these sensitive surface water features such as maintaining a setback that is back as far as reasonably possible and minimizing lot coverage by extra structures etc. which increases the permeability of lots and minimizes surface runoff and hardening of the landscape.

The minor variance is being sought to complete a renovation on an existing cottage that includes an addition (16' x24'; 384 ft2). The entire cottage and the addition lays within the 30 m of the lake. The renovation includes the permanent removal of a wrap around deck, 392 ft2 in area plus the removal of two small additions on the north and east sides of the cottage of 62.5 ft2. The total building footprint to be removed is 454.5 ft2; resulting in a slightly smaller building by 70 ft2.

The addition is for the creation of additional living space, including a new bathroom and there will be no increase in the number of bedrooms as a result. A new KFLSHU approved septic tank and tile bed were installed in 2018.

As presented in the Environmental Impact Study the renovation will result in an increase in the setback distance from the lake due to the removal of the wrap around deck. The front of the addition will be setback > 15 feet further than the front of the deck that will be removed. There will be no increase in impermeable surface area and therefore no increase in any potential nutrient as a result.

We agree that this proposal, if implemented as presented; would not result in any increase in impact to the water quality of Buck Lake and support this application for Minor Variance.

We have no further comments on this application at this time.

Regards,



Jon K. Orpana
Environmental Planner & Environmental Assessment Coordinator
Ministry of the Environment, Conservation and Parks
Kingston Regional Office
PO Box 22032, 1259 Gardiners Road
Kingston, Ontario
K7M 8S5

Phone: (613) 548-6918
Fax: (613) 548-6908
Email: jon.orpana@ontario.ca

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

Date Received: Nov. 7, 2018 File No: MV-25-19-B

- Township to place signs.

1. Name of Owner(s): Andrew Atkinson and Elizabeth Smith

Full Mailing Address of Owner(s): [redacted]

Phone number of Owner(s): [redacted]

Email Address of Owner(s): [redacted]

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

Name of Authorized Agent: N/A

Full Mailing Address of Authorized Agent: _____

Phone number of Authorized Agent: _____

Email Address of Authorized Agent: _____

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

_____
Signature(s) of Owner(s)

3. The description of the subject land:

District: ☑ Bedford ☐ Portland ☐ Loughborough ☐ Storrington

Concession Number: 13 Lot Number: 4

Street Number: 467 Name of Road/Street: MacComish Lane

Reference Plan Number: 13R20032 Part Number(s): 1

Roll Number: 010-030-33900-0000

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

Frontage (on water): 96.95ft Frontage (on road/lane): None.

Depth: 199.55 feet irregular Area: 0.51 ACRE.

5. The current zoning of the subject land:

Residential / Farm

6. The nature and extent of the relief from the Zoning By-law:

Building an addition to an existing cottage that is less than 30m from the waters edge.

7. The reason why the proposed use cannot comply with the provisions of the Zoning By-law:

Existing Cottage is Less than 100 (30m) feet from waters edge. Adding to an existing structure that is too close to waters edge.

8. Does the subject property front on a municipally maintained road? ☐ Yes ☑ No
OR a privately maintained road? ☑ Yes ☐ No

Name of Road/Lane:

MacComish Lane

9. **If access to the subject property is by water only**, please indicate the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land and the nearest public road.

NA

10. What are the existing uses of the subject land?

Residential

11. Please indicate whether there are any **EXISTING** buildings or structures on the subject land. (I.e. residence, garage, shed, etc.)

☑ Yes ☐ No

- 1 storey cottage
- shed
- Privy
- Deck.

12. If the answer to item 11 is yes, **for EACH building or structure** indicate:

Type of Structure (E.g. residence)	**(1)** Cottage	**(2)** Shed	**(3)** Privy	**(4)** Deck.
Setback from Front Lot Line	33.6 ft	20.6 ft	92.5 ft.	25 ft
Setback from Rear Lot Line	94.2 ft	82.5 ft.	58.7 ft.	NA.
Setback from Side Lot Line	10.7 ft	7.8 ft.	62.9 ft.	6.25 ft
Height of Building (Also indicate if it is one story or two story)	1 Storey	12 ft	7 ft	10 7 inches
Dimensions of Floor Area	24 x 30 ft plus 10 x 16 ft 880 sq ft.	~~8.0 x 16.0~~ 8 x 16 ft 128 ~~sq~~ sq ft.	3.9 x 4.1 ft 16 sq ft	392 sq ft.
Setback from High Water Mark (If applicable)	33.6 ft	20 ft	92.5 ft.	25 ft.

13. The proposed uses of the subject land:

Residential

14. Are any building(s) or structure(s), or additions to existing building(s) or structure(s), **PROPOSED** to be built on the subject land?

☑ Yes ☐ No

15. If the answer to item 14 is yes, for each proposed addition, building or structure indicate:

	(1)	(2)	(3)	(4)
Type of Structure (E.g. residence)	Residence Addition			
Setback from Front Lot Line	50 ft			
Setback from Rear Lot Line	82 ft			
Setback from Side Lot Line	55 ft			
Height of Building (Also indicate if it is one story or two story)	One Storey			
Outside Dimensions of Building/Structure	16 x 24 ft 384 sq ft			
Setback from High Water Mark (If applicable)	50 ft			

NOTES: 1) If the subject property is on waterfront, and on a private lane, the setback from the front lot line and the setback from the high water mark will be the same.
2) The dimensions required in this question relate to the **NEW CONSTRUCTION ONLY**, and **NOT** to the total size of the completed building.

16. Do your plans include any **DEMOLITION** of existing structures? ☑ Yes ☐ No

If yes, please provide details:

Removal of surrounding deck @ 392 sq ft
* Removal of existing 5' x 8' and 4.5' x 5' additions at north and east sides of building
* Constructed by a previous owner

17. Do your plans include the **RAISING** of an existing structure? ☑ Yes ☐ No

If yes, please provide details:

Raise front porch approx. 8 inches - to level with existing floor

18. What are the uses of the proposed development?

(a)	Increase in number of bedrooms	☐ Yes	☑ No
(b)	Increase in plumbing fixtures	☑ Yes	☐ No
(c)	Increase in living space	☑ Yes	☐ No
(d)	Will the addition or structure encroach on the existing septic system?	☐ Yes	☑ No

19. The date the subject land was acquired by the current owner:

20 Dec 2013

20. The date the existing buildings and structures were constructed on the subject lands:

Approx 1970

21. The length of time that the existing uses of the subject land have continued:

48+ years

22. Indicate whether water is provided to the subject land by a publicly owned and operated piped water system, a privately owned and operated individual or communal well, a lake, or other water body, or other means:

Lake water

23. Indicate whether sewage disposal is provided to the subject land by a publicly owned and operated sewage system, a privately owned and operated individual or communal septic system, a privy, or other means:

Private sewage System

24. Is storm drainage provided by sewers, ditches, swales or by other means?

None

25. Please indicate whether the subject land is subject of an application under the Planning Act for approval of a Plan of Subdivision or Consent.

☐ Yes ☑ No

26. If the answer to question 25 is yes, please give the file number of the application and the status of the application.

N/A.

---

27. If known, please indicate whether the subject land has ever been the subject of an application under Section 43 of the Planning Act (Minor Variance).

☐ Yes ☑ No

28. If the answer to item 27 is yes, please give the file number of the application and the status of the application.

N/A.

---

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

i) THE SKETCH **MUST** HAVE A NORTH ARROW AT THE TOP OF THE PAGE.

ii) The boundaries and dimensions of the subject land including the location of any existing and proposed buildings.

iii) The location of a reference point……i.e. distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing.

iv) The location of all abutting (neighbours') lands.

v) The approximate location of all natural and artificial features on the subject land and on the land that is adjacent to the subject land. 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.

****Note: **** The distances to on-site and abutting owners' wells, septic fields and barns, from the property to be varied, **IS REQUIRED** to be shown. The **SKETCH** is of significant importance and should be prepared as carefully, neatly and accurately as possible.

