

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

TIME: 7:00 PM,
DATE: Thursday, June 13, 2019
PLACE: Council Chambers.

1. Call to Order
2. Adoption of Agenda
3. Declaration of pecuniary interest
4. Approval of Minutes – May 9, 2019
5. Consent Applications:
 - a) S-07-19-S Campbell 4 - 13

Location: Part Lot 16, Concession 2, being Parts 1 & 2 on Plan 13R18546, municipally known as 4258 Davidson Road, District of Storrington, Township of South Frontenac.

Purpose of Application: Consent to create one lot consisting of approximately 0.8208 ha (2 acres) with 76 metres (250 feet) of frontage along Davidson Road which contains an existing single detached dwelling with an existing shed. The retained vacant lot will consist of 3.489 ha (8.6 acres) with 83 metres (272 feet) of frontage along Davidson Road.
6. Minor Variance Applications:
 - a) MV-10-19-L Zanetti 14 - 24

Location: Part Lot 1, Concession 13, being Lot 1, Plan 1901, municipally known as 2359 Meredith Lane, Mink Trap Lake, District of Loughborough, Township of South Frontenac.

Purpose of Application: To permit the demolition and reconstruction to an existing cottage within the 30 metre (98.4 ft) setback to the highwater mark from 30 metres (98.4 ft) to 22 metres (72.18 ft) to permit the construction of the living room and den at the north side of the cottage and main floor bedroom and rear foyer at the southeast corner of the cottage. The applicant is seeking relief from Section 5.8.2a Flooding and Shoreline Erosion Hazards and Section 8.3.2 of the Waterfront Residential (RW) Zone.
 - b) MV-26-18 Koenig 25 - 41

Location: Part Lot 32, Concession 6, being Part 3 on Plan 13R186, 92 Nightingale Lane, Bob's Lake, District of Bedford, Township of South Frontenac.

Purpose of Application: To reduce the waterbody setback from 30 metre (98.4 ft) to 25.5 metres (83.66 ft) to permit the construction of a seasonal cottage with deck on the subject property. 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 both require a 30 metre setback from the highwater mark.
 - c) MV-12-19-B Williams 42 - 54

Location: Part Lot 17, Concession 2, being Part 1 on Plan 13R7513, 53B Bessey Lane, Bobs Lake, District of Bedford, Township of South Frontenac

Purpose of Application: Reduce the waterbody setback from 30 metre (98.4 ft) setback to 3.66 metres (12 ft) to permit the

reconstruction of a seasonal cottage with deck and detached garage on the subject property. 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 both require a 30 metre setback from the highwater mark.

- d) MV-13-19-L Done 55 - 67
Location: Part Lot 12, Concession 3, being Parts 37, 38 & 39 on Plan 13R288, 1091 Cliffside Drive, District of Loughborough, Township of South Frontenac.
Purpose of Application: To permit the construction of a garage with an increase in the allowable height of an accessory building from 6 metres (19.7 ft) to 7.77 metres (25.5 ft) at the northeast corner of the subject property. The applicant is seeking relief from Section 7.3.2 of the Rural (RU) Zone which permits a maximum height of 6 metres (19.7 ft) for an accessory building.
- e) MV-14-19-B Olson 68 - 81
Location: Part Lot 28, Concession 7, being Part 1 on Plan 13R3661, 662 Dewitt Lane, Bobs Lake, District of Bedford, Township of South Frontenac
Purpose of Application: To reduce the 30 metre (98.4 ft) setback from the highwater mark to 10.67 metres (35 ft) to permit the demolition and re-construction of an existing cottage with an increase in floor area of 225ft² (20.9m²) and an increase in height by 1 metre (3 ft). A small building on the property that currently sits at 36 ft (10.97m) from the highwater mark will also be demolished and re-constructed at 76 ft (23.2m) from the highwater mark using the consistent dimensions and an increase in height by 2 metres (6 ft). 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 both require a 30 metre setback from the highwater mark.
- f) MV-15-19-B Amsden 82 - 97
Location: Part Lot 11 & 12, Concession 3, being Parts 6 – 12 on Plan 13R7178, 38 Warbler Lane, White Lake, District of Bedford, Township of South Frontenac.
Purpose of Application: To reduce the waterbody setback from 30 metres (98.4 ft) to 8.2 metres (26.9 ft) to permit the demolition of an existing cottage and construction of a new cottage and decking. 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 both require a 30 metre setback from the highwater mark.
- g) MV-16-19-B Frost & Rottine 98 - 108
Location: Part Lot 4, Concession 4, being Part 1 on Plan 13R716585, 138 Timmerman Road, Sand Lake, District of Bedford, 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 a seasonal dwelling located in the Limited Services Residential Two (RLS2) Zone.
- h) MV-17-19-P Ottenhof 109 - 121
Location: Part Lots 21 & 22, Concession 11, being Part 1 on Plan 13R19586, 5536 Bellrock Road, 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 property that contains an existing single detached dwelling located in the Rural (RU) Zone.

i) MV-18-19-S Carmichael

122 -
140

Location: Part Lot 15, Concession 8, being Part 1 on Plan 13R13059 & Parts 1 to 3 on Plan 13R21500, 4004 Hiawatha Lane, Dog Lake, District of Storrington, 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 single detached dwelling located in the Limited Services Residential Waterfront (RLSW) Zone.

7. Other Business

8. Adjournment

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

RECEIVED

APR 23 2019

TOWNSHIP OF
SOUTH FRONTENAC
PLANNING DEPARTMENT

Date Received: _____

File No: 0-07-19-5

1. Name of Owner(s): ROBINSON CAMPBELL

Full Mailing Address of Owner(s): _____

Phone number of Owner(s): _____

Email Address of Owner(s): _____

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

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: 2 Lot Number: 16

Street Number: 4258 Name of Road/Street: DAVIDSON ROAD

Reference Plan Number: 15R-18546 Part Number(s): 1 & 2

Roll Number: 060-020-00110-0000

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

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

Frontage (on water): _____ Frontage (on road/lane): 159m
 Depth: 260 m Area: 1.0.6 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.

CREATION OF NEW LOT

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

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

Proposed New Lot:

Retained Lot:

Frontage On Road 76 m

Frontage On Road 83 m

Frontage On Water _____

Frontage On Water _____

Depth 108 m

Depth 252 m

Area 0.8208 ha (2.0 ACRES)

Area 3.489 ha (8.6 ACRES)

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

Existing Uses

Proposed Uses

New Lot: FAMILY DWELLING

_____ Ⓛ

Retained: VACANT

_____ Ⓛ

Structures Existing

Structures Proposed

New Lot: 1 - STOREY HOME

_____ Ⓛ

FRAME SHED

_____ Ⓛ

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

Structures Existing

Structures Proposed

Retained Lot: _____

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

Proposed Lot Addition (or right-of-way)

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

Frontage
On Road: _____

Frontage
On Road: _____

Frontage
On Water: _____

Frontage
On Water: _____

Depth: _____

Depth: _____

Area: _____

Area: _____

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

Present Use of Property

Proposed Use of Property

Lot Addition or R.O.W: _____

Retained: _____

Structures Existing

Structures Proposed

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

Retained Lot: _____

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

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

AGREEMENT TO INDEMNIFY

Attached to this application is a cheque payable to the Township of South Frontenac in the amount of \$837.00 representing payment of the application fee.

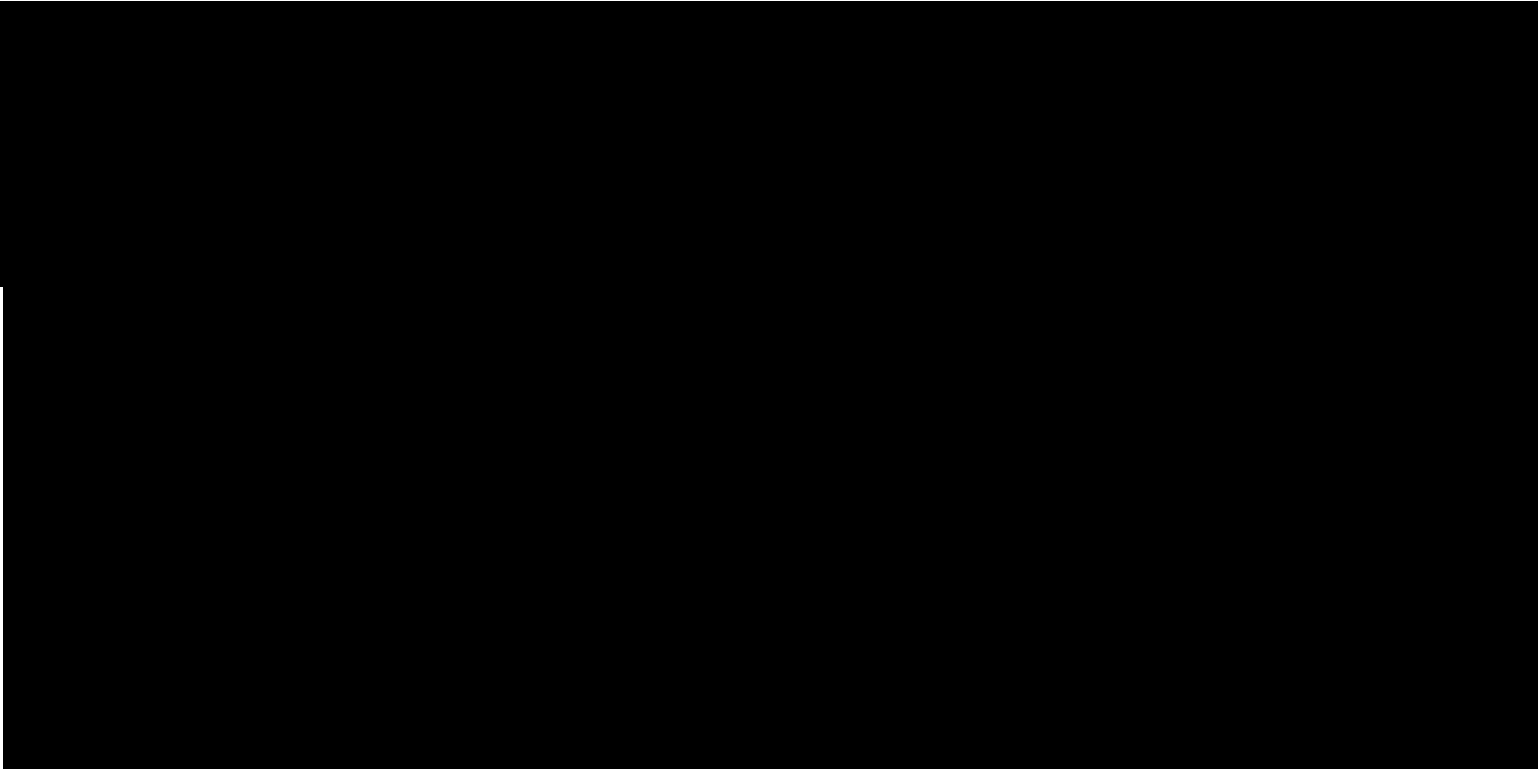
The Owner/Applicant/Agent agrees that the information recorded in this Consent Application Form is accurate. The Owner/Applicant/Agent agrees that representatives of the Township, Public Health and, where applicable, the appropriate Conservation Authority, may enter onto the subject property for the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

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

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

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

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



TOWNSHIP OF SOUTH FRONTENAC APPLICATION FOR CONSENT
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(c) The current use of the lot created (if applicable):

RESIDENTIAL

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: _____

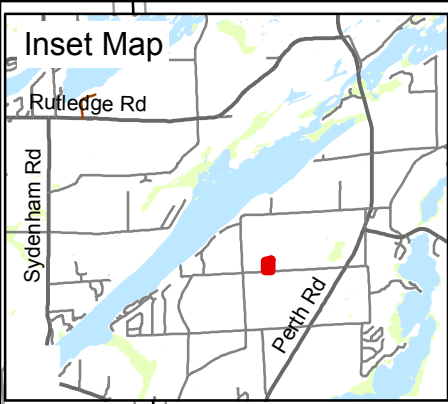
15. Are there any abandoned wells on the property you aware of? Yes No

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.**

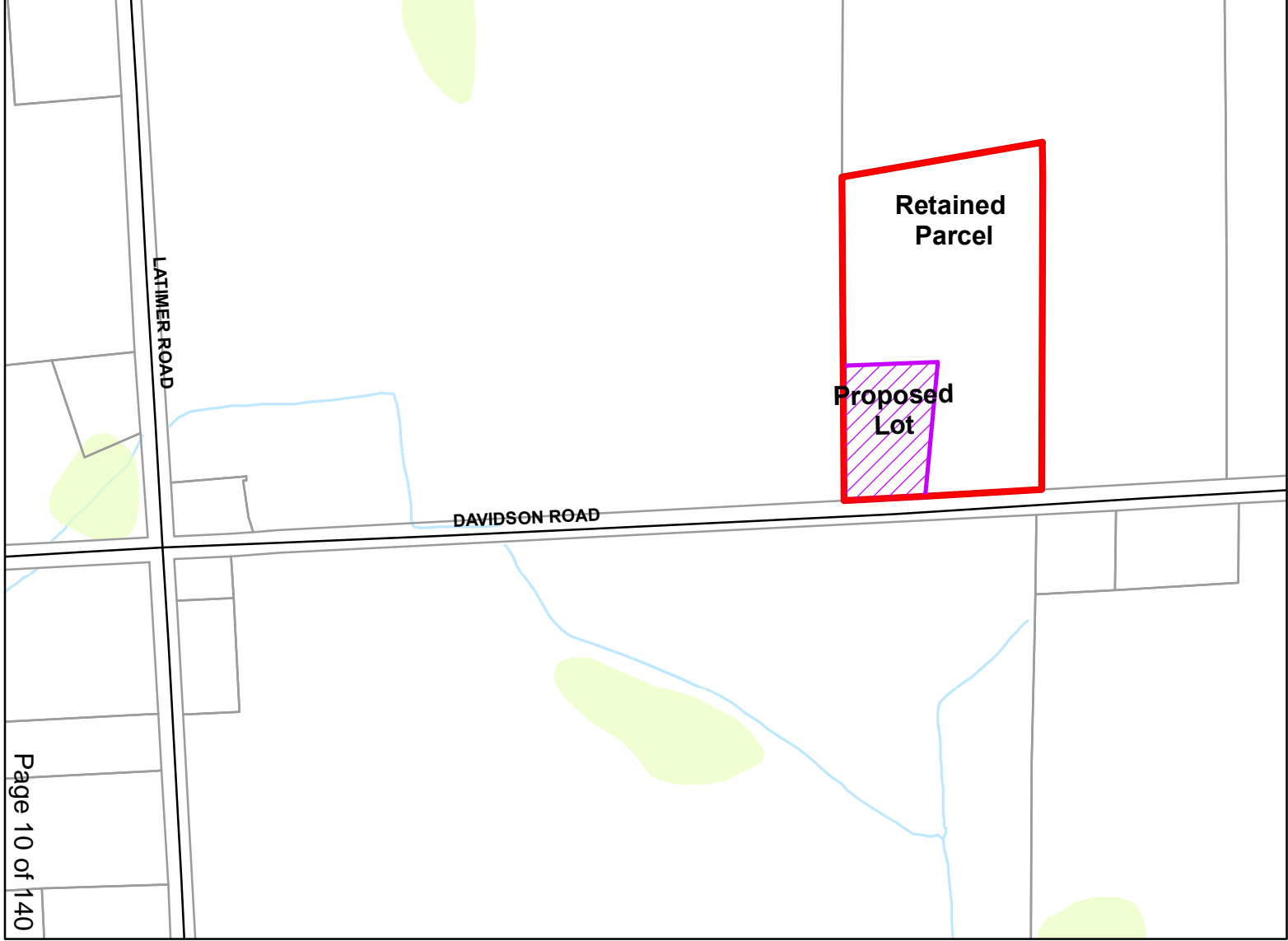


**CAMPBELL
S-07-19-S**

4258 DAVIDSON RD

Legend

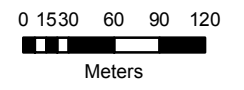
-  Proposed Lot
-  Campbell Property
-  Parcel Fabric



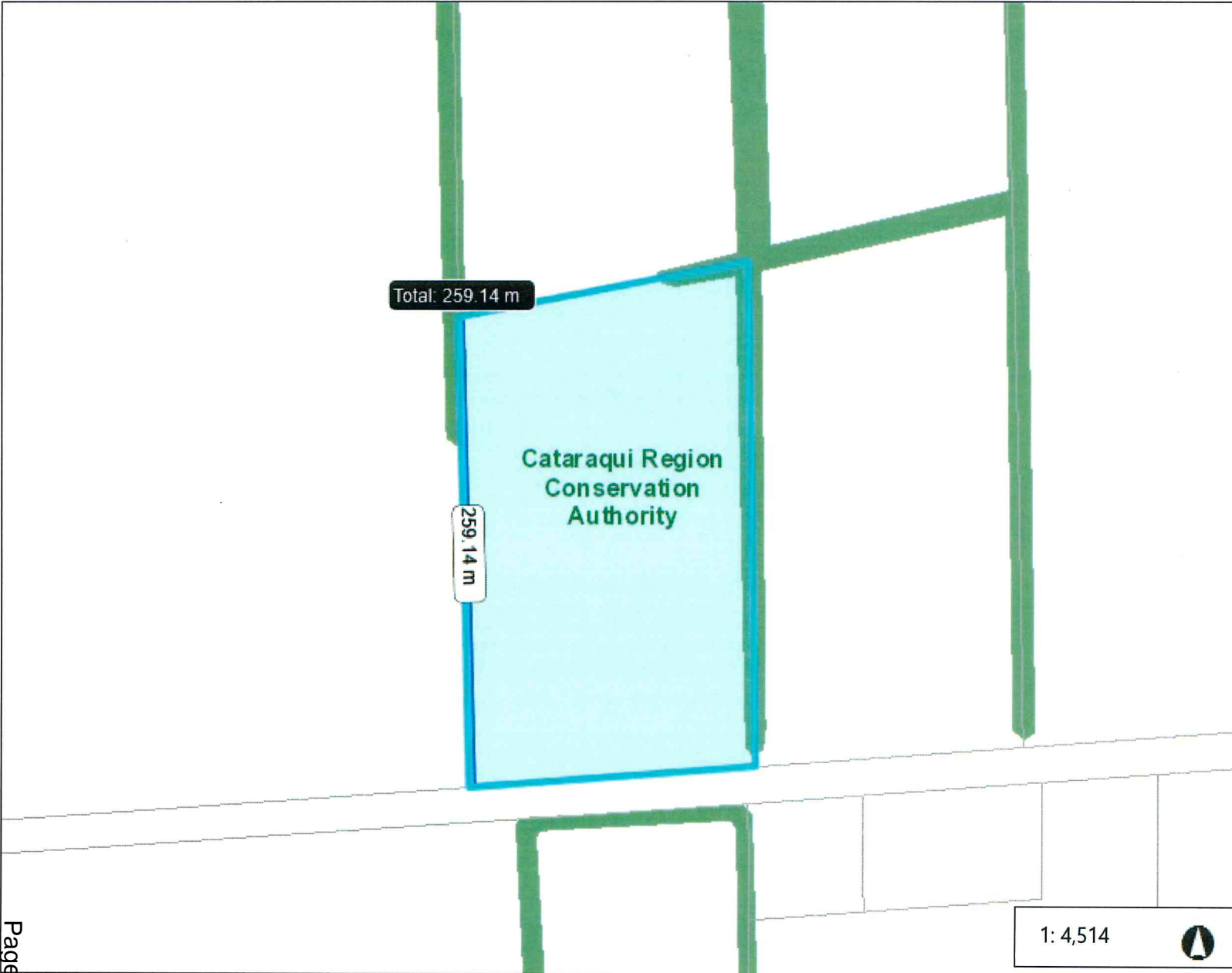
Produced by the Township of South Frontenac under license with the Ontario Ministry of Natural Resources © Queen's Printer for Ontario, 2015.

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

Scale 1:5,000



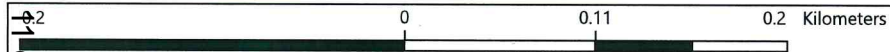
UTM Projection NAD 83



Legend

-  Assessment Parcels
-  Waterbody
-  Provincially Significant Wetland
-  PSW 120m Buffer
-  Other Significant Wetland
-  Wetland
-  Wooded Area
-  Conservation Authority

1: 4,514



Notes



BRYCE MANFORD CUMPMSON

LOT 10

BRYCE MANFORD CUMPMSON

LINE BETWEEN LOTS 15 & 16

THIS REPORT WAS PREPARED FOR
RODNEY CAMPBELL & THE
UNDERSIGNED ACCEPTS NO RESPONSIBILITY
FOR USE BY OTHER PARTIES

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

LOT 16
CONCESSION 2

RODNEY & VICKI CAMPBELL

RURAL (RU) ZONING

RURAL (RU) ZONING

RETAINED LAND
AREA = 3.489 ha
(8.6 Acres)

RODNEY & VICKI CAMPBELL

PROPOSED SEVERANCE
AREA = 0.8208 ha
(2.0 Acres)

FRAME SHED
(32.8 Sq.m.)

LEAN-TO

LEAN-TO

APPROX. LOCATION OF
SEPTIC TANKS (AS PER OWNER)

DECK
(31.6 Sq.m.)

1 STY FRAME
DWELLING
(204.2 Sq.m.)

APPROX. LOCATION OF
BURIED WELL (AS PER OWNER)

CONCRETE
(91.9 Sq.m.)

RODNEY & VICKI CAMPBELL

GRAVEL DRIVE
(153.8 Sq.m.)

OVERHEAD HYDRO LINE

CHARLES LLOYD CAMPBELL - ESTATE
DELBERT EUGENE CAMPBELL
GARY CHARLES CAMPBELL

CHARLES LLOYD CAMPBELL - ESTATE
DELBERT EUGENE CAMPBELL
GARY CHARLES CAMPBELL

Report from Roads to Committee of Adjustment

Application Number: _____

Applicant's Name: _____

Concession: _____ **Lot:** _____ **District:** _____

Road: _____

Road Maintenance: Year-round Seasonal

Sight Lines: Are there adequate sight lines for the entrance? Yes No

If no, what changes would be required to improve sight lines?

Road Conditions:

1. Are there any special drainage/ditching concerns related to creation of new lot(s)?

Yes No

If yes, what action is the applicant required to take?

2. Is the overall road condition adequate to serve increased development/traffic?

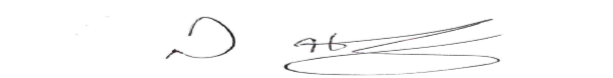
Yes No

If no, please explain, and indicate if there are any measures that could be taken to correct the inadequacies.

Approved by the Public Services?

Yes Yes, with conditions No

If yes, with conditions, please describe conditions below.



Signature on behalf of Public Services

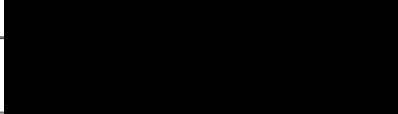
Date

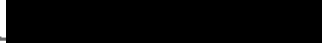
TOWNSHIP OF SOUTH FRONTENAC APPLICATION FOR MINOR VARIANCE
Planning Act, R.S.O. 1990, c. P.13 as amended

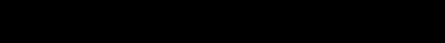
Date Received: April 9, 2019

File No: MV-10-19-L

1. Name of Owner(s): Claire Zanetti

Full Mailing Address of Owner(s): 

Phone number of Owner(s): 

Email Address of Owner(s): 

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

Name of Authorized Agent: Dan Zanetti

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.



3. The description of the subject land: District: Loughborough

Concession Number: _____ Lot Number: LOT 1

Street Number: 2359 Name of Road/Street: Meredith Lane

Reference Plan Number: 1901 Part Number(s): _____

Roll Number: 040-050-02745-0000

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): 635 feet Frontage (on road/lane): 1046 feet
Depth: 406.78 Feet Area: 5.80 Acres

5. The current zoning of the subject land:

Residential *Waterfront*

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

Section 5.8.2 Update to building height on two sides of main structure.

Section 8.3 rural waterfront - 8 metres encroachment on 30 metre setback

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

Existing building was built in 1992 and is only 23 metres back from high water mark. Current lower loft bedroom is non-functional at 65 sq. ft. Propose to add 141 sq.ft bedroom on main floor in front of existing bathroom with new roof line but with no additional encroachment.

Existing living room and lower loft structure is in poor repair as it predates main structure by 25 years. Propose removal of existing 177 sq.ft structure and build replacement 411 sq. ft structure (living room and den) with new roof structure. This addition is a further 1 m encroachment. Also adding 121 sq. ft. foyer at rear of building with no additional encroachment.

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

Name of Road/Lane:

Meredith 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?

Three season recreational cottage.

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

Yes

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

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

Type of Structure (E.g. residence)	(1)	(2)	(3)	(4)
	Cottage	Shed		
Setback from Front Lot Line	23 metres	51 metres		
Setback from Rear Lot Line	112 metres	87 metres		
Setback from Side Lot Line	21.35 metres	18.9 metres		
Height of Building (Also indicate if it is one story or two story)	Two Storey 17 feet 10 in (24 feet to roof line)	9 feet		
Dimensions of Floor Area	First floor 40.6 ft X 20.1 ft 2nd floor 32.3 ft X 20.1 ft Irregular Total 832 sq.ft	6 ft X 8 ft		
Setback from High Water Mark (If applicable)	23 metres	51 metres		

13. The proposed uses of the subject land: 3 season recreational 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

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

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

Type of Structure (E.g. residence)	(1) Cottage addition Living Room & Den	(2) Cottage addition Main floor bedroom	(3) Cottage addition Rear Foyer	(4)
Setback from Front Lot Line	22 metres	30 metres	30 metres	
Setback from Rear Lot Line	112 metres	112 metres	112 metres	
Setback from Side Lot Line	24 metres	21 metres	24 metres	
Height of Building (Also indicate if it is one story or two story)	One Storey Cathedral ceiling 17 ft 10 in	One Storey Cathedral ceiling 14 ft	Two Storey Cathedral ceiling 17 ft 10 in	
Outside Dimensions of Building/Structure	27' -2" X 16'-1"	11'-0" x 14'-1"	7' -0" x 15'-9"	
Setback from High Water Mark (If applicable)	22 metres	24 metre	30 metres	

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

If yes, please provide details: Remove existing living room and lower loft.
Remove existing front porch.

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

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

18. What are the uses of the proposed development?

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

19. The date the subject land was acquired by the current owner: Sept 28, 2018

20. The date the existing buildings and structures were constructed on the subject lands:
Main structure 1992. Living Room and lower loft were salvaged from 50 year old structure.

21. The length of time that the existing uses of the subject land have continued:
Since 1992 previous owner lived year round. Now intended for 3 season use.

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 well on property

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 septic system

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

Storm drainage by swales and grading.

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

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.

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).

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.

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 in the amount of \$747.00 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.

