

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

TIME: 7:00 PM,  
DATE: Thursday, March 12, 2020  
PLACE: Council Chambers.

1. Call to Order
2. Adoption of Agenda
3. Declaration of pecuniary interest
4. Approval of Minutes – March 12, 2020
5. New Consent Applications:
  - a) S-34-19-S (MacKay) 3 - 19

**Location:** Part Lots 23 & 24, Concession 7, being Parts 1 & 2 on Plan 13R16716, District of Storrington, Township of South Frontenac, municipally known as 3467 Latimer Road

**Purpose of Application:** Consent for the creation of a new residential lot consisting of approximately 6.4 acres (2.6 hectares) with approximately 80 metres (262 feet) of road frontage along Latimer Road and a depth of approximately 123 metres (403 feet) from a development property. The retained lands will consist of approximately 11.6 acres (4.7 hectares) with approximately 440 metres (1444 feet) of frontage along Latimer Road.
  - b) S-35-19-S (MacKay) 20 - 37

**Location:** Part Lots 23 & 24, Concession 7, being Parts 1 & 2 on Plan 13R16716, District of Storrington, Township of South Frontenac, municipally known as 3467 Latimer Road

**Purpose of Application:** Consent for the creation of a new residential lot consisting of approximately 9.34 acres (3.8 hectares) with approximately 360 metres (1181 feet) of road frontage along Latimer Road and a depth of approximately 228 metres (748 feet) from a development property. The retained lands will consist of approximately 3 acres (1.21 hectares) with approximately 80 metres (262 feet) of frontage along Latimer Road.
6. New Minor Variance Applications:
  - a) MV-45-19-P (George) 38 - 50

**Location:** Part Lot 9, Concession 11, District of Portland, Township of South Frontenac, municipally known as 4235 Maple Drive, Verona Rock Lake.

**Purpose of Application:** To reduce the highwater mark setback from 30 metres (98.4 feet) to 18.5 metres (60.7 feet) to permit the construction of an accessory building, being a detached garage in the front yard of the subject waterfront property with an increased height allowance of 7.4 metres (24.2 feet). The applicant is seeking relief from Section 5.8.2, Flooding and Shoreline Erosion Hazards which requires a 30 metre setback from the highwater mark. Also, from Section 5.24.2 which requires any accessory building which is not part of the main building to be erected to the rear of the projected front wall of the main building. And from Section 14.3.2 which allows for a maximum accessory building height of 6 metres (19.7 feet).
  - b) MV-03-20-B (Barclay) 51 - 67

**Location:** Lot 15, Concession 4, District of Bedford, Township of South Frontenac, municipally known as 1481 Green Bay Road, Jeffs Lake

**Purpose of Application:** To increase the allowable height for an accessory building in the Rural zone from 6 metres (19.7 feet) to 9.2 metres (30.2 feet) and to allow the total lot coverage of accessory buildings on a property to exceed the total lot coverage of the existing principal building to permit the construction of an accessory building, being a detached garage on the property. The applicant is seeking relief from Section 7.3.2 Rural Zone Regulations which allows a maximum accessory building height of 6 metres (19.7 feet) and Section 5.24.1 Accessory Buildings, which does not allow the lot coverage of all accessory buildings and structures on a lot to exceed the lot coverage of the existing principal building.

- c) MV-04-20-B (Mulder) **Location:** Lot 5, Concession 6, being Part 8 on Plan 13R4370, District of Bedford, Township of South Frontenac, Canoe Lake Road, Kingsford Lake. 68 - 80

**Purpose of Application:** To allow an accessory building, being a detached garage to be constructed in the front yard of a Rural property. The applicant is seeking relief from Section 5.24.2 which does not allow a detached accessory building to be erected in the front yard of a property.

- d) MV-05-20-B (Naboznak) 81 - 97

**Location:** Lots 19 & 20, Concession 4, District of Bedford, Township of South Frontenac, municipally known as 121 Sunrise Lane, Bobs Lake

**Purpose of Application:** To increase the allowable height for an accessory building in the Limited Services Residential - Waterfront Zone from 6 metres (19.7 feet) to 7 metres (23 feet) and to allow the total lot coverage of accessory buildings on a property to exceed the total lot coverage of the existing principal building to permit the construction of an accessory building, being a detached garage on the property. The applicant is seeking relief from Section 10.3.2 Limited Services Residential - Waterfront Zone Regulations which allows a maximum accessory building height of 6 metres (19.7 feet) and Section 5.24.1 Accessory Buildings, which does not allow the lot coverage of all accessory buildings and structures on a lot to exceed the lot coverage of the existing principal building.

7. Other Business

8. Adjournment



# REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



## PLANNING REPORT – CONSENT APPLICATION

**Report Date:** March 6, 2020

**Application Nos:** S-34-19-S

**Owner:** Kevin & Kerstin Mackay

**Location of Property:** Part Lots 23 & 24, Concession 7, being Parts 1 & 2 on Plan 13R16716, District of Storrington, Township of South Frontenac, municipally known as 3467 Latimer Road

**Purpose of Application:** Consent for the creation of a new lot

**Date of Hearing:** March 12, 2020

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### Recommendation

It is recommended that the Committee of Adjustment receive comments from the public and that the Committee of Adjustment **defer** making a decision on application S-34-19-S to provide additional time for KFL&A Public Health to complete their site inspections to determine suitability to install an on-site sewage disposal system and for the Cataraqui Region Conservation Authority Staff and Public Services Staff to complete site visits and provide formal comments.

### Proposal

An application for consent for the creation of a new lot has been received. The consent application seeks to permit the creation of a new lot consisting of approximately 6.4 acres (2.6 hectares) with approximately 80 metres (262 feet) of road frontage along Latimer Road and a depth of approximately 123 metres (403 feet) from a development property. The retained lands will consist of approximately 11.6 acres (4.7 hectares) with approximately 440 metres (1444 feet) of frontage along Latimer Road. The subject lands are also subject to Consent Application S-35-19-S for consent to create a second vacant lot.

The subject property is located on the north west side of Latimer Road just south of where it meets Holmes Road. The subject property has a single detached dwelling on the north end of the property.

**Submitted by:** Tess Gilchrist, MCIP RPP, Contract Planner, Township of South Frontenac

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

**Attachments:** Map of Mackay property

**Site Visit:** February 26, 2020

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

Date Received: NOV 19, 2019

File No: S-34-19-5

1. Name of Owner(s): KEVIN & KERSTIN MACKAY

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: Concession 7 Lot Number: Lot 23

Street Number: \_\_\_\_\_ Name of Road/Street: Latimer RD.

Reference Plan Number: 13R16540 Part Number(s): 1, 2, 3, 4, 5, 6

Roll Number: 162906601004300

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

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

Frontage (on water): 0 zero Frontage (on road/lane): approx 52.0 metres  
 Depth: Approx 238 metres Area: Approx 18 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 a 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 Approx 80 metres

Frontage On Road Approx 440 metres

Frontage On Water 0

Frontage On Water 0

Depth Approx 123 metres

Depth Approx 165 metres

Area 2.6 Hectares  
26,530 m<sup>2</sup>

Area Approx 6.4 acres  
Approx 11.6 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: Vacant

Vacant

Retained: Residential

Residential

Structures Existing

Structures Proposed

New Lot: None

None

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

Structures Existing

Structures Proposed

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

House  
 \_\_\_\_\_  
 \_\_\_\_\_

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

Proposed Lot Addition (or right-of-way)

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

Frontage  
On Road: \_\_\_\_\_

Frontage  
On Road: \_\_\_\_\_

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

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

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

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

Area: \_\_\_\_\_

Area: \_\_\_\_\_

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

Present Use of Property

Proposed Use of Property

Lot Addition or R.O.W.: \_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

Structures Existing

Structures Proposed

Lot Addition (or R.O.W.): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

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

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

Subject to easement for hydro STN 8462

9. Name of road or lane which accesses:

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

The retained lot: Latimer Road

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

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

New Lot: \_\_\_\_\_

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

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

New Lot: private well \_\_\_\_\_ Retained Lot: private well \_\_\_\_\_

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

New Lot: private septic \_\_\_\_\_ Retained Lot: private septic \_\_\_\_\_

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

Rural

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

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

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

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

\_\_\_\_\_

14. **If known**, has the subject land ever been the subject of any other application under the Planning Act, such as an application for an amendment to an official plan, a zoning by-law, a minister's zoning order, a minor variance? If so, please indicate:

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

\_\_\_\_\_

(c) The current use of the land: \_\_\_\_\_

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

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

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

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

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

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

**AGREEMENT TO INDEMNIFY**

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

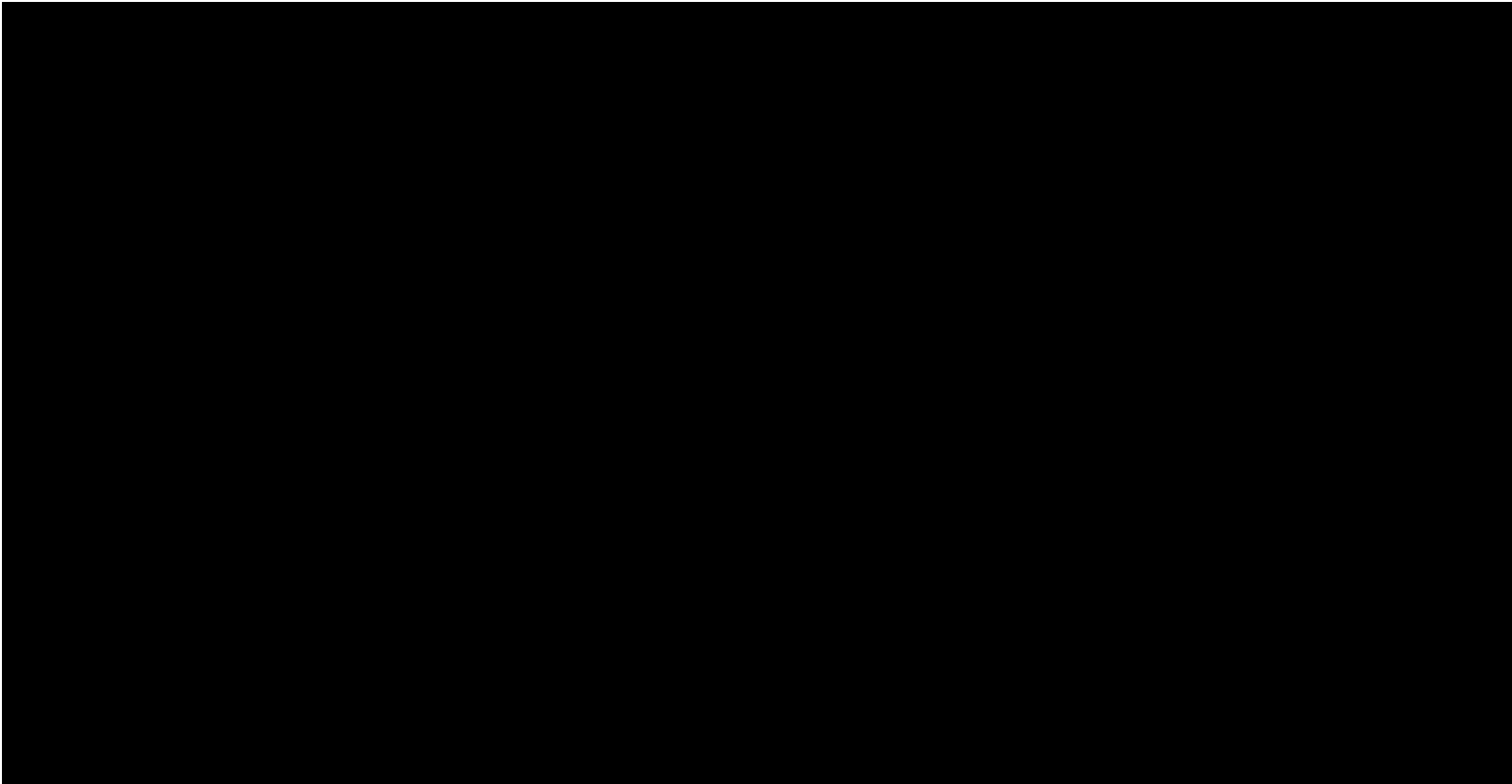
The Owner/Applicant/Agent agrees that the information recorded in this Consent Application Form is accurate. The Owner/Applicant/Agent agrees that representatives of the Township, Public Health and, where applicable, the appropriate Conservation Authority, may enter onto the subject property for the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