SCALE: 1" = 20'
LOT 4
CONCESSION 13
TOWNSHIP OF BEDFORD
467 MACCOMISH LANE

N

ROAD ALLOWANCE

BETWEEN CONCESSION 13 & 14

LOT LINE

THE LINE CALCULATED FROM P1 N30°22'45"E 1647.92'

INST. No. FR736286

(P1&M) N17°20'E 199.55'

BEARING REFERENCE LINE

IB (H&B)

SEE PLAN BY H... DATED SEPTEMBER 1966 (P1)

20.0'

16.8'

SEPTIC BED

SEPTIC TANK

62.9'

66.2'

69.3'

94.2'

FRAME PRIVY

Existing 4.6'x5' Addition

Existing 5'x6' Addition

1 STOREY FRAME COTTAGE

FRAME DECK

Proposed Addition

16'

37'

39'

WATER'S EDGE

BUCK LAKE UNPATENTED

N85°46'00"W 96.95'

FRAME DOCK

FRAME SHED

PART 2 13R-1739 (P2)

PIN 36948

(N18°01'20"W P2) (P28M) N17°23'35"W 74.07

(N17°39'00"E P2) (P28M) N17°39'10"E 3.01

(P1&S) N32°20'50"W 108.32

INST. No. FR736286

INST. No. FR736286

INST. No. FR736286

PIN 36248-0288(R)

PIN 36248-0288(R)

PIN 36248-0288(R)

LOT 14 CONCESSION 13

IB WIT.

Ontario Lake Assessments
& Environmental Education Services

3654 Stage Coach Road
RR#3 Harrowsmith,
Ontario K0H 1V0
Tel: (613) 305-3863
rgenge@xplornet.ca

May 3, 2019

Andrew Atkinson & Elizabeth Smith
233 Lennox Park Avenue
OTTAWA, Ontario
K1G 0K3

REGARDS: EIA for MV Application for Renovation of a Cottage less than 30m from the Shoreline; 467 MacComish Lane, Lot 4 Concession 13; Bedford District, South Frontenac Township; RP -13R20032; Buck Lake (South Basin)

Dear Andrew Atkinson & Elizabeth Smith:

Further to the site visit conducted on April 19th past, I am providing the following comments based on my on-site observations, our discussions and a review of the survey plan and your MV application.

Natural Heritage Features and Functions:

1) Buck Lake (South Basin) is designated **at capacity** in terms of shoreline development. An increase in the number of lots and therefore shoreline residences has the potential to increase nutrient loadings to the lake, of most concern is an increase in phosphorous loading. With respect to shoreline development impacts, an increase in phosphorous supply occurs by way of leachate from septic beds and the installation and maintenance of lawns, as well as increasing the amount of impermeable surfaces. Rooftops and decks collect atmospheric borne dust and pollen during dry periods and then it is deposited during rainfall events. An increase in the number of bedrooms is also a contributing factor to increased nutrient loads; with more bedrooms comes increased occupancy rate and with a higher occupancy rate comes more nutrient loading to the septic bed.

   Impermeable surfaces do not allow for the growth of vegetation that can up-take and sequester nutrients (particularly phosphorus) and contain the nutrients on land. Nutrients that leach or migrate to the water act to grow more algae. As cold water lakes become enriched with nutrients resulting in the growth of more algae, the deep water layer is depleted of oxygen when the algae settles there and decomposes. Deep water oxygen concentrations are critical to the survival of lake trout.

....2

Both the Official Plan and the Zoning By-law for South Frontenac Township seek to address these impacts on at capacity designated lakes. One way to reduce nutrient supply to the lake is to have increased setbacks from the water for amenities, including residences, lawns and septic beds. A 30 metre minimum setback distance for new development is the accepted standard for most lakes in Eastern Ontario.

2) Species at Risk (SAR) issues are also of concern in the geographic locale of Buck Lake. There are several SAR that are present in the area, including, Blanding's turtles, map turtles, stinkpot turtles, gray rat snakes, and several bird species. There is generally no problem with respect to impacts on these species as long as habitats critical to their life cycle are not disturbed or destroyed as a result of the proposal.

The proposal:

You are seeking to complete a renovation on an existing cottage that includes an addition (16' x 24'; 384 ft2). The entire cottage and the addition lays within 30m of the lake. The renovation includes the permanent removal of a wrap-around deck, 392 ft2 in area plus the removal of two small additions on the north and east sides of the cottage of 62.5 ft2. The total building footprint to be removed is 454.5 ft2; the end result will be a slightly smaller building by 70 ft2.

The addition is for the creation of additional living space, including a new bathroom; there will be no increase in the number of bedrooms as a result. A new KFLAHU approved septic tank and bed were installed in 2018.

Observations:

The renovation will result in an increase in the setback distance from the lake due to the removal of the wrap around deck. The front of the addition will be setback >15 feet further than the front of the deck that will be removed. There will be no increase in the area of impermeable surface and therefore no increase in any potential nutrient as a result.

The addition will require the removal of a mature cedar tree that is heavily damaged by pileated woodpeckers to the point where it will require removal due to a dangerous condition anyway. In addition there is a mature birch tree (three trunks) and a mature ash tree that will have to be removed.

There is no critical habitat for SAR in the proposed footprint of the addition.

.... 3

Conclusion/Recommendations:

There is no environmental constraint to the proposal proceeding as presented. The building is without eaves troughs at present. An environmental improvement could be achieved by installing screened eaves troughs and directing the downspout into a soak-away pit (French drain).

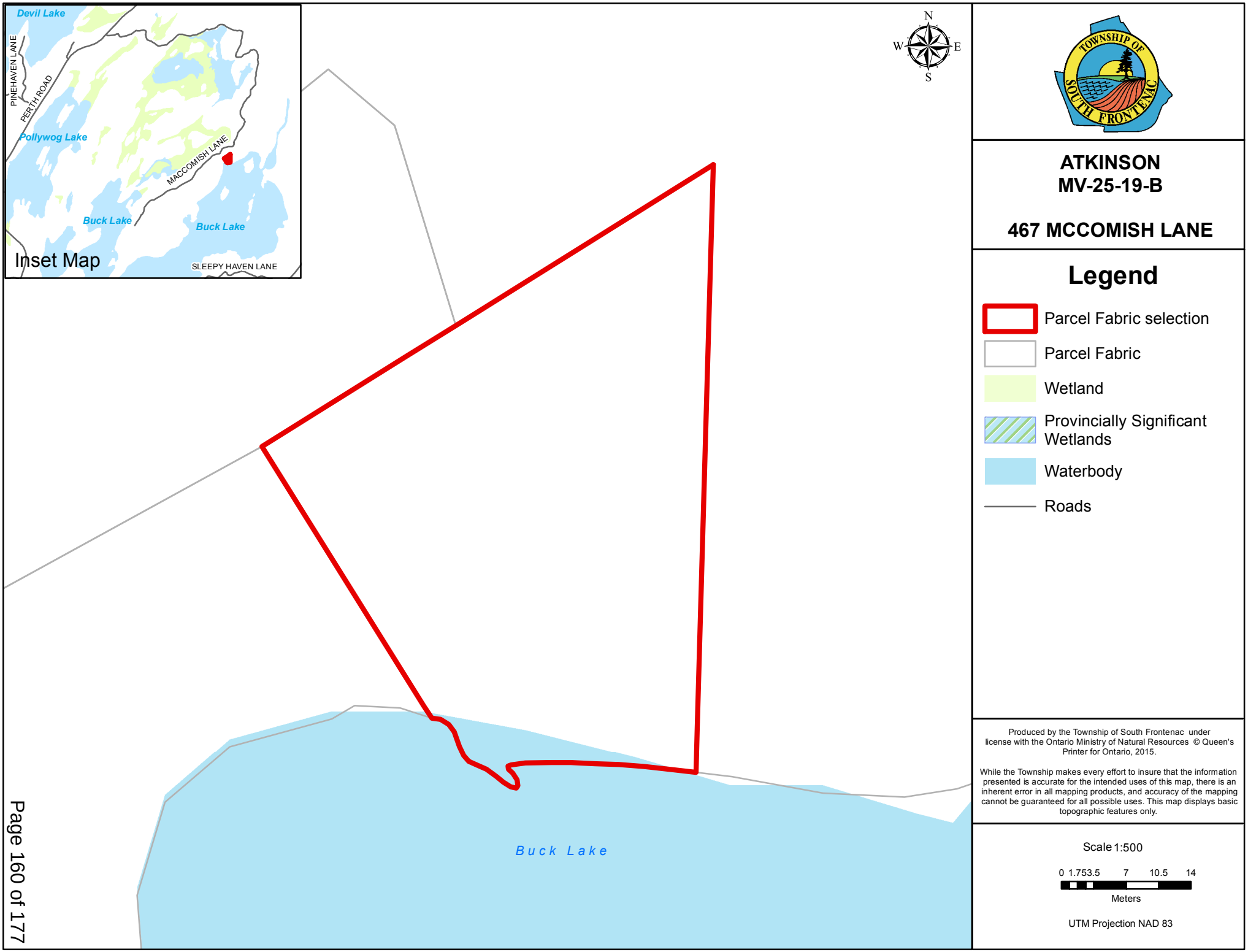
If you have any questions in the above regard, please feel free to give me a call.