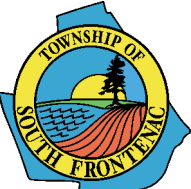
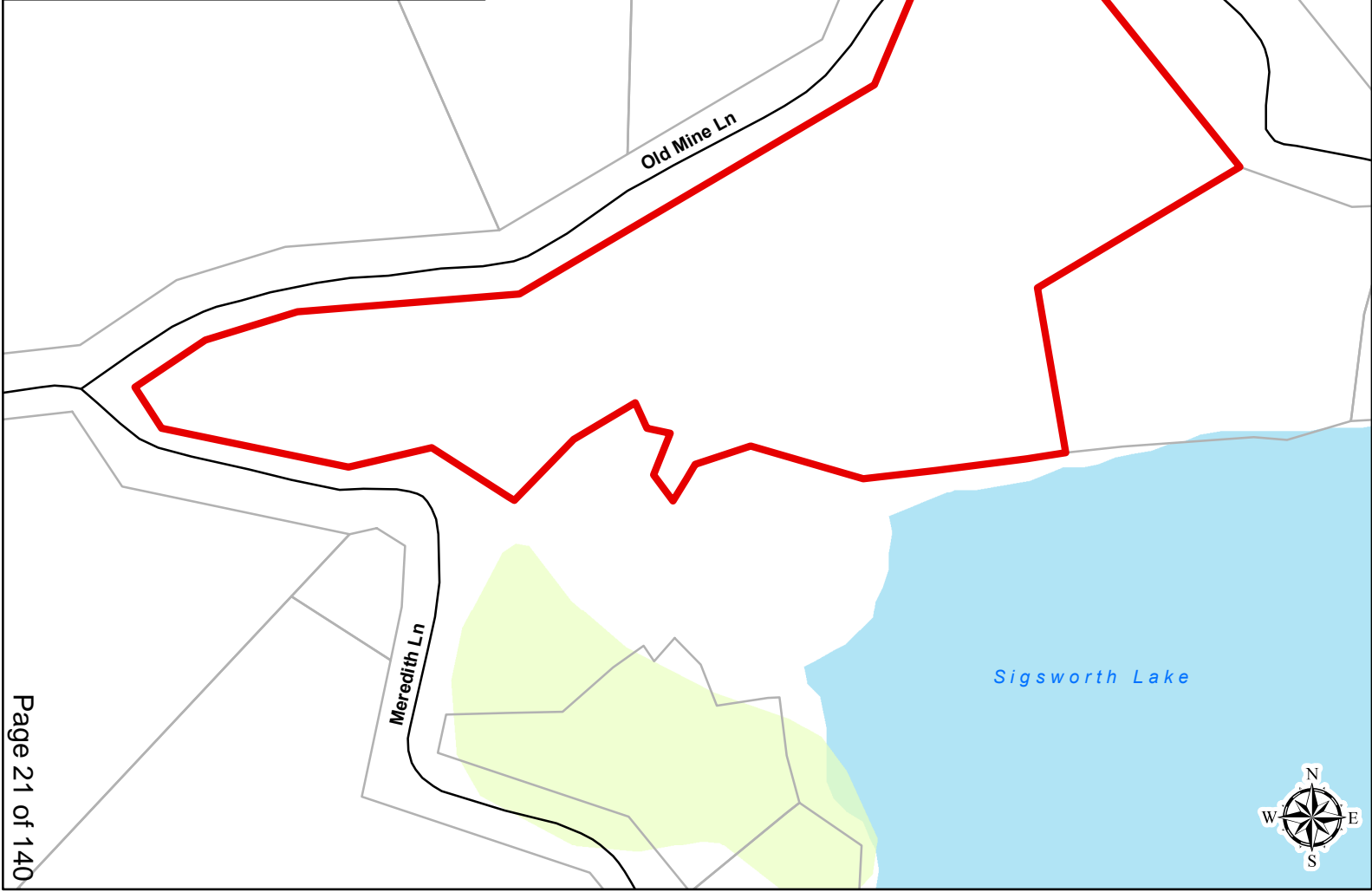
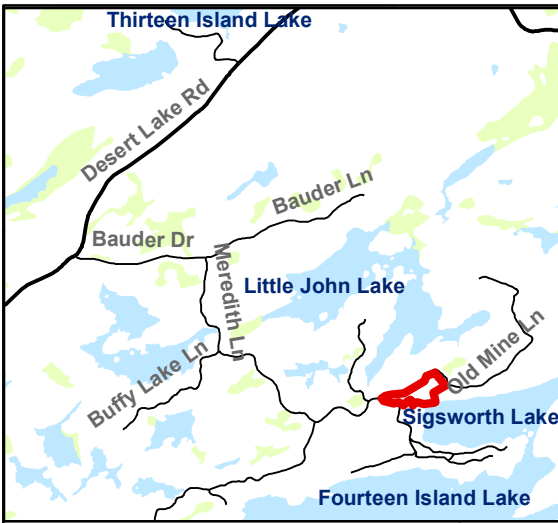
Without limiting the foregoing, such fees and expenses shall include the fees and expenses of consultants, planners, engineers, lawyers and such other professional and technical advisors as the municipality may, in its absolute discretion acting reasonably, consider necessary or advisable to more properly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

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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





**ZANETTI
MV-10-19-L**

2359 MEREDITH LANE

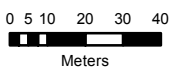
Legend

-  Zanetti Property
-  Provincialy 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 1:2,000



UTM Projection NAD 83

Minor Variance Sketch

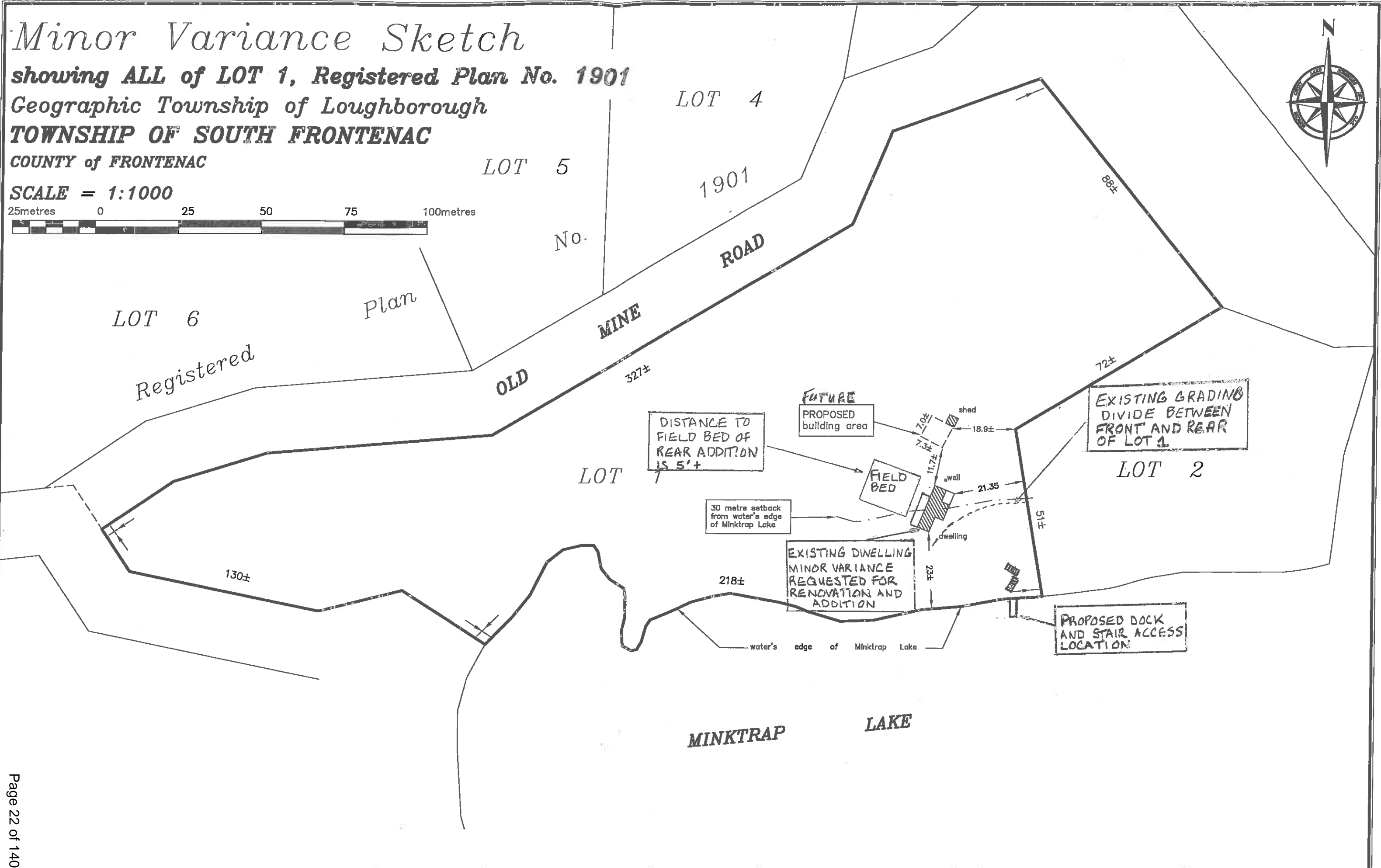
showing ALL of LOT 1, Registered Plan No. 1901

Geographic Township of Loughborough

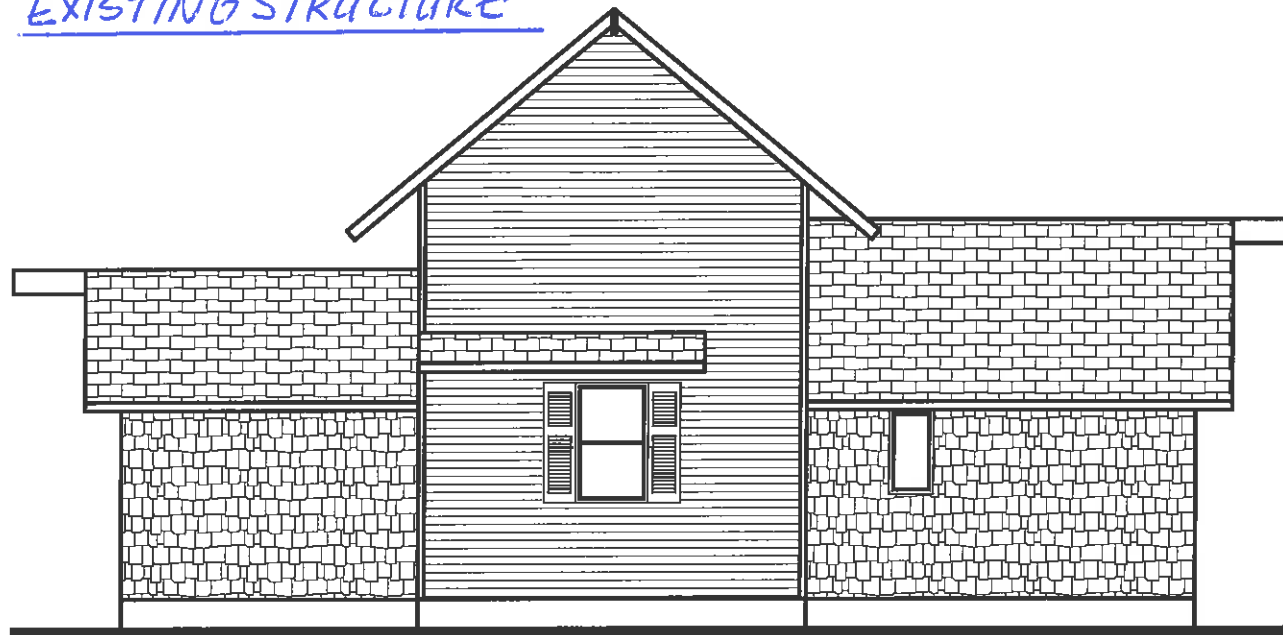
TOWNSHIP OF SOUTH FRONTENAC

COUNTY of FRONTENAC

SCALE = 1:1000



EXISTING STRUCTURE



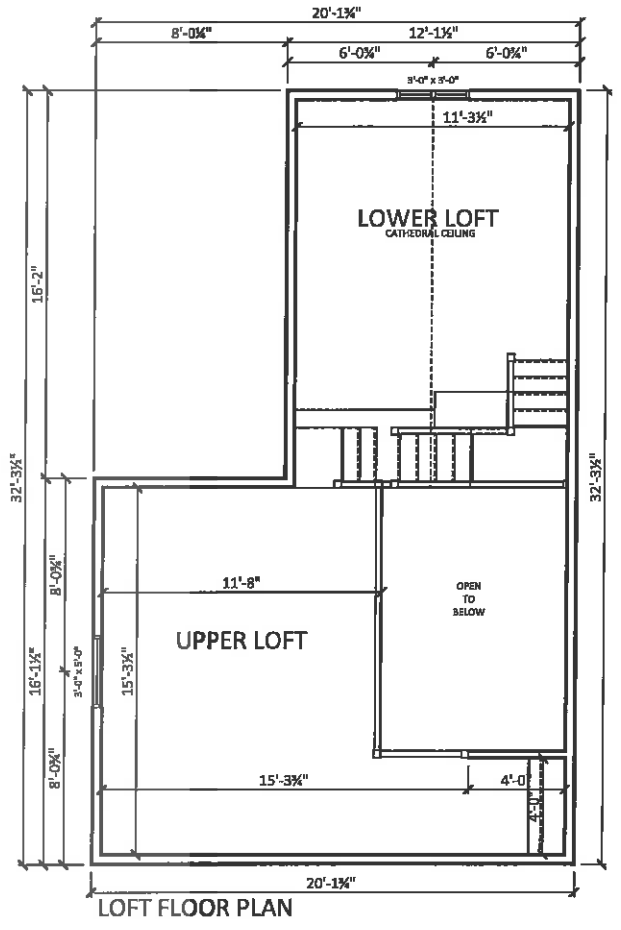
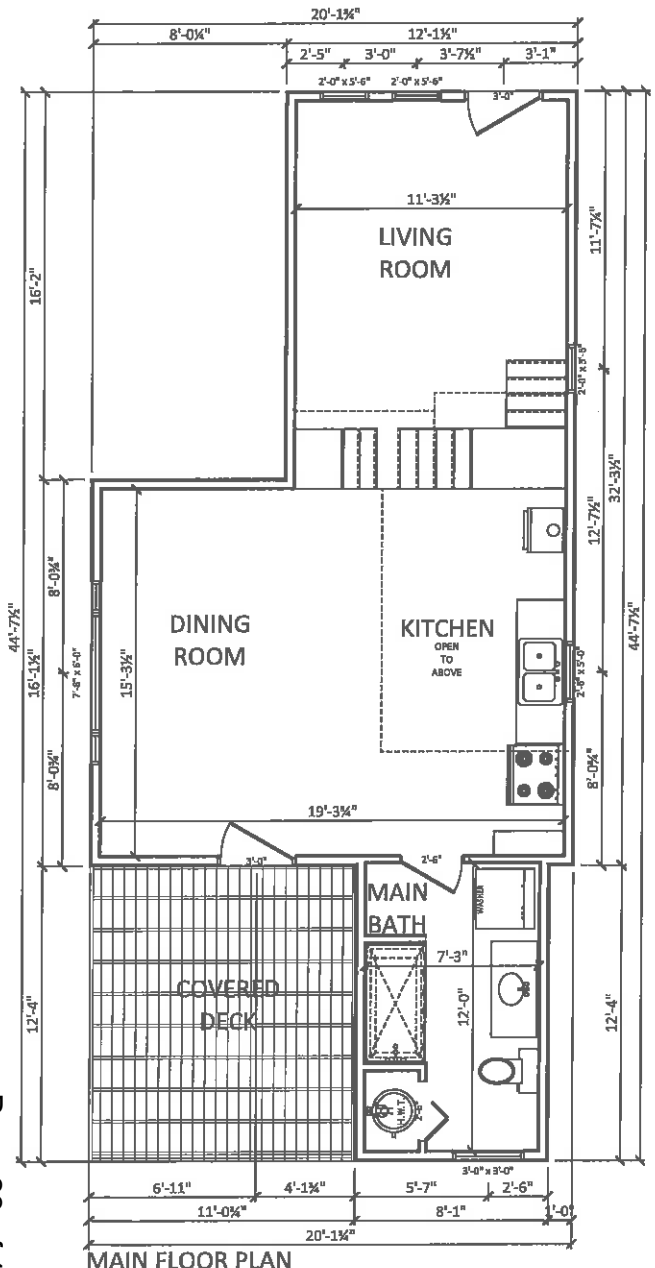
RIGHT ELEVATION



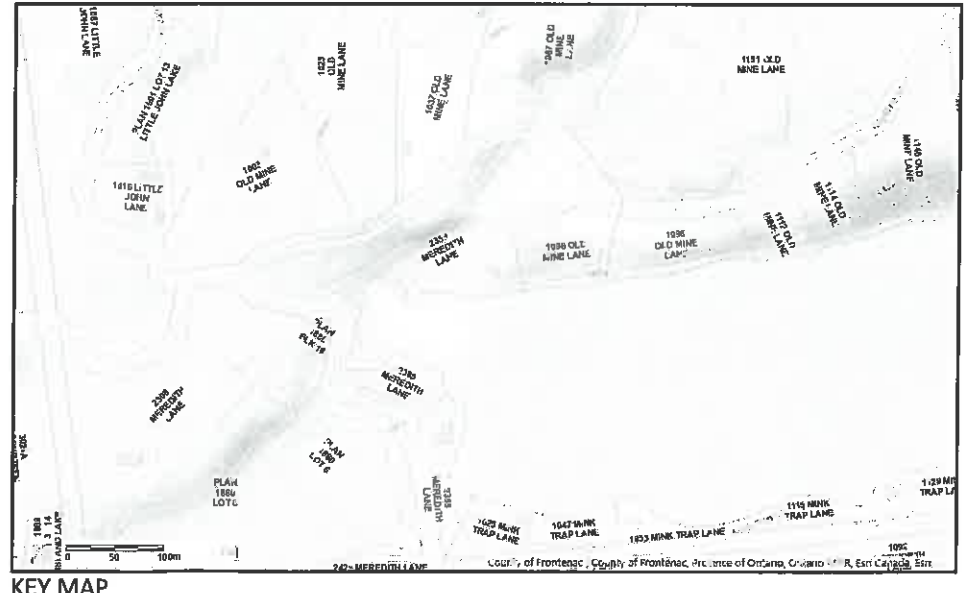
REAR ELEVATION



FRONT ELEVATION



LEFT ELEVATION



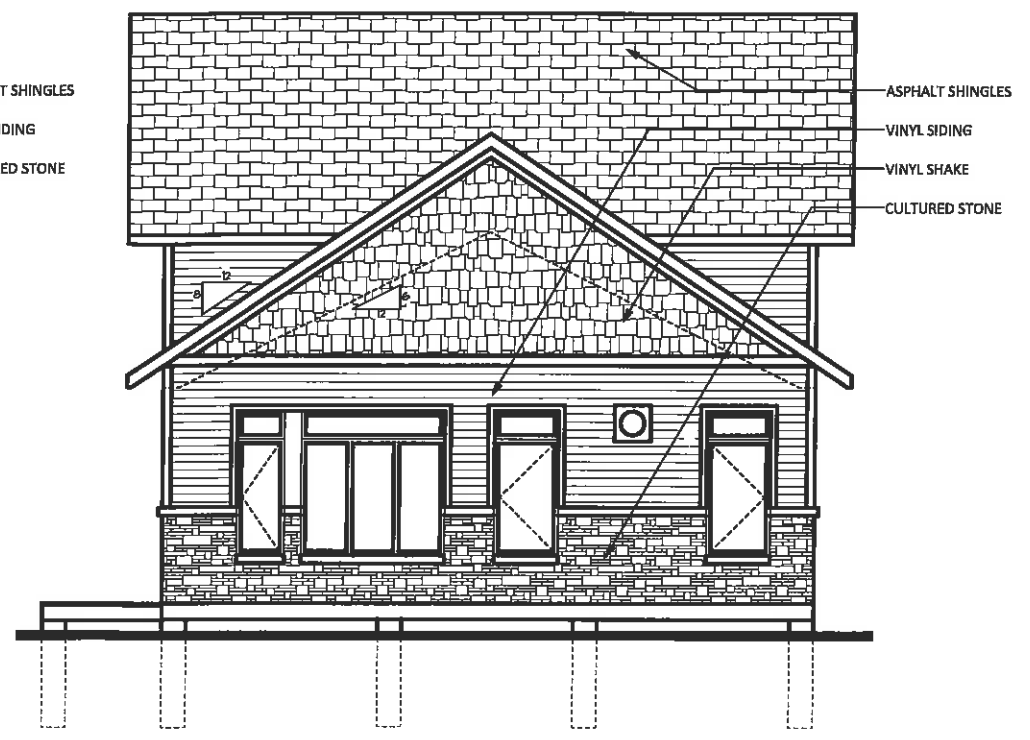
THIS PLAN IS DESIGNED & IS TO BE BUILT IN ACCORDANCE WITH THE 2012 ONTARIO BUILDING CODE	
THESE PLANS FOR THE BASIS FOR PERMIT ISSUANCE AND ANY DEVIATION FROM THESE PLANS AND DETAILS, INCLUDING THE VENTILATION OR HEATING SYSTEMS, WOOD STOVES, FIREPLACES, DECKS, BALCONIES AND FINISHED BASEMENT, WILL REQUIRE A REVISED DRAWING AND CLEARANCE BY THE BUILDING INSPECTION DEPARTMENT	
THE UNDERSIGNED HAS REVIEWED AND TAKES THE RESPONSIBILITY FOR THIS DESIGN, AND HAS QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE BUILDING CODE TO BE A DESIGNER	
HMD DRAFTING & DESIGN	40845
FIRM	BCIN
<i>Jordan Van Leuken</i>	38999
DESIGNER	BCIN
LOCATION 2359 MEREDITH LANE SOUTH FRONTENAC	
SCALE	1/8" = 1'-0"
DATE	NOVEMBER 28, 2018
DRAWN BY	JORDAN VAN LEUKEN

AB
1 OF 1

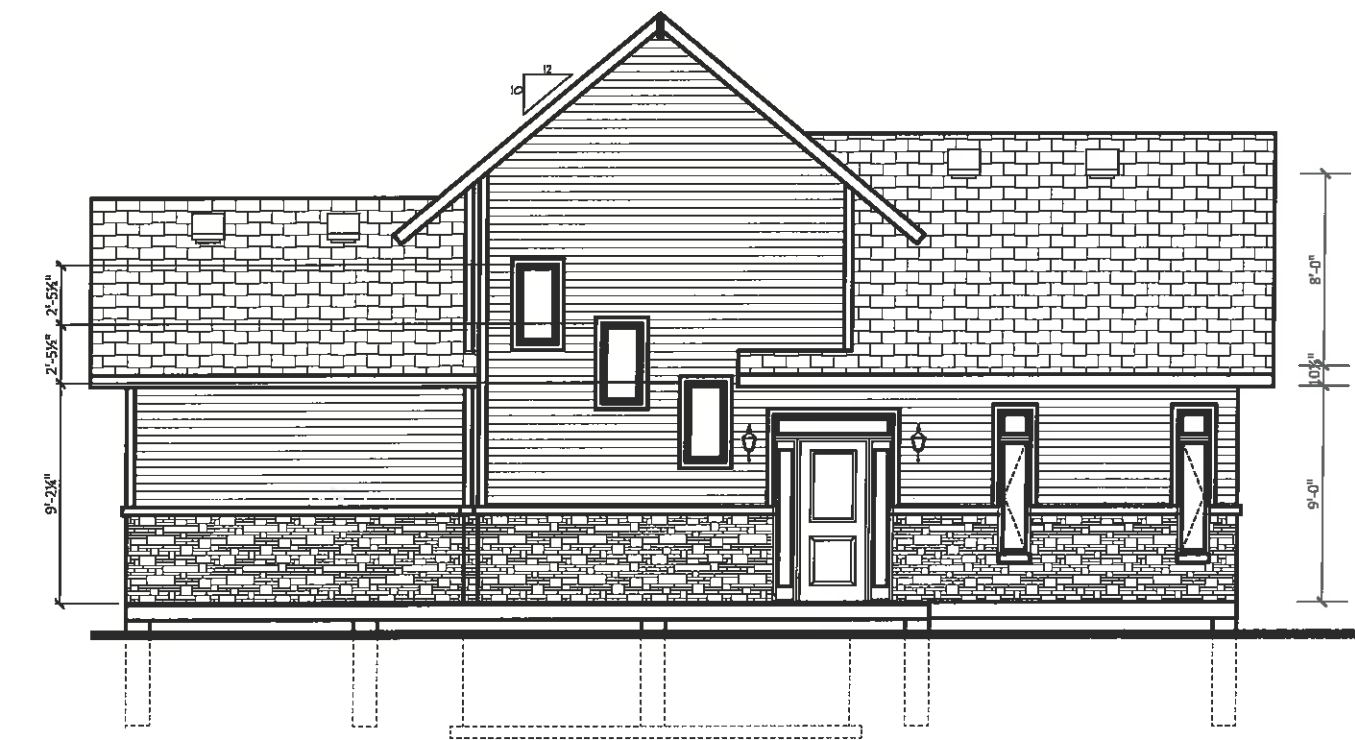
PROPOSED STRUCTURE



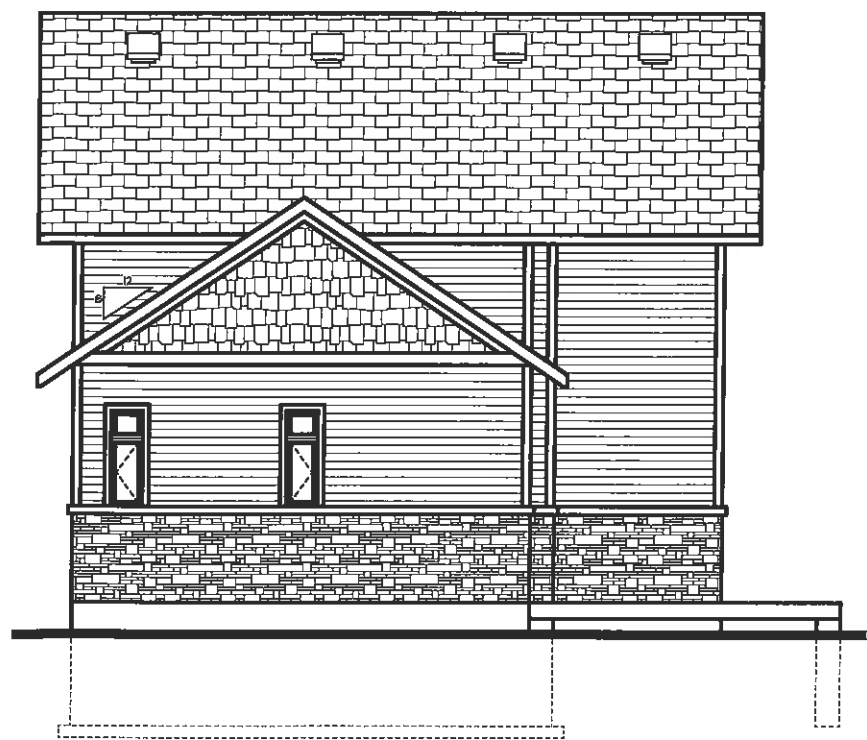
REAR ELEVATION



RIGHT SIDE ELEVATION



FRONT ELEVATION



LEFT SIDE ELEVATION

WINDOW SCHEDULE

UNIT	DESCRIPTION	R.S.O	OPERATOR	ALL WINDOWS TO CONFORM TO CSA A440.51 AS PER O.B.C. 9.7.4
A	CASEMENT 49" X 49"	YES	YES	WINDOW OPERATORS AND GRILLS AS SHOWN ON ELEVATIONS
B	PICTURE 48" X 48"	NO		
C	CASEMENT 85" X 73"	YES	YES	ALL WINDOWS TO BE LOW 'E' ARGON GAS
D	CASEMENT 29" X 73"	YES	YES	NOTE: WINDOW MAX U RATING INCREASED FROM 0.28 TO 0.25 AS PER SB-12 3.1.1.1.(b) TO PERMIT UP TO 22% GLAZED OPENINGS
E	CASEMENT 85" X 41"	YES	YES	
F	CASEMENT 73" X 53"	YES	YES	
G	SLIDE 49" X 37"	YES	YES	
H	TRANSOM 63" X 25"	NO		
I	PATIO DOOR W. TRANSOM 109" X 93"	YES	YES	

BUILDING SPECIFICATIONS (minimum) AS PER SB-12 TABLE 3.1.1.1.(A)(P) COMPLIANCE PACKAGE "A5"

BUILDING COMPONENT	R-VALUE	BUILDING COMPONENT	EFFICIENCY RATINGS
THERMAL INSULATION		WINDOWS & DOORS	
CEILING WITH ATTIC SPACE	R50	WINDOWS/SLIDING GLASS DOORS	0.25 (U-VALUE) ER 2B
CEILING WITHOUT ATTIC SPACE	R31	SKYLIGHTS	0.49 (U-VALUE)
EXPOSED FLOOR	R35	MECHANICALS	
WALLS ABOVE GRADE	R24	SPACE HEATING EQUIPMENT	94.0% (MIN.)
BASEMENT WALLS	R15	HRV EFFICIENCY (%)	70% (MIN.)
SLAB (ALL > 2'-0" BELOW GRADE)	N/A	DHW HEATER (EF)	0.89 (MIN.)
SLAB (EDGE ONLY < 2'-0" BELOW GRADE)	N/A	CLIMATIC ZONE	ZONE 1
SLAB (ALL < 2'-0" BELOW GRADE, OR HEATED)	R10	SPACE HEATING FUEL SOURCE	GAS

LIMITING DISTANCE

LOCATION	RIGHT SIDE ELEVATION
MAX. EXPOSED BUILDING FACE AREA	813.7 SQ.FT.
LIMITING DISTANCE (OBC Table 9.10.15.4)	4'-0" minimum
MAX. PERCENTAGE OF GLAZED OPENINGS ALLOWED	7.0%
TOTAL AREA OF GLAZED OPENINGS	42.0 SQ.FT.
TOTAL PERCENTAGE	5.1%
LOCATION	LEFT SIDE ELEVATION
MAX. EXPOSED BUILDING FACE AREA	889.3 SQ.FT.
LIMITING DISTANCE (OBC Table 9.10.15.4)	4'-0" minimum
MAX. PERCENTAGE OF GLAZED OPENINGS ALLOWED	7.0%
TOTAL AREA OF GLAZED OPENINGS	63.1 SQ.FT.
TOTAL PERCENTAGE	7.0%

TOTAL GLAZED OPENINGS

TOTAL AREA OF EXTERIOR WALLS	3,936.2 SQ.FT
TOTAL AREA OF GLAZED OPENINGS	363.3 SQ.FT
TOTAL PERCENTAGE OF GLAZED OPENINGS	9.2 %

THIS PLAN IS DESIGNED & IS TO BE HELD IN ACCORDANCE WITH THE 2012 ONTARIO BUILDING CODE
 THESE PLANS FOR THE BASIS FOR PERMIT ISSUANCE AND ANY DEVIATION FROM THESE PLANS AND DETAILS INCLUDING THE VENTILATION OR HEATING SYSTEMS, WOOD STOVES, FIREPLACES, DECKS, BALCONIES AND FINISHED BASEMENT, WILL REQUIRE A REVISED DRAWING AND CLEARANCE BY THE BUILDING INSPECTION DEPARTMENT

THE UNDERSIGNED HAS REVIEWED AND TAKES THE RESPONSIBILITY FOR THIS DESIGN, AND HAS QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE BUILDING CODE TO BE A DESIGNER

HMD DRAFTING & DESIGN 40845
 FIRM BCIN
 DESIGNER *Jordan Van Leuken* 38999
 BCIN

LOCATION
2359 MEREDITH LANE
SOUTH FRONTENAC

SCALE 1/8" = 1'-0"
 DATE MARCH 31, 2019
 DRAWN BY JORDAN VAN LEUKEN

A1
 1 OF 2

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

Date Received: May 10, 2019

File No: MV-26-18-13

1. Name of Owner(s): [REDACTED]
[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: 6 Lot Number: 32

Street Number: 92 Name of Road/Street: Nightingale Lane

Reference Plan Number: 13A186 Part Number(s): 3

Roll Number: 030-020-74400-0000

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): 99.17 ft Frontage (on road/lane): 90 ft

Depth: 240 ft. Area: .57 acres

5. The current zoning of the subject land:

Residential Water-front

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

To request a 25.5m setback from the waterline

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

A 30m setback would place the cottage over a incline with insufficient level area for the cottage, 25.5m setback would place cottage on a level area with the back edge on the incline

8. Does the subject property front on a municipally maintained road? Yes No

OR a privately maintained road? Yes No

Name of Road/Lane:

Nightingale

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?

Vacant Recreational Land

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

Yes No

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

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

Type of Structure (E.g. residence)	(1)	(2)	(3)	(4)
Setback from Front Lot Line				
Setback from Rear Lot Line				
Setback from Side Lot Line				
Height of Building (Also indicate if it is one story or two story)				
Dimensions of Floor Area				
Setback from High Water Mark (If applicable)				

13. The proposed uses of the subject land:

Family 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

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

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

Type of Structure (E.g. residence)	(1)	(2)	(3)	(4)
	3-season cottage	Deck		
Setback from Front Lot Line	94'	84'		
Setback from Rear Lot Line	164'	188'		
Setback from Side Lot Line	20'	25'		
Height of Building (Also indicate if it is one story or two story)	19ft-1storey ground to roof ridge			
Outside Dimensions of Building/Structure	32' x 24'	36' x 10'		
Setback from High Water Mark (If applicable)	94'	84'		

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:

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

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 | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| (b) | Increase in plumbing fixtures | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| (c) | Increase in living space | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| (d) | Will the addition or structure encroach on the existing septic system? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

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

October 5, 2018

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

N/A

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

N/A Vacant Land

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:

A septic system will be installed as per KFCA Public Health

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

N/A

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

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.

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.

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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


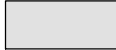



- 1) The names of **all** owners must appear in this section, even if they live in separate residences, and the address(es) should be the **full mailing address, complete with postal code**.
- 2) You may wish to appoint someone to act on your behalf during the variance process. If so, that person's name, 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).