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

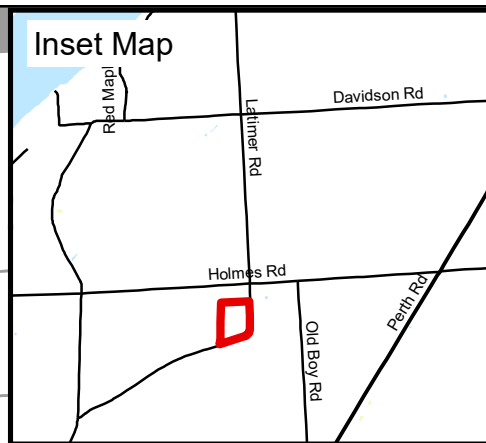
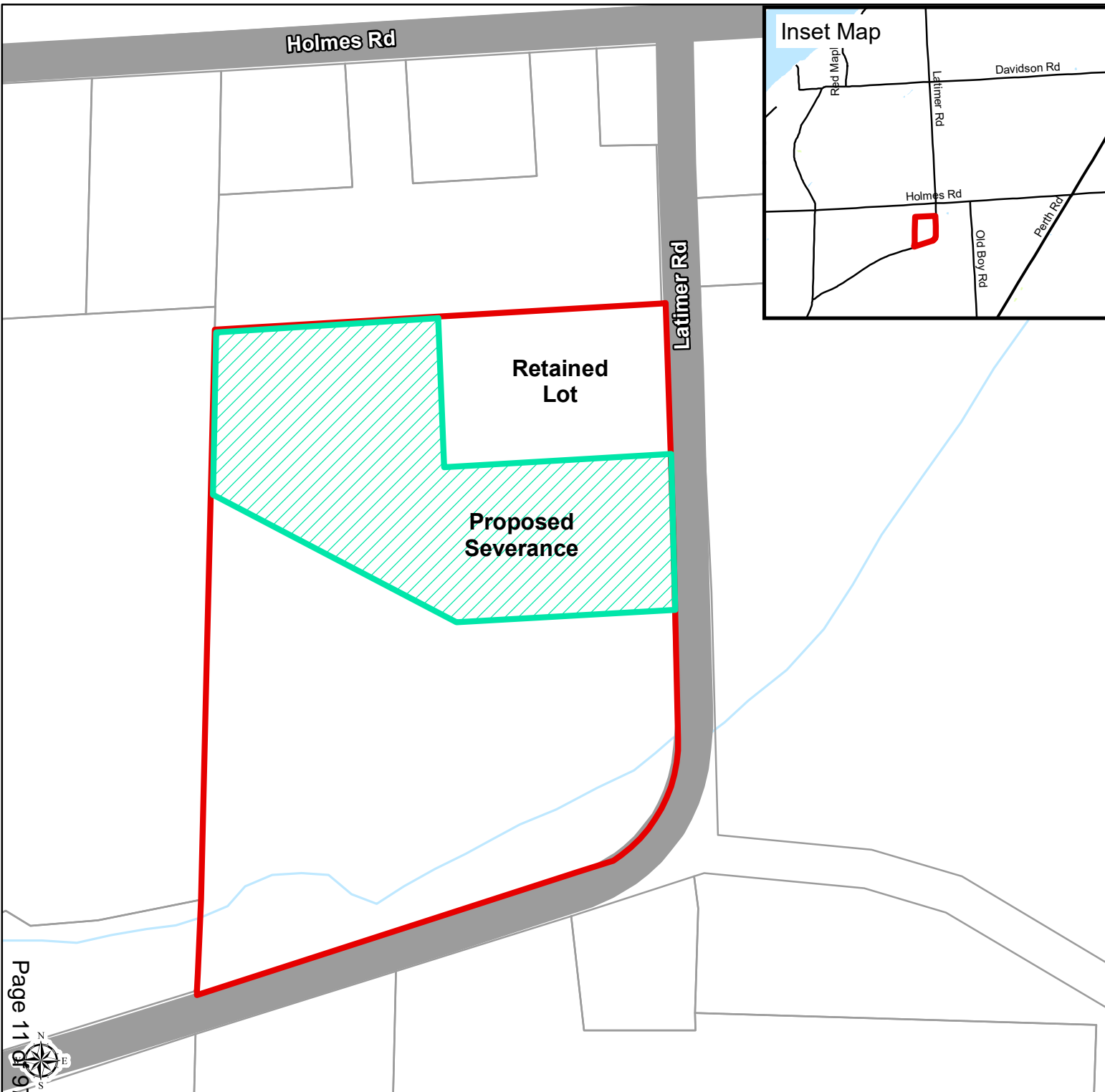
Without limiting the foregoing, such fees and expenses shall include the fees and expenses of consultants, planners, engineers, lawyers and such other professional and technical advisors as the municipality may, in its absolute discretion acting reasonably, consider necessary or advisable to more properly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

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

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













**S-34-19-S  
MACKAY**

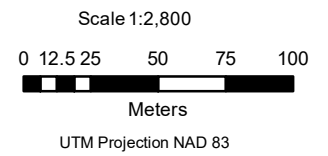
**3467 LATIMER RD**

**Legend**

-  MacKay Property
  -  Parcel Fabric
  -  River / Stream
  -  Provincially Significant Wetlands
- Waterbodies**
-  Water Area, Permanent
  -  Wetland Area, Permanent

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.





1329 Gardiners Road, Suite 210  
Kingston, ON, Canada K7P 0L8

613 634 9009 tel  
888.884.9392 fax

October 4, 2019

Kerstin Mackay  
3362 Latimer Road  
South Frontenac, ON

Dear Ms. Mackay

**Regarding: Latimer Road Severance**

As requested, Forefront Engineering Inc. has completed a drainage analysis for the proposed lot severance located along Latimer Road, South Frontenac, Ontario.

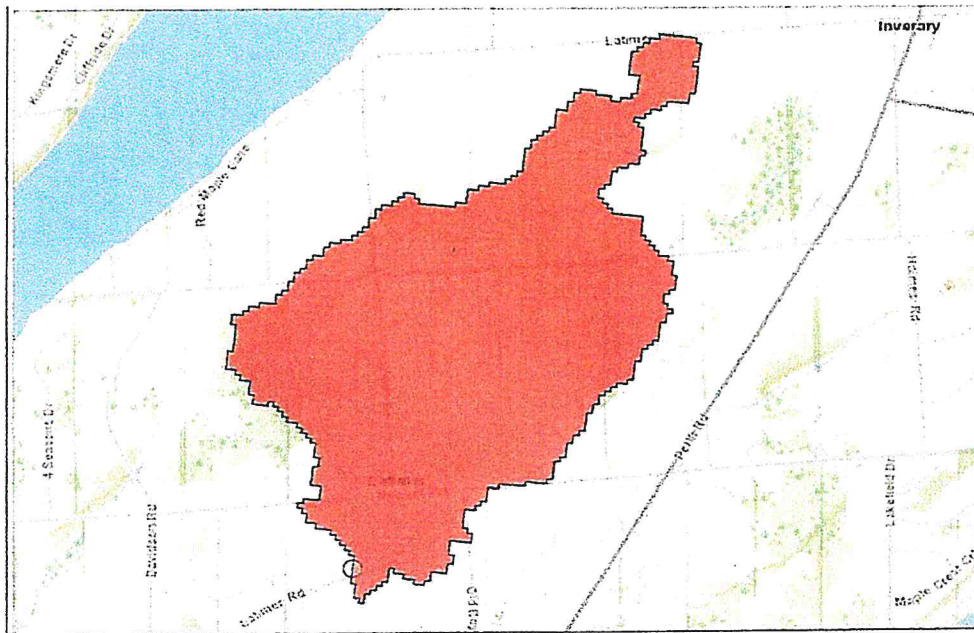
The subject property at 3362 Latimer Road is approximately 7.6 hectares in area with approximately 280 m of frontage along the north south portion of Latimer road and approximately 260 m of frontage along the east west portion of Latimer Road. The site is predominantly field and pasture.

A channel extends westerly across the site near the south end of the property. The channel is a tributary to Collins Creek outletting to the Creek between Shannons Corners and Elginburg. A 2.4 m x 1.3 m box culvert conveys flow across Latimer Road just east of the subject site.

A dwelling situated near the north property line is currently under construction. Zoning for the subject lands is Rural requiring a minimum lot area of 0.8 hectares and a minimum frontage of 76 m. It is proposed that the existing lot will be severed to create two additional lots.

A topographic survey of the channel and adjacent area was completed. Topographic survey information for the balance of the site was obtained from LIDAR mapping. An analysis has been completed to demonstrate that the proposed homes and septic systems would lie beyond the floodplain of the channel. Attached is a Site Plan (SK1) showing the upstream drainage area, the drainage channel and 100-year flood line, and the proposed lots and house locations with recommended grading. Notes on our analysis are presented below.

An analysis of the site and watershed characteristics was completed using the Ministry of Natural Resources and Forestry Ontario Flow Assessment Tool (OFAT). The total drainage area for the channel extending through the subject property is approximately 455 hectares. Refer to **Figure 1: Ontario Flow Assessment Tools Drainage Map**.



**Figure 1: Ontario Flow Assessment Tools Drainage Map**

The drainage area slopes approximately 4.1 m/km over an approximate distance of 5.3 km. Therefore, the slope of the main channel is 1.5%. For the watercourse at the subject property, OFAT suggests a 100-year peak flow of approximately 2.23 m<sup>3</sup>/s using the index flood model with EPA.

The watercourse main channel through the subject property is irregular with approximately 0.5m wide, flat bedrock/earth bottom, 0.2% longitudinal slope, and earth banks approximately 0.5 m high on average. Using the MTO Drainage Management Manual a Manning's n value of 0.05 was selected for the channel.

Hydraulic analysis using a recent version of the US Army Corps of Engineers HEC-RAS River Analysis System software (Version 4.0.0, released March 2008) was undertaken. The software has been widely used in similar open channel flow analyses in Ontario and is recognized as a reliable technique for estimating one-dimensional steady state flow, unsteady state flow calculations, sediment transport, bed computations, water temperature modeling and their associated parameters.

HEC-RAS analysis suggests that a flow depth of approximately 0.9 m can be expected in the channel under the 100-year peak flow. The hydraulic analysis was used to determine the 100-year flood line for the subject watercourse. The calculated floodline varies from approximately 142.5 m to 143.0 m across the subject site.

Drawing SK1 shows the proposed lotlines with home and septic locations. All three lots will front on the north south portion of Latimer Road with an area of 1.2 hectares and a frontage of 80 m for the northerly lot, an area of 2.6 hectares and a frontage of 80 m for the center lot and an area of 3.8 hectares and a frontage of approximately 100 m for the southern lot. The analysis demonstrates that the proposed house

and septic locations are appropriate and lie beyond the floodplain and 30m setback of the subject watercourse.

Also shown on Drawing SK1 is the minimum distance separation line which demonstrates adequate separation for the proposed homes and pertinent portions of the proposed lots from livestock operations.

Please contact this office if you have any questions.

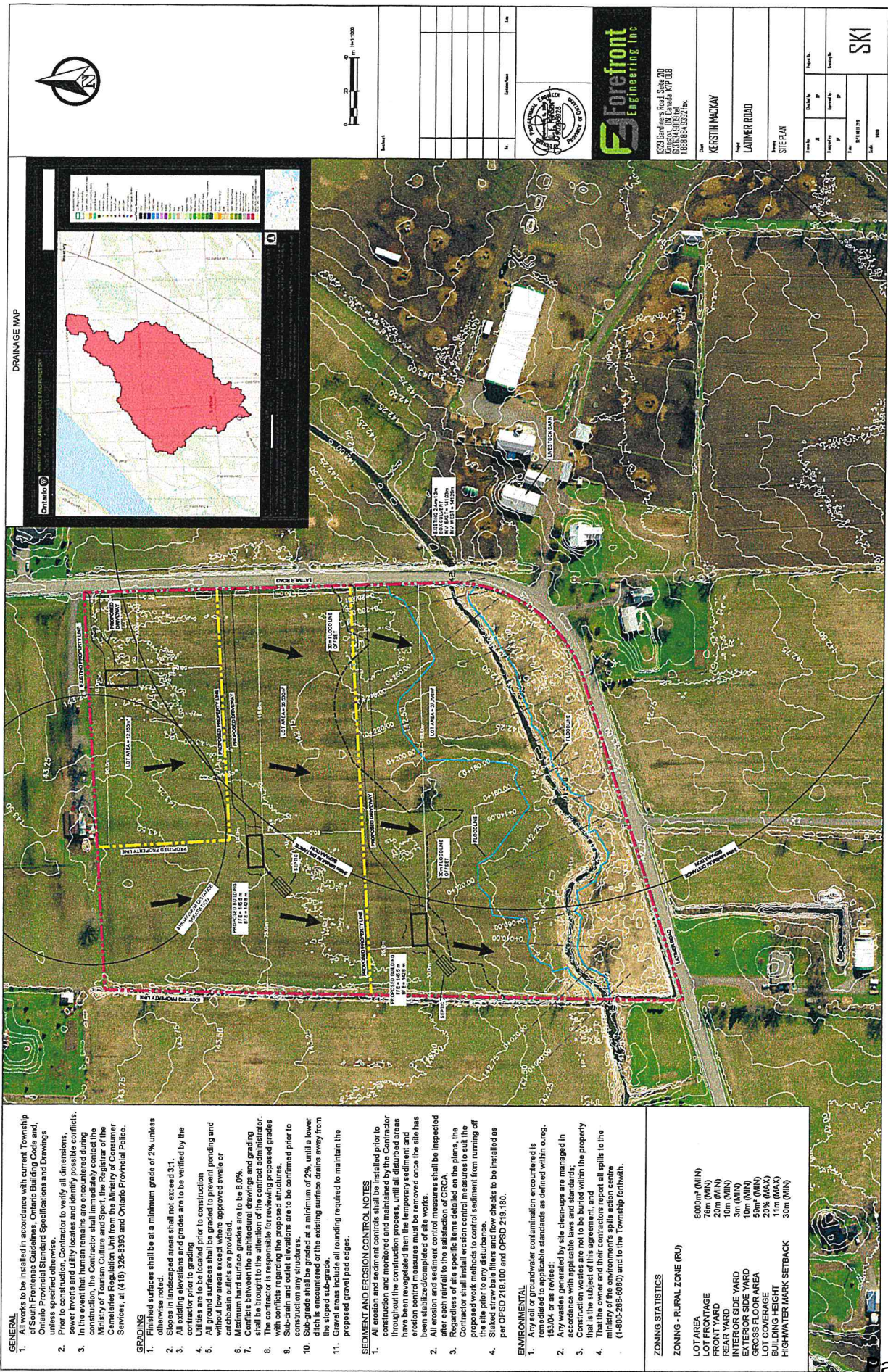
Sincerely,  
**FOREFRONT Engineering Inc.**



Doug Prinsen, P.Eng.  
Senior Project Manager  
Doug.Prinsen@Forefronteng.ca



SKETCH



**GENERAL**

- All works to be installed in accordance with current Township of South Frontenac Guidelines, Ontario Building Code and, Ontario Provincial Standard Specifications and Drawings unless specified otherwise.
- Power inverts and utility locates and identify adjacent, sewer inverts and utility locates and identify adjacent, electric, gas, and other utilities.
- In the event that human remains are encountered during construction, the Contractor shall immediately contact the Ministry of Tourism Culture and Sport, the Registrar of the Cemeteries Regulation Unit from the Ministry of Consumer Services, at (416) 326-8393 and Ontario Provincial Police.

**GRADINGS**

- Finished surfaces shall be at a minimum grade of 2%, unless otherwise noted.
- Slopes in landscaped areas shall not exceed 3:1.
- All existing elevations and grades are to be verified by the contractor.
- Utilities are to be located prior to construction.
- All ground surfaces shall be graded to prevent ponding and without low areas except where approved swales or catchbasin outlets are provided.
- Minimum hard surface grades are to be 0.0%.
- Gravel areas shall be graded to the existing surface drainage away from the proposed gravel pad edges.
- The contractor is responsible for reviewing proposed grades with the engineer prior to construction.
- Sub-deck and outlet elevations are to be confirmed prior to construction any structures.
- Site-grade shall be graded at a minimum of 2%, until a lower slope is required for the existing surface drains away from the proposed gravel pad edges.
- Gravel areas include all rounding required to maintain the proposed gravel pad edges.