Respectfully yours,

Reginald Genge B.Sc.
Ontario Lake Assessments
3654 Stage Coach Road
RR #3
HARROWSMITH, Ontario
K0H 1V0
rgenge@xplornet.ca
613-305-3863

Copy by email:

Trudy Gravel Planner, CPT, AMCT; Township of South Frontenac; tgravel@southfrontenac.net



ATKINSON
MV-25-19-B

467 MCCOMISH LANE

Legend

- Parcel Fabric selection
- Parcel Fabric
- Wetland
- Provincially Significant Wetlands
- Waterbody
- Roads

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 1:500

0 1.753.5 7 10.5 14

Meters

UTM Projection NAD 83

MINOR VARIANCE – PLANNING REPORT

Report Date:	July 29, 2019
Application No:	MV-26-18-S
Owner:	Mercer
Location of Property:	Part Lot 4, Concession 10, being Part 13 on Plan 13R-3744, District of Storrington, Township of South Frontenac, municipally known as 4833B Alex McLean Lane, Loughborough Lake
Purpose of Application:	To vary Section 5.24.1 and Section 10.3.2 of the Township of South Frontenac Zoning By-law to permit the construction of an accessory building, being a detached garage, that will exceed the lot coverage of the principal building and to exceed the maximum permitted height of 6 metres
Date of Hearing:	August 8, 2019

Recommendation

It is recommended that the Committee of Adjustment receive comments from members of the public and that the Committee of Adjustment **approve** minor variance application MV-26-19-S subject to conditions**.**

Proposal

An application for minor variance has been submitted to permit the construction of a detached garage located at Part Lot 4, Concession 10, being Part 13 on Plan 13R-3744, District of Storrington, municipally known as 4833B Alex McLean Lane, Loughborough Lake (see attached map). The property has frontage along Loughborough Lake and is accessed by Alex McLean Lane, from Lower Round Lake Round, a Township road. The property contains an existing two-storey cottage with gazebo at the waterfront.

The applicant is proposing to construct a detached two-storey garage midway on the property, closer to the southern interior lot line, adjacent to the existing driveway. The garage will be 28 feet by 32 feet consisting of 896 ft^2 (83.24 m^2) and 24.6 feet (7 m) in height. The existing cottage was constructed in 1950 and was rebuilt in 2018. Section 5.24.1 of the Zoning By-law permits a maximum lot coverage of 5% for accessory structures, however the footprint of all accessory buildings combined shall not exceed the footprint of the principal use. In this case, the proposed garage will have a footprint of 896 ft^2 which is larger than the footprint of the existing principal use with the existing gazebo consisting of 144 ft^2 where the dwelling has a footprint of 591 ft^2.

Minor variance is required to construct the proposed detached garage as the footprint of the structure will exceed the footprint of the principal use (dwelling):

1. Section 5.24.1: The total lot coverage of accessory buildings and structures including detached private garages shall not exceed five (5) percent of the lot area. In no case shall the lot coverage of all accessory buildings and structures on a lot (excluding pools and tennis courts) exceed the lot coverage of the existing principal building.
   Requested variance from this section:
   a. Proposed detached garage: The two-storey garage is proposed to be a maximum of 896 ft^2 and the existing gazebo consists of 144 ft^2, totalling a lot coverage larger than the principal use, being a cottage consisting of 591 ft^2.

2. Section 10.3.2: The maximum allowable building height for accessory buildings not attached to the principal building for properties zoned RLSW:
   Requested variance from this section:
   a. Proposed detached garage: The two-storey garage is proposed to be 24.6 feet (7.5 metres). The garage will be 4.9 feet (1.49 metres) higher than the permitted height of 19.7 feet (6 metres).

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

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

Background

The subject waterfront property is relatively level and slopes at the waterfront. The existing cottage and gazebo are located along the waterfront of Loughborough Lake and contain a privy with water intake from Loughborough Lake. The applicant has noted that the new garage will not have any plumbing in the structure. The garage will be 24 feet 6 inches to the peak of the roof and will be 192 feet from the highwater mark of Lougborough Lake and located 200 feet from Alex McLean Lane.

The applicant has indicated that they would like to construct a building that will be large enough to store their summer equipment which will include items such as lawn mower, tractor, golf cart, boat and outdoor furnishings for their cottage and nearby home. It was also noted that they would like to have room for a small workshop. The applicant currently resides at 4919 Lower Round Lake Road in a year round residential dwelling. A small barn/storage shed burned at this property and the applicant would like to build a new building at their cottage property at 4833B Alex McLean Lane. The rationale for constructing the new building is that the applicants would like to eventually sell their home at 4919 Lower Round Lake Road and would like their children to inherit the cottage property. The new building will be useful for the family in the long term.

Planning Analysis

Provincial Policy Statement, 2014

The 2014 Provincial Policy Statement (PPS) provides direction on matters of Provincial interest related to land use planning and development. In respect of the exercise of any authority that affects a planning matter, Section 3 of the *Planning Act* requires that decisions affecting planning matters "shall be consistent with" policy statements issued under the Act. When assessing development on rural lands, planning authorities must comply with Section 1.1.5.1 of the PPS; this section requires application of relevant policy of Section 1: Building Healthy Communities, Section 2: Wise Use and Management of Resources, and Section 3: Protecting Public Health and Safety by the approval authority.

Section 2: Wise Use and Management of Resources of the PPS contains policies that encourage the protection of natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits. Cataraqui Region Conservation Authority reviewed the application in light of Section 2.1 Natural Heritage policies and is satisfied that the application as presented is consistent with the natural heritage policies of the PPS. The Cataraqui Region Conservation Authority had indicated that they were not required to be circulated the application as based upon the review of their mapping, there are no natural hazards or natural heritage features located in close proximity of the proposed building.

Section 3: Protecting Public Health and Safety of the PPS contains policies that speak to directing development outside of hazardous lands. The garage will be located outside of the flood hazard and the application is consistent with Section 3.1 of the PPS.

Current Official Plan Designation: Rural

The property is designated as Rural in the Township of South Frontenac Official Plan (2003). Official Plan policies regarding the Rural designation speak to the importance of maintaining rural character, natural heritage and cultural landscape in the Township. Section 5.7.4 Rural Residential Policies permit rural residential uses such as accessory uses as a permitted use within the designation.

Current Zoning: Limited Service Residential Waterfront (RLSW) Zone

The property is zoned Limited Service Residential Waterfront (RLSW) Zone in the Township of South Frontenac Zoning Bylaw. The intent of the RLSW Zone is to recognize waterfront development on private lanes. A 30 metre setback from the high water mark is required for the construction of all dwellings and structures. The proposed location of the garage will be 192 feet (58.52m) from the highwater mark of Loughborough Lake and 200 feet (60.96m) from the front yard.

Section 5.24 permits a maximum of 5% lot coverage; the structure proposed will maintain the maximum lot coverage but will exceed the footprint of the principal use. From a planning perspective, planning staff support the additional space being incorporated in an accessory structure that is setback at a greater distance from the waterfront than an expansion to the dwelling located within the 30 metre setback of the highwater mark of the lake.