**KOENIG
MV-26-18-B**

NIGHTINGALE LANE

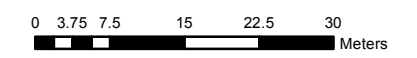
Legend

-  Proposed Well
-  Proposed Septic Tank
-  Proposed Structure
-  Proposed Deck
-  Koenig Property

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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 1:760



UTM Projection NAD 83

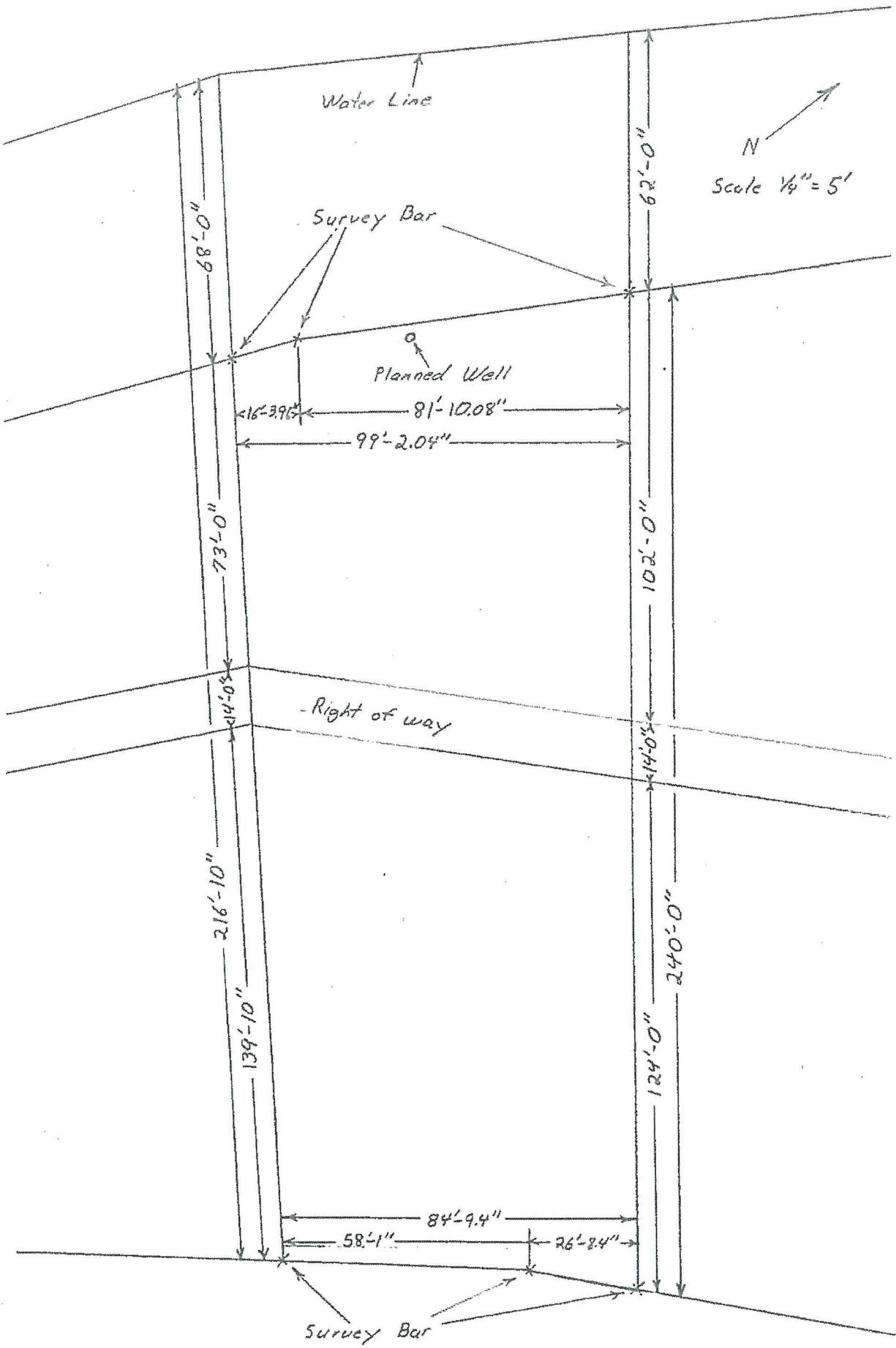
Bobs Lake

NIGHTINGALE LANE

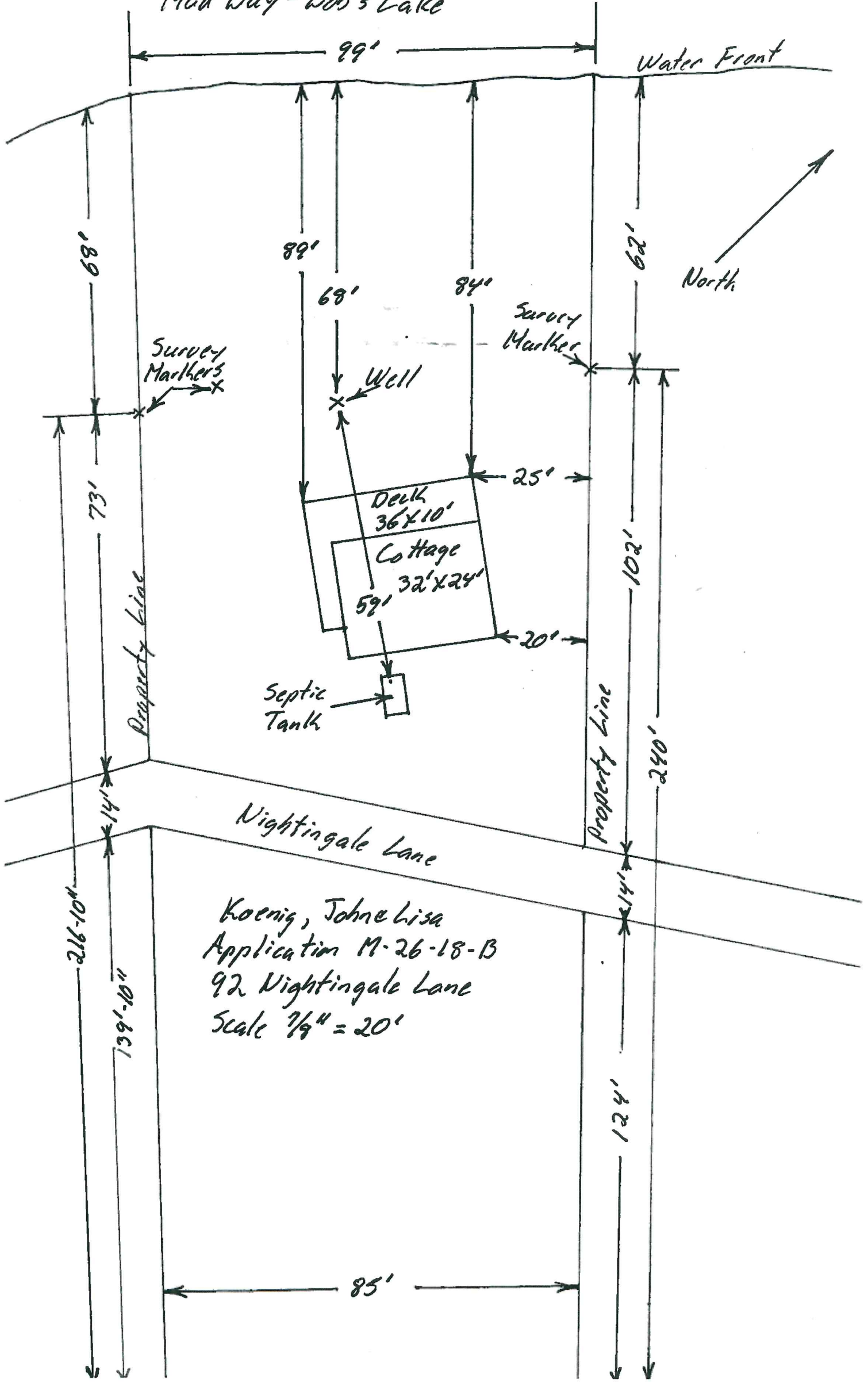
MALLARD LANE

MALLARD LANE

ISLAND DRIVE LANE



Mud Bay - Bob's Lake



Koenig, John Lisa
Application M-26-18-B
92 Nightingale Lane
Scale 7/8" = 20'



via: email (jkoenig@greaternapanee.com)

January 9, 2019
File: 1194-100.00

308 Wellington St, 2nd Fl
Kingston, ON
K7K 7A8
Canada

613-548-3446
www.malroz.com

Mr. John Koenig
226 East Street
Napanea, ON K7R 1T2

Subject: Proposal for Geotechnical Investigation
Slope Stability Investigation
92 Nightingale Lane, Part Lot 32, Con. 6, South Frontenac, ON

Dear Mr. Koenig,

Thank you for your interest in engaging Malroz Engineering Inc. (“Malroz”) to conduct a geotechnical/slope stability investigation at 92 Nightingale Lane, Part Lot 32, Concession 6 in the Township of South Frontenac, Ontario (the “Site”) in support of the construction of a typical residential home.

1.0 Background

Malroz was contacted on December 28, 2018 to provide a cost estimate and work plan to conduct a geotechnical investigation in order to evaluate the stability of a slope on the Site and the suitability of the Site to support the construction of a typical “Part 9” building as described in the Ontario Building Code, to be occupied for residential purposes. We understand that the Rideau Valley Conservation Authority is requesting an evaluation of the slope adjacent to the proposed development, as outlined in the letter dated December 5, 2018, due to the proposed setback reduction from 30 m to 21 m for the proposed deck, and 24 m for the proposed building.

The investigation will to be carried out in accordance with requirements of the Ontario Ministry of Natural Resources and Forestry (“MNR”) guidelines. Specifically, we propose to conduct an initial site inspection and evaluation of the slope in accordance with the Slope Stability Rating system described in the MNR Technical Guide for River and Stream Systems: Erosion Hazard Limit (2002). Additional works may be recommended if a slope rating beyond “stable” (e.g., “slight” potential or above) is determined.

No investigation into the environmental aspects of soil or groundwater conditions are included as a part of this scope of work.

The following sections outline our work plan for this investigation.

2.0 Work Plan

Malroz will attend the Site in order to conduct an evaluation of the slope at the Site in accordance with the MNR rating system mentioned above. As a part of this evaluation, the following factors will be assessed:

- Slope inclination: will be estimated visually or using a hand-held inclinometer. If a detailed topographic survey is available for the area, it must be provided to Malroz for review.
- Slope height: slope height will be estimated, or determined based on a provided survey and review of any available background information to be provided by the Client.
- Soil stratigraphy: a background review of available geological information will be conducted. Any outcropping on or adjacent to the Site will be noted, and one or more small test pits will be dug or bored with hand equipment (e.g., using a shovel/spade, hand auger).
- Seepage: any seepage from the slope face will be noted, and surficial water courses running along the slope will be noted (e.g., streams, etc.).
- Vegetation cover: type and extent will be noted.
- Table land drainage: indication of surface infiltration and runoff over the slope face will be noted. Description of any evident erosion features will be made.
- Landslide history: visual inspection for evidence of previous landslides or past instabilities will be made (i.e. presence of scarps, tension cracks, slumped ground, bent/bowed trees, leaning structures etc.); and
- Toe erosion: any evidence will be noted – toe erosion must be addressed if present.

2.1 Reporting

Upon completion of the field review and desktop review of background information, a short letter report will be provided which summarizes the results of the rating in accordance with the MNR system described above and includes the completed slope inspection form from the MNR document. If results indicate a “stable” slope, the results will be summarized and status confirmed along with a recommended setback for the proposed structure. If further investigation is required, a cost estimate and workplan to complete the work will be presented with our report.

3.0 Budget

We will carry out this work on a time and materials basis, based on our unit rates provided in Table 1, with an estimated upset limit of \$2,500.00 plus HST for this investigation. It is expected that fieldwork would be carried out within one (1) business day. A letter report summarizing the works and results of the investigation is expected to be available within five (5) business days following the completion of the fieldwork.

We will conduct our work to respect the scope and budget which are agreed to at the time of contract award and will seek your authorization before expanding the scope of our work or

incurring additional expenses. Any additional authorized work will be undertaken in accordance with the attached fee schedule.

4.0 Agreement


We will undertake this work in accordance to Malroz Standard Terms and Conditions (attached). We look forward to working with you on this project. Please indicate your approval to proceed with this work by returning one signed copy of this document to our office.

Yours truly,


Authorization to Proceed:

Malroz Engineering Inc.

John Koenig


Per: Dylan Hill, P.Eng.
Geotechnical Engineer/Project Manager

Signature of Signing Authority


Rev'd: David Hodgson, P.Eng.
Senior Engineer, Principal

Name / Title

Address

Encl.: Table 1: Schedule of Fees
Standard Terms and Conditions

Date

MALROZ ENGINEERING INC.
TABLE 1: FEE SCHEDULE

2019

Classification	Hourly Rate ⁽¹⁾
Director / Technical Advisor / Senior Project Manager	180
Project Manager / Senior Engineer/Scientist	160
Project Engineer / Project Scientist / Q.P.	140
Engineer/Scientist / Systems Analyst	120
Senior Technologist / Junior Engineer / RMO / RMI	100
Intermediate Technologist	85
Junior Technologist / C.A.D. Operator	70
Clerical	50
Expenses	Cost + 10%
Travel	\$0.50 / km

- Note: 1. Based on Ontario Society of Professional Engineers fee guideline for Engineering services, 2012.
2. Personnel engaged for the purpose of providing testimony are billed at 100% more than the rates specified above.
3. RMO denotes Risk Management Official and RMI denotes Risk Management Inspector
4. Q.P. denotes Qualified Person as described in O. Reg. 153/04.

STANDARD TERMS AND CONDITIONS

1. **TERMS OF OFFER:** Performance of services by **Malroz Engineering Inc.** are subject to the terms and conditions set forth herein. No modification shall be effective unless in writing and signed by an authorized representative of **Malroz**. We will undertake this assignment as per this agreement (HST extra).

2. **STANDARD OF CARE:** In providing services under this Agreement, **Malroz** shall perform in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances at the same time and in the same or similar locality.

OTHER SERVICES AND COSTS: We will undertake any additional work beyond the scope of this agreement, as authorized by you, on a 'time and materials' basis using the **Malroz** Standard Fee Schedule. Our fee schedule is based on rates published by PEO, the regulatory body for engineers practicing in the Province of Ontario.

3. **INVOICING AND PAYMENT:** We will submit monthly invoices for our work based on our progress against the agreed scope. Invoices are payable on a net 30-day basis. Overdue accounts are subject to carrying charges at a rate of 2% per month.

4. **COLLECTION COSTS:** In the event legal action is necessary to enforce the payment provisions of this Agreement, **Malroz** shall be entitled to collect from the Client all costs and legal fees incurred by **Malroz** in connection therewith.

5. **CORPORATE PROTECTION:** It is intended by the parties to this Agreement that the **Malroz** services in connection with the Project shall not subject the **Malroz** individual employees, officers or directors to any personal legal exposure for the risks associated with this Project. Therefore, and notwithstanding anything to the contrary contained herein, the Client agrees that as the Client's sole and exclusive remedy, any claim, demand or suit shall be directed and/or asserted only against **Malroz**, an Ontario corporation, and not against any of the **Malroz** individual employees, officers or directors.

6. **LIMITED LIABILITY AND INDEMNIFICATION:** **Malroz** agrees to hold harmless and indemnify the Client from and against liability caused by **Malroz's** negligent performance of the services, limited as follows: **Malroz's** liability for any claim, whatsoever or howsoever arising, in contract or in tort, related to the services provided under this agreement shall be limited to the lesser of (a) **Malroz's** fees for the performance of those services and (b) the extent that such liability is covered by errors and omissions insurance from time to time in effect and which is available to indemnify **Malroz**.

In any event **Malroz's** liability under this agreement shall be limited to the loss or damage directly attributable to the negligent acts or omissions of **Malroz**, its directors, officers, employees or sub-consultants. In no event shall **Malroz**, its directors, officers, servants or agents be liable for loss or damage caused as a result of circumstances beyond **Malroz's** control or for loss of earnings or for other consequential damages howsoever caused.

The Client in consideration of the provision of the services herein agrees to the limitations of **Malroz's** liability aforesaid. The Client shall have no right of set-off against any billings of **Malroz** under this agreement to perform services.

Any opinion, report, drawing or other document or information provided by **Malroz** under this agreement to perform services are for the account of the Client only.

Any use which a third party makes of any opinion, report, drawing, or other document or information produced hereunder or any reliance on or any decisions based on such are the sole responsibility of said third party. **Malroz** accepts no responsibility for any damage, whatsoever or howsoever caused, suffered by any third party as a result of decisions made or actions based on such opinions, reports, drawings or other documents or information.

7. **OWNERSHIP OF DOCUMENTATION:** **Malroz** shall retain ownership of all reports, drawings, plans, specifications, electronic files, field data, notes and other documents and instruments prepared by **Malroz** as instruments of service. **Malroz** shall retain all common law, statutory and other reserved rights, including, without limitation, all copyrights thereto.

8. **BURIED UTILITIES:** **Malroz** will take reasonable precautions to avoid damaging buried man-made objects identified to us. We will rely on the Client to identify any such objects to us in the field and to approve the location of our surface penetrations prior to their being made. The Client agrees to waive any claim against **Malroz** and to defend, indemnify and hold **Malroz** harmless from any claim or liability from **Malroz's** damaging underground utilities or other man-made objects which were not brought to **Malroz's** attention or which were not located, or not properly located, on plans furnished to **Malroz**.

9. **INSURANCE:** **Malroz**, at its expense, carries professional errors and omissions liability insurance to the extent that it deems prudent. **Malroz's** errors and omissions policy is available for inspection by the Client upon request.

When requested, **Malroz** shall supply to the Client a certificate of insurance, including but not limited to

comprehensive general liability, errors and omissions and automobile insurance. If the **Client**, because of its particular circumstances or otherwise, desires to obtain further insurance to protect it against any risk beyond the coverage provided by such policy, **Malroz** shall co-operate with the Client to obtain such insurance at the **Client's** expense with **Malroz** named as a co-insured under the policy or a waiver of subrogation thereunder in favour of **Malroz**.

10. **TERMINATION:** In the event of termination of this Agreement by either party, the Client shall within fifteen (15) calendar days of termination pay **Malroz** for all services rendered and all reimbursable costs incurred by **Malroz** up to the date of termination, in accordance with the payment provisions of this Agreement.

The Client may terminate this Agreement for the Client's convenience and without cause upon giving **Malroz** not less than seven (7) calendar days' written notice.

Either party may terminate this Agreement for cause upon giving the other party not less than seven (7) calendar days written notice for any of the following reasons:

- a. Substantial failure by the other party to perform in accordance with the terms of this Agreement and through no fault of the terminating party;
 - b. Assignment of this Agreement or transfer of the Project by either party to any other entity without the prior written consent of the other party;
 - c. Suspension of the Project or the Consultant's services by the Client for more than ninety (90) calendar days, consecutive or in the aggregate;
 - d. Material changes in the conditions under which this Agreement was entered into, the Scope of Services or the nature of the Project, and the failure of the parties to reach agreement on the compensation and schedule adjustments necessitated by such changes.
 - e. In the event of any termination that is not the fault of **Malroz**, the Client shall pay **Malroz**, in addition to payment for services rendered and reimbursable costs incurred, for all expenses reasonably incurred by the Consultant in connection with the orderly termination of this Agreement, including but not limited to demobilization, reassignment of personnel, associated overhead costs and all other expenses directly resulting from the termination.
11. **DISPUTE RESOLUTION:** In an effort to resolve any conflicts that arise during the design and construction of the Project or following the completion of the Project, the Client and **Malroz** agree that all disputes between them arising out of or relating to this Agreement or the Project shall be submitted to nonbinding mediation.

The Client and **Malroz** further agree to include a similar mediation provision in all agreements with

independent contractors and consultants retained for the Project and to require all independent contractors and consultants also to include a similar mediation provision in all agreements with their subcontractors, subconsultants, suppliers and fabricators, thereby providing for mediation as the primary method for dispute resolution among the parties to all those agreements.

12. **CONFIDENTIAL INFORMATION:** Except where required by law, **Malroz** shall not divulge any confidential information acquired in the course of carrying out the services provided for herein.
13. **GOVERNING LAW:** Interpretation and enforcement of this Agreement shall be pursuant to the laws, statutes, and regulations of the Province of Ontario.








**WILLIAMS
MV-12-19-B**

53B BESSEY LANE

Legend

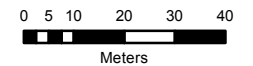
-  Williams Property
-  Provincially Significant Wetlands
-  Waterbody



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

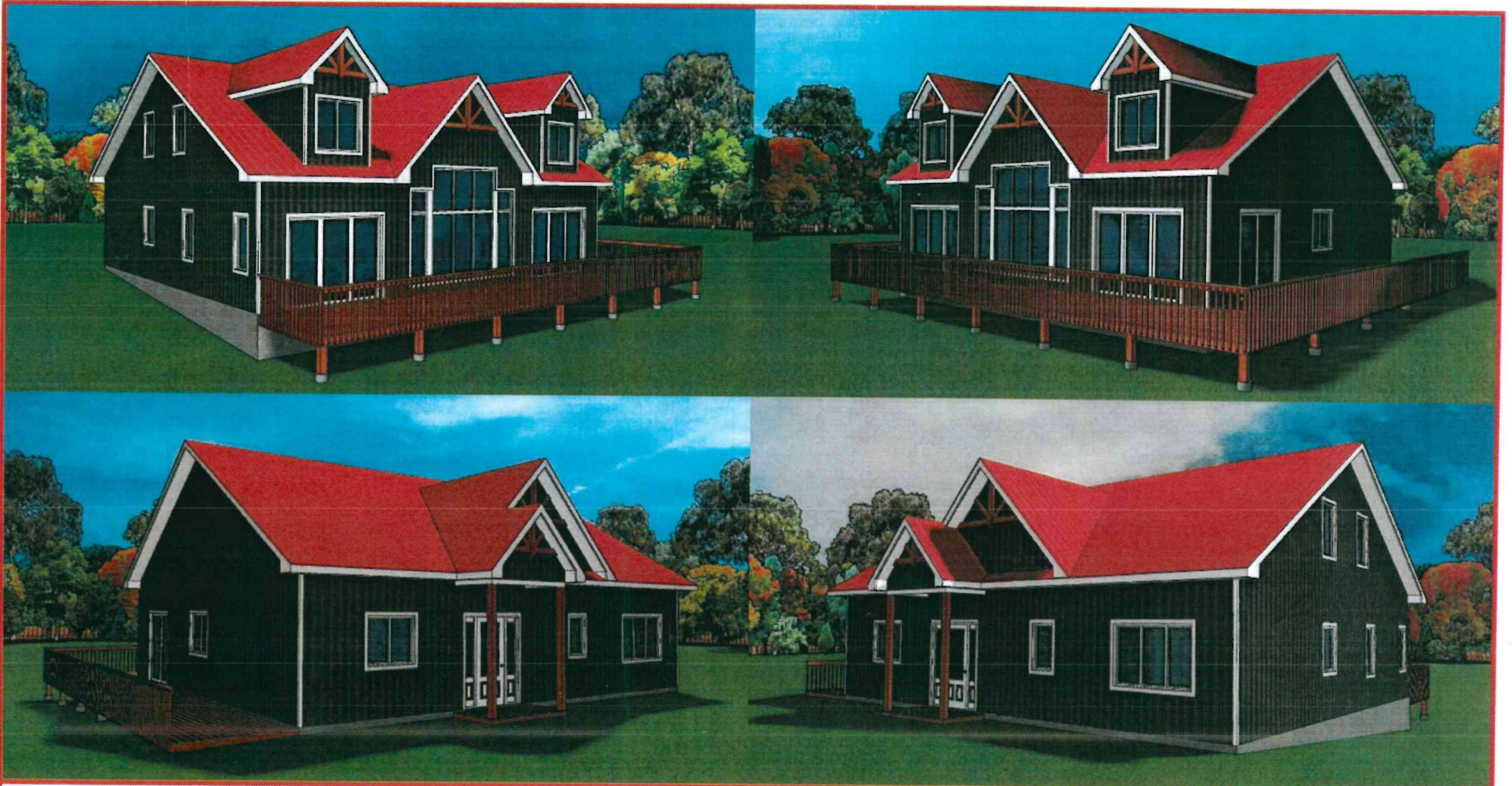
While the Township makes every effort to insure that the information presented is accurate for the intended uses of this map, there is an inherent error in all mapping products, and accuracy of the mapping cannot be guaranteed for all possible uses. This map displays basic topographic features only.

Scale 1:1,500



UTM Projection NAD 83





ATKINSON
Home
 hardware
 building centre

5276 Hinchinbrooke Road
 Hartington Ontario. K0H 1W0
 Tel: (613) 372-2838
 Fax: (613) 372-0009
 © Copyright ATKINSON Home Building Centre

Proposed Custom Rideau
 53B Bessey Lane
 South Frontenac

For: Chris & Cheryl Williams

AREA
1549 ft²

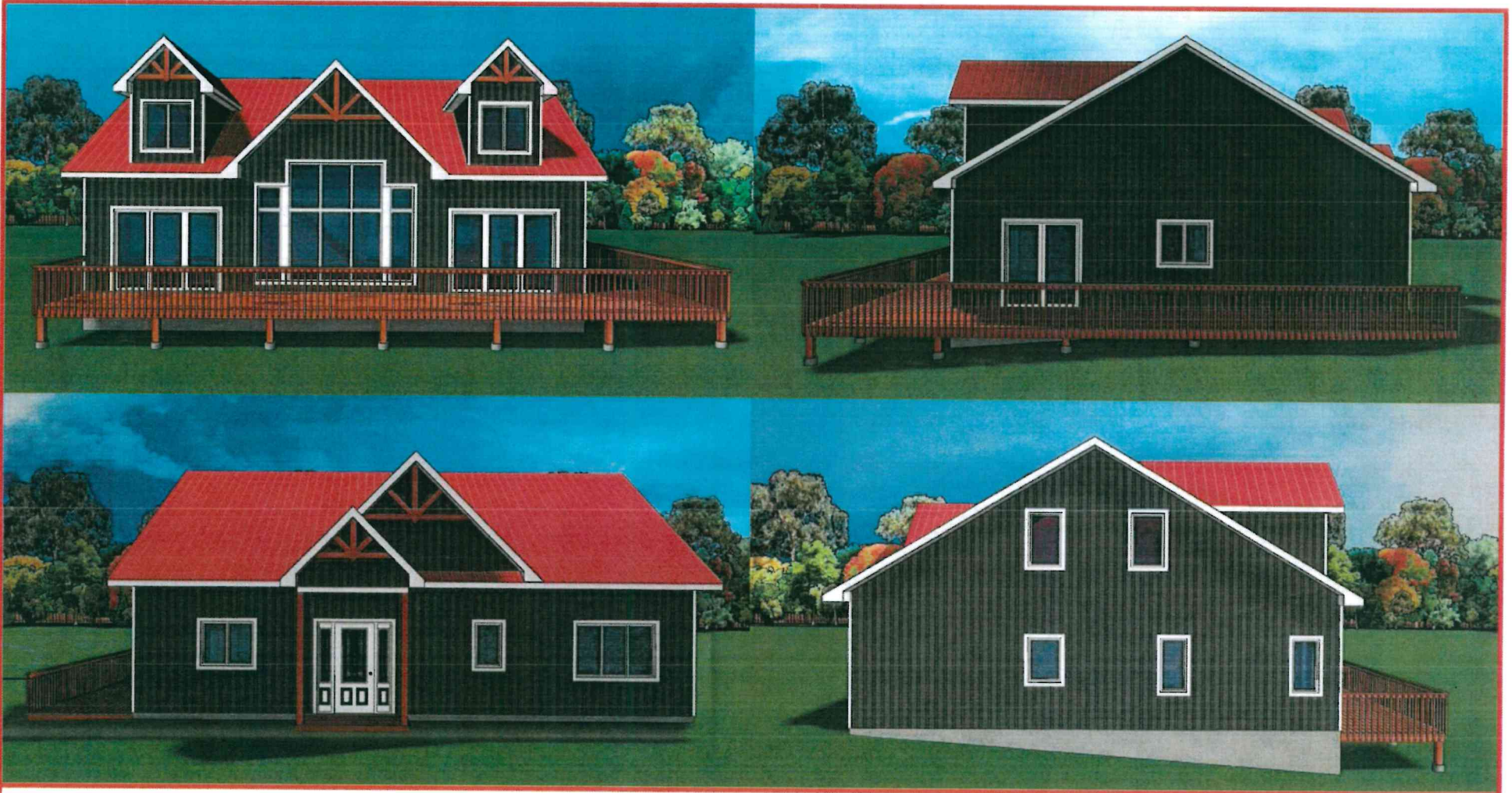
3D DESIGNER
 Keith Almond

SCALE
 As Noted

DATE
 October 15, 2018

DRAWING TITLE
 3D Views 1

DRAWING #
 4 of 5



3D

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Proposed Custom Rideau
53B Bessey Lane
South Frontenac