**SEDIMENT AND EROSION CONTROL MEASURES**

- All work shall be completed prior to construction and maintained throughout the construction process, until all disturbed areas have been revegetated. The temporary sediment and erosion control measures must be removed once the site has been stabilized/completed of site works.
- After each rainfall to the site, the contractor shall be inspected for any erosion control measures that are not functioning properly. Regardless of site specific items detailed on the plans, the Contractor shall install erosion control measures to suit the proposed work methods to control sediment from running off the site prior to any disturbance.
- Site work shall be inspected and flow checks to be installed as per OPSD 218-100 and OPSD 218-100.

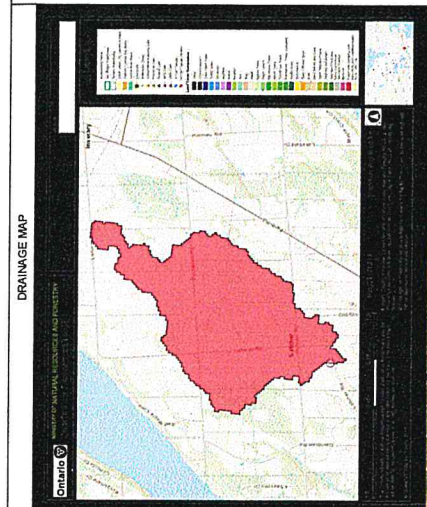
**ENVIRONMENTAL**

- Any soil or groundwater contamination encountered is remediated to applicable standards as defined within O.Reg. 153/04 or as revised, by site cleanup site managed in accordance with applicable laws and standards.
- Construction wastes are not to be buried within the property that is the subject of this agreement, and
- That the owner and their contractor report all spills to the ministry of the environment's spills action centre (1-800-268-6060) and to the Township forthwith.

**ZONING STATISTICS**

ZONING - RURAL ZONE (RZ)

LOT AREA	8000m <sup>2</sup> (MIN)
LOT FRONTAGE	76m (MIN)
FRONT YARD SETBACK	20m (MIN)
REAR YARD SETBACK	10m (MIN)
EXTERIOR SIDE YARD SETBACK	5m (MIN)
GROSS FLOOR AREA	50m <sup>2</sup> (MIN)
LOT COVERAGE	20% (MAX)
BUILDING HEIGHT	11m (MAX)
HIGHWATER MARK SETBACK	30m (MIN)



Project No.	1234
Client	SKI
Project Name	LAUNNER ROAD
Site Plan	1234
Scale	1:1000
Author	KERSTIN MACKAY
Check By	
Approved By	
Date	10/10/2023
Sheet	1000

**E Forefront Engineering Inc.**  
 1234 Gardens Road, Suite 20  
 Cornwall, ON, Canada K7P 0G8  
 Phone: 613-338-1234  
 Fax: 613-338-5678

January 24, 2020

Kerstin Mackay  
3362 Latimer Road  
South Frontenac, ON

Dear Ms. Mackay

**Regarding: Latimer Road Severance**

As requested, Forefront Engineering Inc. has completed a drainage analysis for the proposed lot severance located along Latimer Road, South Frontenac, Ontario.

The subject property at 3362 Latimer Road is approximately 7.66 hectares in area with approximately 280 m of frontage along the north south portion of Latimer road and approximately 260 m of frontage along the east west portion of Latimer Road. The site is predominantly field and pasture.

A channel extends westerly across the site near the south end of the property. The channel is a tributary to Collins Creek outletting to the Creek between Shannons Corners and Elginburg. A 2.4 m x 1.3 m box culvert conveys flow across Latimer Road just east of the subject site.

A dwelling situated near the north property line is currently under construction. Zoning for the subject lands is Rural requiring a minimum lot area of 0.8 hectares and a minimum frontage of 76 m. It is proposed that the existing lot will be severed to create two additional lots.

A topographic survey of the channel and adjacent area was completed. Topographic survey information for the balance of the site was obtained from LIDAR mapping. An analysis has been completed to demonstrate that the proposed homes and septic systems would lie beyond the floodplain of the channel. Attached is a Site Plan (SK1) showing the upstream drainage area, the drainage channel and 100-year flood line, and the proposed lots and house locations with recommended grading. Notes on our analysis are presented below.

An analysis of the site and watershed characteristics was completed using the Ministry of Natural Resources and Forestry Ontario Flow Assessment Tool (OFAT). The total drainage area for the channel extending through the subject property is approximately 455 hectares. Refer to **Figure 1: Ontario Flow Assessment Tools Drainage Map**.

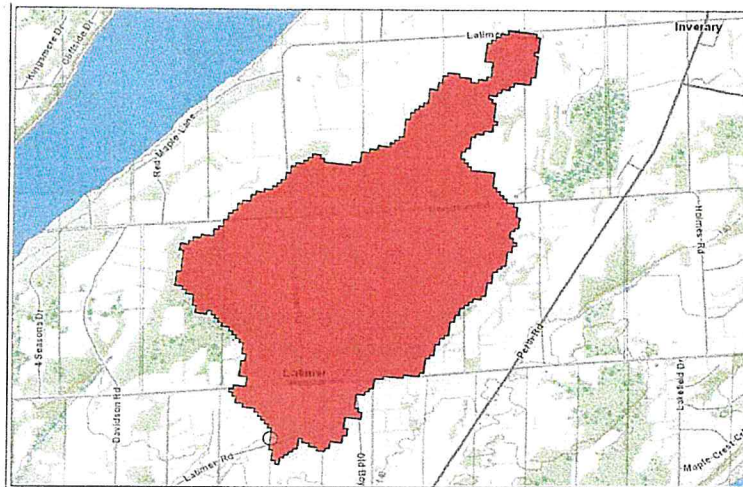


Figure 1: Ontario Flow Assessment Tools Drainage Map

The drainage area slopes approximately 4.1 m/km over an approximate distance of 5.3 km. Therefore, the slope of the main channel is 1.5%. For the watercourse at the subject property, OFAT suggests a 100-year peak flow of approximately 2.23 m<sup>3</sup>/s using the index flood model with EPA.

The watercourse main channel through the subject property is irregular with approximately 0.5m wide, flat bedrock/earth bottom, 0.2% longitudinal slope, and earth banks approximately 0.5 m high on average. Using the MTO Drainage Management Manual a Manning's n value of 0.05 was selected for the channel.

Hydraulic analysis using a recent version of the US Army Corps of Engineers HEC-RAS River Analysis System software (Version 4.0.0, released March 2008) was undertaken. The software has been widely used in similar open channel flow analyses in Ontario and is recognized as a reliable technique for estimating one-dimensional steady state flow, unsteady state flow calculations, sediment transport, bed computations, water temperature modeling and their associated parameters.

HEC-RAS analysis suggests that a flow depth of approximately 0.9 m can be expected in the channel under the 100-year peak flow. The hydraulic analysis was used to determine the 100-year flood line for the subject watercourse. The calculated floodline varies from approximately 142.5 m to 143.0 m across the subject site.

Drawing SK1 shows the proposed lotlines with home and septic locations. All three lots will front on the north south portion of Latimer Road with an area of 0.90 hectares and a frontage of 76m for the northerly lot, an area of 2.48 hectares and a frontage of 84 m for the center lot and an area of 4.28 hectares and a frontage of approximately 100 m for the southern lot. The analysis demonstrates that the proposed house

and septic locations are appropriate and lie beyond the floodplain and 30m setback of the subject watercourse.

Also shown on Drawing SK1 is the minimum distance separation line which demonstrates adequate separation for the proposed homes and pertinent portions of the proposed lots from livestock operations. The drawing demonstrates building envelopes in excess of 0.5 hectares beyond the MDS setbacks, rear and side yard setbacks, and 30m floodline setback.

Please contact this office if you have any questions.

Sincerely,  
FOREFRONT Engineering Inc.



Doug Prinsen, P.Eng.  
Senior Project Manager  
Doug.Prinsen@Forefronteng.ca



March 2, 2020

Kevin & Kerstin Mackay  
3467 Latmier Road  
Elginburg ON KOH 1M0

Dear: Mevin & Kerstin Mackay:

**Re: Winter Inspections, S-34-19-S, Latmier Road**

KFL&A Public Health, under Division B, Part 8 of the Ontario Building Code, inspects properties for their suitability to install on-site sewage disposal systems.

Inspections of this type require accurate observations of the lot. Unfortunately, snow and frost make it difficult to assess the conditions that will affect a sewage disposal system.

As a result, inspections of this type are limited to periods when weather conditions allow an accurate site inspection.

All applications received for the installation of sewage systems, consents to sever property, subdivision approvals, minor variances and other related activities will be deferred until suitable weather conditions occur.

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

Thank you,



Sarah Van Dijk, CPHI (C)  
Public Health Inspector



# REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



## PLANNING REPORT – CONSENT APPLICATION

**Report Date:** March 6, 2020

**Application Nos:** S-35-19-S

**Owner:** Kevin & Kerstin Mackay

**Location of Property:** Part Lots 23 & 24, Concession 7, being Parts 1 & 2 on Plan 13R16716, District of Storrington, Township of South Frontenac, municipally known as 3467 Latimer Road

**Purpose of Application:** Consent for the creation of a new lot

**Date of Hearing:** March 12, 2020

---

### Recommendation

It is recommended that the Committee of Adjustment receive comments from the public and that the Committee of Adjustment **defer** making a decision on application S-34-19-S to provide additional time for KFL&A Public Health to complete their site inspections to determine suitability to install an on-site sewage disposal system and for the Cataraqui Region Conservation Authority Staff and Public Services Staff to complete site visits and provide formal comments.

### Proposal

An application for consent for the creation of a new lot has been received. The consent application seeks to permit the creation of a new lot consisting of approximately 9.34 acres (3.8 hectares) with approximately 360 metres (1181 feet) of road frontage along Latimer Road and a depth of approximately 228 metres (748 feet) from a development property. The retained lands will consist of approximately 3 acres (1.21 hectares) with approximately 80 metres (262 feet) of frontage along Latimer Road. The subject lands are subject to Consent Application S-34-19-S, for consent to create a second vacant lot.

The subject property is located on the north west side of Latimer Road just south of where it meets Holmes Road. The subject property has a single detached dwelling on the north end of the property.

**Submitted by:** Tess Gilchrist, MCIP RPP, Contract Planner, Township of South Frontenac

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

**Attachments:** Map of Mackay property

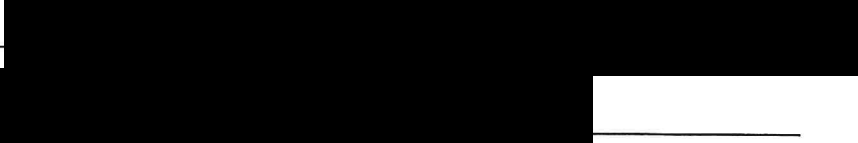
**Site Visit:** February 26, 2020

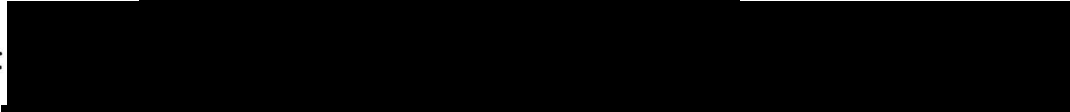
TOWNSHIP OF SOUTH FRONTENAC APPLICATION FOR CONSENT  
Planning Act, R.S.O. 1990, c. P.13 as amended

Date Received: NOV 19, 2019

File No: S-35-19-S

1. Name of Owner(s): KERSTIN & Kevin MacKay

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: Concession 7 Lot Number: Lot 231, 1

Street Number: 3467 Name of Road/Street: LATIMER ROAD

Reference Plan Number: B R 16540 Part Number(s): 1, 2, 3, 4, 5, 6

Roll Number: 102906001604300

**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): Zero 0 Frontage (on road/lane): approx 440 meters  
 Depth: 238 metres approx Area: Approx 11.6 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 a 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:

Frontage On Road Approx 360 meters total

Frontage On Water 0

Depth Approx 228 meter

Area Approx 3.8 hectares / 9.34 acres  
37,798 m<sup>2</sup>

Retained Lot:

Frontage On Road Approx 80 metres

Frontage On Water 0

Depth Approx 148 meters

Area Approx 3 acres (12,153 m<sup>2</sup>)

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

Existing Uses

New Lot: Vacant

Retained: Residential

Proposed Uses

Vacant

Residential

Structures Existing

New Lot: None

Structures Proposed

None

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

Structures Existing	Structures Proposed
Retained Lot: <u>house</u>	<u>house</u>
_____	_____

(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***):

\_\_\_\_\_

1 4 2 0 0 0

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

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

\_\_\_\_\_

9. Name of road or lane which accesses:

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

The retained lot: \_\_\_\_\_

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

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

New Lot: \_\_\_\_\_

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

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

New Lot: private Well \_\_\_\_\_ Retained Lot: private well \_\_\_\_\_

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

New Lot: private septic \_\_\_\_\_ Retained Lot: private septic \_\_\_\_\_

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

RURAL

\_\_\_\_\_

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

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

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

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

\_\_\_\_\_

14. **If known**, has the subject land ever been the subject of any other application under the Planning Act, such as an application for an amendment to an official plan, a zoning by-law, a minister's zoning order, a minor variance? If so, please indicate:

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

\_\_\_\_\_

(c) The current use of the land: \_\_\_\_\_

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

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

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

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

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

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

**AGREEMENT TO INDEMNIFY**

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

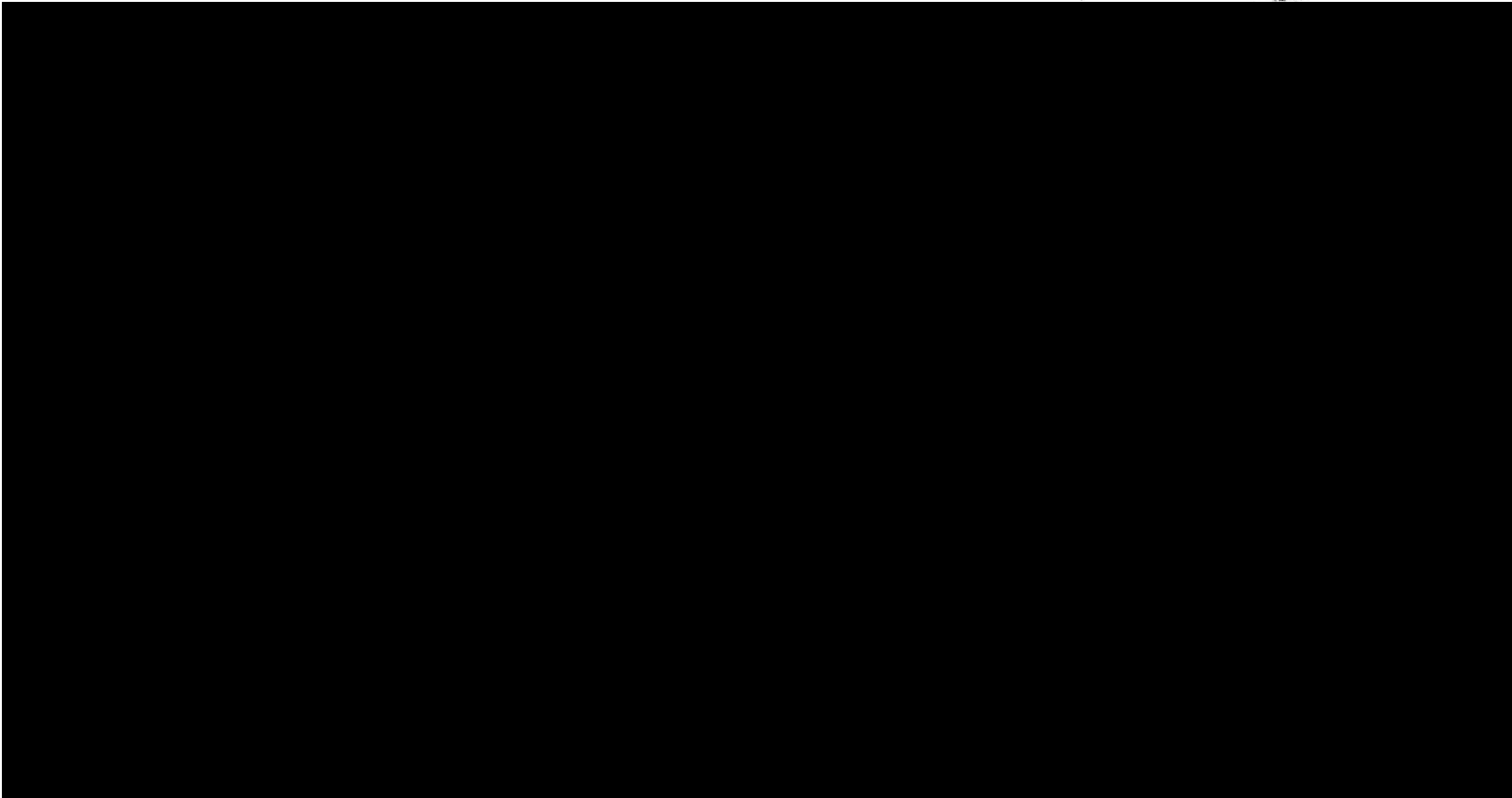
The Owner/Applicant/Agent agrees that the information recorded in this Consent Application Form is accurate. The Owner/Applicant/Agent agrees that representatives of the Township, Public Health and, where applicable, the appropriate Conservation Authority, may enter onto the subject property for the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

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

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

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

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





PROPERTY INDEX MAP  
FRONTENAC(No. 13)

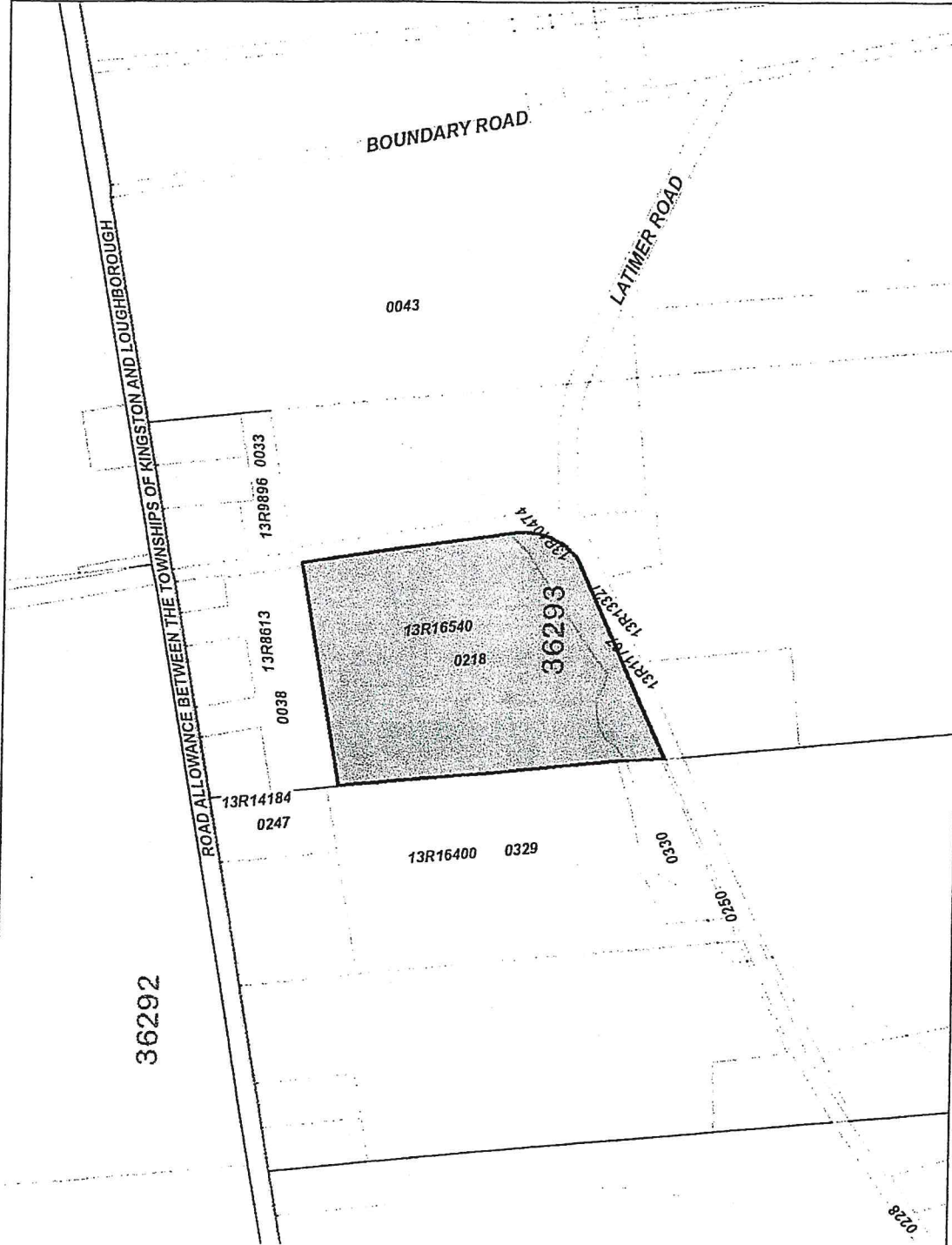
LEGEND

- FREEHOLD PROPERTY
- LEASEHOLD PROPERTY
- LIMITED INTEREST PROPERTY
- CHARGED PROPERTY
- RETIRED PIN (MAP UPDATE PENDING)
- PROPERTY NUMBER 0419
- BLOCK NUMBER 03050
- GEOGRAPHIC FABRIC
- EASEMENT

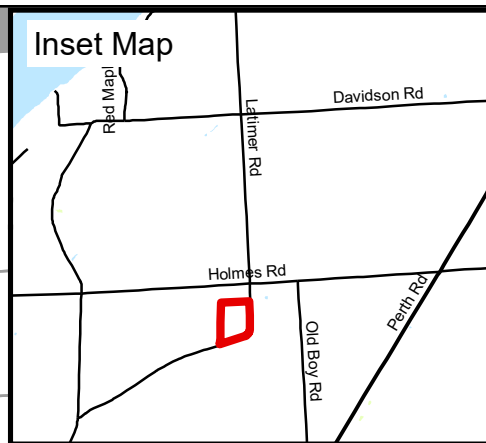
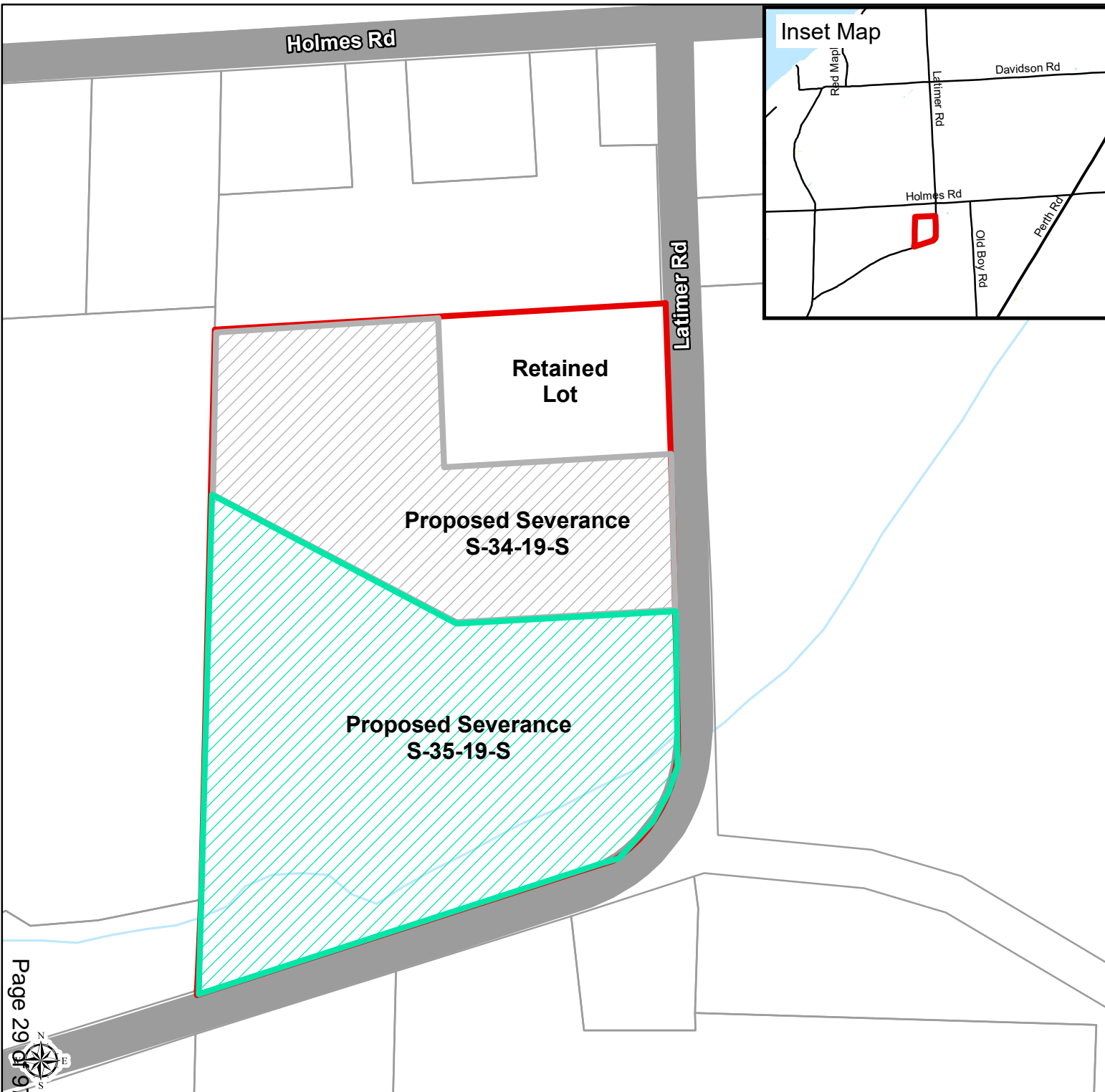
THIS IS NOT A PLAN OF SURVEY

NOTES

- REVIEW THE TITLE RECORDS FOR COMPLETE INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS
- THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAID REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY
- FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS
- ONLY MAJOR EASEMENTS ARE SHOWN
- REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED













**S-35-19-S  
MACKAY**

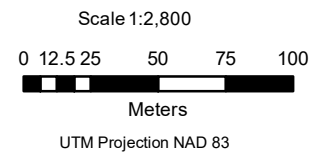
**3467 LATIMER RD**

**Legend**

-  MacKay Property
  -  Parcel Fabric
  -  River / Stream
  -  Provincially Significant Wetlands
- Waterbodies**
-  Water Area, Permanent
  -  Wetland Area, Permanent

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.





1329 Gardiners Road, Suite 210  
Kingston, ON, Canada K7P 0L8

613 634 9009 tel  
888.884.9392 fax

October 4, 2019

Kerstin Mackay  
3362 Latimer Road  
South Frontenac, ON

Dear Ms. Mackay

**Regarding: Latimer Road Severance**

As requested, Forefront Engineering Inc. has completed a drainage analysis for the proposed lot severance located along Latimer Road, South Frontenac, Ontario.

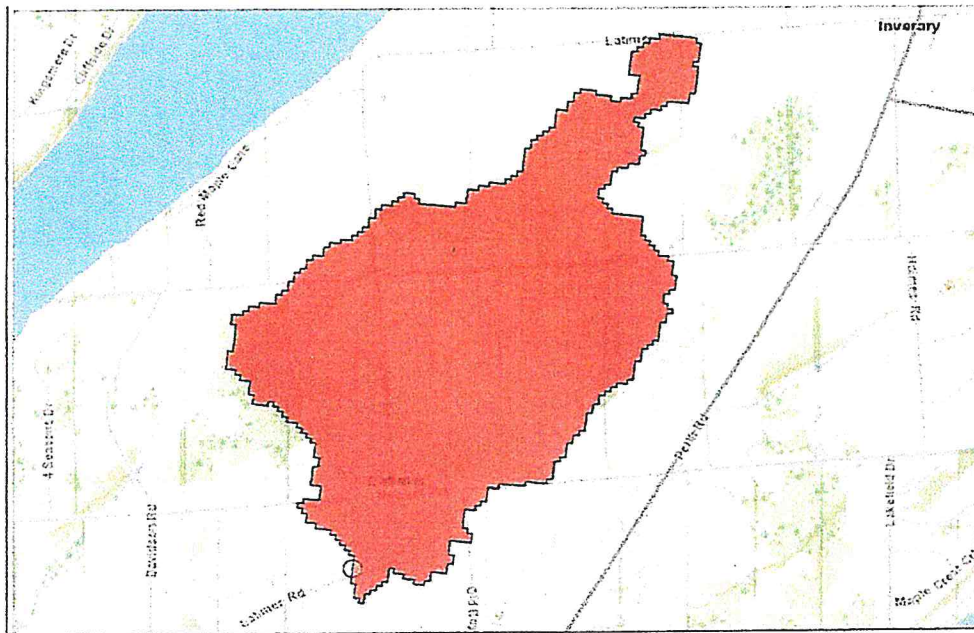
The subject property at 3362 Latimer Road is approximately 7.6 hectares in area with approximately 280 m of frontage along the north south portion of Latimer road and approximately 260 m of frontage along the east west portion of Latimer Road. The site is predominantly field and pasture.