Section 5.24.1 of the Township's Zoning Bylaw requires that an accessory building, being a proposed detached private garage and existing gazebo, shall not exceed the lot coverage of the existing principal building. It is determined that the accessory structures will be greater than the existing cottage. As per Section 10.3.2 the proposed garage will be 24.6 feet (7.5 m) which is higher than the permitted 19.7 feet (6 m). It is planning staff's opinion that the justification for the increase in size of the accessory building will be to accommodate for items that will be relocated from the property at 4919 Lower Round Lake Road which were previously contained in an accessory building destroyed by fire. Planning staff are satisfied that the garage will not cause concerns with the aesthetics of the structure as it is set back significantly from the lane.

A site visit was conducted on July 26, 2019, to observe site characteristics and determine desirableness of the proposed construction.

Agency Analysis and Comments

KFL&A Public Health – The Health Unit is not required to be circulated as the garage is beyond the required setbacks of the septic system.

Cataraqui Region Conservation Authority - The Cataraqui Region Conservation had indicated that they were not required to be circulated the application based upon the review of their mapping, there are no natural hazards or natural heritage features located in close proximity of the proposed building.

Public Comments – As of the date of preparing the report, no comments have been received from the public.

Conclusion

The proposed application to permit the construction of a detached garage at Part Lot 4, Concession 10, being Part 13 on Plan 13R-3744, District of Storrington, Township of South Frontenac, 4833B Alex McLean Lane, Loughborough Lake, meets the four tests for a minor variance:

- The variance conforms to the general intent and purpose of the Official Plan because the proposed construction is consistent with the 2014 Provincial Policy Statement including Section 2.1 Natural Heritage which then meets the intent of the Official Plan. The proposed construction is for a detached garage which is listed as a permitted use within the Rural designation and exceeds the 30 metre minimum setback requirement to the highwater mark of Loughborough Lake.

- The variance conforms to the general intent and purpose of the Zoning Bylaw as the placement of the detached garage will be located in the area that exceeds the setback to the highwater mark of the waterbody and front yard setback. The accessory structure and gazebo exceeds the lot coverage by 449 ft^2 and the accessory structure will exceed the maximum allowable height by 4.9 feet (1.49 m). Given that the existing cottage consists of 591 ft^2 which is undersized based on the minimum gross floor area of the Limited Services Residential – Waterfront Zone. Permission to expand the footprint of the accessory structure beyond that of the principal use prevents the expansion of the dwelling within closer proximity to the waterfront.

- The variance is desirable for the appropriate development of the lands as the garage exceeds the setback to the highwater mark of Loughborough Lake and front yard setback. The garage will not impact the existing waterfront and will be screened from view from the lane by existing trees along the driveway.

• The variance is minor as the location of the proposed detached garage is set back significantly from Alex McLean Lane and the highwater mark of Loughborough Lake, it will not impact the existing cottage, existing privy and it is not anticipated to impact neighbours, sightlines or aesthetics due to the topography of the lot. The total area of the lot occupied within accessory structures is within the 5% maximum permitted lot coverage.

Recommended Conditions

Conditions are a decision of the Committee of Adjustment, the conditions below are recommended. The final approved conditions will be included in the signed decision

1. Minor variance is for the construction of the detached garage that is setback outside of the required waterbody setback with a maximum floor area of 896 ft^2 with a footprint of 28' by 32' and a height of 24.6 feet.

2. Minor variance MV-26-19-S is applicable only to South Frontenac Township Comprehensive Zoning By-law 2003-75 and not to any subsequent zoning by-laws.

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

Submitted by: Trudy Gravel, CPT, AMCT, Planner, Township of South Frontenac

Approved by:
Claire Dodds, MCIP, RPP, Director of Development Services, Township of South Frontenac

Date of Site Visit: July 26, 2019

Attachments: Map of the Mercer property

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

Date Received: June 11, 2019 File No: MV-26-19-S

1. Name of Owner(s): John Mercer - McLean Point Development Limited

Full Mailing Address of Owner(s): [redacted]

Phone number of Owner(s): [redacted]

Email Address of Owner(s): [redacted]

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

Name of Authorized Agent:

Full Mailing Address of Authorized Agent:

Phone number of Authorized Agent:

Email Address of Authorized Agent:

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

[redacted]

3. The description of the subject land:

District: ☐ Bedford ☐ Portland ☐ Loughborough ■ Storrington

Concession Number: 10 Lot Number: 4

Street Number: 4833 B Name of Road/Street: Alex McLean Lane

Reference Plan Number: RP 13R3744 Part Number(s): Part 13

Roll Number: 060-050-21210-0000

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

Frontage (on water): 175' Frontage (on road/lane): 256'

Depth: 452' Area: 77,605.34sf

5. The current zoning of the subject land:

6. The nature and extent of the relief from the Zoning By-law:

1. Build a garage with a larger footprint that the dwelling unit

2. Build a garage with a building height greater than 6 m

7. The reason why the proposed use cannot comply with the provisions of the Zoning By-law:

1. Dwelling unit is smaller than the average garage

2. With the 6m building height restriction, the specified gambrel truss would only allow the garage to have a 5.7' wall.

8. Does the subject property front on a municipally maintained road? ☐ Yes ■ No
OR a privately maintained road? ■ Yes ☐ No

Name of Road/Lane:

Alex McLean Lane

9. **If access to the subject property is by water only**, please indicate the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land and the nearest public road.

10. What are the existing uses of the subject land?

Cottage

11. Please indicate whether there are any **EXISTING** buildings or structures on the subject land. (I.e. residence, garage, shed, etc.)

■ Yes ☐ No

12. If the answer to item 11 is yes, **for EACH building or structure** indicate:

	(1)	(2)	(3)	(4)
Type of Structure (E.g. residence)	Cottage	Gazebo		
Setback from Front Lot Line	27'-3"	10'		
Setback from Rear Lot Line	366'-1"	430'		
Setback from Side Lot Line	30'-5"	75'		
Height of Building (Also indicate if it is one story or two story)	20'-4"	12'		
Dimensions of Floor Area	22'-2" x 26'-8" 591 sf	12' x 12' 144 sf		
Setback from High Water Mark (If applicable)	27'-3"	10'		

13. The proposed uses of the subject land:
Cottage/garage

14. Are any building(s) or structure(s), or additions to existing building(s) or structure(s), **PROPOSED** to be built on the subject land?

☒ Yes ☐ No

15. If the answer to item 14 is yes, for each proposed addition, building or structure indicate:

Type of Structure (E.g. residence)	**(1)** GARAGE	**(2)**	**(3)**	**(4)**
Setback from Front Lot Line	192 ft.			
Setback from Rear Lot Line	225 ft.			
Setback from Side Lot Line	30 ft.			
Height of Building (Also indicate if it is one story or two story)	24' 6"			
Outside Dimensions of Building/Structure	28ft x 32ft.			
Setback from High Water Mark (If applicable)	192 ft.			

NOTES: 1) If the subject property is on waterfront, and on a private lane, the setback from the front lot line and the setback from the high water mark will be the same.
2) The dimensions required in this question relate to the **NEW CONSTRUCTION ONLY**, and **NOT** to the total size of the completed building.

16. Do your plans include any **DEMOLITION** of existing structures? ☐ Yes ☒ No

If yes, please provide details:

_____

17. Do your plans include the **RAISING** of an existing structure? ☐ Yes ☒ No

If yes, please provide details:

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18. What are the uses of the proposed development?

(a)	Increase in number of bedrooms	☐ Yes	☒ No
(b)	Increase in plumbing fixtures	☐ Yes	☒ No
(c)	Increase in living space	☐ Yes	☒ No
(d)	Will the addition or structure encroach on the existing septic system?	☐ Yes	☒ No

19. The date the subject land was acquired by the current owner:

1977

20. The date the existing buildings and structures were constructed on the subject lands:

Garage - 1978 Cottage 1950 + rebuilt in 2018

21. The length of time that the existing uses of the subject land have continued:

69 years

22. Indicate whether water is provided to the subject land by a publicly owned and operated piped water system, a privately owned and operated individual or communal well, a lake, or other water body, or other means:

lake

23. Indicate whether sewage disposal is provided to the subject land by a publicly owned and operated sewage system, a privately owned and operated individual or communal septic system, a privy, or other means:

privy

24. Is storm drainage provided by sewers, ditches, swales or by other means?

N/A - natural drainage

25. Please indicate whether the subject land is subject of an application under the Planning Act for approval of a Plan of Subdivision or Consent.