For: Chris & Cheryl Williams

AREA
1549 ft²

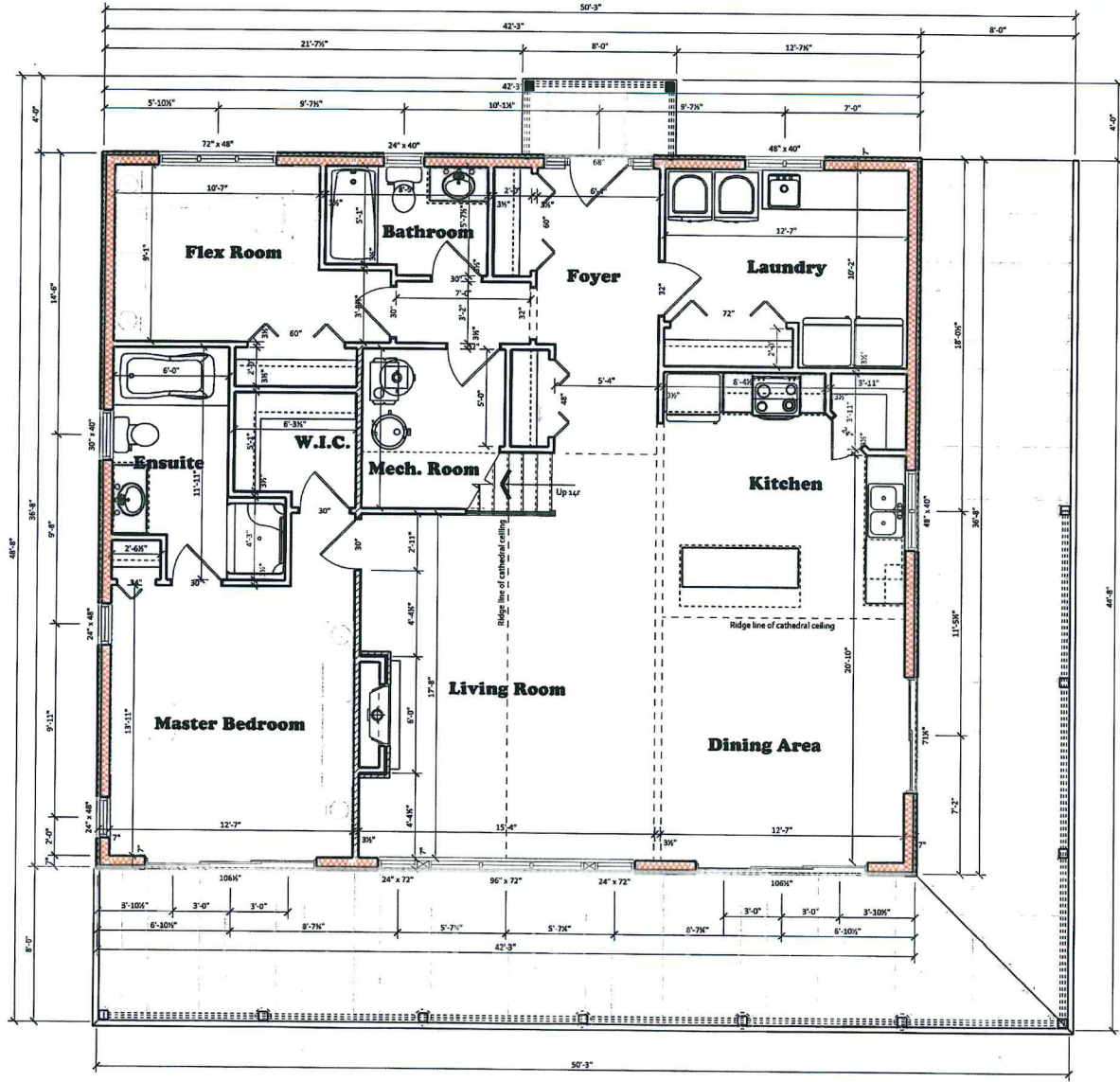
3D DESIGNER
 Keith Almond

SCALE
 As Noted

DATE
 October 15, 2018

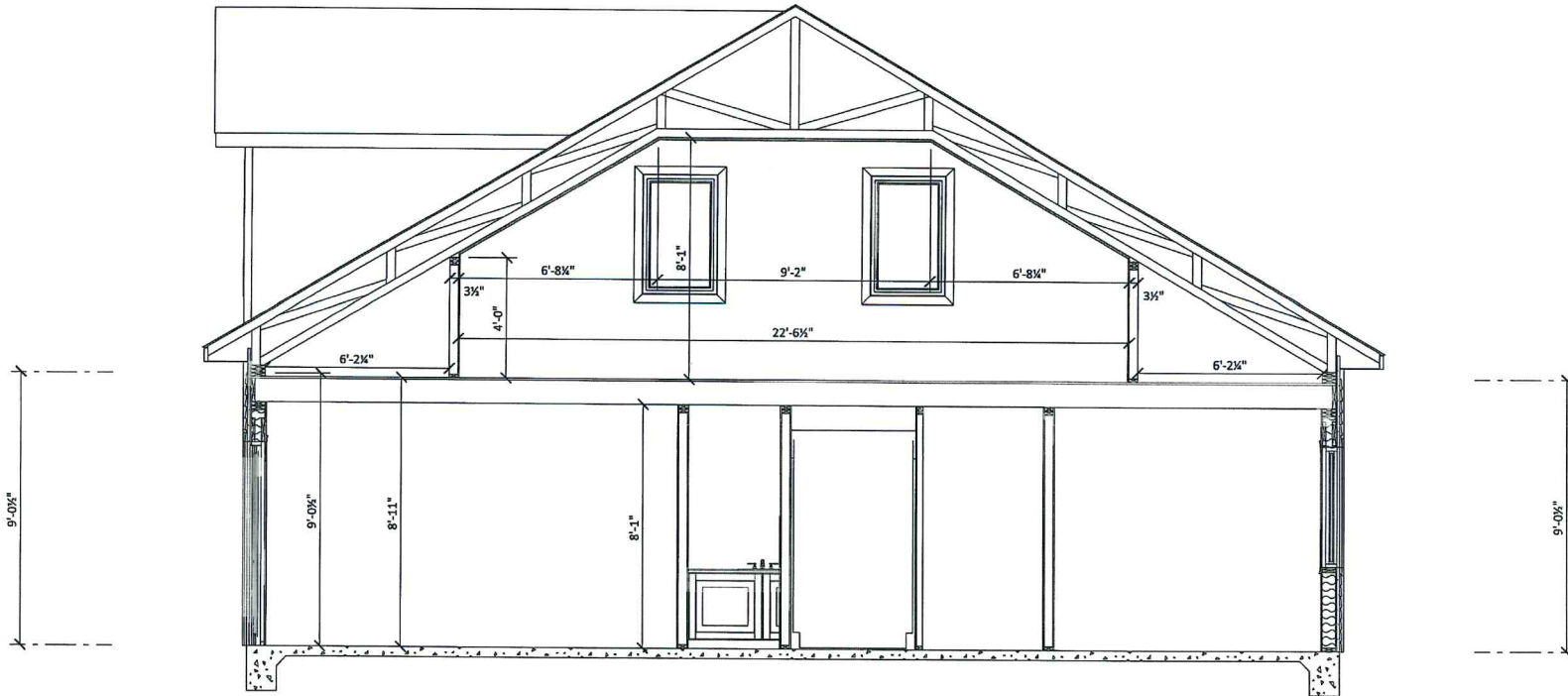
DRAWING TITLE
 3D Views 2


DRAWING #
 5 of 5

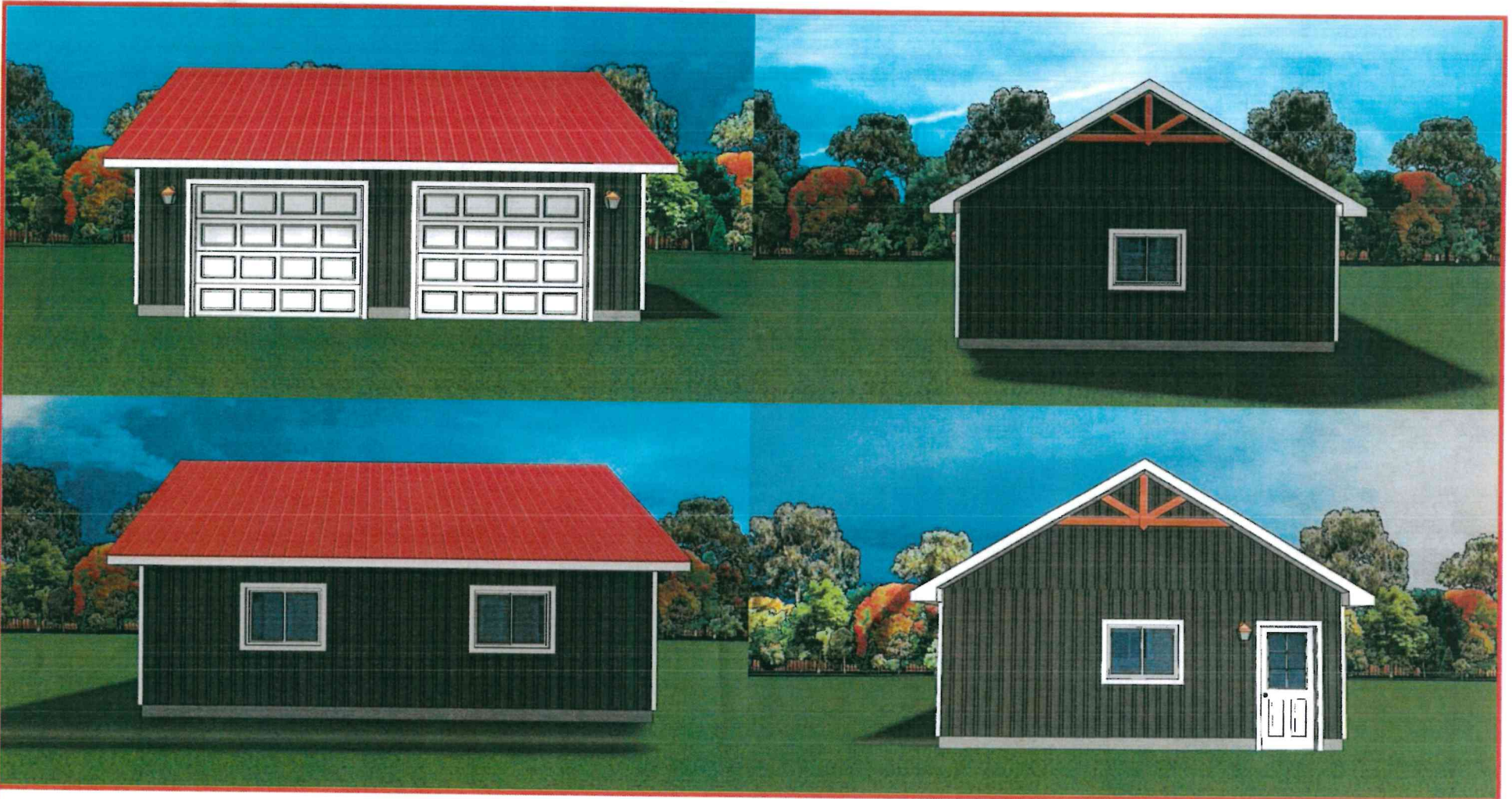


Main Floor Plan

	5276 Hinchinbrooke Road Harrington Ontario, K0H 1W0 Tel: (613) 372-2838 Fax: (613) 372-0009 © Copyright ATKINSON Home Building Centre	Proposed Custom Rideau 53B Bessey Lane South Frontenac	AREA 1549 ft²
	DESIGNER Keith Almond	DATE October 15, 2018	DRAWING TITLE Main Floor
SCALE 0.1700" = 1'-0"	DRAWING # 1 of 5	For: Chris & Cheryl Williams	



	5276 Hinchinbrooke Road Hartington Ontario, K0H 1W0 Tel: (613) 372-2838 Fax: (613) 372-0009 <small>© Copyright ATKINSON Home Building Centre</small>		Proposed Custom Rideau 53B Bessey Lane South Frontenac For: Chris & Cheryl Williams		AREA 1549 ft²
	DESIGNER Keith Almond	SCALE 1/4" = 1'-0"	DATE October 15, 2018	DRAWING TITLE Section	



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Proposed Garage
 53B Bessey Lane
 South Frontenac

For: Chris & Cheryl Williams

3D DESIGNER
 Keith Almond

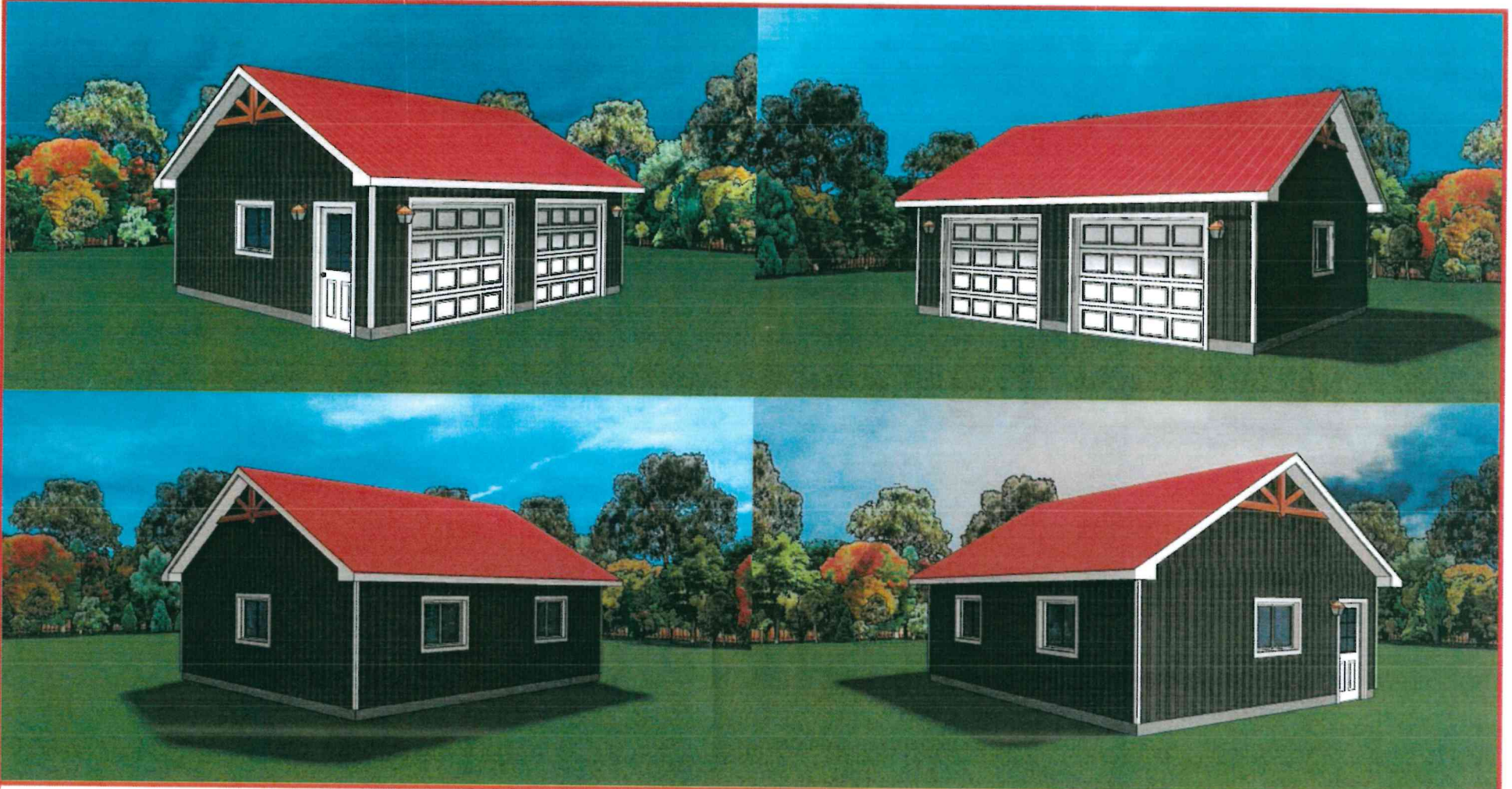
SCALE
 As Noted

DATE
 January 16, 2019

DRAWING TITLE
 3D Views 2

DRAWING #
 4 of 4

AREA



ATKINSON
Home
 hardware
 building centre

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Proposed Garage
53B Bessey Lane
South Frontenac

For: Chris & Cheryl Williams

3D DESIGNER
 Keith Almond

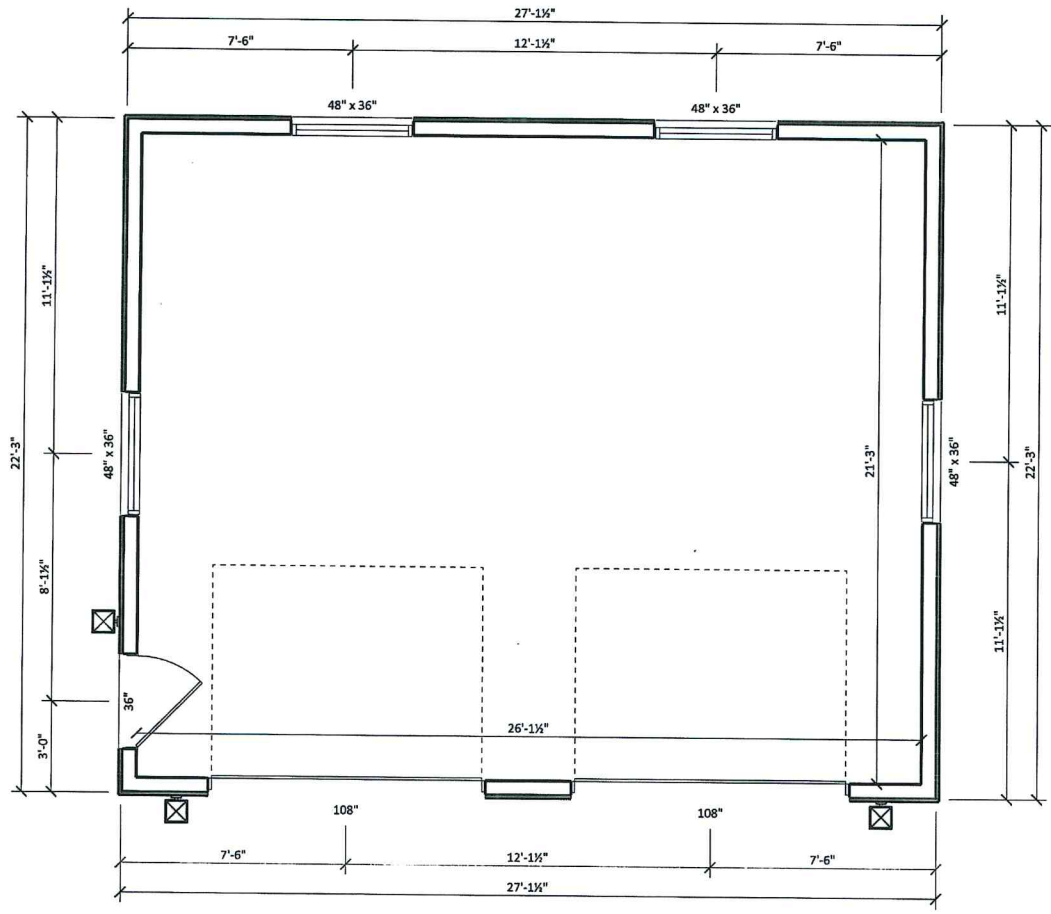
SCALE
 As Noted

DATE
 January 16, 2019

DRAWING TITLE
 3D Views 1

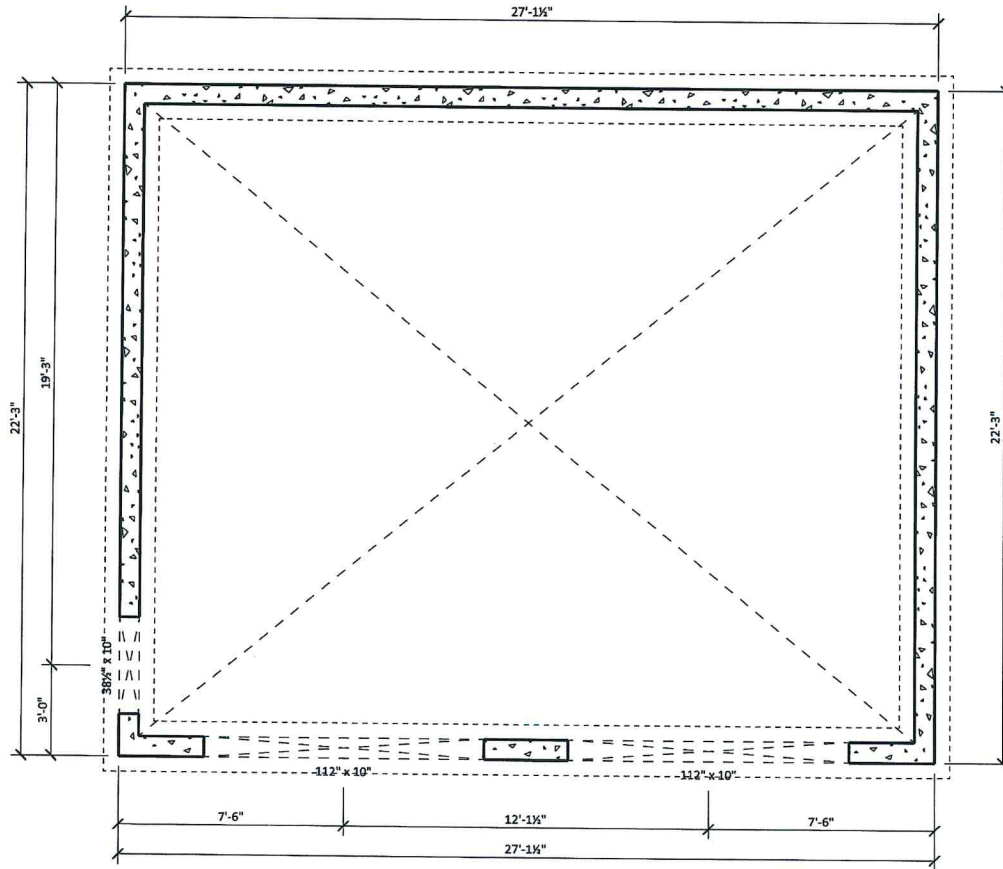
DRAWING #
 3 of 4

AREA





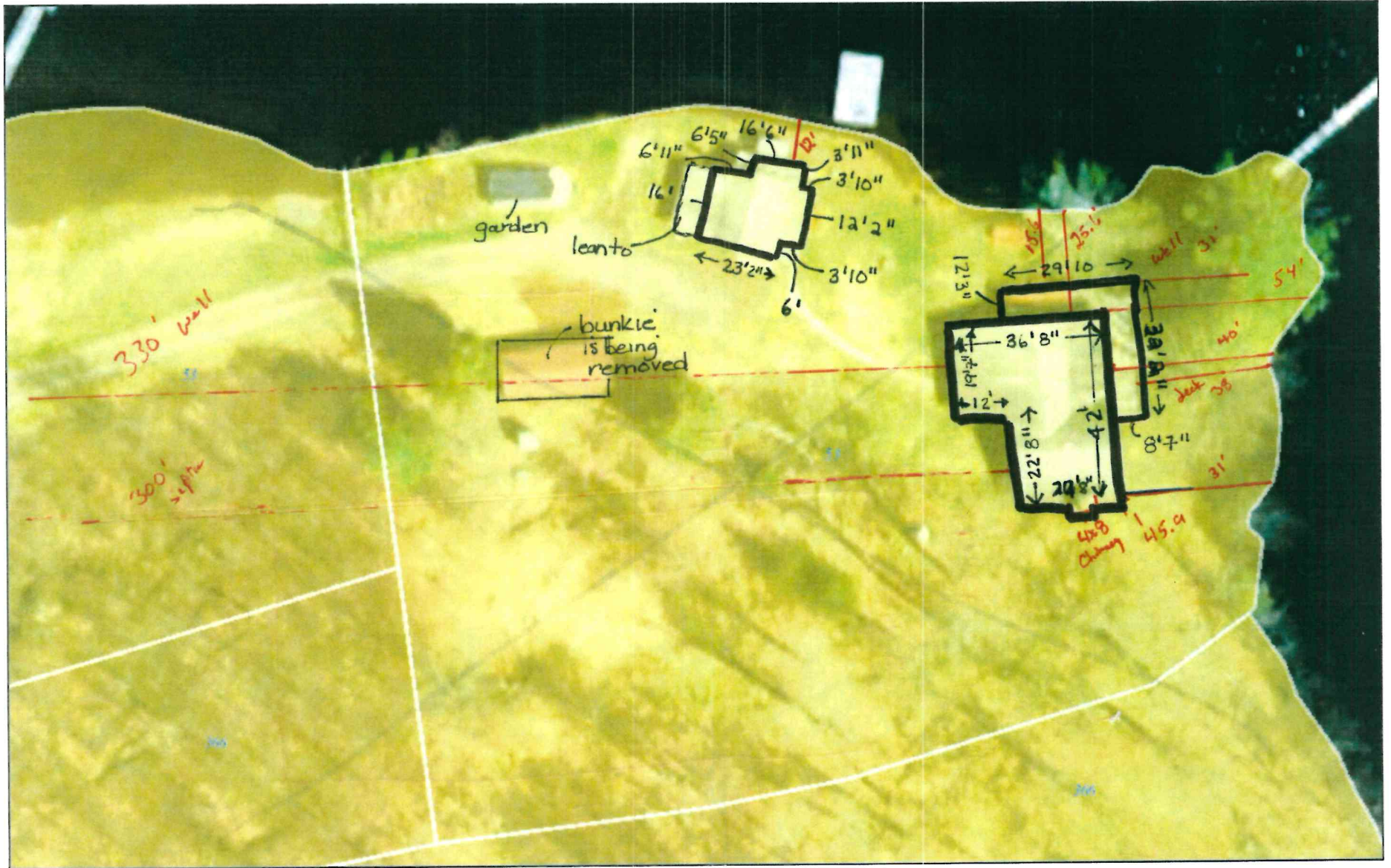
Main Floor Plan

	5276 Hinchinbrooke Road Hartington Ontario. K0H 1W0 Tel: (613) 372-2838 Fax: (613) 372-0009 <small>© Copyright ATKINSON Home Building Centre</small>		Proposed Garage 53B Bessey Lane South Frontenac		AREA DRAWING # 2 of 4
	DESIGNER Keith Almond	SCALE 1/4" = 1'-0"	DATE January 16, 2019	DRAWING TITLE Main Floor	



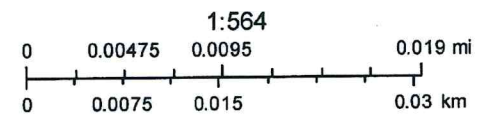
Foundation Plan

	5276 Hinchinbrooke Road Hartington Ontario. K0H 1W0 Tel: (613) 372-2838 Fax: (613) 372-0009 <small>© Copyright ATKINSON Home Building Centre</small>		Proposed Garage 53B Bessey Lane South Frontenac		AREA
	For: Chris & Cheryl Williams				
 DESIGNER Keith Almond	SCALE 1/4" = 1'-0"	DATE January 16, 2019	DRAWING TITLE Foundation	DRAWING # 1 of 4	



April 10, 2019

existing



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

Date Received: May 7, 2019

File No: MV-13-19-L

1. Name of Owner(s): STEPHEN DONE KATHLEEN DONE

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: 3 Lot Number: PT 12

Street Number: 1091 Name of Road/Street: CLIFFSIDE LANE

Reference Plan Number: 13R288 Part Number(s): 37,38,39.

Roll Number: 040-060-09878-0000

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: 250' Area: 6958.0906 1.72 ACRES

5. The current zoning of the subject land:

RU

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

HEIGHT OF ACCESSORY STRUCTURE

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

HEIGHT SECTION 7.3.2 BUILDING HEIGHT FOR ACCESSORY BUILDINGS
INCREASE OF HEIGHT TO 25.5'

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

Name of Road/Lane:

CLIFFSIDE DRIVE/~~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.

N/A

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

DWELLING / RESIDENTIAL

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

Yes No

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

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

Type of Structure (E.g. residence)	(1)	(2)	(3)	(4)
Setback from Front Lot Line	168'	57'		
Setback from Rear Lot Line	55'	139'		
Setback from Side Lot Line	78'	70.5'		
Height of Building (Also indicate if it is one story or two story)	11'4" 1 STOREY.	30' +/-		
Dimensions of Floor Area	16' 3" WIDG 24' 3" DEEP 394 FT ²	2115 SQ FT. 47.2' x 45.2'		
Setback from High Water Mark (If applicable)				

13. The proposed uses of the subject land:

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

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

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

Type of Structure (E.g. residence)	(1)	(2)	(3)	(4)
	GARAGE			
Setback from Front Lot Line	170'			
Setback from Rear Lot Line	52'			
Setback from Side Lot Line	76.5'			
Height of Building (Also indicate if it is one story or two story)	25.5'			
Outside Dimensions of Building/Structure	28' x 32'			
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:

REMOVE EXISTING GARAGE

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

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

If yes, please provide details:

RAISE FLOOR LEVEL 4 INCHES TO PREVENT FLOODING

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:

OCTOBER 2016

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

~~UNKNOWN~~ 2001

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

2001

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 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:

INDIVIDUAL SEPTIC SYSTEM.

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

DITCH AT ROAD.

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

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.

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

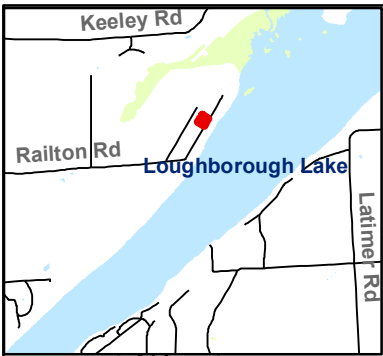
- 1) The names of **all** owners must appear in this section, even if they live in separate residences, and the address(es) should be the **full mailing address, complete with postal code**.
- 2) You may wish to appoint someone to act on your behalf during the variance process. If so, that person's name, 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).

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

- 9) Parking and Docking: This question is only relevant if you can only access your property by water.
- 10) Existing Uses: e.g. residential, retail business, vacant recreational land
- 11) Buildings: If there are **ANY** buildings or structures on the property now, the answer to this question is “yes”.
- 12) Description of buildings and structures: You must complete all sections of this question for each structure on your property. **If there is a deck on your dwelling, please describe it separately from the residence.**
- 13) Proposed Uses: Generally, the answer to this question will be the same as the answer to #10, but if, for example, the land is currently vacant, and you are planning to construct a dwelling, then the use to be described in section 10 would be “vacant recreational land”, and the use described in section 13 would be “residential”
- 14) Proposed structures: If you are planning to build **ANYTHING** on the property, the answer to this question is “yes” – This includes additions, decks, garages, septic systems.
- 15) Description of new construction: **ALL** proposed new development must be described here. If you are proposing to construct an addition to a dwelling, and to add a deck, please show this information in separate columns.
- 16) **Demolition: All demolition requires a permit from the building department.** In some instances, a proposed addition or increase in height cannot be accomplished without the removal of existing walls. If this is not made clear to the Committee at the beginning of the process, you may find that, although you are granted permission to add on to your residence, you can’t actually do it because you have not made it clear that there is demolition involved.
- 17) Raising of Structure: In other words, are you proposing to raise the building in order to construct a basement under it.
- 18) Uses of Development: Please answer each part of this question. An increase in living space would include anything with walls – e.g. a screened porch would involve an increase in living space.
- 19) Date land acquired: When did you take possession of the property?
- 20) Date of existing buildings: If you are not sure, provide your best estimate.
- 21) Length of existing uses: For example, has the land been used for residential purposes for 30 years, or 18 months?
- 22) Water supply: in most cases the answer will be private well, but some waterfront properties take their water from a lake.

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


- 23) Septic: in most cases the answer will be private sewage system, but there may be some privies.
- 24) Drainage: Are there specific ditches that have been constructed to deal with drainage; is there natural drainage, etc.?
- 25) Application for consent: Is there currently an application for consent (severance) being proposed for the property?
- 26) If yes: If there is a current application for severance or subdivision on the property, please indicate the file number. (Staff can help provide this information)
- 27) Minor variance: Has there ever been a minor variance granted on the property? If you are long-time owner of the property, you will probably be aware of any other special permission granted for a variance to the zoning by-law. If you are a new owner, the seller will probably have made you aware of this.
- 28) If yes: If there has been a previous variance granted on the property, please indicate the application number if known, and what the details of the variance were.
- 29) **SKETCH: We cannot stress enough the importance of a detailed, accurate, and complete sketch. You do not necessarily need to contract with a professional to draw the sketch, but sketches that are not drawn to scale, do not show dimensions and distances, or are not drawn neatly (PLEASE USE A RULER), will not be accepted.**
- 30) **Agreement to Indemnify:** Must be signed in front of a commissioner of oaths – you may have this done before submitting the application, or sign the application in front of staff who can sign as commissioners. All owners must sign the application, or it can be signed by an agent if one has been appointed.

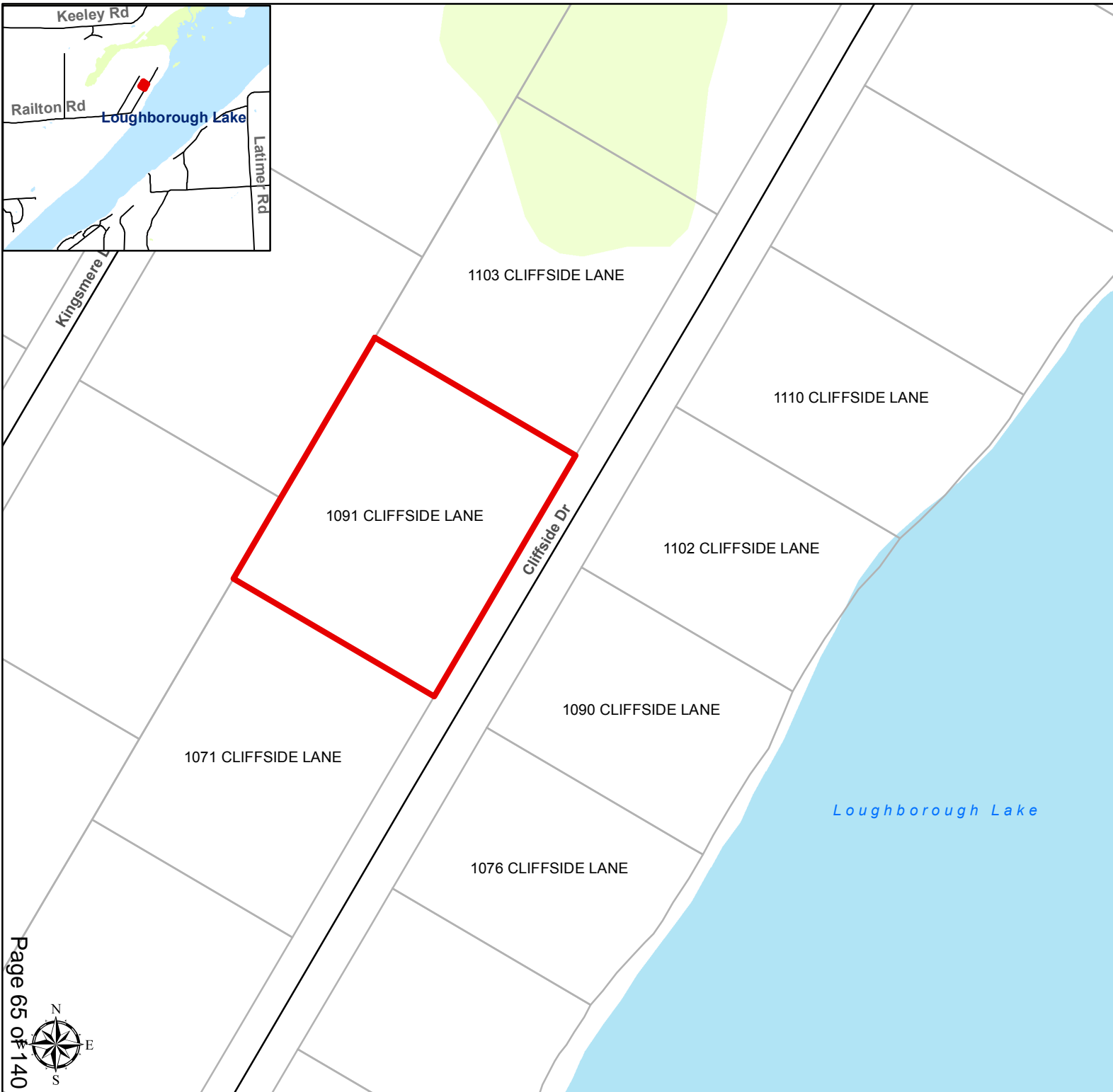


**DONE
MV-13-19-L**

1091 CLIFFSIDE LANE

Legend

-  Done Property
-  Provincially Significant Wetlands
-  Waterbody



Loughborough Lake

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 1:1,750

0 5 10 20 30 40



Meters

UTM Projection NAD 83



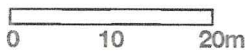
I want to...