A channel extends westerly across the site near the south end of the property. The channel is a tributary to Collins Creek outletting to the Creek between Shannons Corners and Elginburg. A 2.4 m x 1.3 m box culvert conveys flow across Latimer Road just east of the subject site.

A dwelling situated near the north property line is currently under construction. Zoning for the subject lands is Rural requiring a minimum lot area of 0.8 hectares and a minimum frontage of 76 m. It is proposed that the existing lot will be severed to create two additional lots.

A topographic survey of the channel and adjacent area was completed. Topographic survey information for the balance of the site was obtained from LIDAR mapping. An analysis has been completed to demonstrate that the proposed homes and septic systems would lie beyond the floodplain of the channel. Attached is a Site Plan (SK1) showing the upstream drainage area, the drainage channel and 100-year flood line, and the proposed lots and house locations with recommended grading. Notes on our analysis are presented below.

An analysis of the site and watershed characteristics was completed using the Ministry of Natural Resources and Forestry Ontario Flow Assessment Tool (OFAT). The total drainage area for the channel extending through the subject property is approximately 455 hectares. Refer to **Figure 1: Ontario Flow Assessment Tools Drainage Map**.



**Figure 1: Ontario Flow Assessment Tools Drainage Map**

The drainage area slopes approximately 4.1 m/km over an approximate distance of 5.3 km. Therefore, the slope of the main channel is 1.5%. For the watercourse at the subject property, OFAT suggests a 100-year peak flow of approximately 2.23 m<sup>3</sup>/s using the index flood model with EPA.

The watercourse main channel through the subject property is irregular with approximately 0.5m wide, flat bedrock/earth bottom, 0.2% longitudinal slope, and earth banks approximately 0.5 m high on average. Using the MTO Drainage Management Manual a Manning's n value of 0.05 was selected for the channel.

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Drawing SK1 shows the proposed lotlines with home and septic locations. All three lots will front on the north south portion of Latimer Road with an area of 1.2 hectares and a frontage of 80 m for the northerly lot, an area of 2.6 hectares and a frontage of 80 m for the center lot and an area of 3.8 hectares and a frontage of approximately 100 m for the southern lot. The analysis demonstrates that the proposed house

and septic locations are appropriate and lie beyond the floodplain and 30m setback of the subject watercourse.

Also shown on Drawing SK1 is the minimum distance separation line which demonstrates adequate separation for the proposed homes and pertinent portions of the proposed lots from livestock operations.

Please contact this office if you have any questions.

Sincerely,  
**FOREFRONT Engineering Inc.**



Doug Prinsen, P.Eng.  
Senior Project Manager  
Doug.Prinsen@Forefronteng.ca







1329 Gardiners Road, Suite 210  
Kingston, ON, Canada K7P 0L8

613 634 9009 tel  
888.884.9392 fax

January 24, 2020

Kerstin Mackay  
3362 Latimer Road  
South Frontenac, ON

Dear Ms. Mackay

**Regarding: Latimer Road Severance**

As requested, Forefront Engineering Inc. has completed a drainage analysis for the proposed lot severance located along Latimer Road, South Frontenac, Ontario.

The subject property at 3362 Latimer Road is approximately 7.66 hectares in area with approximately 280 m of frontage along the north south portion of Latimer road and approximately 260 m of frontage along the east west portion of Latimer Road. The site is predominantly field and pasture.

A channel extends westerly across the site near the south end of the property. The channel is a tributary to Collins Creek outletting to the Creek between Shannons Corners and Elginburg. A 2.4 m x 1.3 m box culvert conveys flow across Latimer Road just east of the subject site.

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A topographic survey of the channel and adjacent area was completed. Topographic survey information for the balance of the site was obtained from LIDAR mapping. An analysis has been completed to demonstrate that the proposed homes and septic systems would lie beyond the floodplain of the channel. Attached is a Site Plan (SK1) showing the upstream drainage area, the drainage channel and 100-year flood line, and the proposed lots and house locations with recommended grading. Notes on our analysis are presented below.

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FF-2020-01-24-Latimer Road Severance

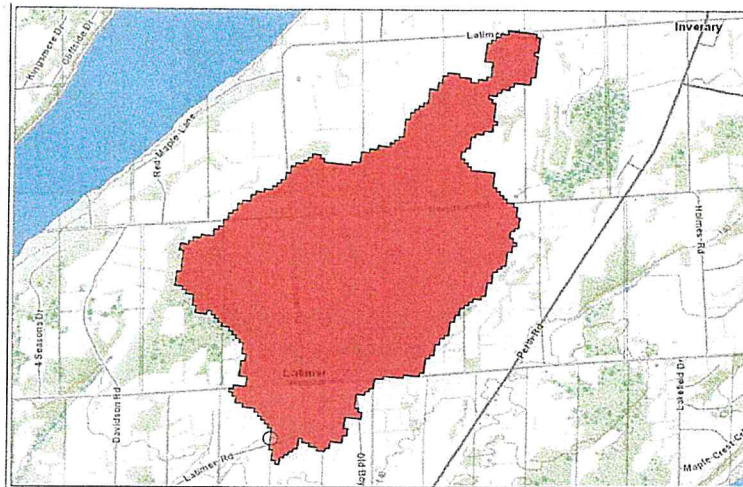


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Also shown on Drawing SK1 is the minimum distance separation line which demonstrates adequate separation for the proposed homes and pertinent portions of the proposed lots from livestock operations. The drawing demonstrates building envelopes in excess of 0.5 hectares beyond the MDS setbacks, rear and side yard setbacks, and 30m floodline setback.

Please contact this office if you have any questions.

Sincerely,  
FOREFRONT Engineering Inc.



Doug Prinsen, P.Eng.  
Senior Project Manager  
Doug.Prinsen@Forefronteng.ca



March 2, 2020

Kevin & Kerstin Mackay  
3467 Latmier Road  
Elginburg ON KOH 1M0

Dear: Mevin & Kerstin Mackay:

**Re: Winter Inspections, S-34-19-S, Latmier Road**

KFL&A Public Health, under Division B, Part 8 of the Ontario Building Code, inspects properties for their suitability to install on-site sewage disposal systems.

Inspections of this type require accurate observations of the lot. Unfortunately, snow and frost make it difficult to assess the conditions that will affect a sewage disposal system.

As a result, inspections of this type are limited to periods when weather conditions allow an accurate site inspection.

All applications received for the installation of sewage systems, consents to sever property, subdivision approvals, minor variances and other related activities will be deferred until suitable weather conditions occur.

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

Thank you,



Sarah Van Dijk, CPHI (C)  
Public Health Inspector



# REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



## MINOR VARIANCE – PLANNING REPORT

**Report Date:** March 5, 2020

**Application No:** MV-45-19-P

**Owner:** Tyler George

**Location of Property:** Part Lot 9, Concession 11, District of Portland, Township of South Frontenac, municipally known as 4235 Maple Drive, Verona Rock Lake

**Purpose of Application:** To vary Sections 5.8.2, 5.24.2 & 14.3.2 of the Township of South Frontenac Zoning Bylaw

**Date of Hearing:** March 12, 2020

### Recommendation

It is recommended that the Committee of Adjustment receive comments from the public and that the Committee of Adjustment **defer** making a decision on application MV-45-19-P to provide additional time for KFL&A Public Health to complete their site inspections in relation to the existing on-site sewage disposal system and to allow for Quinte Conservation Authority to perform a site inspection and determine the flood plain of Verona Rock Lake.

<b>Official Plan Designation:</b>  Settlement Area - Verona	
<b>Zoning:</b> UR1	<b>Zoning Relief Requested:</b>
<b>Section 5.8.2:</b>  Flooding and Shoreline Erosion Hazards	<b>Relief:</b> To permit the construction of an accessory building (detached garage) with a setback from the highwater mark of 18.5 metres, whereas the Zoning By-law requires a setback of 30 metres for all proposed structures.
<b>Section 5.24.2:</b>  Accessory Buildings	<b>Relief:</b> To permit the construction of an accessory building (detached garage) in the projected front yard, whereas the Zoning By-law requires an accessory building to be erected to the rear of the projected front or exterior side wall of the main building.
<b>Section 14.3.2:</b>  UR1	<b>Relief:</b> To permit the construction of an accessory building (detached garage) with a height of 7.4 metres (24.2 feet), whereas the Zoning By-law requires a maximum height of 6 metres (19.7 feet) for accessory buildings.

### Proposal

An application for minor variance has been received, to permit the construction of an accessory building (detached garage) within the projected front yard of the subject property located at 18.5 metres from the highwater mark of Verona Rock Lake.

The applicant is also seeking permission to increase the permitted maximum height of an accessory building from 6 metres (19.7 feet) to 7.4 metres (24.2 feet).

**Submitted by:** Tess Gilchrist, MCIP RPP, Consulting Planner, Township of Frontenac

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

**Date of Site Visit:** February 26, 2020

**Attachments:** Map of the George property

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

Date Received: Dec. 13/19

File No: MV-45-19-5

1. Name of Owner(s): TYLER GEORGE

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: 11 Lot Number: 9

Street Number: 4235 Name of Road/Street: MAPLE DRIVE

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

Roll Number: 1029 0800 902 0300

**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): Approx. 43.78m      Frontage (on road/lane): Approx. 10.89m  
Depth: 68.6      Area: 0.37

5. The current zoning of the subject land:

URI URBAN RESIDENTIAL - FIRST DENSITY ZONE.

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

SEEKING A VARIANCE TO CONSTRUCT AN ACCESSORY BUILDING CLOSER TO THE FRONT OF THE LOT LINE THAN THE PRINCIPAL BUILDING.

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

- HEIGHT OF THE BUILDING & BUILDING IN FRONT OF HOUSE.

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

Name of Road/Lane:

MAPLE DRIVE

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	DECK		
Setback from Front Lot Line	31.5m	35m		
Setback from Rear Lot Line	11.5m	7m		
Setback from Side Lot Line	28m	21m		
Height of Building (Also indicate if it is one story or two story)	8m walk out	/		
Dimensions of Floor Area	1800 sqft	750 sqft		
Setback from High Water Mark (If applicable)	NA	NA		

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)
	RESIDENCE (GARAGE)	<del>DECK</del>		
Setback from Front Lot Line	7 m			
Setback from Rear Lot Line	9.3 m			
Setback from Side Lot Line	9.1 m			
Height of Building (Also indicate if it is one story or two story)	19 ft			
Outside Dimensions of Building/Structure	20ft x 30ft			
Setback from High Water Mark (If applicable)	18.5 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:

---

**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 2013

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

UNKNOWN

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

TO PRESENT DATE

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:

INDIVIDUAL WELL

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

PRIVATELY OWNED SEPTIC

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.

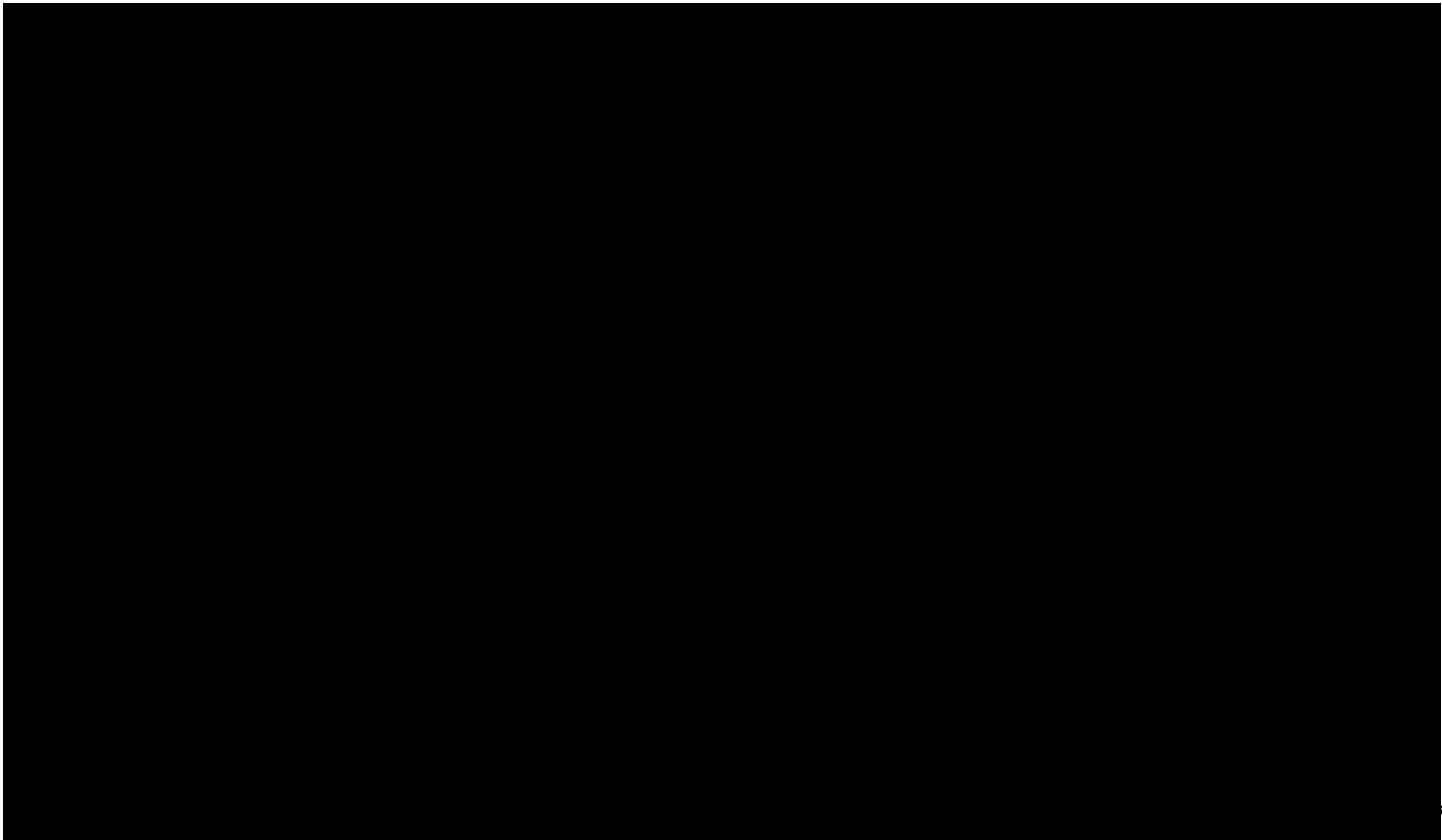
The Owner/Applicant/Agent agrees that the information recorded in this Minor Variance Application Form is accurate. The Owner/Applicant/Agent agrees that representatives of the Township, Public Health and, where applicable, the appropriate Conservation Authority, may enter onto the subject property for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