☐ Yes ■ No

26. If the answer to question 25 is yes, please give the file number of the application and the status of the application.

---

27. If known, please indicate whether the subject land has ever been the subject of an application under Section 43 of the Planning Act (Minor Variance).

☐ Yes ■ No

28. If the answer to item 27 is yes, please give the file number of the application and the status of the application.

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

i) THE SKETCH **MUST** HAVE A NORTH ARROW AT THE TOP OF THE PAGE.

ii) The boundaries and dimensions of the subject land including the location of any existing and proposed buildings.

iii) The location of a reference point……i.e. distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing.

iv) The location of all abutting (neighbours') lands.

v) The approximate location of all natural and artificial features on the subject land and on the land that is adjacent to the subject land. 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.

****Note:** ** The distances to on-site and abutting owners' wells, septic fields and barns, from the property to be varied, **IS REQUIRED** to be shown. The **SKETCH** is of significant importance and should be prepared as carefully, neatly and accurately as possible.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER PART III OF THE REGISTRY ACT

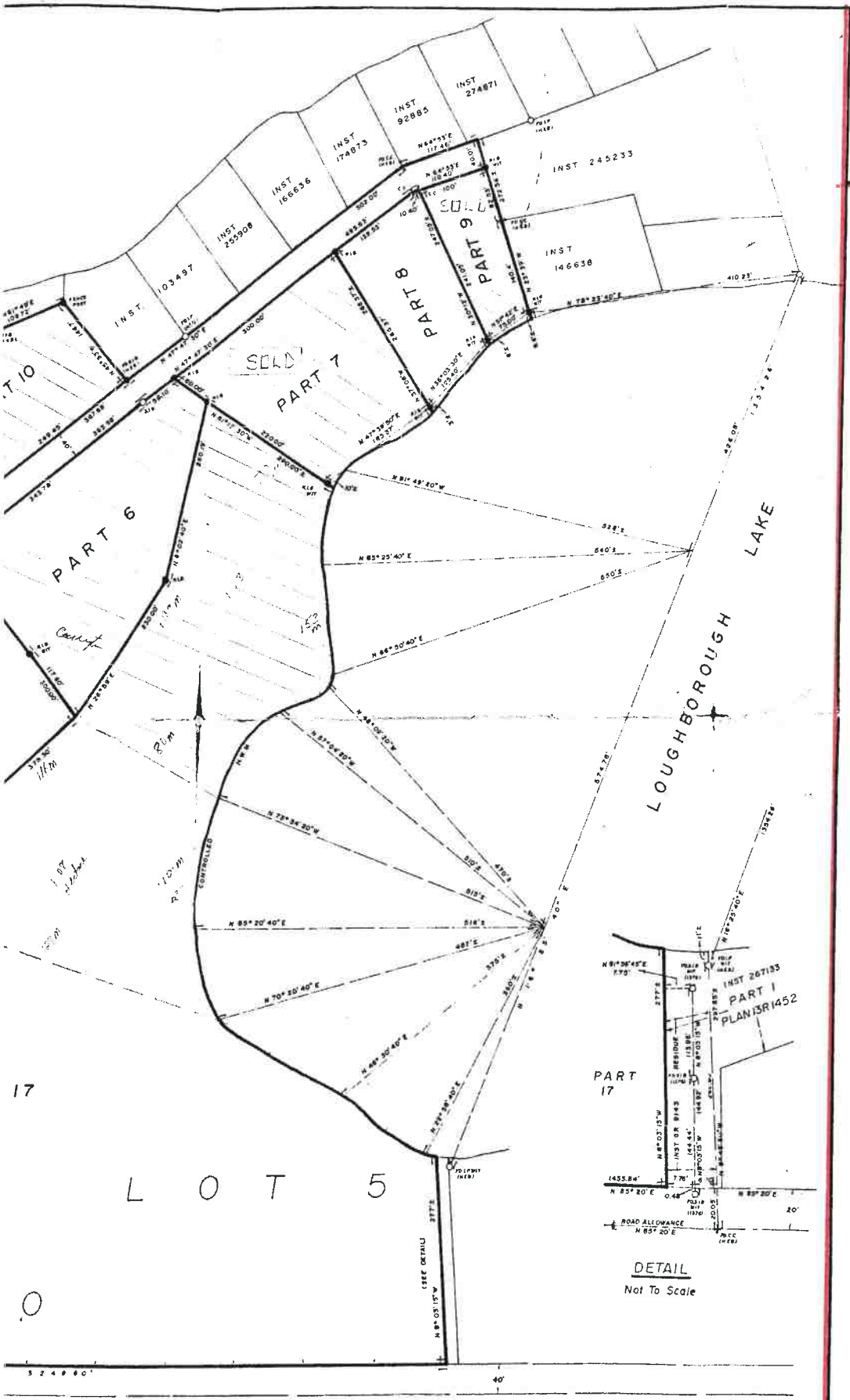
DATE 12 JULY 1979

Allen R Burgham
ALLEN R BURGHAM

PLAN 13R 3744

RECEIVED AND DEPOSITED
DATE: August 17 1979

REGISTRAR
REGISTRY DIVISION OF FRONTENAC No. 13



PLAN OF SURVEY OF
PARTS OF LOTS 3,4 & 5, CON. 10
TWP. OF STORRINGTON
(Formerly Pittsburgh Twp.)
COUNTY OF FRONTENAC
Scale: 1" = 100' 1979
HUMPHRIES & BURGHAM LTD.

SCHEDULE			
PARTS ENUMERATED HEREUNDER REFER TO THE FOLLOWING LANDS			
PART	INST	LOT	CON
1,18,19,20	313710	3	10
2	313710	3&4	10
3&4	313710 & 226032	4	3
5,6,10,16,17	313710	4&5	10
7,8,9	313710	5	10

BEARINGS ARE ASTRONOMIC, DERIVED FROM SOLAR OBSERVATION AND ARE REFERRED TO THE MERIDIAN THROUGH THE S.W. CORNER OF LOT 5, CON. 10, TWP. OF STORRINGTON

○ I.P. DENOTES IRON PIPE
□ S.I.B. DENOTES 1"SQ. IRON BAR.
■ I.B. DENOTES 5/8"SQ IRON BAR.
● R.I.B. DENOTES 3/4"Ø ROUND IRON BAR
✣ C.C. DENOTES CUT CROSS
(1376) DENOTES PETER S. HOPKINS O.L.S.
(H & B.) DENOTES HUMPHRIES & BURGHAM LTD.
(798) DENOTES RAY HUNTER O.L.S.

HANGING LINES WERE VERIFIED

CAUTION – THIS IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF SECTION 29,32 OR 33 OF THE PLANNING ACT.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT:
THIS PLAN AND SURVEY ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER
THIS SURVEY WAS COMPLETED ON THE 4 DAY OF JULY 1979