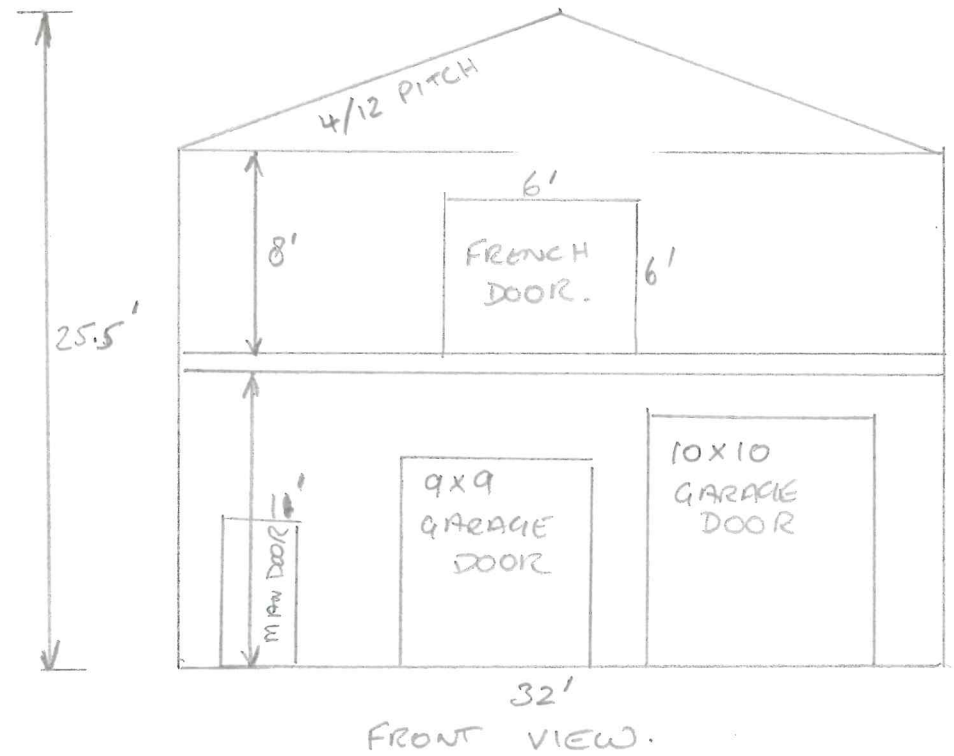
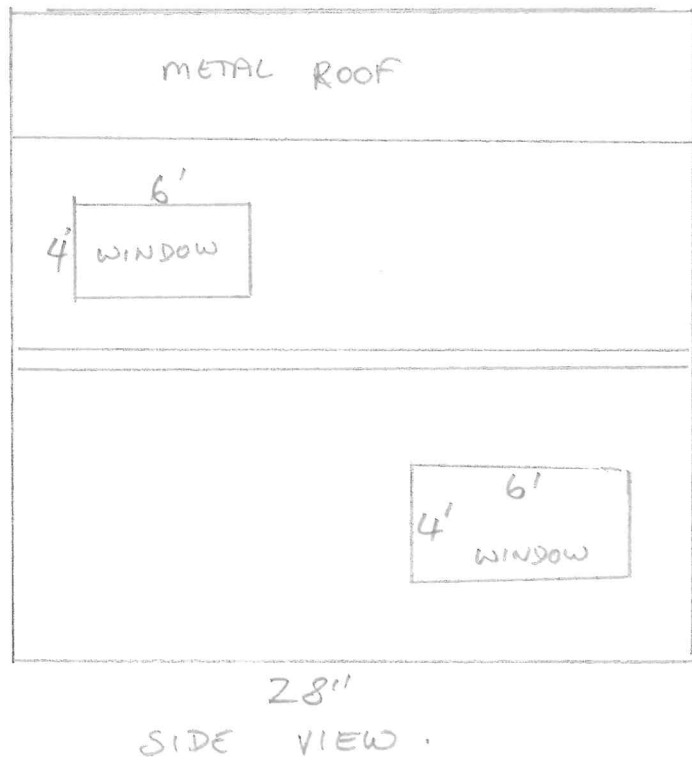
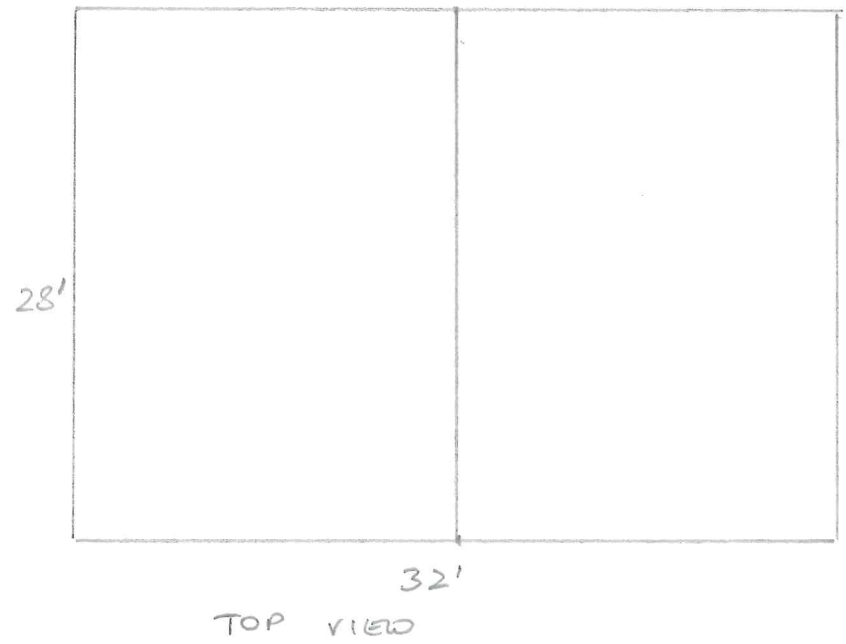
Tools



 EXISTING GARAGE DIMENSION 16.25' WIDE X 24.25' DEEP
11.33' HIGH

PROPOSED GARAGE DIMENSION 32' WIDE X 28' DEEP
25.5' HIGH.





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): 467.28FT Frontage (on road/lane): N/A
Depth: 117FT Area: 54671.76 SQ FT

5. The current zoning of the subject land:

SEASONAL/RECREATIONAL DWELLING

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

TO INCREASE EXISTING FOOTPRINT WHICH IS APPROX 35 FT FROM THE HIGH WATER MARK
AND TO MOVE AN EXISTING FOOTPRINT WHICH IS NOW 36 FT FROM THE HIGH WATER MARK
FURTHER BACK TO 76 FT FROM HIGH WATER MARK

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

TO INCREASE AND MOVE EXISTING FOOTPRINTS WHICH ARE TOO CLOSE TO THE WATER.
EXISTING FOOTPRINT IS IDEAL LOCATION DUE TO LOT SLOPING DOWNWARD IF MOVED BACK.

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

Name of Road/Lane:
DEWITT 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?

3-4 SEASON RESIDENCE

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

Yes No

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

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

Type of Structure (E.g. residence)	(1) MAIN BUILDING	(2) ADDITIONAL BUILDING	(3) BOATHOUSE	(4) STUDIO
Setback from Front Lot Line	43FT	36FT	OFT	OFT
Setback from Rear Lot Line	107FT	73FT	175FT	135FT
Setback from Side Lot Line	35FT	107FT	OFT	143FT
Height of Building (Also indicate if it is one story or two story)	17FT	14FT	19FT	13.6FT
Dimensions of Floor Area	1404 SQ FT	779.2 SQ FT	884 SQ FT	616
Setback from High Water Mark (If applicable)	43FT	36FT	OFT	OFT

*PLEASE SEE ATTACHED PAGE

13. The proposed uses of the subject land:

SEASONAL 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

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

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

Type of Structure (E.g. residence)	(5) BUNKIE	(6) GARAGE	(7) TOOL SHED TO BE REMOVED	(8) PUMPHOUSE
Setback from Front Lot Line	15FT	180FT	58FT	4FT
Setback from Rear Lot Line	135FT	23FT	80FT	130FT
Setback from Side Lot Line	209FT	90FT	211FT	181FT
Height of Building (Also indicate if it is one story or two story)	12FT	14FT	10FT	10.6FT
Dimensions of Floor Area	163.8 SQFT	373.3 SQFT	85 SQFT	87.4 SQFT
Setback from High Water Mark(If applicable)	15FT	180FT	58FT	4FT

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

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

Type of Structure (E.g. residence)	(1)	(2)	(3)	(4)
	MAIN BUILDING	ADDITIONAL BUILDING		
Setback from Front Lot Line	43FT 35FT	76.2FT		
Setback from Rear Lot Line	102FT	87FT		
Setback from Side Lot Line	35FT	80FT		
Height of Building (Also indicate if it is one story or two story)	ONE STORY 20FT	ONE STORY 20FT		
Outside Dimensions of Building/Structure	1620 SQ FT	816 SQ FT		
Setback from High Water Mark (If applicable)	43FT 35FT	76.2FT		

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:

DEMOLISH MAIN BUILDING, DEMOLISH ADDITIONAL BUILDING (TO MOVE FOOTPRINT) & DEMOLISH TOOL SHED

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

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

If yes, please provide details:

INCREASE HEIGHT OF MAIN BUILDING BY 3FT & INCREASE HEIGHT OF ADDITIONAL BUILDING BY 6FT
(TO MATCH HEIGHT OF MAIN BUILDING) (BY INCREASING ROOF HEIGHT, NOT ELEVATING FOUNDATION)

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:

JANUARY 11, 2019

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

1950's-1960

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

APPROX 65 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 INTAKE ONLY

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

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

NATURAL DRAINAGE

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

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.

SEVERANCE APPLICATION B-12-92 MARCH 26, 1992 & 1994

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.

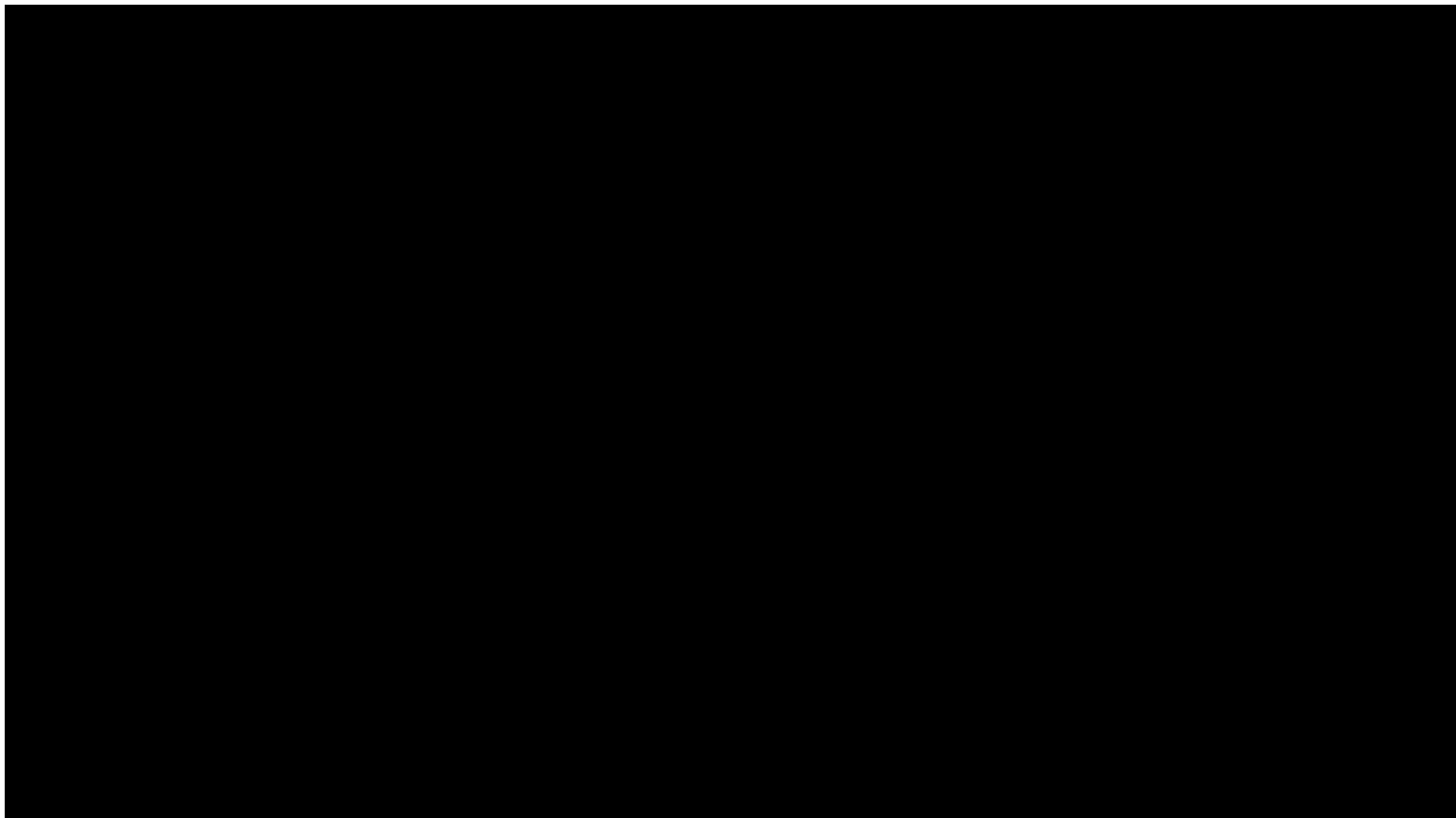
The Owner/Applicant/Agent agrees that the information recorded in this Minor Variance Application Form is accurate. The Owner/Applicant/Agent agrees that representatives of the Township, Public Health and, where applicable, the appropriate Conservation Authority, may enter onto the subject property for 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:



**An Ecological and Modest Plan to Reuse the Dwellings and Improve
662 Dewitt Lane, Maberly Ontario
Application for Minor Variance**

The Goal for 662 Dewitt Lane is to consolidate and improve the overall aesthetic of the property working within the existing footprints and sustaining the least amount of disruption to the environment and periphery while rebuilding a structure that is energy efficient, clean, functional and up to Ontario codes.

Currently the property consists of:

A main building with 2 bedrooms, 1 bath, and a kitchen that was built in the 1960's with no improvements since. An additional very poorly built and inefficient 3 bedroom, 1 bath building. A studio 1 bedroom, 1 bath with kitchenette(built in 1977). Additionally a bunkie, a tool shed, a boathouse, a garage and a pumphouse. The placement of all these buildings is disorganized, inefficient, unappealing and all in need of much repair or full restoration. There is little to no insulation in either of the existing structures and electrical wiring is a safety concern. All of the buildings have mold and/or rot. The yellow vinyl siding of the buildings is very conspicuous and not in harmony with the surrounding environment.

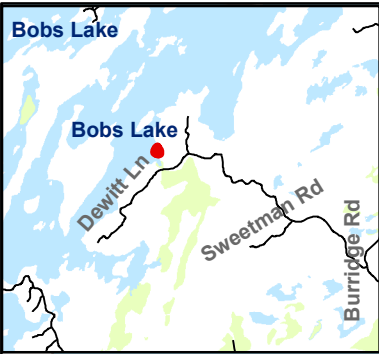
Presently the only most viable house site on this parcel of property is essentially what already exists for many reasons. To move the building(s) back to the 100 ft. setback would further disrupt the vegetation and ecology as the grade drops into a small valley. By keeping the existing main footprint we avoid having to fill in the lowest grade areas and eliminating the highest ones with major excavation. Moving sites would also disrupt the existing septic bed system which has been evaluated and approved (paperwork attached) and we will resize the tank in the existing location. Further, we would use the existing services that are currently coming onto the sight. Having all these components remain the same necessitates the main building to remain in the same location.

The redesign of this property is for personal family use as a 3-4 season home to retreat into and celebrate nature. The idea is to use the footprint of the existing main building increasing the floor space by 38% and to move/trade the footprint of the additional building **further away from the waterfront** and attach it to the main building. (See inspiration photo attached). In this process we would also be reducing the number of bedrooms on the property from 6 to 2 (not including the Bunkie which sleeps 2 and changing the existing studio as a seating and lounging area (no bedroom and removing the kitchenette), neither of which are part of this variance application). The consolidation of the property would also include removing the tool shed entirely and cohesively using natural wood siding on all buildings in colors that blend into nature. The rebuild would consist of an eco friendly and clean heating system (including hydronic radiant), proper insulation and improved windows/ doors for lower heat loss.

In order to maintain the well-treed and private nature of the property the removal of as few trees as possible is a focus for this project. We would be replanting existing trees and recreating even more

vegetation wherever possible to maintain a natural and secluded environment. No trees along the shoreline will be removed and will remain to prevent erosion and keep a natural waterfront.




Essentially the intent for this variance is to properly rebuild a modest, simple and natural dwelling that would work well within the size of the property and make use of the already existing footprints to create an aesthetically pleasing home that is in harmony with its surroundings. ---



**OLSEN
MV-14-19-L**

662 DEWITT LANE

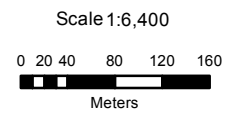
Legend

-  Olsen Property
-  Provincially Significant Wetlands
-  Waterbody



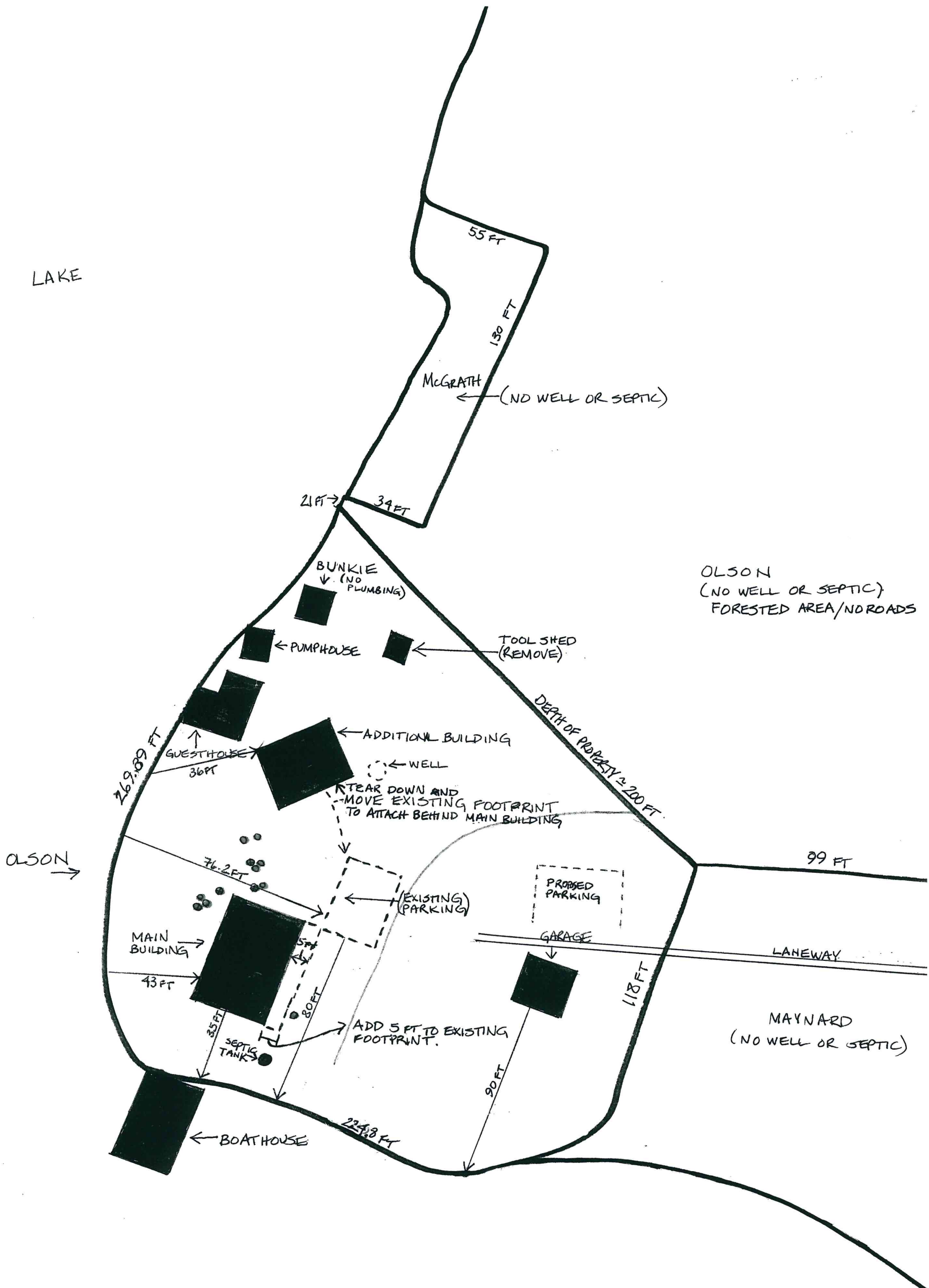
Produced by the Township of South Frontenac under license with the Ontario Ministry of Natural Resources © Queen's Printer for Ontario, 2015.





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.

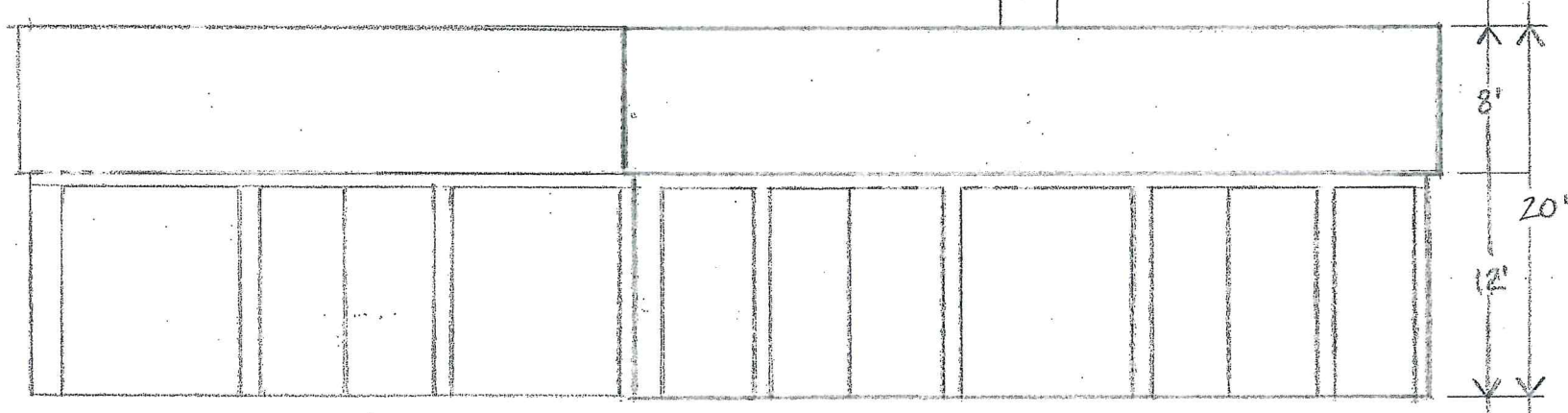
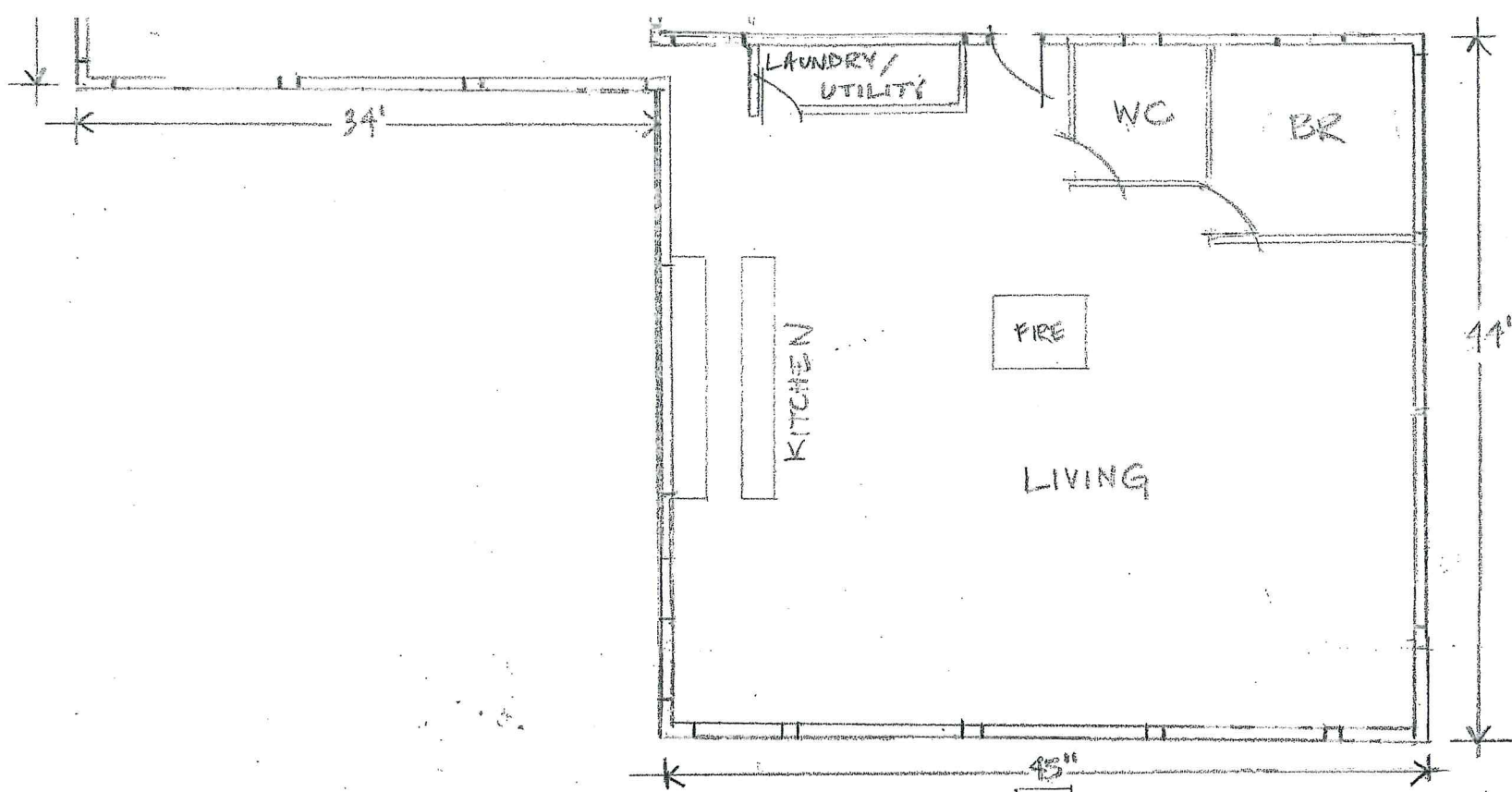


UTM Projection NAD 83

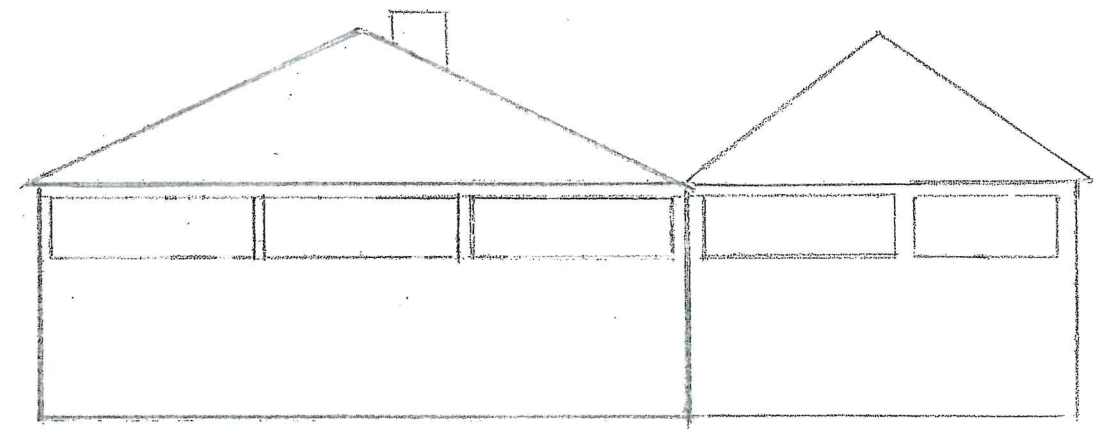
$\frac{1}{4}'' = 10\text{ FT}$



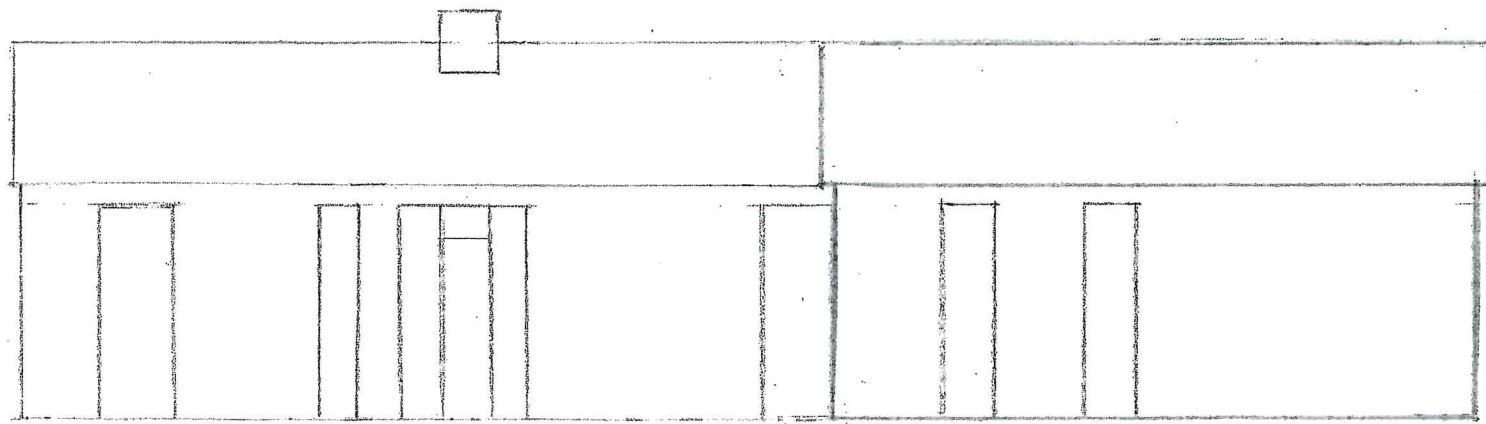
-  EXISTING BUILDINGS
-  PROPOSED CHANGES
-  TREES TO BE REMOVED
-  GRADE CHANGE