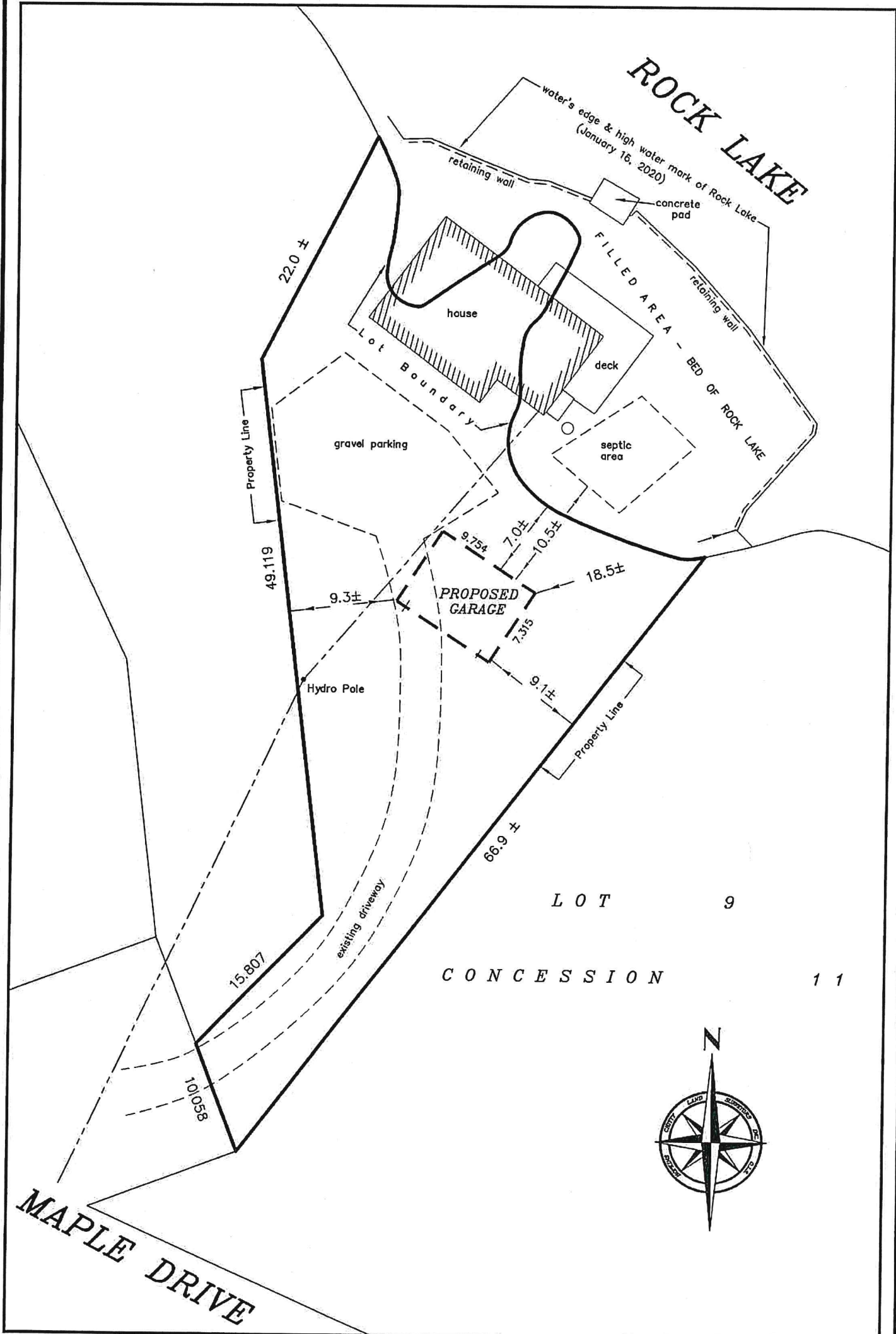
# Proposed Building Location Sketch

PART of LOT 9, CONCESSION 11  
Geographic Township of Portland  
TOWNSHIP OF SOUTH FRONTENAC  
County of Frontenac

METRIC

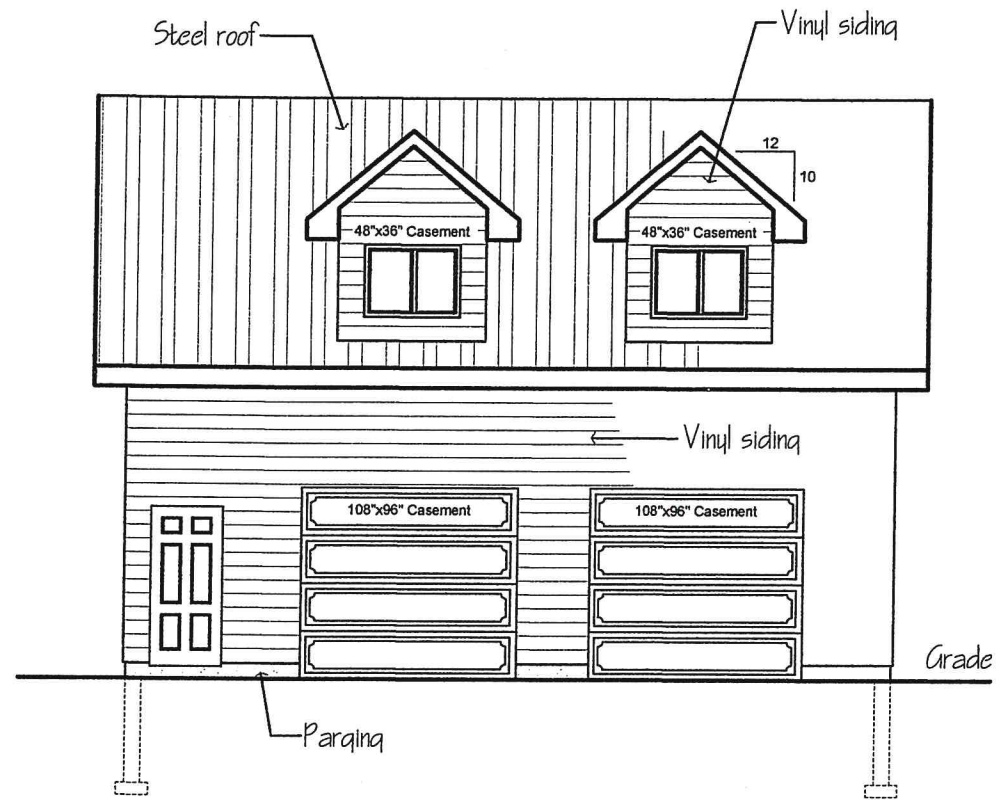
Scale = 1 : 400

4235 Maple Drive

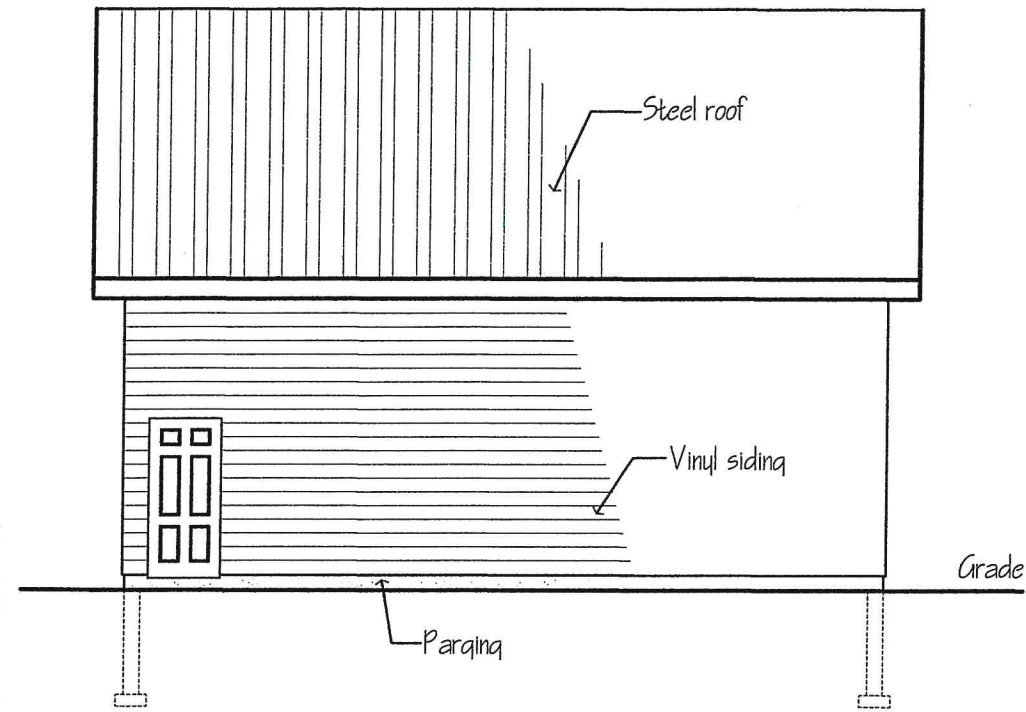


Hopkins Chitty Land Surveyors Inc.

2018-430



1 WEST ELEVATION  
A3 1/8"=1'-0"



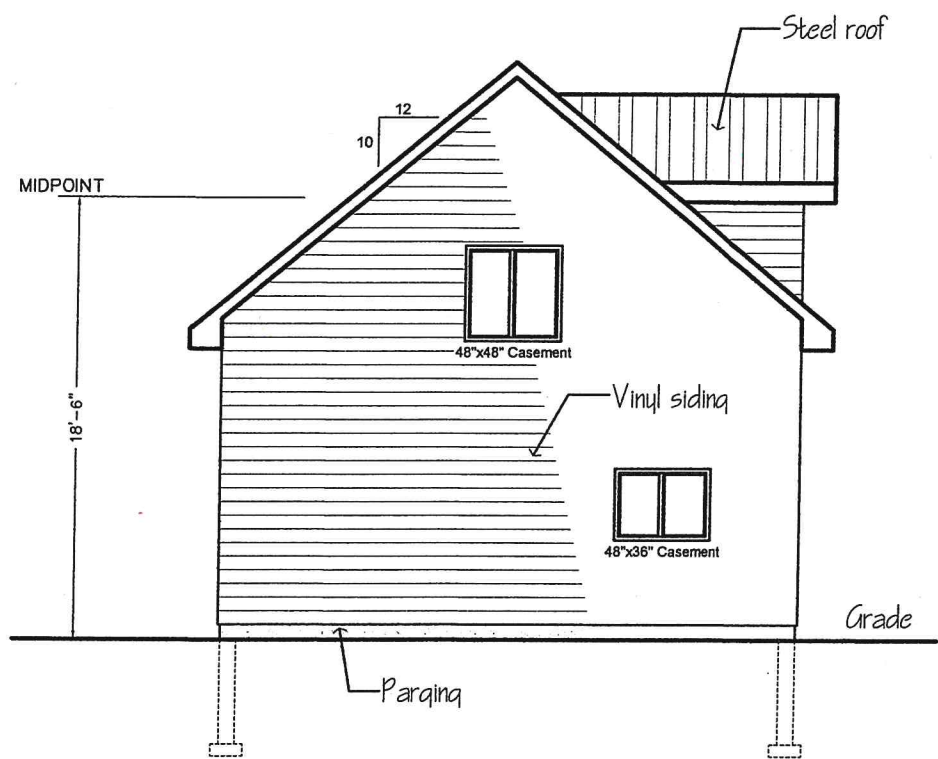
2 EAST ELEVATION  
A3 1/8"=1'-0"

NOTE:  
All windows, doors, etc. sizes, type etc. shall be verified by the owner prior to construction. All RSO to be as per selected manufacturers specification

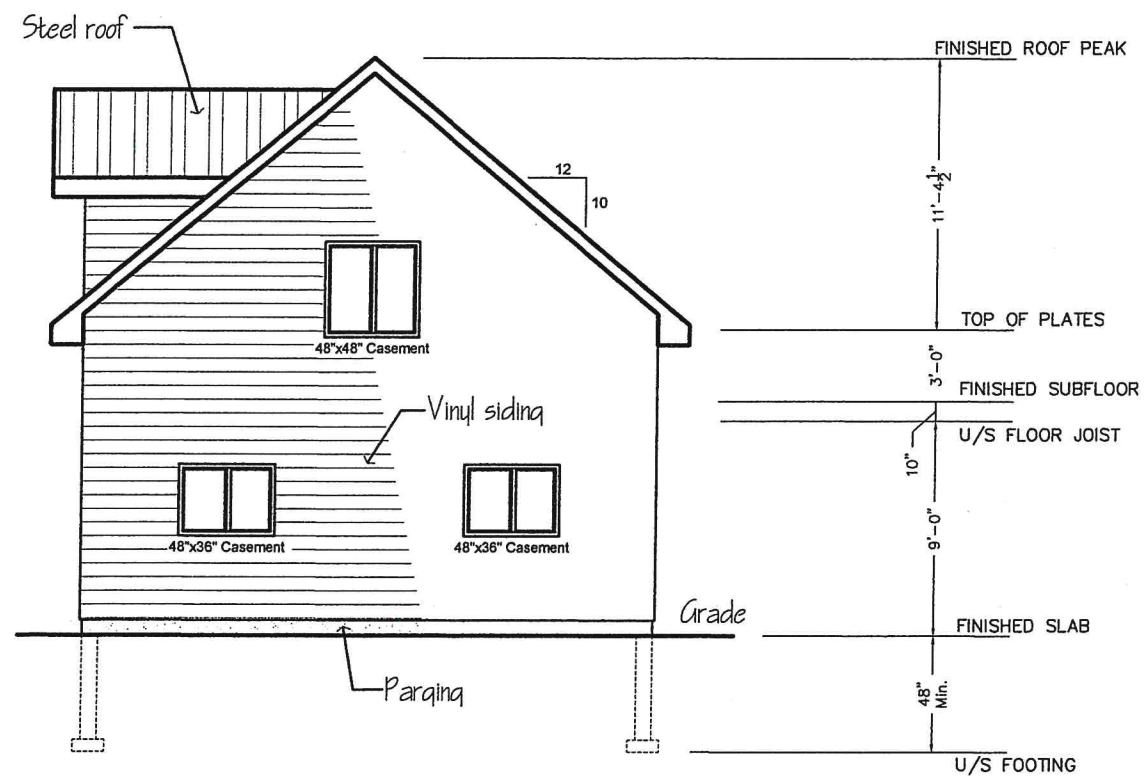
All wood members exposed to exterior conditions to be pressure treated lumber or equivalent means of protection from exterior conditions

Finished grade to slope away from structure and shall not adversely affect adjacent properties as per OBC 9.14.6.