10 JULY 1979

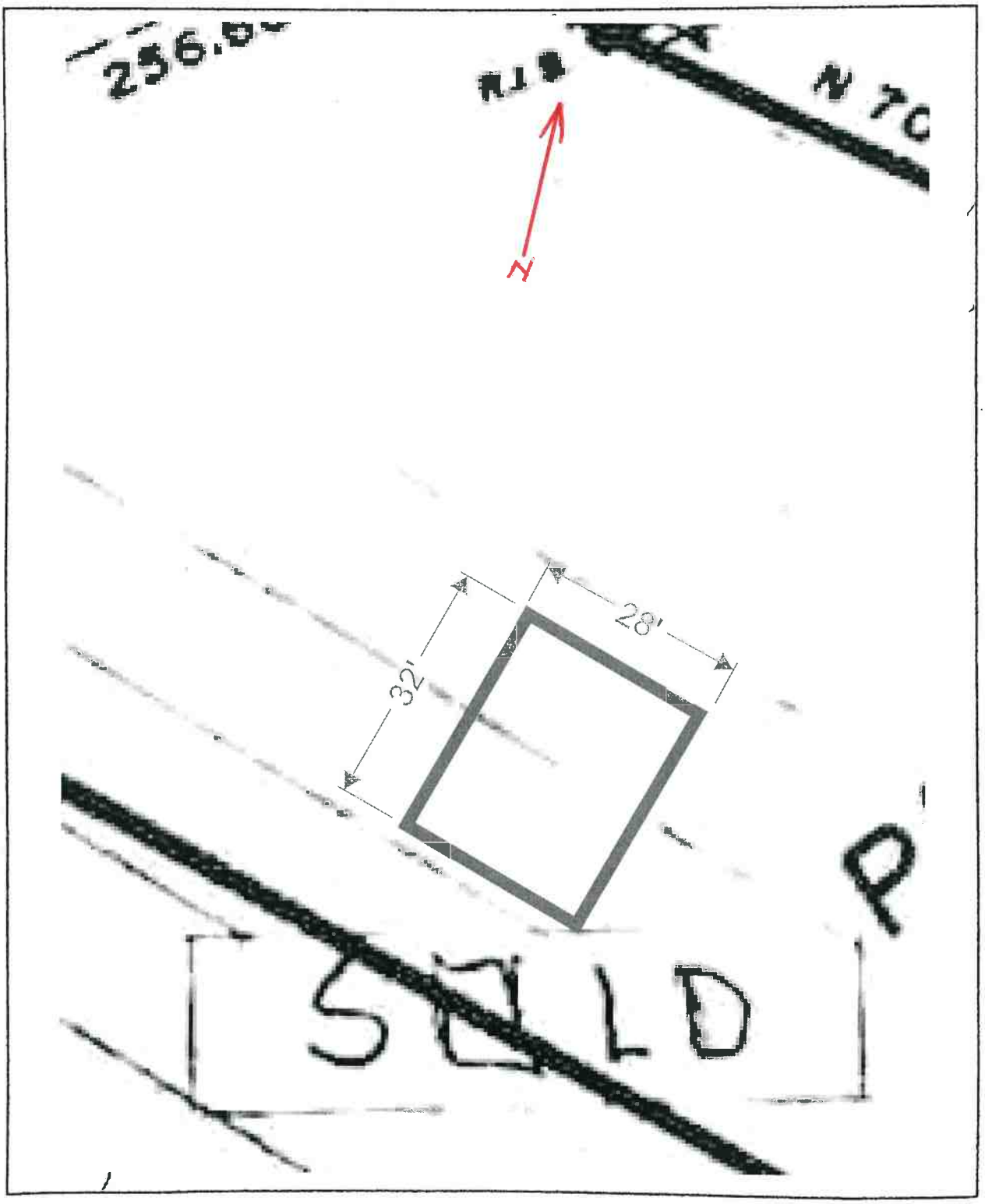
Allen R Burgham
ALLEN R BURGHAM
HUMPHRIES & BURGHAM LTD.
ONTARIO LAND SURVEYORS
KINGSTON, ONTARIO

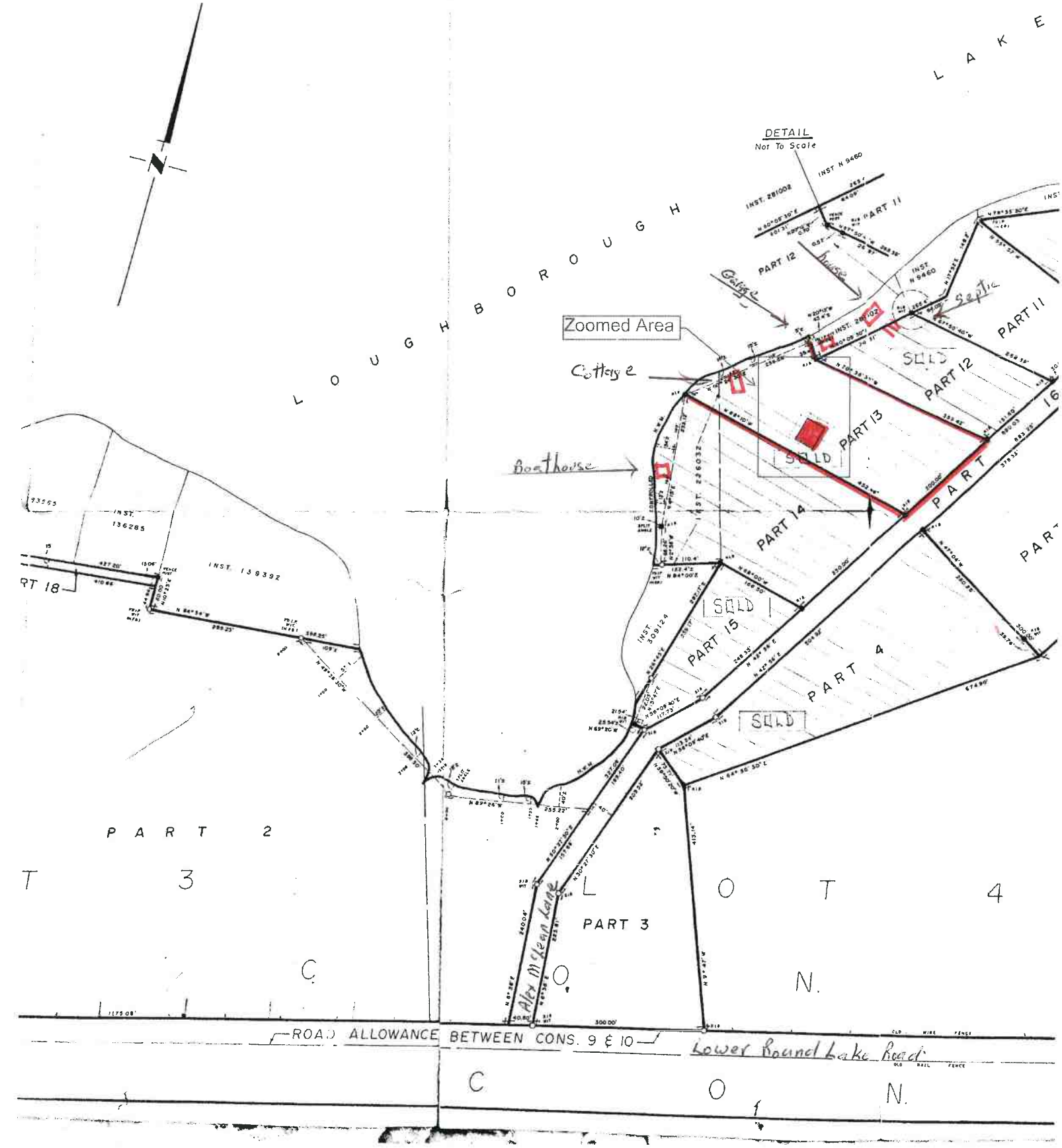
DWG. No. 2[illegible]

REQUIRED DETAILED SKETCH

(refer to Note 3 on page 8)