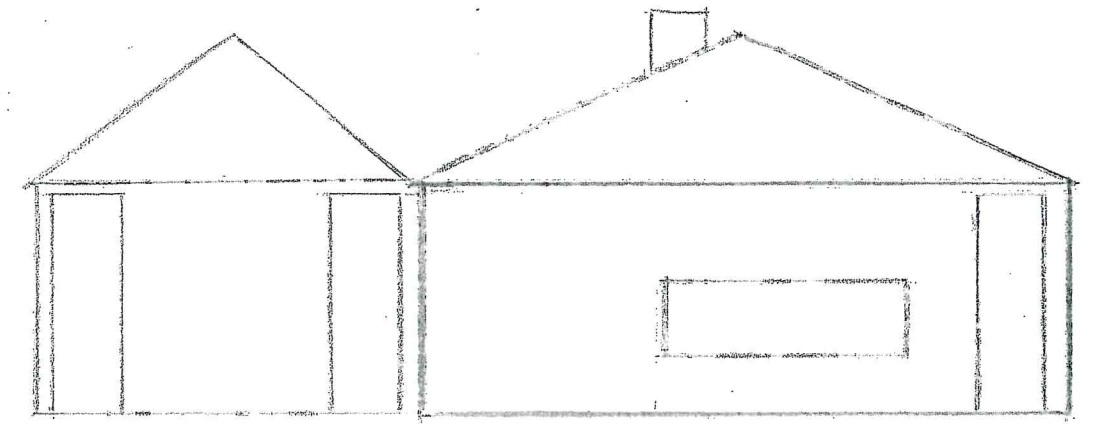
WEST ELEVATION (LAKESIDE)



SOUTH ELEVATION



EAST ELEVATION

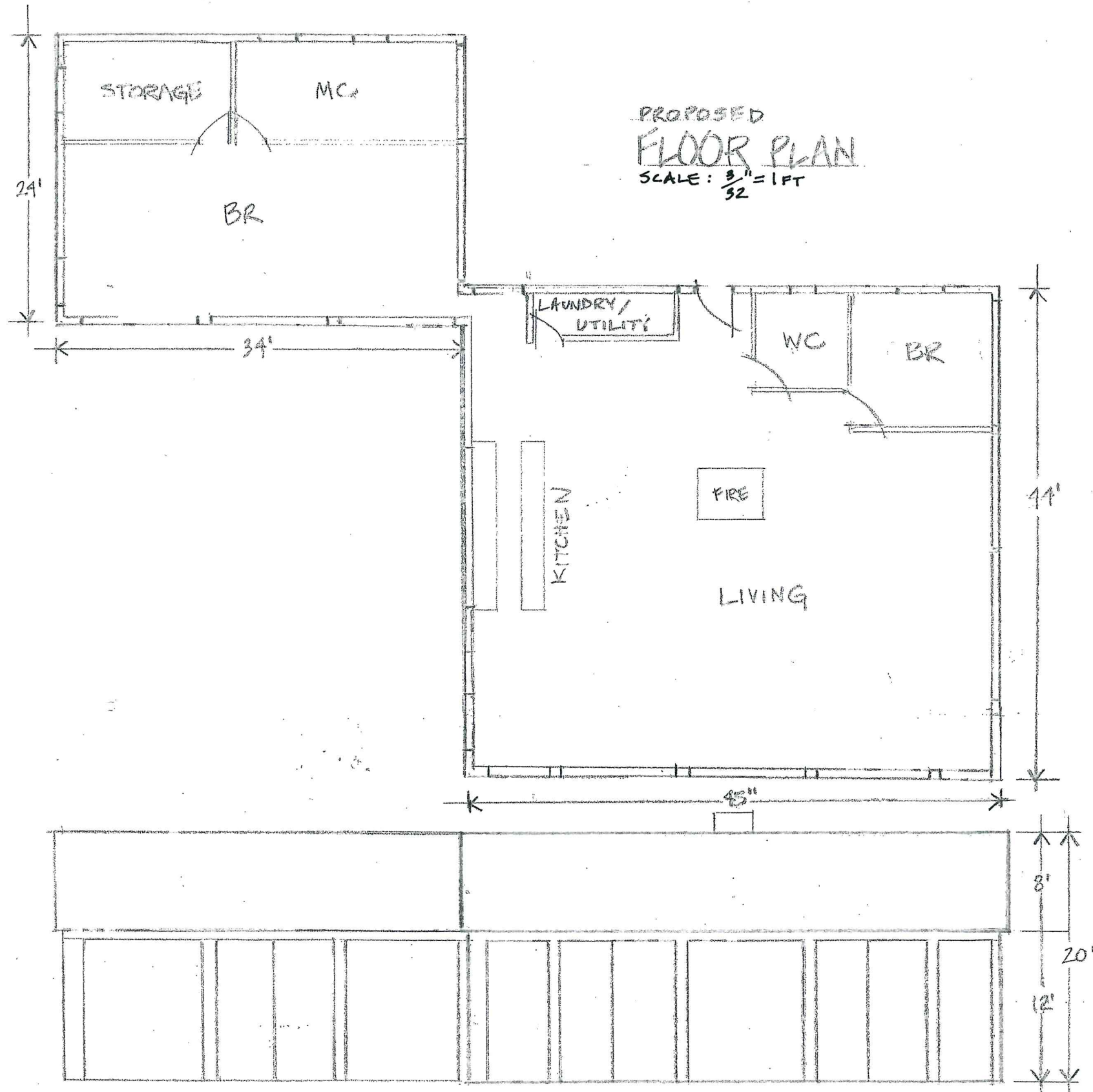


NORTH ELEVATION

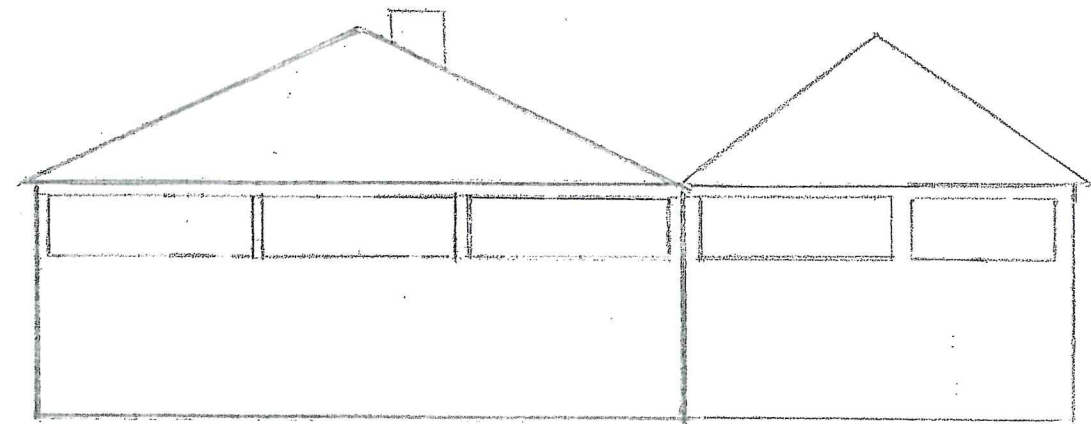
662 DEWITT LANE
SINGLE STORY RESIDENCE



PROPOSED
FLOOR PLAN
SCALE: $\frac{3}{32}'' = 1 \text{ FT}$



WEST ELEVATION (LAKESIDE)



SOUTH ELEVATION



**TOWNSHIP OF SOUTH FRONTENAC
APPLICATION FOR MINOR VARIANCE OR PERMISSION**

The Committee of Adjustment is a Committee of eight persons appointed by Township Council. The Committee is formed under Section 45 of the Planning Act R.S.O. 1990, Chapter P.13, to authorize a minor variance from a zoning by-law.

The Committee may vary Zoning By-law provisions provided the Committee is of the opinion that the variance:

- Is desirable for the appropriate development or use of the land, building or structure
- Maintains the general intent and purpose of the Official Plan.
- Maintains the general intent and purpose of the Zoning By-law.
- Is minor in nature

Application Requirements

1. It is required that one (1) copy of this application be filed with the Secretary-Treasurer of the Committee of Adjustment, together with the **SKETCH** referred to in Note 3 (below), accompanied by a **NON-REFUNDABLE FEE of \$766.00** (\$676.00 application fee plus \$90.00 Building Department consultation fee) in cash, debit or by cheque made payable to the Township of South Frontenac.
2. It is required that a Fee be provided for the Health Unit and Conservation Authority (where applicable) when submitting an application (Separate cheques, payable to KFL&A Public Health and/or applicable Conservation Authority, are to be submitted to the Township with the completed application).

Please Note: These fees are for consultation on this application only; these agencies may require additional permit applications and fees prior to any construction.

KFL&A Public Health Unit <i>Minor Variance Only</i>	\$450
<i>Minor Variance WITH Performance Review</i>	\$700
Cataraqui Region Conservation Authority	\$400
Quinte Conservation Authority (<i>will invoice directly</i>)	\$335
Rideau Valley Conservation Authority <i>Standard (additions & other minor works)</i>	\$370
<i>Major and/or new construction</i>	\$510

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

3. PLEASE READ THIS ITEM CAREFULLY

Each applicant shall provide a sketch showing the dimensions of the subject land and of all abutting lands as outlined in Question 29 of the application. The sketch should be accurately dimensioned and scaled in either Imperial or Metric measures. This sketch, in conjunction with the Application Form, is the basis for the analysis of the Minor Variance Application by the Committee of Adjustment. It is strongly recommended that the applicant spend the necessary time to carefully and thoroughly assemble the data and transfer the data to the sketch. It is important that the sketch be drawn with accurate dimensions and measurements. Any application which does not include the above required information may not be accepted. In this regard, the applicant may wish to secure the assistance of a person who specializes in the drafting of such sketches. A guide to answering the application questions is attached.

4. Collection of Personal Information

Personal information requested herein is required under the Planning Act, 1990 as amended. This information will be used by the Committee of Adjustment/Land Division Committee for the purpose of reviewing the above referenced application, and may be made available to those boards, Commissions, Authorities, Agencies and Persons having an interest in this matter. Any questions regarding the collection of this information should be directed to the Secretary Treasurer of the Committee of Adjustment (P.O. Box 100, Sydenham, Ont., K0H 2T0, Phone 376-3027 ext.2224).

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

Date Received: _____

File No: _____

1. Name of Owner(s): Brian and Sharon Amsden

Full Mailing Address of Owner(s): _____

Phone number of Owner(s): _____

Email Address of Owner(s): _____

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

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: 3 Lot Number: 11 and 12

Street Number: 38 Name of Road/Street: Warbler Lane

Reference Plan Number: 13R-7178 Part Number(s): 6 to 12

Roll Number: 102902004017001

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): 1600 ft Frontage (on road/lane): _____
Depth: 600 ft on average Area: 19.8 acres

5. The current zoning of the subject land:

residential

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

We are looking to rebuild our property and alter the foundation outline of the building while retaining the same overall floor area. We are also looking to add decking area, as indicated in the attached drawings.

The current structure, which is the original building on the site, is within the required 30 m setback from the water.

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

The new outline would simplify the construction of the new building. The new decking allows for access to the new entrance, and connects around the new building side making the building more aesthetic.

Note that we are also proposing to remove existing decking from the west face of the cottage.

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

Name of Road/Lane:

Warbler Lane, which connects to Young 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?

residential

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

Yes No

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

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

Type of Structure (E.g. residence)	(1)	(2)	(3)	(4)
	residence	shed		
Setback from Front Lot Line	38 ft	110 ft		
Setback from Rear Lot Line	637 ft	600 ft		
Setback from Side Lot Line	600 ft from north 1000 ft from south	600 ft from north 1000 ft from south		
Height of Building (Also indicate if it is one story or two story)	one story, height with crawl space is 22 ft	11 ft		
Dimensions of Floor Area	1160 square ft	8' x 10'		
Setback from High Water Mark (If applicable)	38 ft	50 ft		

13. The proposed uses of the subject land:

Residential property.

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

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

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

Type of Structure (E.g. residence)	(1) workshop/shed	(2) dwelling	(3) deck	(4)
Setback from Front Lot Line	130 ft	36 ft (11 m nearest point) please see attached drawing	27 ft (8.2 m)	
Setback from Rear Lot Line	530 ft	637 ft	657 ft	
Setback from Side Lot Line	530 ft south 1500 ft north	600 ft from N 1000 ft from S	600 ft from N 1000 ft from S	
Height of Building (Also indicate if it is one story or two story)	one story 14 ft	30-32 ft	3 ft from ground + 3 ft railing	
Outside Dimensions of Building/Structure	12' x 24'	28.3 ft x 34.9 ft (main) 16.1 ft x 10.5 ft (wing)	23 ft x 7 ft, 8 in	
Setback from High Water Mark (If applicable)	130 ft	36 ft	27 ft (8.2 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:

We plan on taking down the existing structure and completely rebuilding a residence.

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

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

If yes, please provide details:

We have received approval for a minor variance to have a second story on the new building

18. What are the uses of the proposed development?

- | | | | |
|-----|--|---|--|
| (a) | Increase in number of bedrooms | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| (b) | Increase in plumbing fixtures | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| (c) | Increase in living space | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| (d) | Will the addition or structure encroach on the existing septic system? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

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

June 7, 2005

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

We are not certain as we are not the original owners, but likely summer 1971.

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

A cottage with a septic has existed on this property likely since summer 1971

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 is drawn in for use as gray water, potable water is brought in. We plan on having a well drilled on site.

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:

Sewage disposal is via an existing private septic system.

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

There is no storm drainage system on the property.

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

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 unknown

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.



**AMSDEN
MV-15-19-B**

38 WARBLER LANE

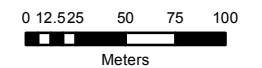
Legend

-  Amsden Property
-  Provincially Significant Wetlands
-  Waterbody

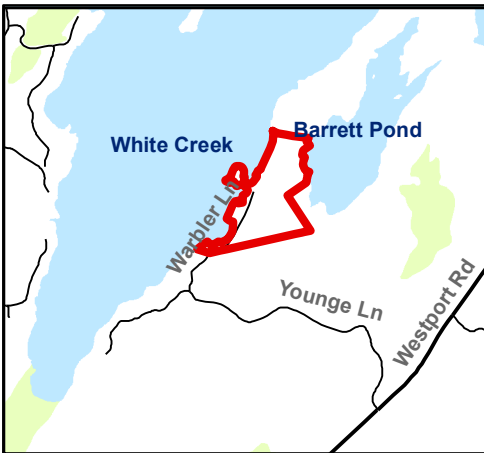
Produced by the Township of South Frontenac under license with the Ontario Ministry of Natural Resources © Queen's Printer for Ontario, 2015.

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 1:3,780



UTM Projection NAD 83



White Lake

Barrett Pond

38 WARBLER LANE

21 WARBLER LANE

11 WARBLER LANE

202 YOUNGE LANE

Younge Ln



PLAN OF SURVEY
SHOWING THE LOCATION OF
BUILDINGS ON A PORTION OF
PART 10, PLAN 13R-7178 OF
PART OF LOTS 11 AND 12
CONCESSION 3

TOWNSHIP OF SOUTH FRONT
(GEOGRAPHIC TOWNSHIP OF BEDFORD)
COUNTY OF FRONTENAC

SCALE: 1 : 200

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

LESLIE M. HIGGINSON SURVEYING Ltc
2018

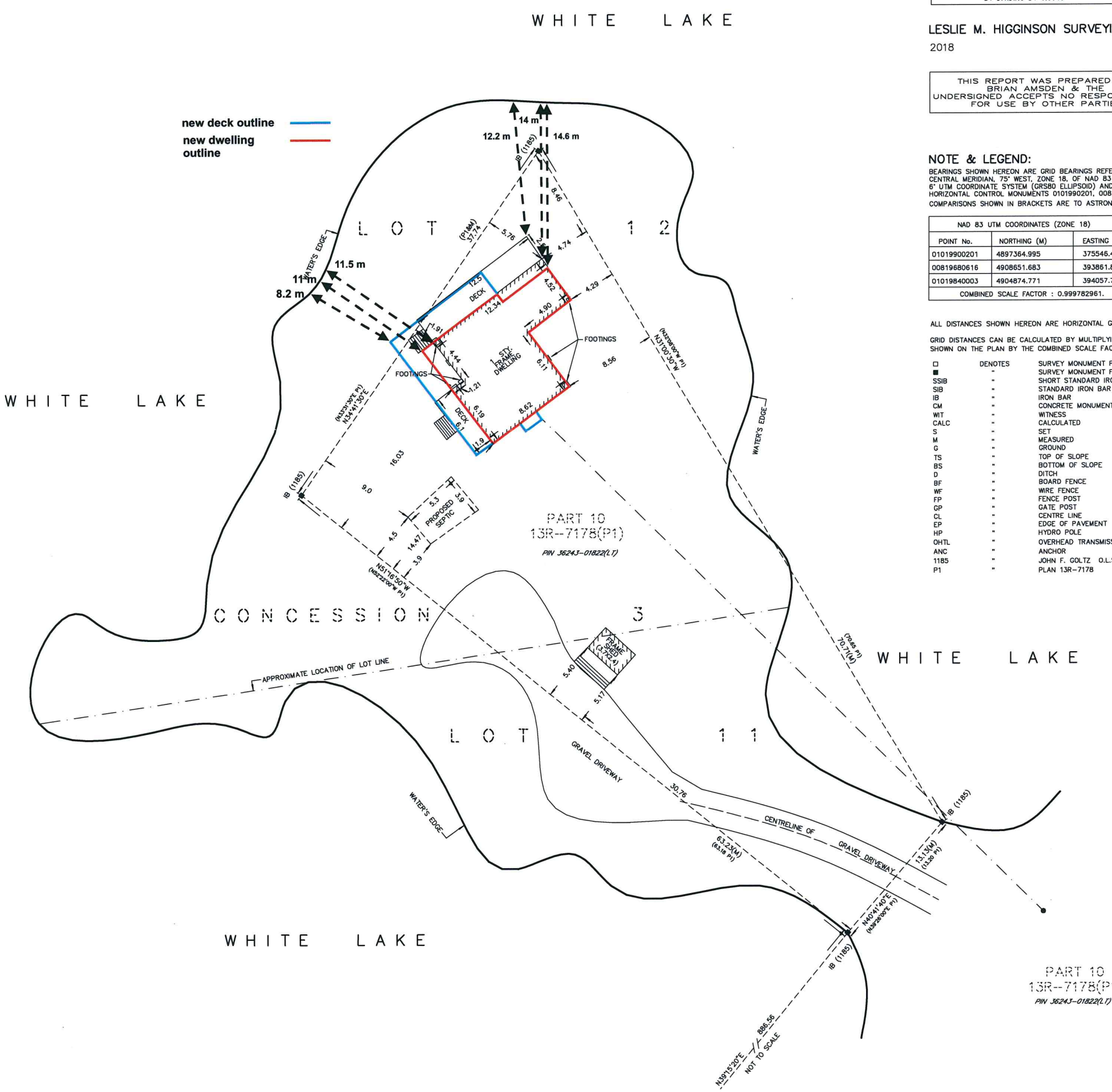
THIS REPORT WAS PREPARED FOR
BRIAN AMSDEN & THE
UNDERSIGNED ACCEPTS NO RESPONSIBILITY
FOR USE BY OTHER PARTIES

NOTE & LEGEND:
BEARINGS SHOWN HEREON ARE GRID BEARINGS REFERRED TO THE
CENTRAL MERIDIAN, 75° WEST, ZONE 18, OF NAD 83 (1989 ADJ.)
6° UTM COORDINATE SYSTEM (GRS80 ELLIPSOID) AND ARE DERIVED
FROM HORIZONTAL CONTROL MONUMENTS 0101990201, 00819680616 &
COMPARISONS SHOWN IN BRACKETS ARE TO ASTRONOMIC BEARINGS

NAD 83 UTM COORDINATES (ZONE 18)		
POINT No.	NORTHING (M)	EASTING (M)
01019900201	4897364.995	375546.430
00819680616	4908651.683	393861.806
01019840003	4904874.771	394057.750
COMBINED SCALE FACTOR : 0.999782961.		

ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
GRID DISTANCES CAN BE CALCULATED BY MULTIPLYING THE GRID
DISTANCES SHOWN ON THE PLAN BY THE COMBINED SCALE FACTOR OF 0.999782961.

SYMBOL	DENOTES	SURVEY MONUMENT PLANTED
□	-	SURVEY MONUMENT FOUND
SSIB	-	SHORT STANDARD IRON BAR
SIB	-	STANDARD IRON BAR
IB	-	IRON BAR
CM	-	CONCRETE MONUMENT
WT	-	WITNESS
CALC	-	CALCULATED
S	-	SET
M	-	MEASURED
G	-	GROUND
TS	-	TOP OF SLOPE
BS	-	BOTTOM OF SLOPE
D	-	DITCH
BF	-	BOARD FENCE
WF	-	WIRE FENCE
FP	-	FENCE POST
GP	-	GATE POST
CL	-	CENTRE LINE
EP	-	EDGE OF PAVEMENT
HP	-	HYDRO POLE
OHTL	-	OVERHEAD TRANSMISSION LINE
ANC	-	ANCHOR
1185	-	JOHN F. GOLTZ O.L.S.
P1	-	PLAN 13R-7178



PART 10
13R-7178(P1)
PIN 36243-01822(L1)



PLAN OF SURVEY
SHOWING THE LOCATION OF
BUILDINGS ON A PORTION OF
PART 10, PLAN 13R-7178 O
PART OF LOTS 11 AND 12
CONCESSION 3

TOWNSHIP OF SOUTH FRONTENAC
(GEOGRAPHIC TOWNSHIP OF BEDFORD)
COUNTY OF FRONTENAC

SCALE: 1 : 200



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

LESLIE M. HIGGINSON SURVEYING Ltc
2018

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FROM HORIZONTAL CONTROL MONUMENTS 0101990201, 0081960616 &
COMPARISONS SHOWN IN BRACKETS ARE TO ASTRONOMIC BEARINGS

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POINT No.	NORTHING (M)	EASTING (M)
0101990201	4897364.595	375546.430
0081960616	4908651.683	393861.806
01019840003	4904874.771	394057.750
COMBINED SCALE FACTOR : 0.999782561		

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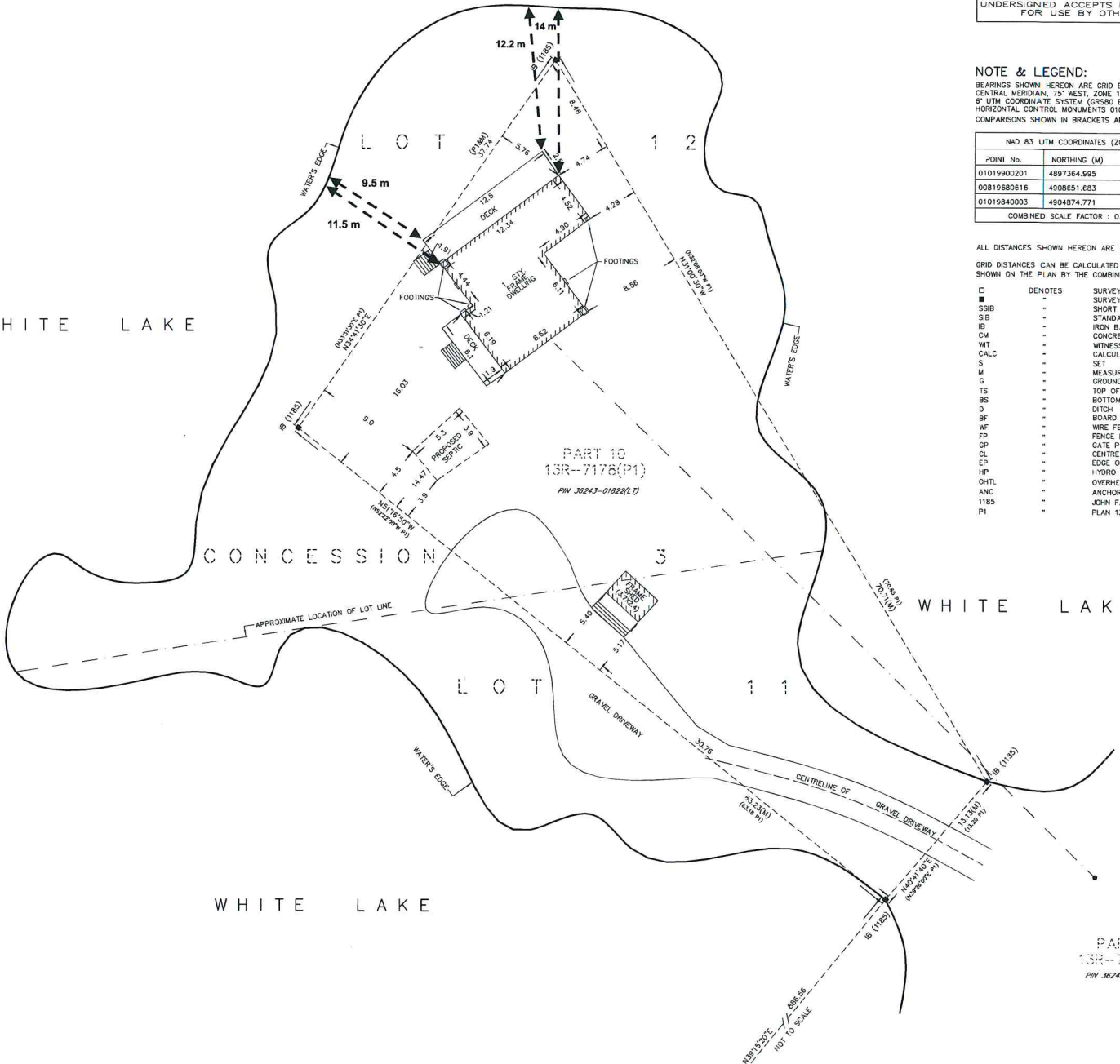
SYMBOL	DENOTES	SURVEY MONUMENT
■	PLANTED	SURVEY MONUMENT PLANTED
□	FOUND	SURVEY MONUMENT FOUND
SSIB	-	SHORT STANDARD IRON BAR
SIB	-	STANDARD IRON BAR
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WT	-	WITNESS
CALC	-	CALCULATED
SET	-	SET
M	-	MEASURED GROUND
G	-	GROUND
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BS	-	BOTTOM OF SLOPE
D	-	DITCH
BF	-	BOARD FENCE
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OHTL	-	OVERHEAD TRANSMISSION LINE
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1185	-	JOHN F. GOLTZ O.L.S.
PI	-	PLAN 13R-7178

WHITE LAKE

WHITE LAKE

WHITE LAKE

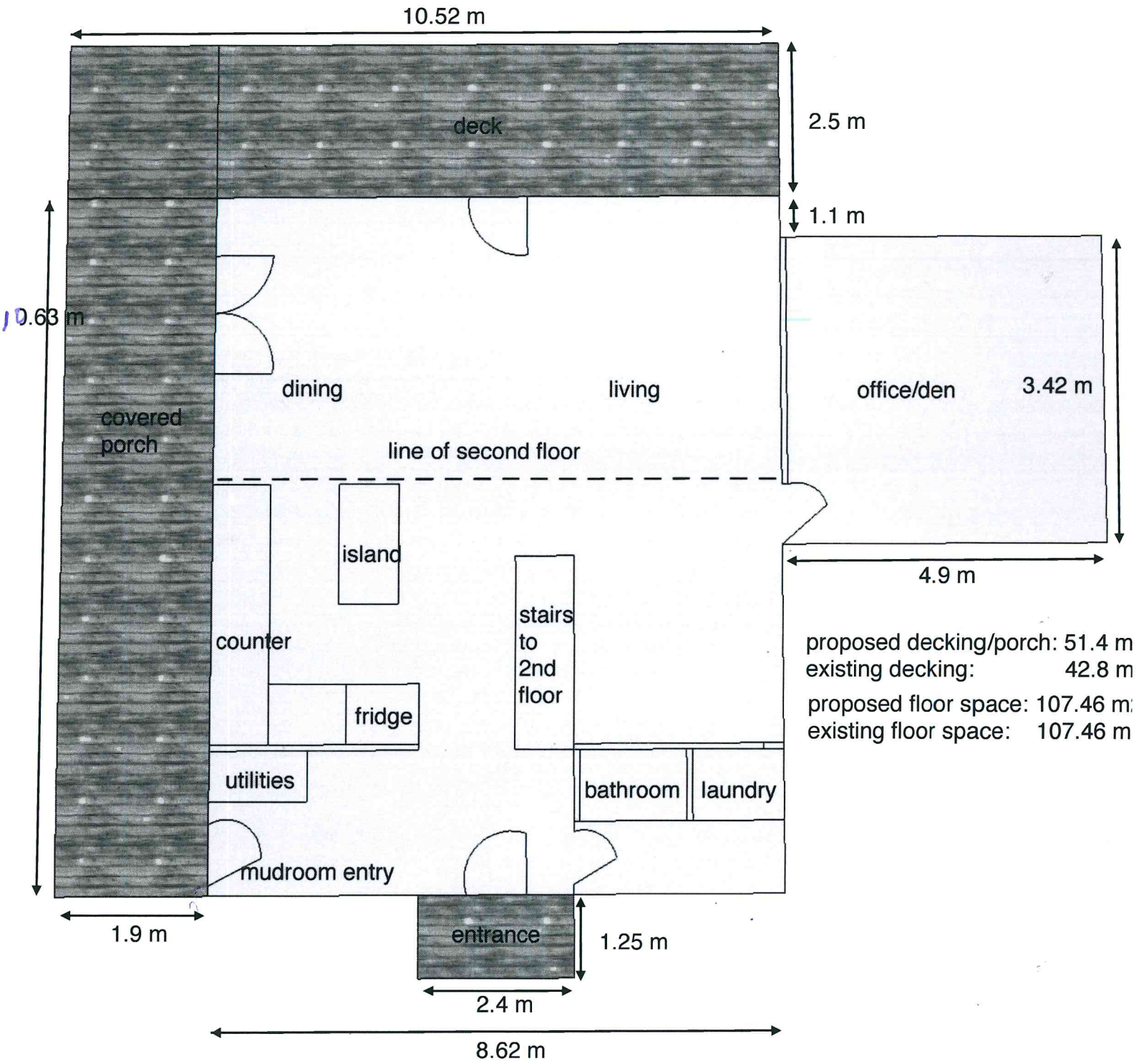
WHITE LAKE



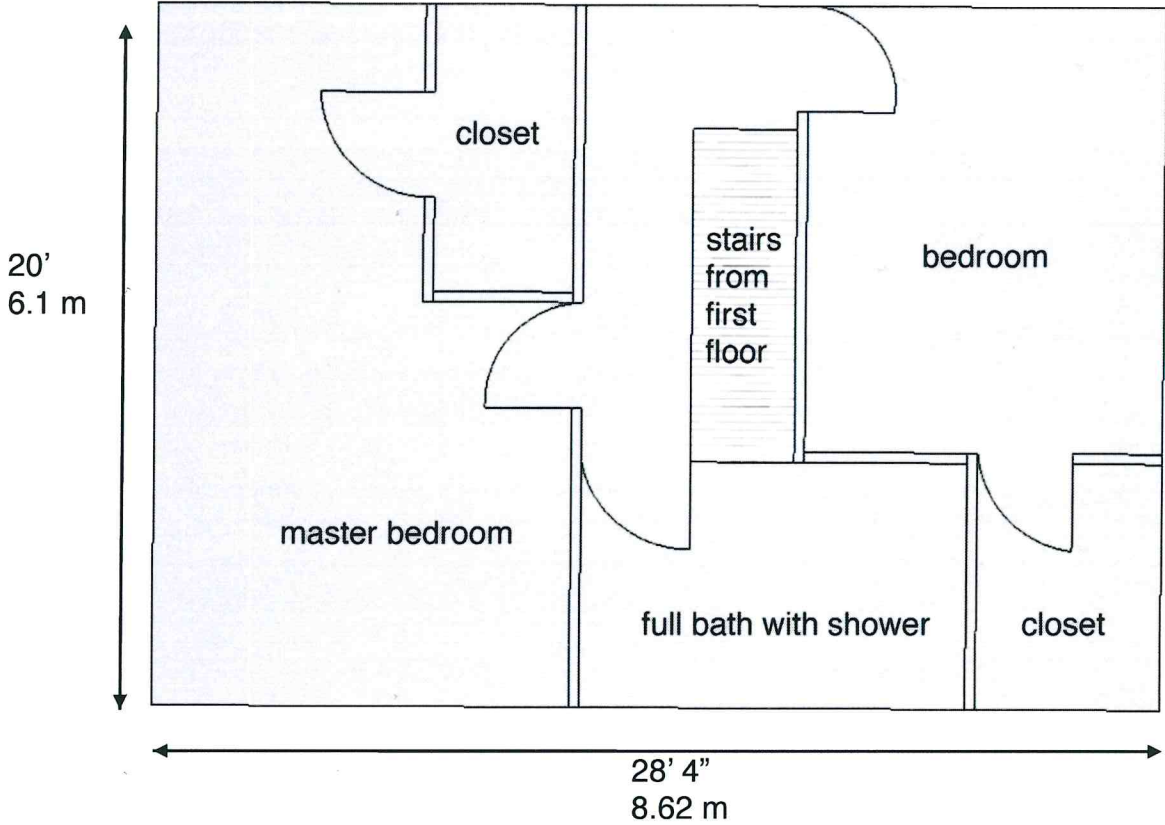
PART 10
13R-7178(P1)
PIN 36243-01822(L)