All exterior guards, stairs and decks to comply with OBC SB-7



3 NORTH ELEVATION  
A3 1/8"=1'-0"



4 SOUTH ELEVATION  
A3 1/8"=1'-0"

Attn: Building Official  
I reviewed and take responsibility for the design activities, which bear this declaration and meet the requirements set out in the OBC as a registered designer. This drawing is considered preliminary and not for construction unless authorized by the designer for the building permit and dated within 30 days of the permit application.

Craig Leeman: BCIN# 26206

*Sherrin*

DRAWING FOR PERMIT	
LOT INFORMATION	
Roll #	102908009020300
LOT #	CON 11

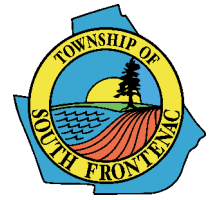
Organization	
CRAIG LEEMAN	
Complete Home Design	
3387 Scanlon Road Harrowaymth	
Phone:	(343) 363-7823
E-mail:	crc_lek@hotmail.com
BCIN	31273

PROJECT NAME	
Proposed Garage	
Tyler George	
4235 Maple Drive, Verona	
TWP South Frontenac	

DRAWING NAME	
ELEVATIONS	

SCALE	1/4" = 1'-0"
PLOT DATE	05/05/16
DRAWN BY	CRAIG LEEMAN
BCIN	26206







DRAWING No.	A3
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**MV-45-19-S  
GEORGE**

**4235 MAPLE DR**

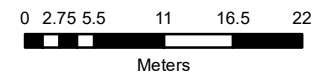
### Legend

-  George Property
-  Parcel Fabric
-  Provincially Significant Wetlands
-  Wetland
-  Waterbody
-  River/ Stream

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 1:600



UTM Projection NAD 83



March 2, 2020

Tyler George  
4235 Maple Drive  
Verona ON K0H 2W0

Dear: Mr. George

**Re: Winter Inspections, MV-45-19-P, 4235 Maple Drive**

KFL&A Public Health, under Division B, Part 8 of the Ontario Building Code, inspects properties for their suitability to install on-site sewage disposal systems.

Inspections of this type require accurate observations of the lot. Unfortunately, snow and frost make it difficult to assess the conditions that will affect a sewage disposal system.

As a result, inspections of this type are limited to periods when weather conditions allow an accurate site inspection.

All applications received for the installation of sewage systems, consents to sever property, subdivision approvals, minor variances and other related activities will be deferred until suitable weather conditions occur.

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

Thank you,



Sarah Van Dijk, CPHI (C)  
Public Health Inspector

## QUINTE CONSERVATION - PLANNING ACT REVIEW

**QC File No. PL0048-2020**

<b>Municipality:</b>	Township of South Frontenac		
<b>Owner</b>	Tyler George		
<b>Location:</b>	4235 Maple Drive	Lot 9, Concession 11	Portland
<b>Roll #:</b>	10290800902030000000		
<b>Application Description:</b>	Minor Variance File No. MV-45-19-5	To reduce the highwater mark setback from 30 metres (98.4 feet) to 18.5 metres (60.7 feet) to permit the construction of an accessory building	
<b>Feature:</b>	Verona Lake		
<b>Comments:</b>	<p><b><u>Planning Act - Natural Hazard policies of the Provincial Policy Statement and Quinte Conservation Planning Act Review policy</u></b>          Conservation Authorities have Provincially delegated responsibilities to represent Provincial interests regarding natural hazards under section 3.1 of the Provincial Policy Statement (PPS) (2014). Natural hazards include areas subject to flooding, prone to erosion, dynamic beaches and unstable bedrock. Generally the policies of the PPS direct development to areas outside of hazards lands. <u>Staff are not satisfied that the application as presented is consistent with section 3.1 of the PPS as it has not been confirmed that the development is outside the flood hazard. In order to determine the portion of the subject lands which are located within the 1:100 year flood plain of Verona Lake, the applicant is requested to submit a site plan sketch which clearly depicts the proposed garage outside of a 15 metre setback from the 137.25 GSC flood elevation. Staff are available to survey the 1:100 year floodplain of Verona Lake.</u></p> <p><b><u>Ontario Regulation #319/09 (Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses)</u></b>          The subject lands lie within the regulated area of Verona Lake (by virtue of Ontario Regulation #319/09 – Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses). <u>Please note that the owners will need to apply to the Conservation Authority for a permit prior to development (construction / filling/ excavation/ site grading) within 30metres of the 1:100 year floodplain of Verona Lake.</u></p> <p><b><u>Quinte Region Source Protection Plan</u></b>          Quinte Conservation provides Risk Management services as prescribed by the <i>Clean Water Act</i>, 2006 on behalf of member municipalities. Part of this is reviewing building and planning applications to ensure no new significant drinking water threats as outlined in the Quinte Region Source Protection Plan are created. Policies for significant threats in the Quinte Region Source Protection Plan are not applicable as the subject property lies outside of an intake protection zone or wellhead protection area for a municipal drinking water system. <u>As such no Section 59 Clearance Notice is required.</u></p> <p><b><u>Planning Act - Natural Heritage policies of the Provincial Policy Statement</u></b>          Section 2.1 of the Natural Heritage policies of the Provincial Policy Statement protects features including (but not limited to); Provincially Significant Wetlands, significant woodlands and significant Areas of Natural and Scientific Interest. The subject lands do not lie within a Provincially Significant Wetland, or within an Area of Natural and Scientific Interest.</p>		
<b>Final Comments:</b>	Quinte Conservation requests this application be deferred until the setback requirements from the 1:100 year floodplain have been confirmed.		

  
 Elizabeth Lowe  
 Planning and Regulations Technician

2020-03-02  
 Date

  
 Sharlene Richardson  
 Regulations Officer



# REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



## MINOR VARIANCE – PLANNING REPORT

**Report Date:** March 6, 2020

**Application No:** MV-03-20-B

**Owner:** Debbie & Allan Barclay

**Location of Property:** Lot 15, Concession 4, District of Bedford, Township of South Frontenac, municipally known as 1481 Green Bay Road, Jeffs Lake

**Purpose of Application:** To vary Sections 5.24.1 & 7.3.2 of the Township of South Frontenac Zoning Bylaw

**Date of Hearing:** March 12, 2020

**Recommendation:** That provisional approval be:

- granted with conditions (attached)
- deferred
- denied

**Purpose:**

- zoning relief for construction of a new structure
- zoning relief for replacement of an existing structure
- zoning relief for other

<b>Official Plan Designation:</b> Rural & Environmental Protection	
<b>Zoning:</b> RU - Rural	<b>Zoning Relief Requested:</b>
<b>Section 5.24.1:</b> Accessory Buildings	<b>Relief:</b> To permit the construction of an accessory building (detached garage) with a footprint of 185.8 metres <sup>2</sup> (2,000 feet <sup>2</sup> ), which exceeds the lot coverage of the existing principal building.
<b>Section 7.3.2:</b> Rural Zone	<b>Relief:</b> To permit the construction of an accessory building (detached garage) with a height of 9.2 metres (30.2 feet), whereas the Zoning By-law limits the height of an accessory building to be a maximum of 6 metres (19.7 feet).

**Review:**

This application:

- ✓ Is consistent with the Provincial Policy Statement (s. 3(5) *Planning Act*);
- ✓ Conforms with the general intent and purpose of the County of Frontenac Official Plan;
- ✓ Conforms with the general intent and purpose of the Township of South Frontenac Official Plan;
- ✓ Complies with the general intent and purpose of the Township of South Frontenac Zoning By-law 2003-75 (or will comply subject to approval for the minor variance);
- ✓ Is desirable for the appropriate development of the lands in question; and
- ✓ Is minor.



# REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



## Proposal

An application for minor variance has been received, to permit the construction of an accessory building (detached garage), which exceeds the lot coverage of the existing principle building and which also exceeds the maximum permitted height for an accessory building in the Rural (RU) zone.

The subject property is located on the south side of Green Bay Road, to the west of New Road, and is municipally known as 1481 Green Bay Road. The parcel is 83.7 hectares (207 acres) and includes Jeffs Lake. There is a single detached dwelling (old farmhouse) on the property, which is setback approximately 46 metres (150 feet) from Jeff's Lake. There are also two detached garages and a storage shed currently located on the property.

The proposed detached garage is 185.8 metres<sup>2</sup> (2000 ft<sup>2</sup>) in size, is two-storeys with a height of 9.2 metres (30 feet). It is proposed to the rear of the existing dwelling, approximately 71.4 metres (234 feet) from Jeffs Lake. The detached garage would also have an open car port on one side. The applicant has confirmed that the garage will not include a washroom at this time, as they are not certain of the existing septic system capacity.

The applicant had indicated in their application that the size of the detached garage is required for the storage of hobby items, such as antique tractors, vintage snowmobiles, four-wheelers, and other recreational vehicles. The applicant has also indicated that none of the existing storage buildings are of sufficient size for these items. The applicant also intends to construct a large addition on the existing dwelling in the coming years, which will likely require upgrading the current septic system.

## Agency Analysis and Comments

Public Services Department – Public Services was not circulated the application due to its nature.

Building Department – The Building Department has advised they have no objections to the application as presented.

KFL&A Public Health – No development is proposed in proximity to the septic system on the west side of the existing dwelling and no plumbing fixtures are proposed for this minor variance application, therefore KFL&A Public Health was not circulated.

Cataraqui Region Conservation Authority – Given the location and scope of the proposed development, CRCA was not circulated.

Public Comments – At the time of the writing of this report, no written comments have been received from the public.

## Planning Analysis Summary

Under Section 45(1) of the *Planning Act* there are four tests a minor variance must meet. A variance may be authorized from the provisions of the zoning by-law, if, in the opinion of the Committee of Adjustment, the request meets all of the following tests:

Does the application conform to the general intent and purpose of the Official Plan?

- The variance conforms to the general intent and purpose of the Official Plan as the proposed garage is consistent with the residential use of the property, within the Rural Area designation, which contemplates dwellings and accessory buildings on rural lots.

Does the application conform to the general intent and purpose of the Zoning By-law?

- The variance conforms to the general intent and purpose of the Zoning Bylaw as the proposed garage (accessory building) is a permitted use on the subject property and the proposed location complies with the setback requirements of the Rural zone, with the exception that it exceeds 6 metres in height and it has a larger foot print than the existing principal dwelling. The applicant intends to build a large addition on the existing single detached dwelling in the coming years, which will increase the ratio of accessory structure



## REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



lot coverage to principal dwelling lot coverage. The proposed location and orientation of the detached garage is practical on the subject property.

Is the application desirable for the appropriate development of the lands in question?

- The variance is desirable for the appropriate development of the subject property, as a detached garage is accessory to the existing single detached dwelling. It is located a suitable distance from the front and side property lines, and far exceeds the setback requirements for a single detached dwelling in the Rural zone. There are no immediate neighbours to the subject property.

Is the application minor?

- The variance is minor as it will not cause any negative impacts as a result of its size and location on the subject property. The proposed garage does not exceed the maximum lot coverage for accessory structures and meets all setback requirements. The subject property has a large area and there are no immediate neighbours. Furthermore, the proposed garage is located approximately 115 metres (377 feet) away from Green Bay Road, so it will not be highly visible from the road.

### Conclusion

It is recommended that the Committee of Adjustment receive comments from the public and, pending comments received, **approve** minor variance application MV-03-20-B, subject to conditions.

### Recommended Conditions

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

1. The Minor variance is for the construction of a two-storey detached garage of 185.8 metres<sup>2</sup> (2000 feet<sup>2</sup>), to be constructed to the west of the existing single detached dwelling, as per the drawings submitted with MV-03-20-B. The garage will be located a minimum of 71.4 metres (234 feet) from Jeffs Lake.
2. A building permit is required for ALL construction on the property. There shall be no additional development, or demolition of existing structures, on the property without the approval from the Township of South Frontenac.
3. Minor variance MV-03-20-B is applicable only to South Frontenac Township Comprehensive Zoning By-law 2003-75 and not to any subsequent zoning by-laws.

**Submitted by:** Tess Gilchrist, MCIP RPP, Consulting Planner, Township of Frontenac

**Approved by:**

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

**Date of Site Visit:** to be completed March 10, 2020

**Attachments:** Map of the Barclay property

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

Date Received: Feb. 12/20

File No: MV-03-20-B

1. Name of Owner(s): Allan and Debbie Barclay

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: 15

Street Number: 1481 Name of Road/Street: Green Bay Rd.

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

Roll Number: 020040298 000 000

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): 1,404.88 m  
Depth: 606.23 m Area: 207.19

5. The current zoning of the subject land:

Rural

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

Exceeds height restriction of 19'7"

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

Garage needs tall ceiling to accomodate 14' door  
as well as second floor for storage.

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

Name of Road/Lane:  
\_\_\_\_\_

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

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

Recreational

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

Yes  No

**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)
	<i>Residence</i>	<i>Garage</i>	<i>Garage</i>	<i>Storage Shed</i>
Setback from Front Lot Line	<i>106 m</i>	<i>87 m</i>	<i>77 m</i>	<i>90 m</i>
Setback from Rear Lot Line	<i>492 m</i>	<i>496 m</i>	<i>494 m</i>	<i>493 m</i>
Setback from Side Lot Line	<i>375 m</i>	<i>403 m</i>	<i>438 m</i>	<i>433 m</i>
Height of Building (Also indicate if it is one story or two story)	<i>25' two story</i>	<i>12'</i>	<i>15'</i>	<i>15'</i>
Dimensions of Floor Area	<i>32' x 20'</i>	<i>22' x 16'</i>	<i>20' x 32'</i>	<i>16' x 22'</i>
Setback from High Water Mark (If applicable)	<i>66.93 m</i>	<i>48.27 m</i>	<i>35.19</i>	<i>18.22</i>

13. The proposed uses of the subject land:

*Recreational*

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 / Shop				
Setback from Front Lot Line	162 m			
Setback from Rear Lot Line	436 m			
Setback from Side Lot Line	319 m			
Height of Building (Also indicate if it is one story or two story)	30' - 2 story			
Outside Dimensions of Building/Structure	40' x 50'			
Setback from High Water Mark (If applicable)	71.4 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:

---

**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:

March 2016

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

Unknown, before we purchased it

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

Unknown

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

Well

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

Septic System

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.