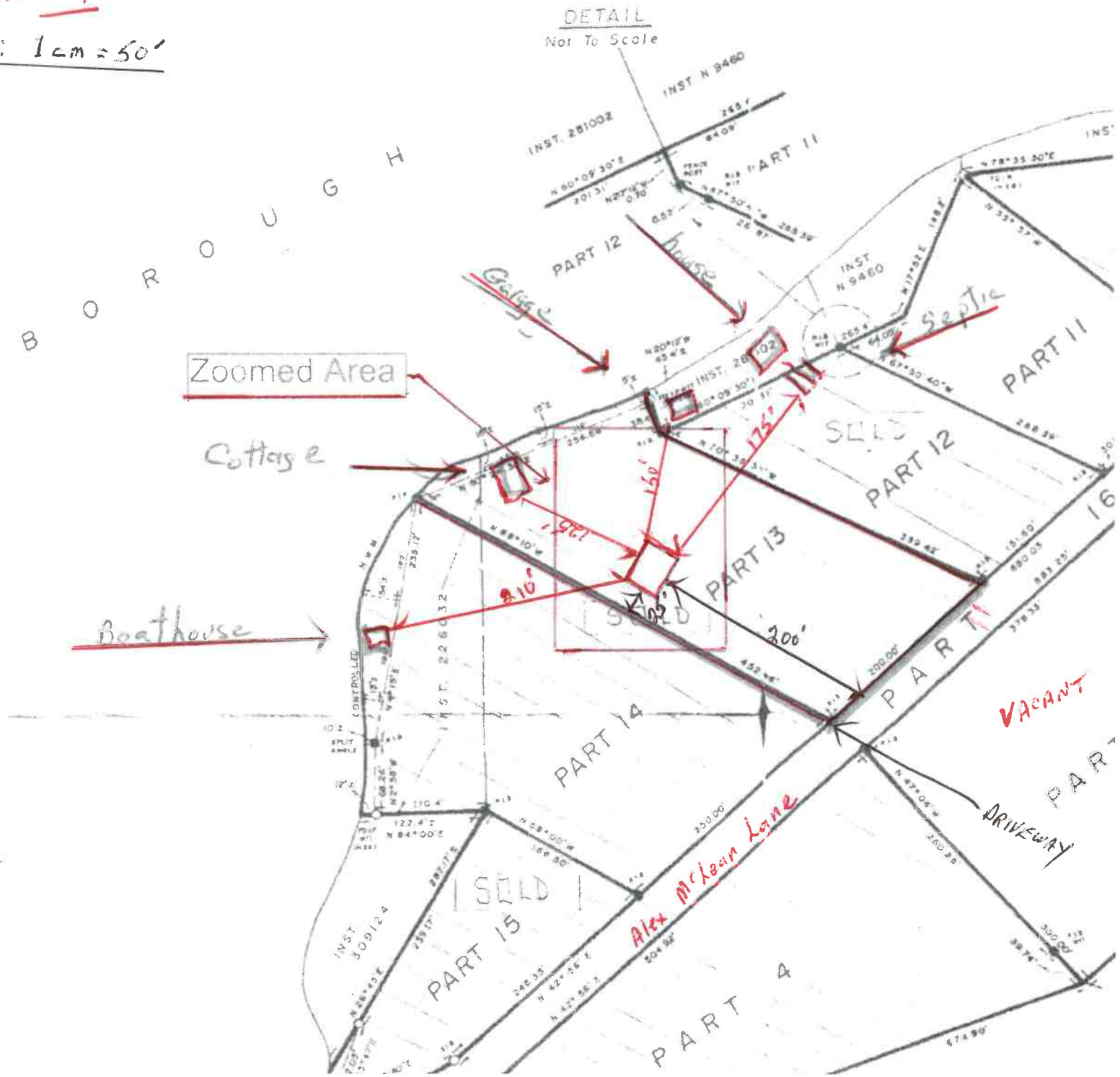
REGISTERED OWNER :	McLean Point Development LTD.	
ADDRESS :	4833 B Alex Mclean Lane	
LOT : Con 10 Part Lot 4	**CON./PLAN :** RP - 13R3744 Part 13	**TOWNSHIP :** South Frontenac

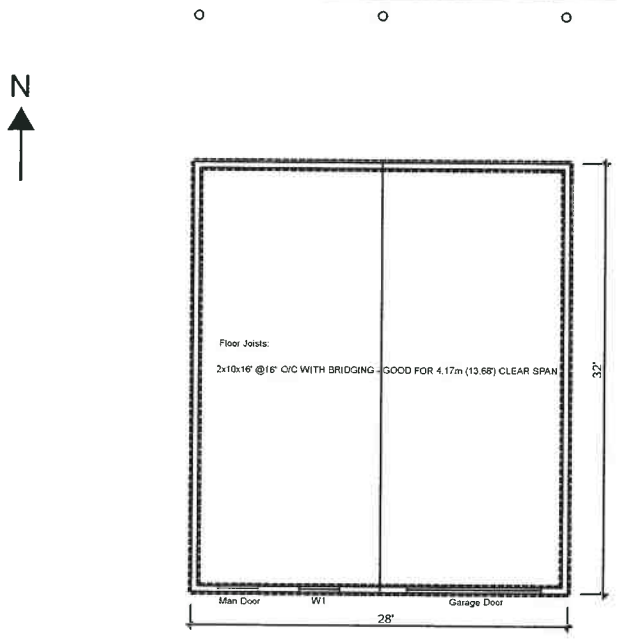



DETAIL
Not To Scale
Zoomed Area
Cottage
Boathouse
Garage
House
Septic
LAKE
LOUGHBOROUGH
INST. 281002
INST N 9460
PART 11
PART 12
PART 13
PART 14
PART 15
PART 4
PART 3
PART 2
SOLD
INST. 236032
INST. 309124
INST. 136285
INST. 139392
RT 18
Alex McLean Lane
ROAD ALLOWANCE BETWEEN CONS. 9 & 10
Lower Round Lake Road
CONCESSION 3
LOT 4
CONCESSION 1

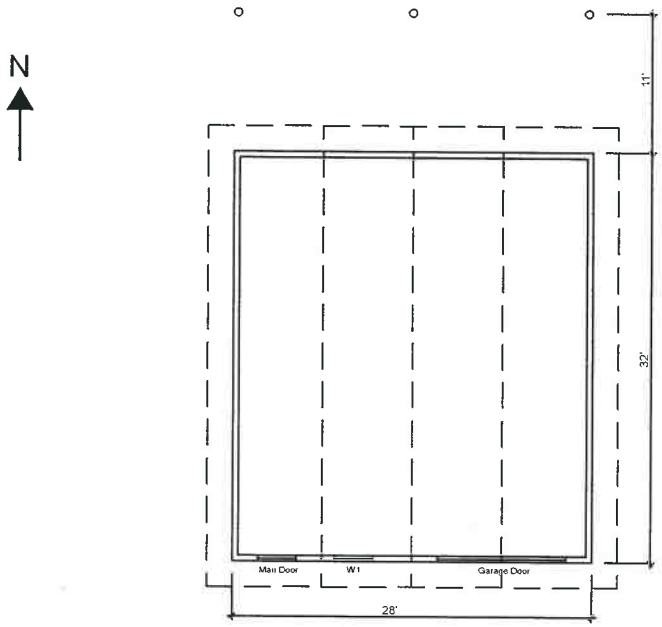
Question 29

Scale: 1 cm = 50'