N39°12'00" E / 888.48
NOT TO SCALE

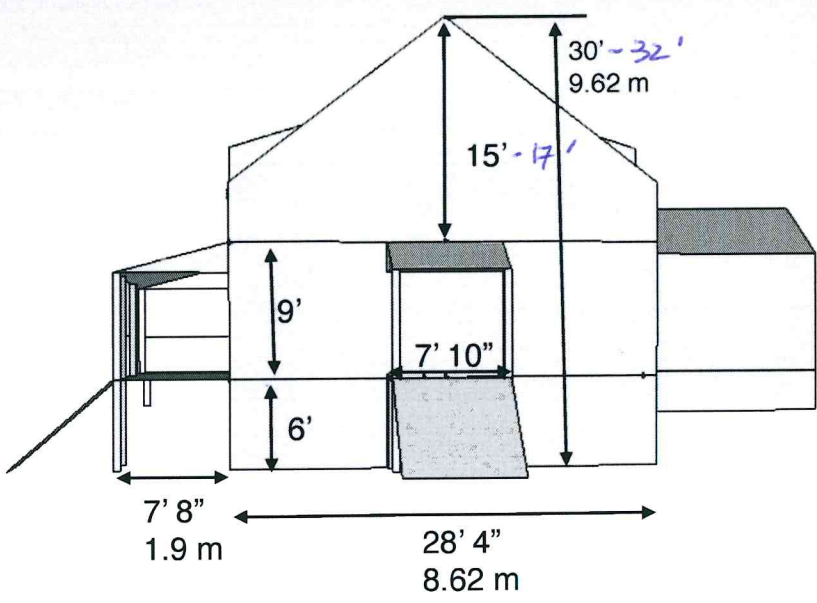
proposed new floor plan

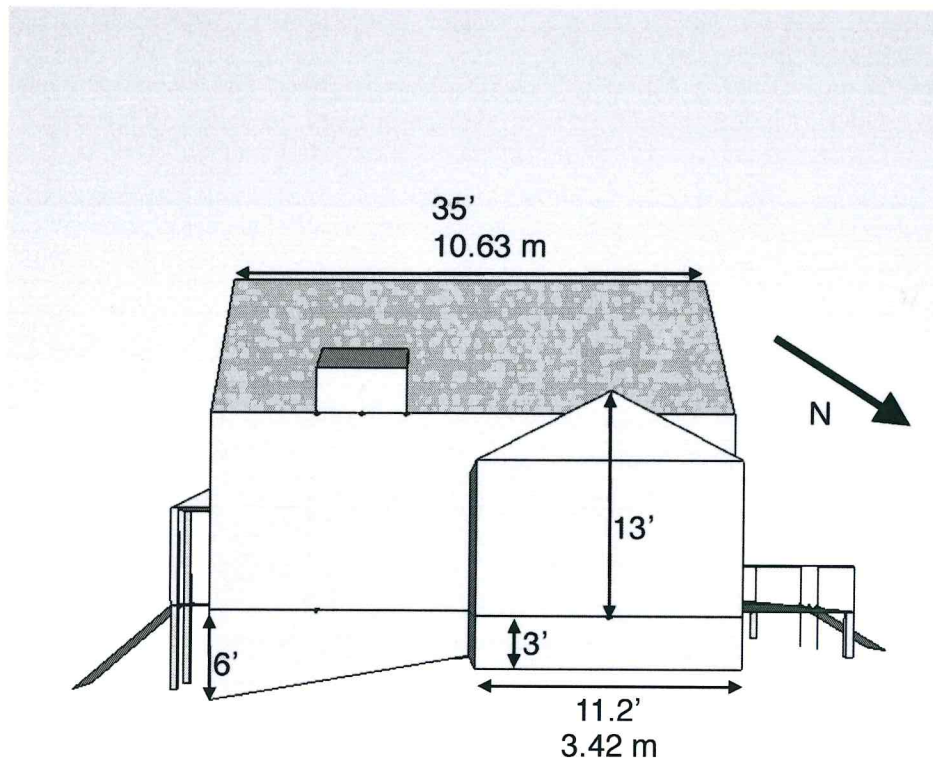


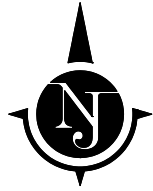
proposed second floor plan



looking towards the lake







PLAN OF SURVEY
SHOWING THE LOCATION OF
BUILDINGS ON A PORTION OF
PART 10, PLAN 13R-7178 OF
PART OF LOTS 11 AND 12
CONCESSION 3
TOWNSHIP OF SOUTH FRONTENAC
(GEOGRAPHIC TOWNSHIP OF BEDFORD)
COUNTY OF FRONTENAC
SCALE: 1 : 200



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LESLIE M. HIGGINSON SURVEYING LTD.
2018

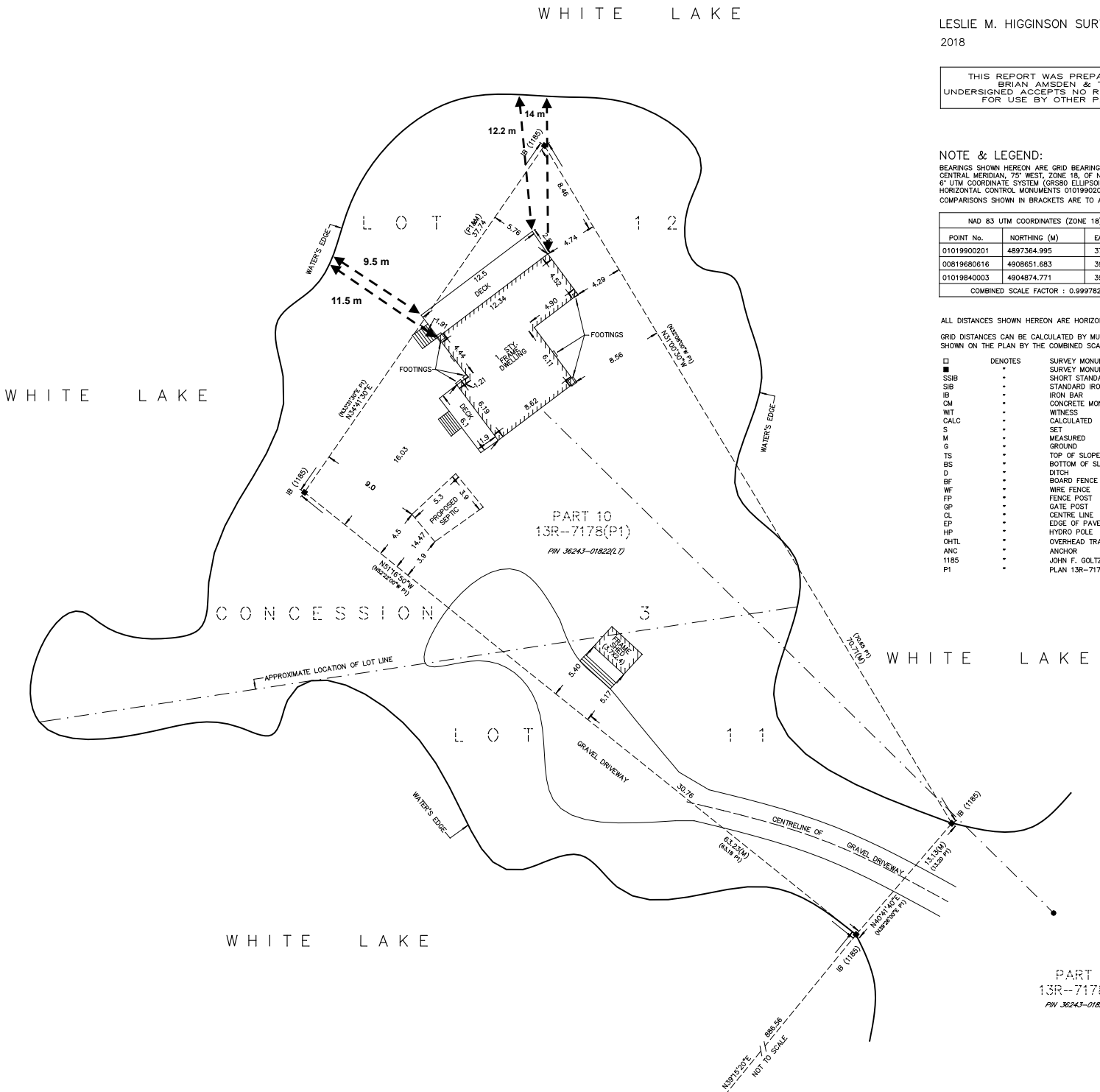
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CHTL	OVERHEAD TRANSMISSION LINE
ANC	ANCHOR
1185	JOHN F. GOLTZ O.L.S.
P1	PLAN 13R-7178



PART 10
13R-7178(P1)
PIN 36243-01822(L1)

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

Date Received: May 10, 2019

File No: MV-16-19B

1. Name of Owner(s): [REDACTED]
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: PT LOT 4
Street Number: 138 Name of Road/Street: TIMMERMAN ROAD
Reference Plan Number: 13R16585 Part Number(s): 1
Roll Number: 020-040-25180-0000

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): 229.04 ft (69.81m) Frontage (on road/lane): 187.99 ft (57.3m)
Depth: 449.18 ft. (136.91 m) Area: 2.36 acres (102,880.18 ft)

5. The current zoning of the subject land:

RLS SECTION 9, LIMITED SERVICE RESIDENTIAL ZONE

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

To build a two car garage between the residence and the road; an accessory building closer to the front lot line than the principal building.

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

Timmerman is a Road, not a Lane, therefore even though we are on a lake, the front of the residence is considered road side and the garage will be built between the residence and the road.

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

Name of Road/Lane:

138 TIMMERMAN ROAD

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?

At May 1/19 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

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

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

Type of Structure (E.g. residence)	(1)	(2)	(3)	(4)
	RESIDENCE			
ROAD Setback from Front Lot Line	72.36m (237.40 ft)			
LAKE Setback from Rear Lot Line	31.55m (103.51 ft)			
Setback from Side Lot Line	30.23m (99.18 ft) 25.22m (82.74 ft)			
Height of Building (Also indicate if it is one story or two story)	24 ft. ONE STOREY			
Dimensions of Floor Area	.1400 sq. ft.			
Setback from High Water Mark (If applicable)	31.55m (103.51 ft.)			

13. The proposed uses of the subject land:

Nov 21, 19
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

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

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)	GARAGE			
^{ROAD} Setback from Front Lot Line	(166ft) 50.5968m			
^{LAKE} Setback from Rear Lot Line	72.8472m (239ft)			
Setback from Side Lot Line	(32ft) 9.7536m <hr/> (179ft) 54.5592m			
Height of Building (Also indicate if it is one story or two story)	16' 11" H ONE STORY			
Outside Dimensions of Building/Structure	36' W 36' L			
Setback from High Water Mark (If applicable)	(239ft) 72.8472m			

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:

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

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 | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| (b) | Increase in plumbing fixtures | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| (c) | Increase in living space | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| (d) | Will the addition or structure encroach on the existing septic system? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

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

JUNE 30, 2016

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

2005

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

14 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:

PRIVATELY OWNED 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 AND OPERATED SEPTIC SYSTEM

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

NO; NATURAL DRAINAGE

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

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.

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 in the amount of \$747.00 representing payment of the application fee.

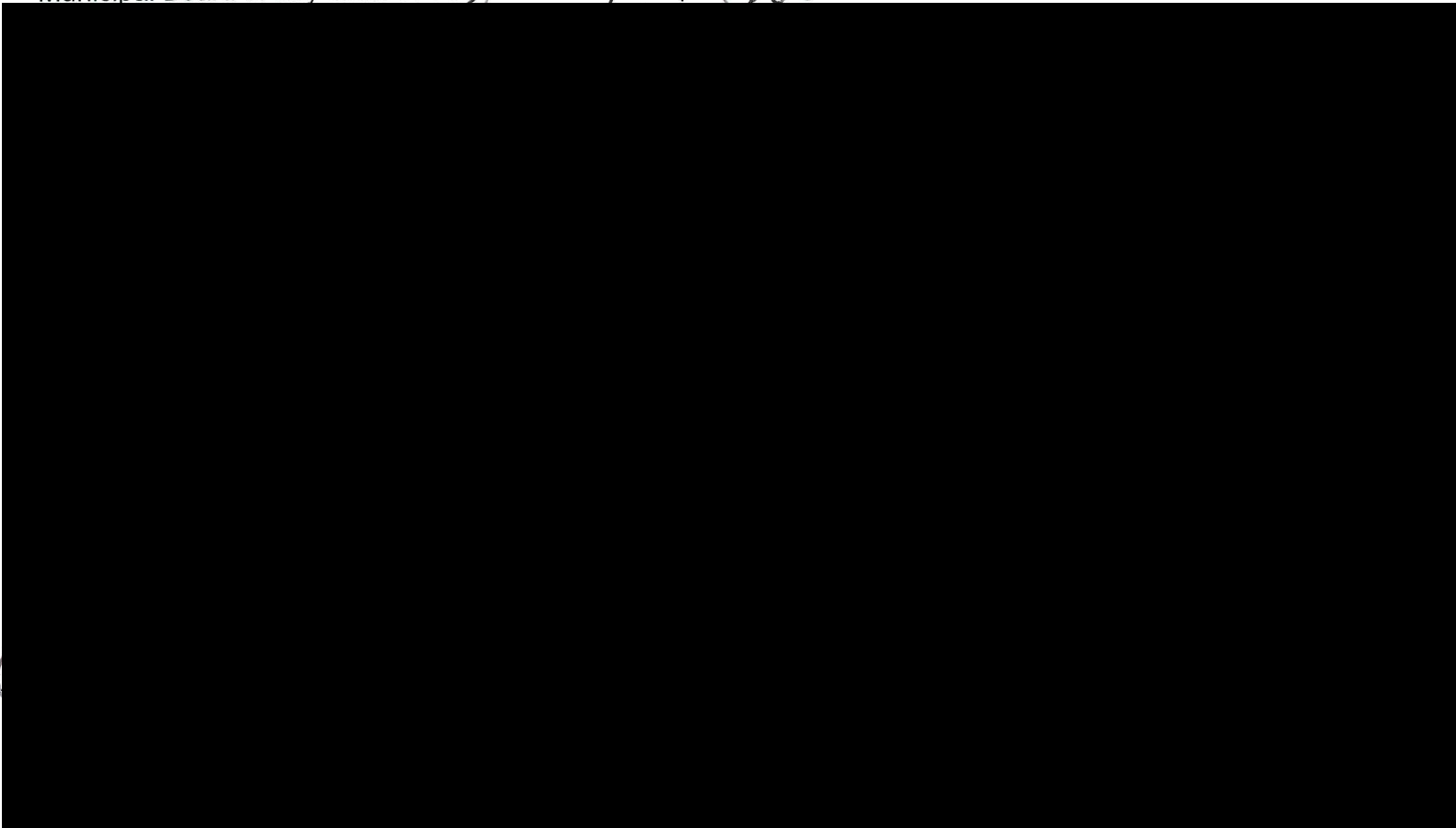
The Owner/Applicant/Agent agrees that the information recorded in this Minor Variance Application Form is accurate. The Owner/Applicant/Agent agrees that representatives of the Township, Public Health and, where applicable, the appropriate Conservation Authority, may enter onto the subject property for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

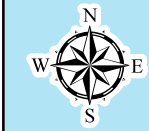
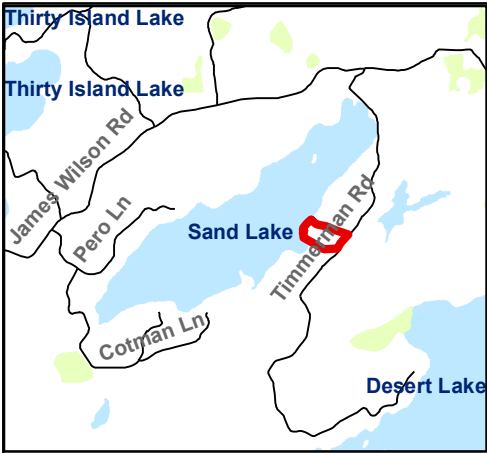
The Owner/Applicant/Agent agrees to reimburse and indemnify the municipality for all fees and expenses incurred by the municipality to process the application, including any fees and expenses attributable to proceedings before the Ontario Municipal Board or any court or other administrative tribunal 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:








**FROST & ROTTINE
MV-16-19-B**

138 TIMMERMAN ROAD

Legend

-  Frost & Rottine Property
-  Provincially Significant Wetlands
-  Waterbody

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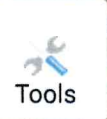
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Meters

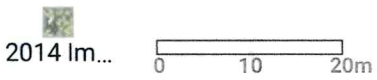
UTM Projection NAD 83



I want to...



County of Frontenac | County of Frontenac, Province of Ont.



Layers

T Click a location where you want to add text on the map.

Filter Layers.. Filter

Property

Information

Parcels

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Roll

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Ownership Parcels

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Concession Labels

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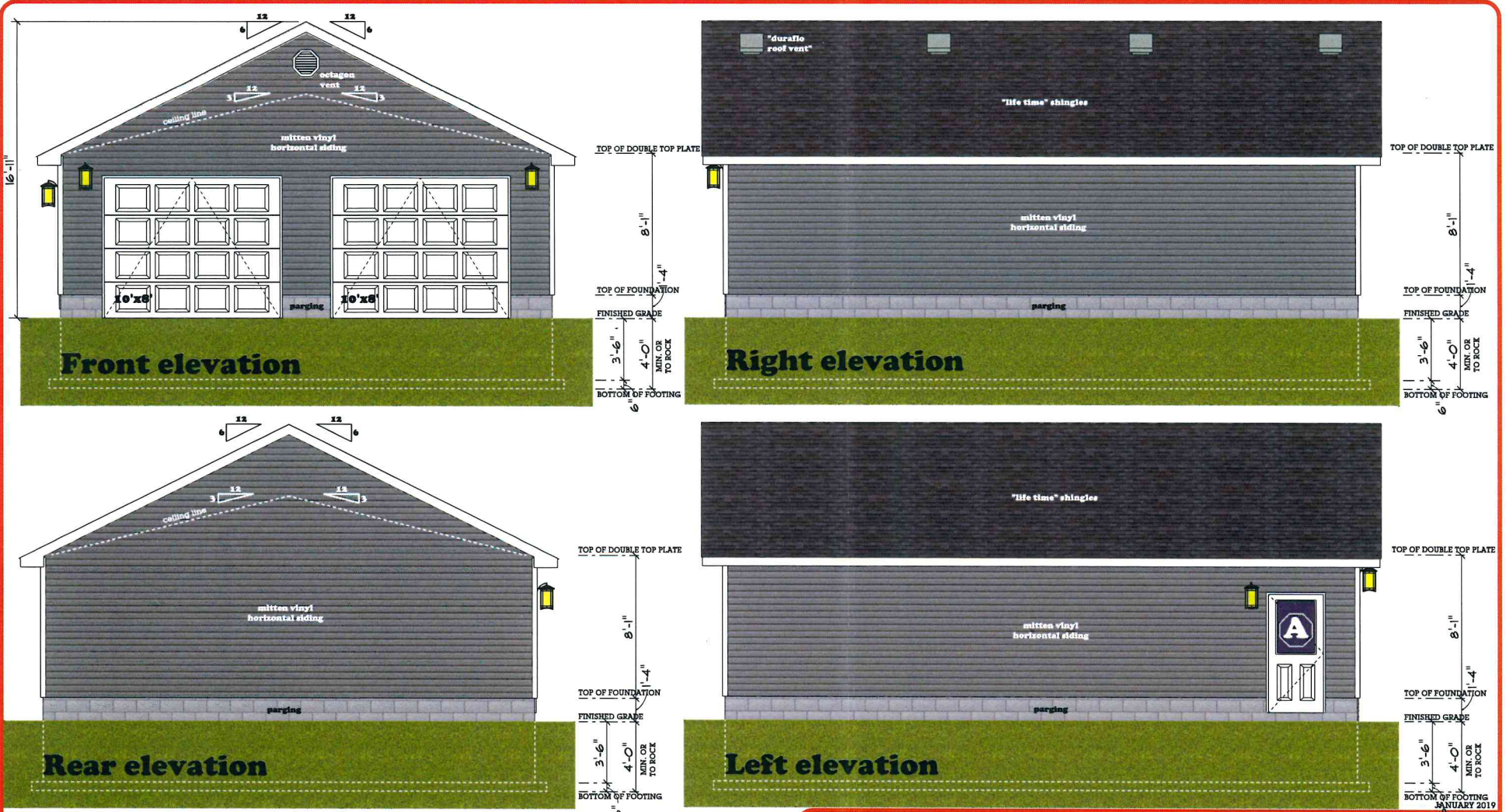
County of Frontenac | County of Frontenac

Layers

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Exterior window & door schedule

Type	Dimension	Width	Height	Description
A	37 1/2" x 82"	37 1/2"	82"	b-02 steel door

*Openings are frame size, add (min.) 1 1/4" for r.s.o.
 **Refer to elevations for operators

Windows all windows to conform to the requirements of acma/wdmo/csa 101/1.s.2/0440-08 "nats - 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.

THESE PLANS FORM THE BASIS FOR PERMIT ISSUANCE & ANY DEVIATION FROM THESE PLANS & DETAILS, INCLUDING THE VENTILATION SYSTEM, HEATING SYSTEM, WOODSTOVES, FIREPLACES, DECKS, BALCONIES & FINISHED BASEMENTS WILL REQUIRE A REVISED DRAWING & CLEARANCE BY THE BUILDING DEPARTMENT. IN THE EVENT THAT ANY ENGINEERED DETAILS ARE REQUIRED, IT WILL BE THE RESPONSIBILITY OF THE HOME OWNER/CONTRACTOR TO PROVIDE.

ATKINSON Home building centre 5276 Hinchinbrooke Road, Hartington ON. KOH 1WO
 Tel: (613) 372-2838 Fax: (613) 372-0009
 © COPYRIGHT ATKINSON Home Building Centre

Sandra Frost & Harold Rottine
 28' x 36' (standard) garage package
 138 Timmerman Rd. Hartington, ON. KOH 1WO


DESIGNER	SCALE	AREA	DATE	REVISED	DRAWING#
Shawn Duce	3/16" = 1' - 0"	1008	April 24, 2019	n/a	A - 1

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


Date Received: MAY 10/2019

File No: MV-17-19-P

1. Name of Owner(s): JEFF / KRISTI OTTENHOF

Full Mailing Address of Owner(s): 


Phone number of Owner(s): 

Email Address of Owner(s): 

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

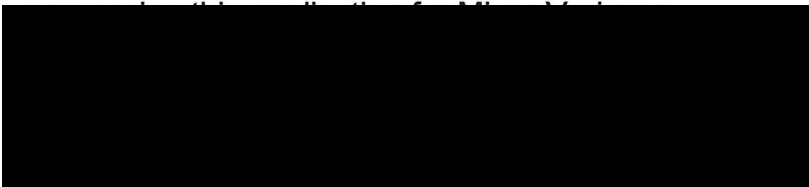
Name of Authorized Agent: _____

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



3. The description of the subject land:

District: Bedford Portland Loughborough Storrington

Concession Number: 11 Pt Lots 21922 Lot Number: RP 13R 19586 PT PART 1

Street Number: 5536 Name of Road/Street: BELLROCK RD

Reference Plan Number: 13R 19586 PT PART 1 Part Number(s): PART 1

Roll Number: 080-060-06310-0000

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): 225m / 738ft
Depth: 300m / 984ft Area: 46.8 Acres

5. The current zoning of the subject land:

~~Residential / Agricultural / Farmlands~~. Rural.

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

Requesting Permission to build a detached garage 65ft +-
in the front section of yard. 65+- feet in front of foundation line but
to the right of driveway.

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

The approved location is not ideal for use of existing Home/Garage.
Would like to apply for this variance to build garage in a better location,
which does not block/impede natural drainage, to stay on high dry ground,
and not reduce the amount of farmland that is in current use.

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

Name of Road/Lane:

BELLROCK 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?

Residential Home and Agricultural use

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

Yes No

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

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

Type of Structure (E.g. residence)	(1)	(2)	(3)	(4)
	Residential Home.			
Setback from Front Lot Line	122m/400ft			
Setback from Rear Lot Line	176m/580ft			
Setback from Side Lot Line	West 140m/460ft East 60m 196ft			
Height of Building (Also indicate if it is one story or two story)	1 Story Bungalow with walkout.			
Dimensions of Floor Area	1750sqft 75ft x 48ft			
Setback from High Water Mark (If applicable)	/			

13. The proposed uses of the subject land:

Residential / Farmland use

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

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

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

Type of Structure (E.g. residence)	(1)	(2)	(3)	(4)
Type of Structure (E.g. residence)	28x32 Detached Garage			
Setback from Front Lot Line	335ft / 102m			
Setback from Rear Lot Line	197m / 649ft			
Setback from Side Lot Line	61.5m (202ft from East line.			
Height of Building (Also indicate if it is one story or two story)	one storey detached garage 15'ft 5" +/-			
Outside Dimensions of Building/Structure	28x32			
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:

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

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 | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| (b) Increase in plumbing fixtures | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| (c) Increase in living space | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| (d) Will the addition or structure encroach on the existing septic system? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

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

June 2009.

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

July 2009.

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

Agricultural 30+ years / 10yrs Residential.

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 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:

Private Sewage System

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

Natural Drainage

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

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.

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).

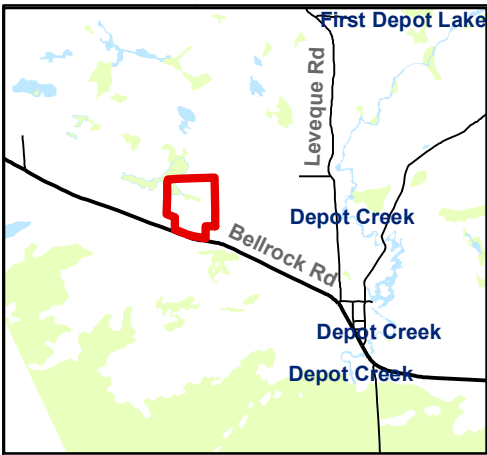
TOWNSHIP OF SOUTH FRONTENAC APPLICATION FOR MINOR VARIANCE
Planning Act, R.S.O. 1990, c. P.13 as amended

- 9) Parking and Docking: This question is only relevant if you can only access your property by water.
- 10) Existing Uses: e.g. residential, retail business, vacant recreational land
- 11) Buildings: If there are **ANY** buildings or structures on the property now, the answer to this question is “yes”.
- 12) Description of buildings and structures: You must complete all sections of this question for each structure on your property. **If there is a deck on your dwelling, please describe it separately from the residence.**
- 13) Proposed Uses: Generally, the answer to this question will be the same as the answer to #10, but if, for example, the land is currently vacant, and you are planning to construct a dwelling, then the use to be described in section 10 would be “vacant recreational land”, and the use described in section 13 would be “residential”
- 14) Proposed structures: If you are planning to build **ANYTHING** on the property, the answer to this question is “yes” – This includes additions, decks, garages, septic systems.
- 15) Description of new construction: **ALL** proposed new development must be described here. If you are proposing to construct an addition to a dwelling, and to add a deck, please show this information in separate columns.
- 16) **Demolition: All demolition requires a permit from the building department.** In some instances, a proposed addition or increase in height cannot be accomplished without the removal of existing walls. If this is not made clear to the Committee at the beginning of the process, you may find that, although you are granted permission to add on to your residence, you can’t actually do it because you have not made it clear that there is demolition involved.
- 17) Raising of Structure: In other words, are you proposing to raise the building in order to construct a basement under it.
- 18) Uses of Development: Please answer each part of this question. An increase in living space would include anything with walls – e.g. a screened porch would involve an increase in living space.
- 19) Date land acquired: When did you take possession of the property?
- 20) Date of existing buildings: If you are not sure, provide your best estimate.
- 21) Length of existing uses: For example, has the land been used for residential purposes for 30 years, or 18 months?
- 22) Water supply: in most cases the answer will be private well, but some waterfront properties take their water from a lake.

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

- 23) Septic: in most cases the answer will be private sewage system, but there may be some privies.
- 24) Drainage: Are there specific ditches that have been constructed to deal with drainage; is there natural drainage, etc.?
- 25) Application for consent: Is there currently an application for consent (severance) being proposed for the property?
- 26) If yes: If there is a current application for severance or subdivision on the property, please indicate the file number. (Staff can help provide this information)
- 27) Minor variance: Has there ever been a minor variance granted on the property? If you are long-time owner of the property, you will probably be aware of any other special permission granted for a variance to the zoning by-law. If you are a new owner, the seller will probably have made you aware of this.
- 28) If yes: If there has been a previous variance granted on the property, please indicate the application number if known, and what the details of the variance were.
- 29) **SKETCH: We cannot stress enough the importance of a detailed, accurate, and complete sketch. You do not necessarily need to contract with a professional to draw the sketch, but sketches that are not drawn to scale, do not show dimensions and distances, or are not drawn neatly (PLEASE USE A RULER), will not be accepted.**
- 30) **Agreement to Indemnify:** Must be signed in front of a commissioner of oaths – you may have this done before submitting the application, or sign the application in front of staff who can sign as commissioners. All owners must sign the application, or it can be signed by an agent if one has been appointed.