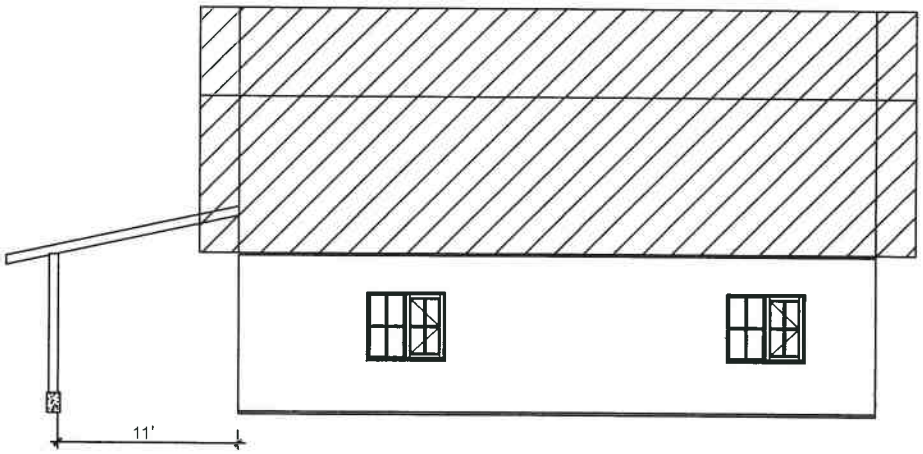
Foundation Plan



Roof Plan

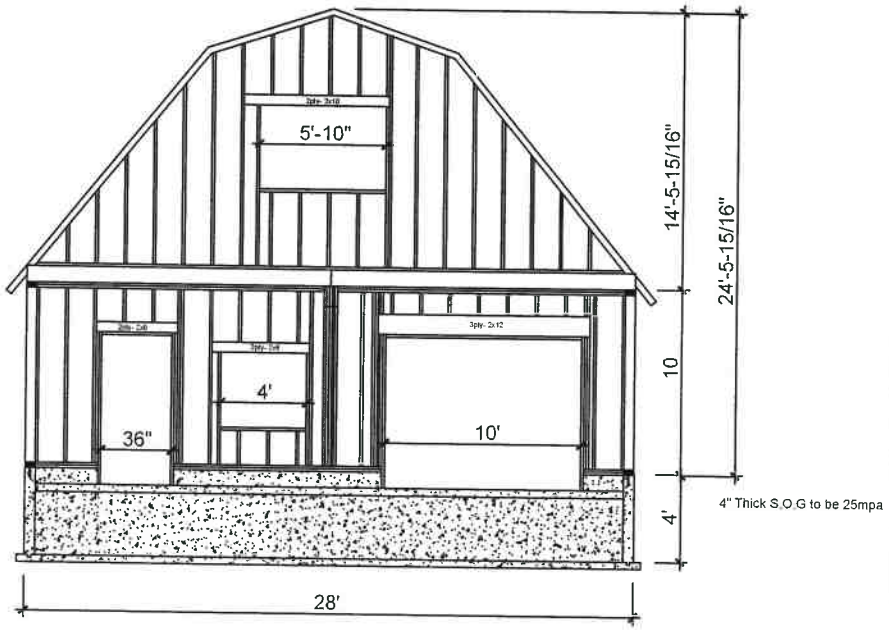


South Elevation

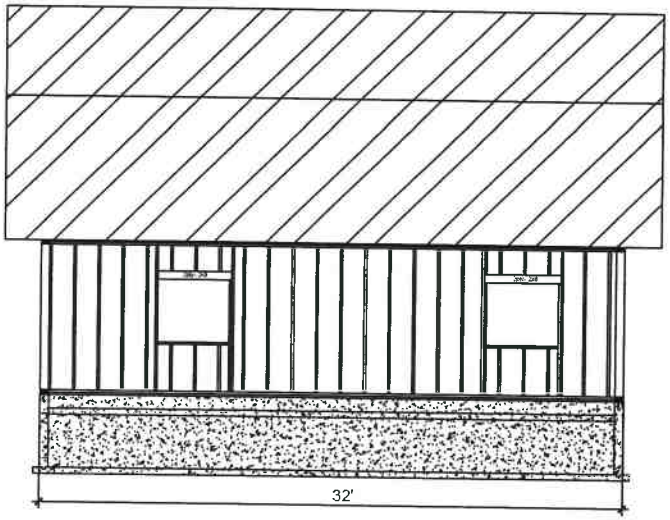


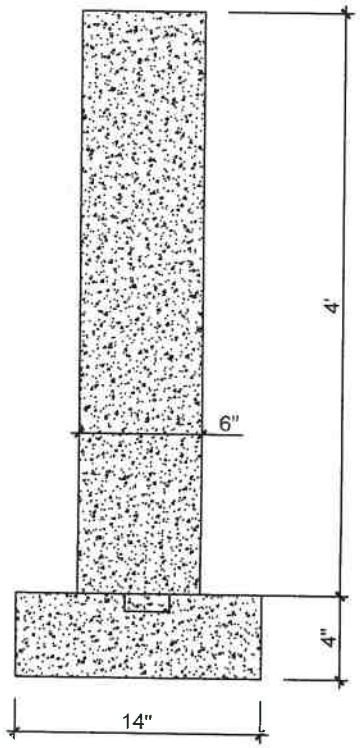
West Elevation

Walls to be 2x6 @ 16" o/c



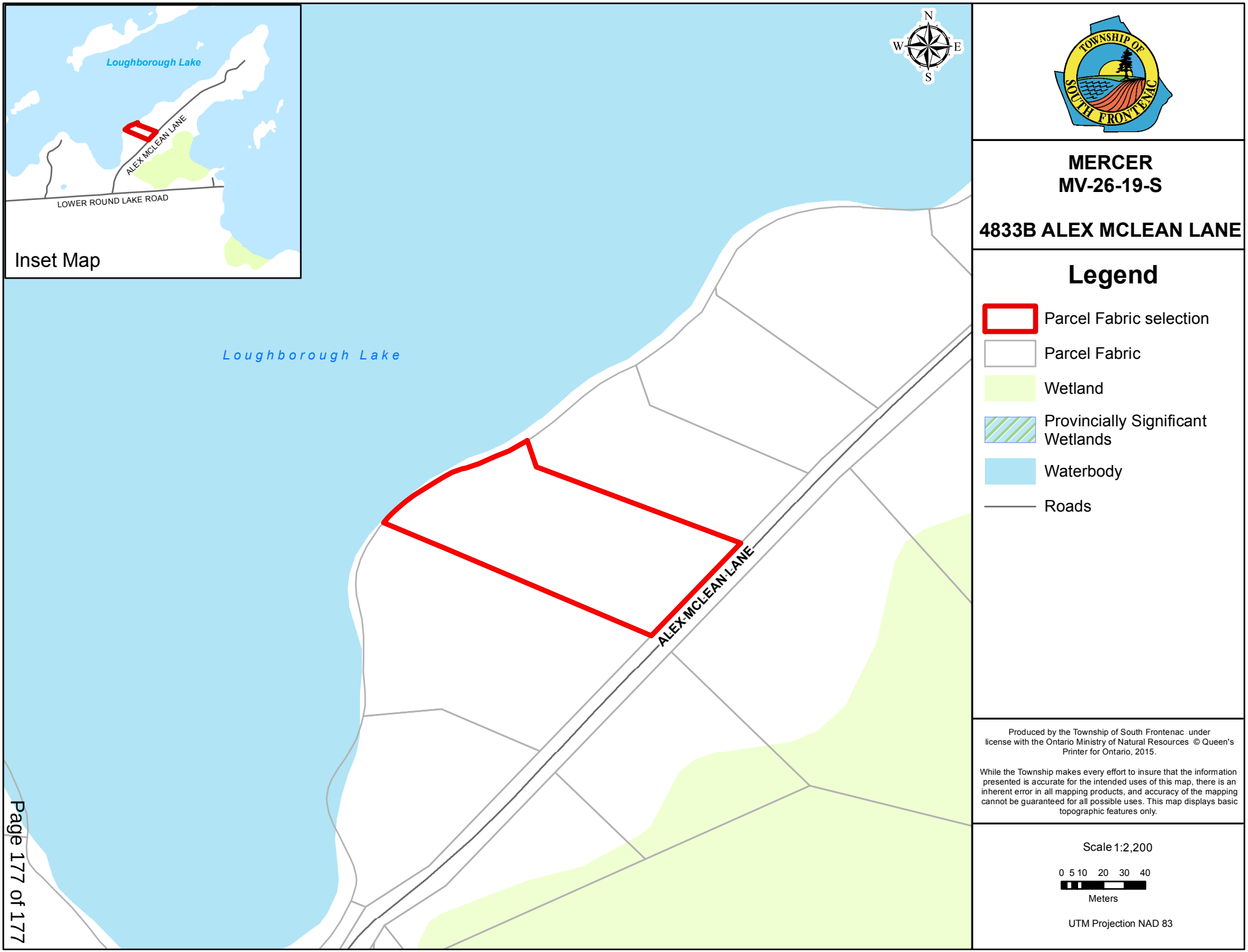
Gambrel Trusses to be 24" o/c





Notes:

1. There are 2 overhang options - only one may be used.
2. Exact truss specs will be supplied by Terra-Nova Truss
3. Walls to be 2x6x 10' studs @16" o/c
4. Exact window sizes/locations are TBD. Lintels will be as per OBC
5. Depth of fdtn will be dependant on bedrock depth/soil conditions
6. Trusses will be spaced at 24" o/c
7. Ceiling joists to be 2x12x 16' @24" o/c
8. Built-up floor beam to be 5ply 2x12 with 2 intermediate supports


Loughborough Lake
ALEX MCLEAN LANE
LOWER ROUND LAKE ROAD
Inset Map
N
W
E
S
Loughborough Lake
ALEX MCLEAN LANE
TOWNSHIP OF SOUTH FRONTENAC
MERCER
MV-26-19-S
4833B ALEX MCLEAN LANE
Legend
Parcel Fabric selection
Parcel Fabric
Wetland
Provincially Significant Wetlands
Waterbody
Roads
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 1:2,200
0 5 10 20 30 40
Meters
UTM Projection NAD 83