- Maintain Agricultural.
- Stay on High Ground
- Not block water drainage
- Moving further from Septic/Well

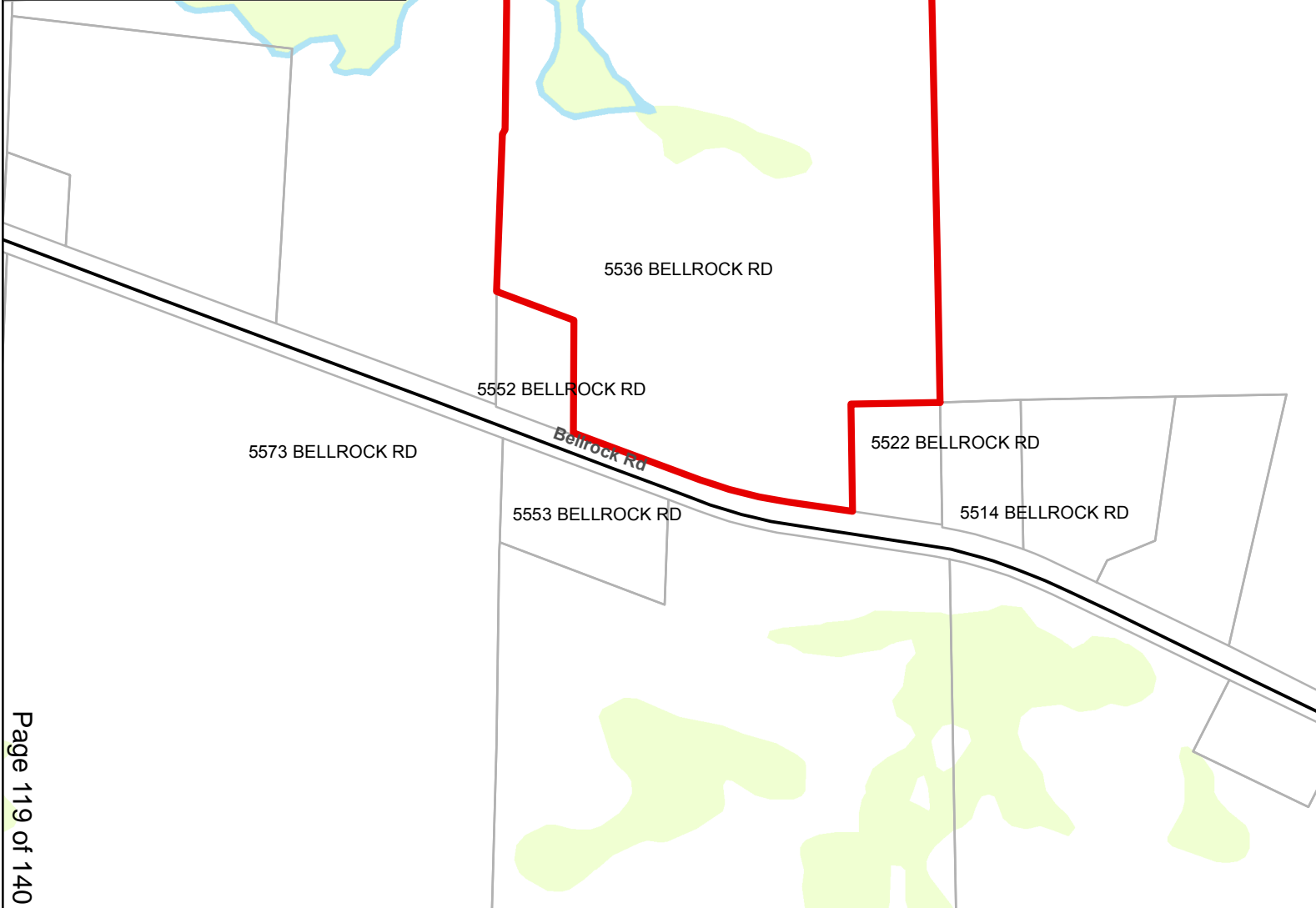


**OTTENHOF
MV-17-19-P**

5536 BELLROCK RD

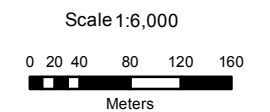
Legend

-  Ottenhof Property
-  Provincially Significant Wetlands
-  Waterbody

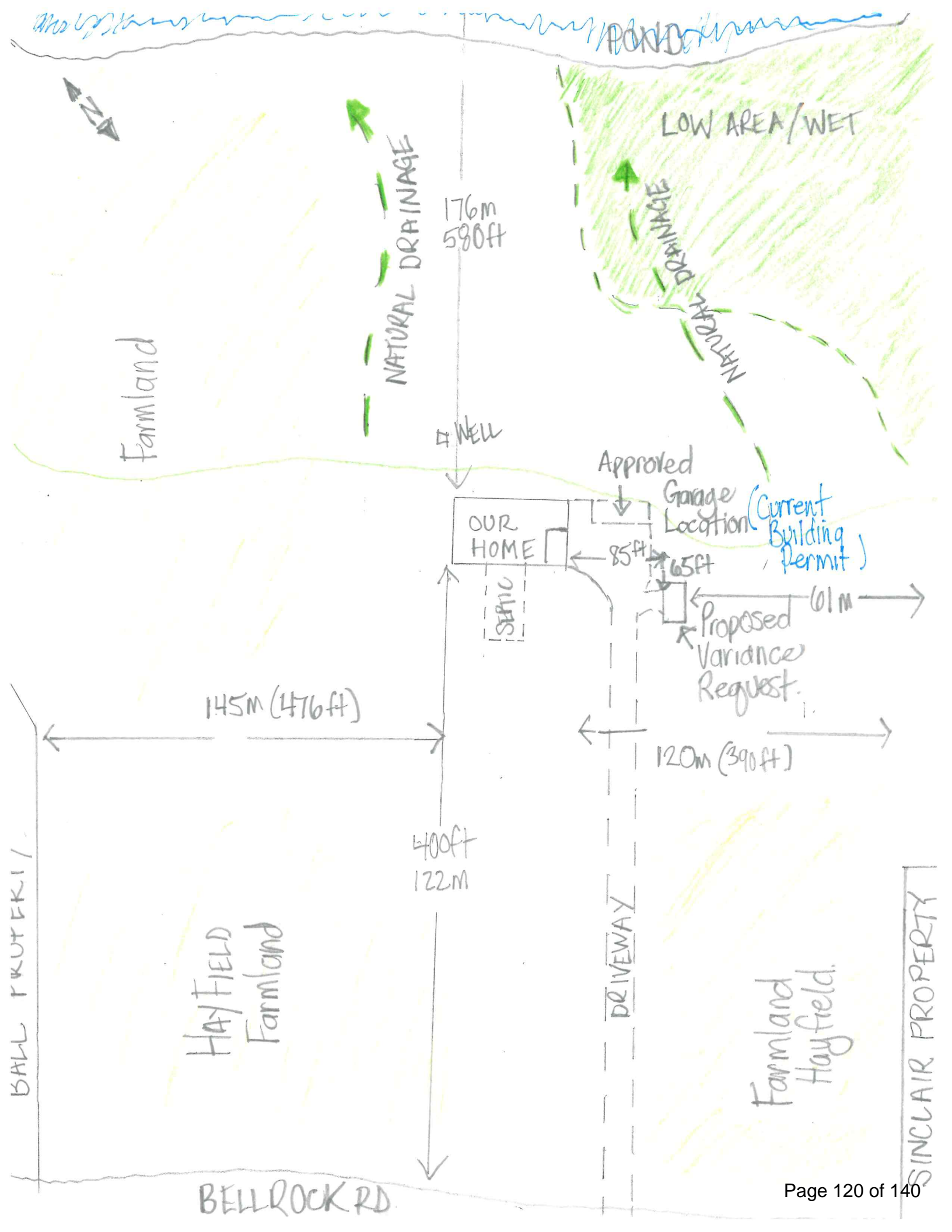


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UTM Projection NAD 83



• Area Behind Home is 4ft below the front landscape of Home. This is a natural Elevation

• Maintain My Agricultural Farmland

• Stay on High Ground to Eliminate Blocking water Drainage and possible flooded garage.

• Not to Block Natural Water Drainage

• Moving Further From Septic and Well.

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

Date Received: May 10, 2019

File No: MV-18-19-S

1. Name of Owner(s): Jeremy + Sarah Carmichael

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: 8 Lot Number: 15

Street Number: 4004 Name of Road/Street: Hiawatha

Reference Plan Number: 13821500 Part Number(s): 1,2,3

Roll Number: 060-060-04300-0000

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): 216' Frontage (on road/lane): 13'

Depth: 210' Area: 2 ac

5. The current zoning of the subject land:

Residential Limited Service Residential / waterfront

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

Garage on Front yard of waterfront Property

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

Purpose garage on front yard due to layout of property.

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

Name of Road/Lane:

Hiawatha 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?

Residential

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

Yes No

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

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

Type of Structure (E.g. residence)	(1)	(2)	(3)	(4)
	Residence	Shed		
Setback from Front Lot Line	150'	85'		
Setback from Rear Lot Line	70'	108'		
Setback from Side Lot Line	258'	30'		
Height of Building (Also indicate if it is one story or two story)	24' Split Level	15'		
Dimensions of Floor Area	1800 sq ft	12' x 16'		
Setback from High Water Mark (If applicable)	150'	85'		

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

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

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

Type of Structure (E.g. residence)	(1)	(2)	(3)	(4)
Type of Structure (E.g. residence)	Garage			
Setback from Front Lot Line	125'			
Setback from Rear Lot Line	68'			
Setback from Side Lot Line	38'			
Height of Building (Also indicate if it is one story or two story)	17' Single Storey			
Outside Dimensions of Building/Structure	28' x 32'			
Setback from High Water Mark (If applicable)	125'			

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:

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

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:

Sept 2017

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

20 years ago

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

20 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 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:

Private Septic

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

No

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

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.

Unknown

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.

Unknown

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.

+ information about the garage
• materials being used to facade.
• elevation drawings from the water side 8

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).

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

- 9) Parking and Docking: This question is only relevant if you can only access your property by water.
- 10) Existing Uses: e.g. residential, retail business, vacant recreational land
- 11) Buildings: If there are **ANY** buildings or structures on the property now, the answer to this question is “yes”.
- 12) Description of buildings and structures: You must complete all sections of this question for each structure on your property. **If there is a deck on your dwelling, please describe it separately from the residence.**
- 13) Proposed Uses: Generally, the answer to this question will be the same as the answer to #10, but if, for example, the land is currently vacant, and you are planning to construct a dwelling, then the use to be described in section 10 would be “vacant recreational land”, and the use described in section 13 would be “residential”
- 14) Proposed structures: If you are planning to build **ANYTHING** on the property, the answer to this question is “yes” – This includes additions, decks, garages, septic systems.
- 15) Description of new construction: **ALL** proposed new development must be described here. If you are proposing to construct an addition to a dwelling, and to add a deck, please show this information in separate columns.
- 16) **Demolition: All demolition requires a permit from the building department.** In some instances, a proposed addition or increase in height cannot be accomplished without the removal of existing walls. If this is not made clear to the Committee at the beginning of the process, you may find that, although you are granted permission to add on to your residence, you can’t actually do it because you have not made it clear that there is demolition involved.
- 17) Raising of Structure: In other words, are you proposing to raise the building in order to construct a basement under it.
- 18) Uses of Development: Please answer each part of this question. An increase in living space would include anything with walls – e.g. a screened porch would involve an increase in living space.
- 19) Date land acquired: When did you take possession of the property?
- 20) Date of existing buildings: If you are not sure, provide your best estimate.
- 21) Length of existing uses: For example, has the land been used for residential purposes for 30 years, or 18 months?
- 22) Water supply: in most cases the answer will be private well, but some waterfront properties take their water from a lake.

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

- 23) Septic: in most cases the answer will be private sewage system, but there may be some privies.
- 24) Drainage: Are there specific ditches that have been constructed to deal with drainage; is there natural drainage, etc.?
- 25) Application for consent: Is there currently an application for consent (severance) being proposed for the property?
- 26) If yes: If there is a current application for severance or subdivision on the property, please indicate the file number. (Staff can help provide this information)
- 27) Minor variance: Has there ever been a minor variance granted on the property? If you are long-time owner of the property, you will probably be aware of any other special permission granted for a variance to the zoning by-law. If you are a new owner, the seller will probably have made you aware of this.
- 28) If yes: If there has been a previous variance granted on the property, please indicate the application number if known, and what the details of the variance were.
- 29) **SKETCH: We cannot stress enough the importance of a detailed, accurate, and complete sketch. You do not necessarily need to contract with a professional to draw the sketch, but sketches that are not drawn to scale, do not show dimensions and distances, or are not drawn neatly (PLEASE USE A RULER), will not be accepted.**
- 30) **Agreement to Indemnify:** Must be signed in front of a commissioner of oaths – you may have this done before submitting the application, or sign the application in front of staff who can sign as commissioners. All owners must sign the application, or it can be signed by an agent if one has been appointed.



CARMICHAEL
MV-18-19-S

4004 HIAWATHA LANE

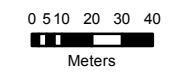
Legend

-  Carmichael Property
-  Provincially Significant Wetlands
-  Waterbody

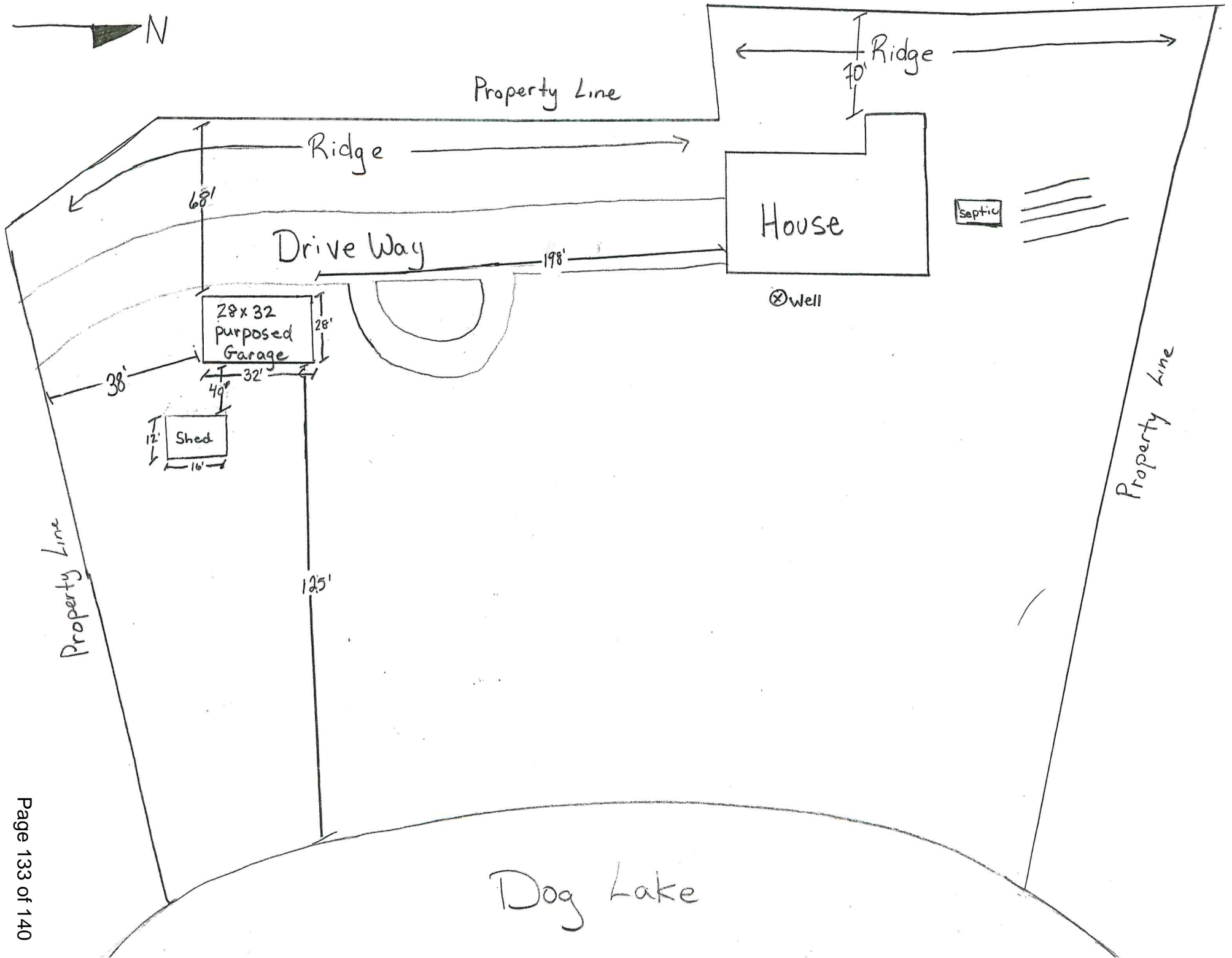
Produced by the Township of South Frontenac under license with the Ontario Ministry of Natural Resources © Queen's Printer for Ontario, 2015.

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.

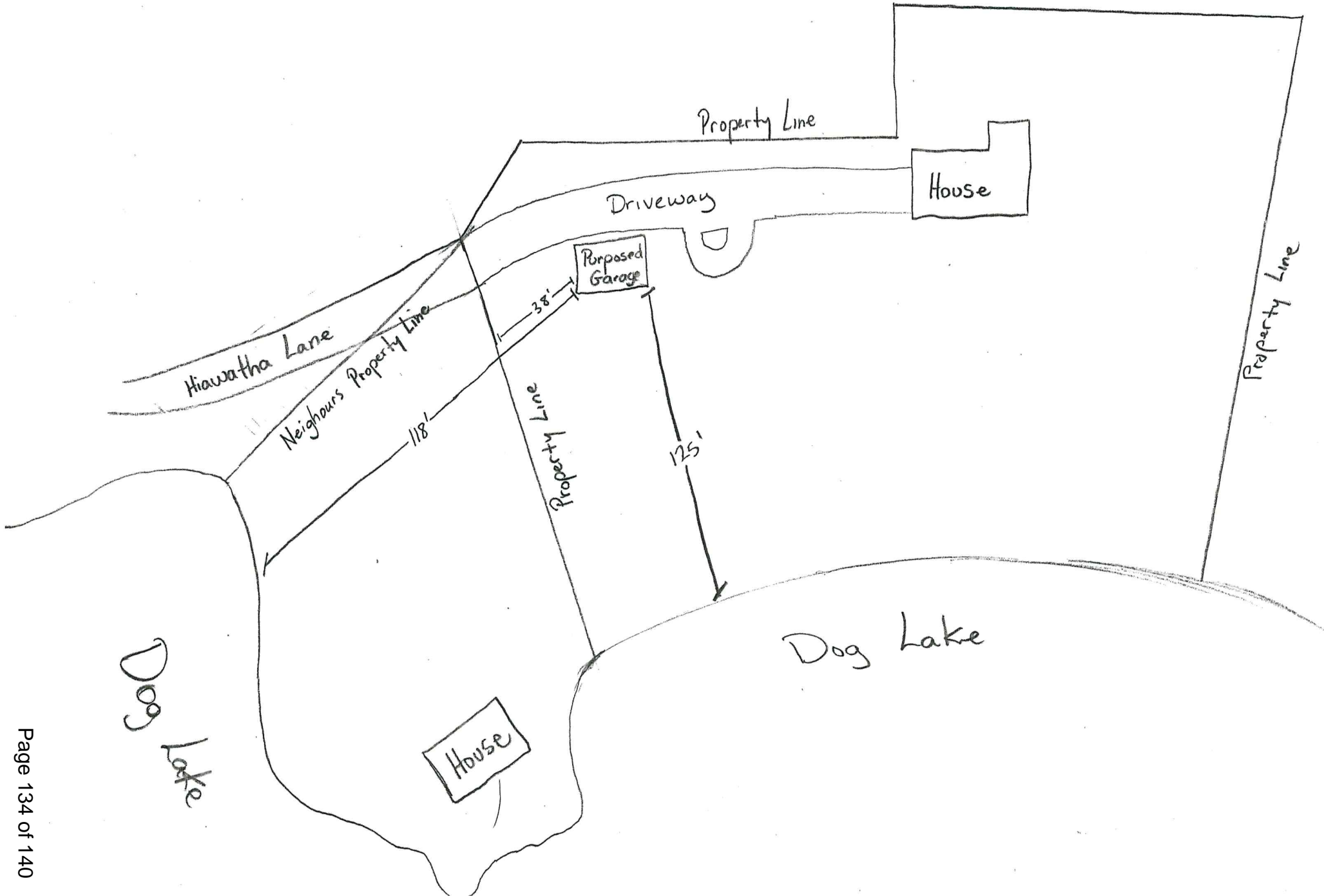
Scale 1:2,500



UTM Projection NAD 83



Distance From Neighbours waterfront





Legend

Road

- Highway
- Major Road
- Secondary Road
- Ferry Route

- Assessment Parcels
- Waterbody

Hiawatha Ln

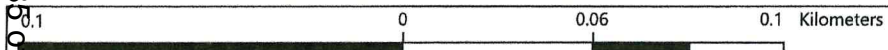
Hewett Ln

Hiawatha Ln

1: 2,257



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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

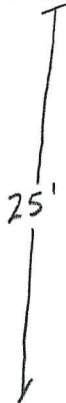
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Property Elevation from Water

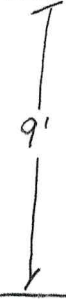


Top of Ridge

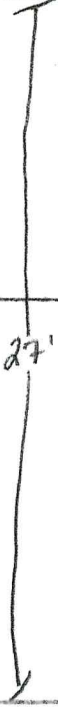


25'

Property Line Level on Ridge



9'



27'

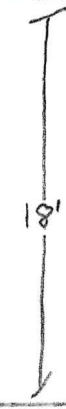


34'



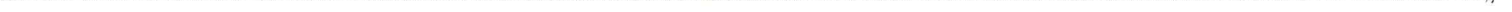
52'

Garage Floor Level



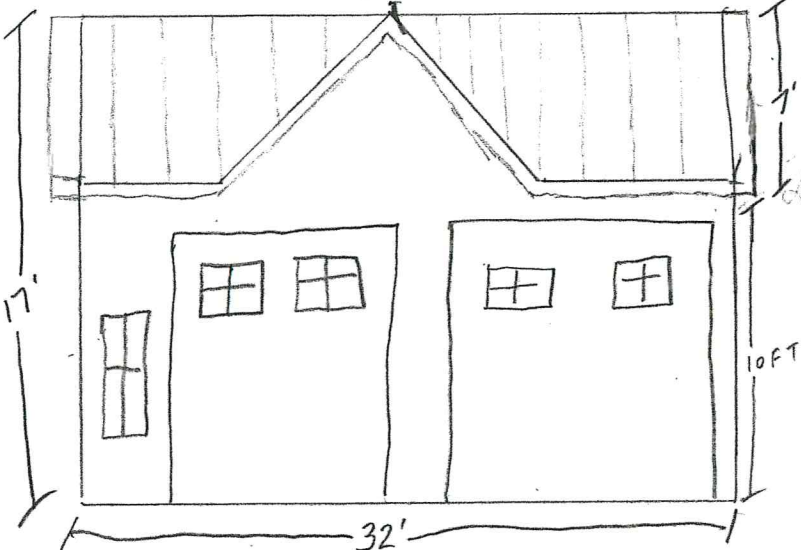
18'

Water Level





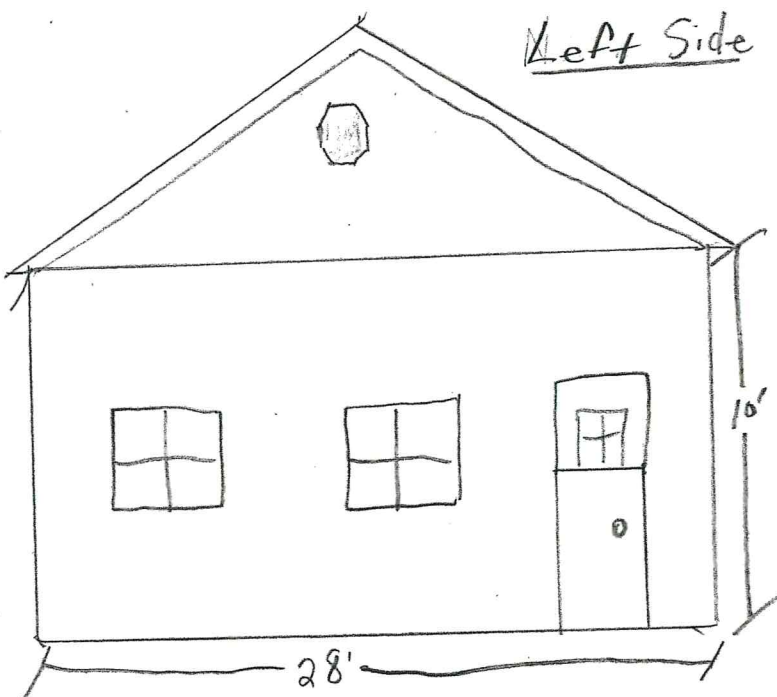
Front



2x12 x 9 1/2 Ft garage doors

1 - 2x3 Window

Left Side

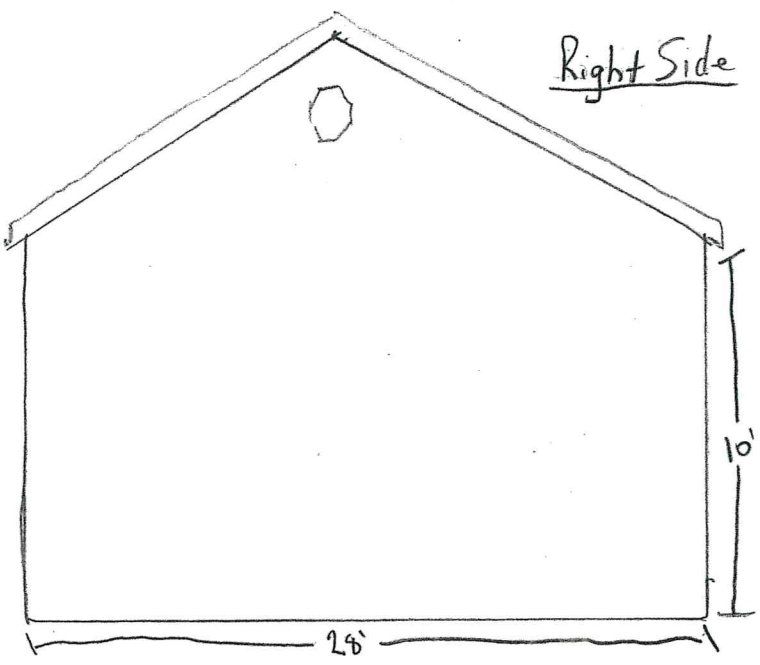


1 - Main Door

1 - octagon Gable Vent

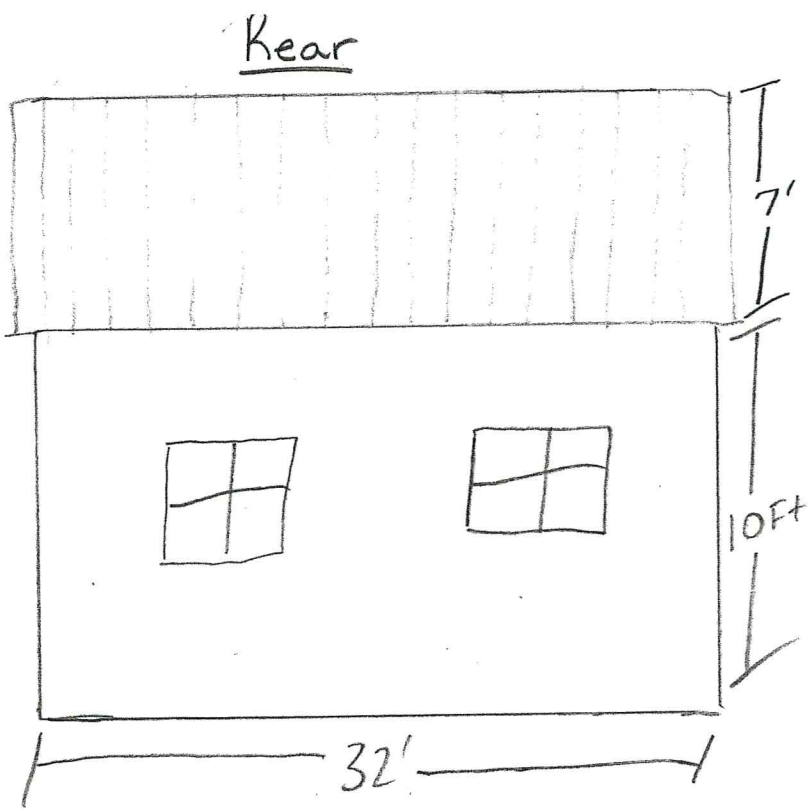


Right Side



1 - octagon Gable Vent





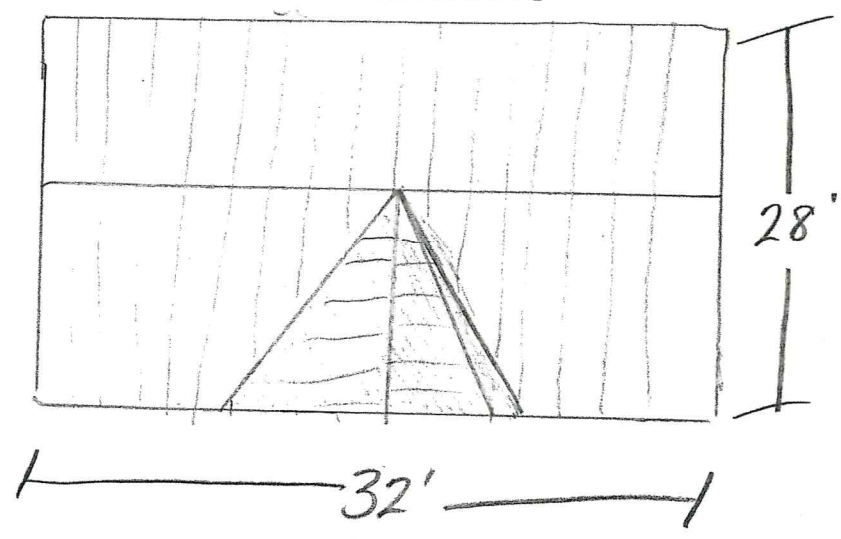
N →

2 - Windows

- Building Size: 28 x 32
- Steel Roof
- 10ft Walls
- Door Size - 2 - 12 x 9
- Tyvek Wrap
- 2x6 Stud Walls
- 18 inch Center
- Mitten Board & Batter Vinyl Siding
- Wall 7/16 OSB Sheathing
- Roof - Strapping / Steel
- Roof Pitch (view Truss Drawing)
- Slab on grad (view drawing)
- soffit / eave trough
- header Sizes
 - garage door 2x12
 - Door/windows 2x8
- 16" centre for wall Studs
- 24" on Centre for Truss



Eagle View



Garage Material

- Steel Roof (Black)
- Mitten Board and Batten Vinyl Siding (Grey)
- 7/16 OSB plywood
- 2x6 Stud wall
- 2 - 9 x 12 garage doors (White)
- Slab on grade foundation.

Garage Size

- 28' x 32'
- 10ft walls
- 6-12 pitch roof.
- overall Height 17'