---

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.

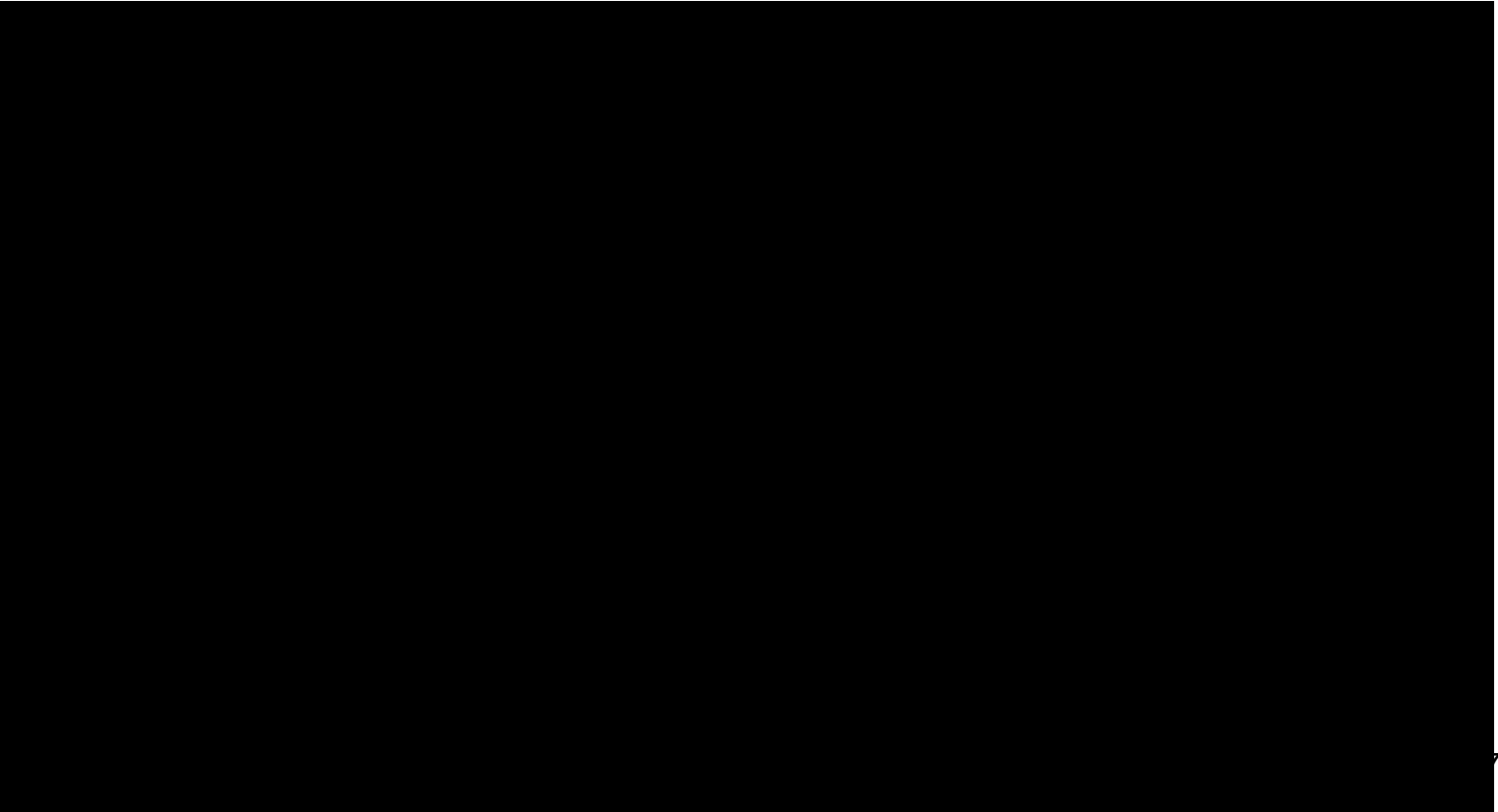
The Owner/Applicant/Agent agrees that the information recorded in this Minor Variance Application Form is accurate. The Owner/Applicant/Agent agrees that representatives of the Township, Public Health and, where applicable, the appropriate Conservation Authority, may enter onto the subject property for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





1: 4,514

0.2 0.11 0 0.2 Kilometers

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Latitude Geographics Group Ltd.

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**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

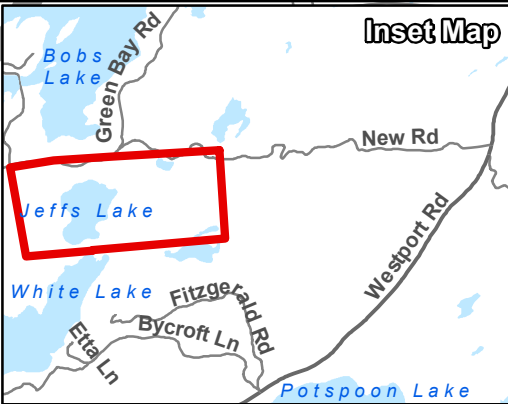
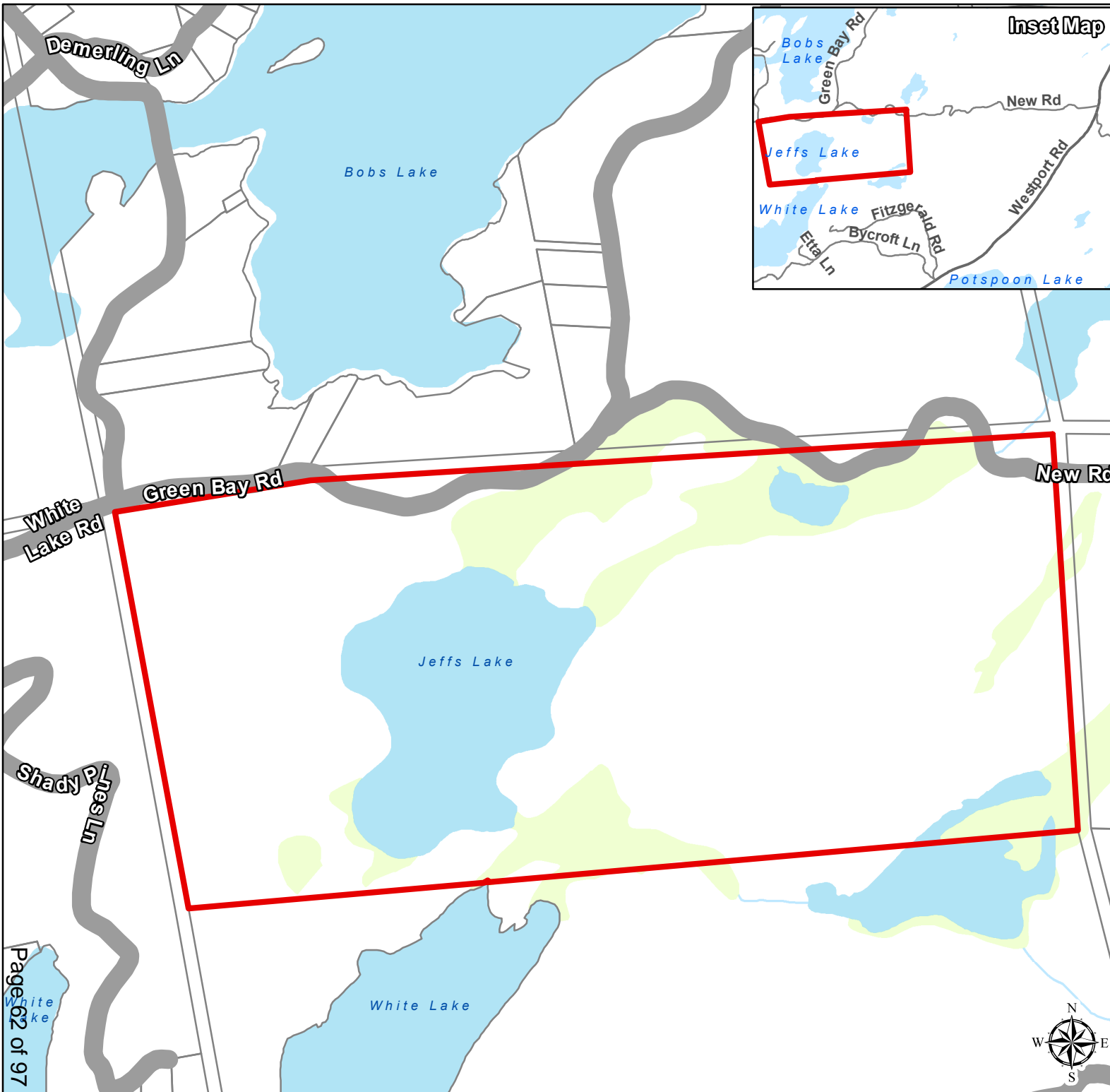


Legend

- Parcels
- Citations

- 6 - New garage
- W - Wall
- S - Septic
- 1 - lake to garage  
71.4M
- 2 - garage to septic  
54M
- 3 - Garage to well  
56.88M
- 4 - Garage to Road  
146M







Notes



**MV-03-20-B  
BARCLAY**

**1481 GREEN BAY RD**

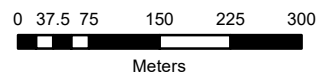
**Legend**

-  Barclay Property
-  Parcel Fabric
-  Provincially Significant Wetlands
-  Wetland
-  Waterbody
-  River/ Stream

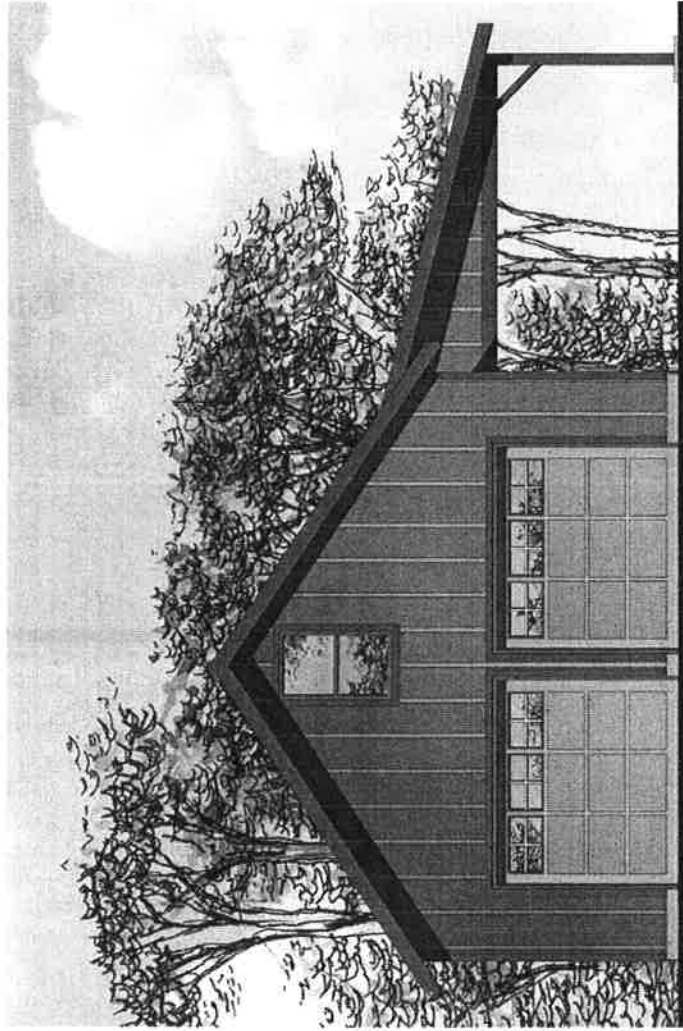
Produced by the Township of South Frontenac under license with the Ontario Ministry of Natural Resources © Queen's Printer for Ontario, 2015.

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 1:8,000



UTM Projection NAD 83

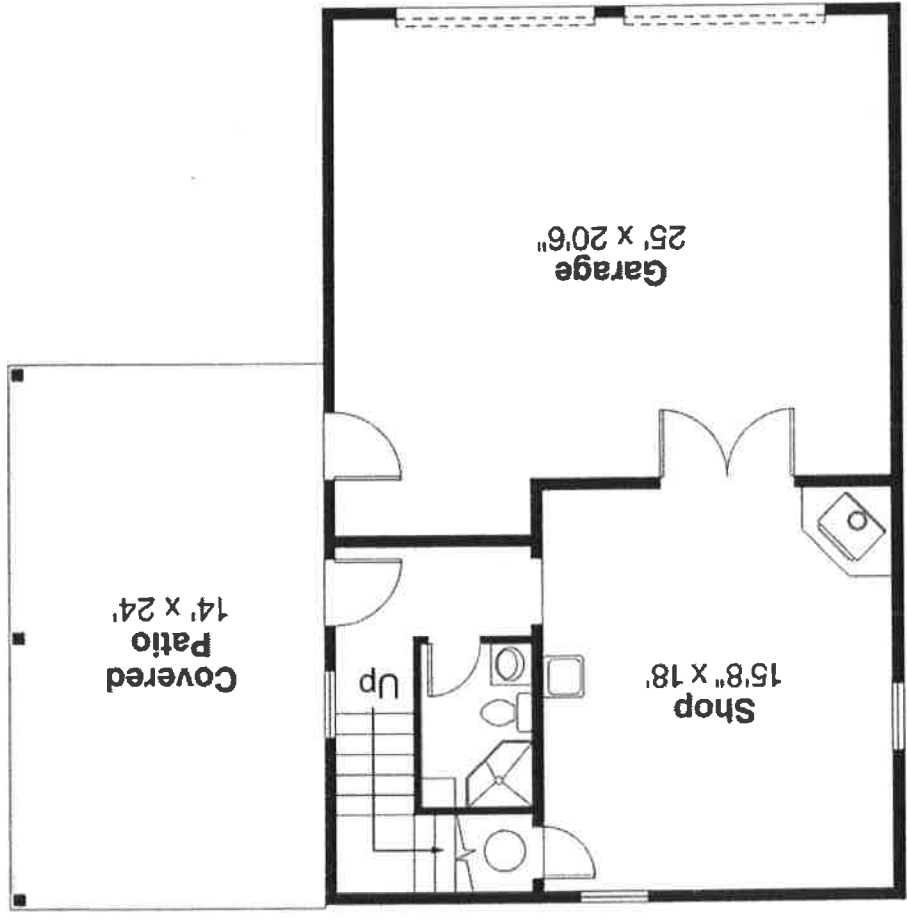


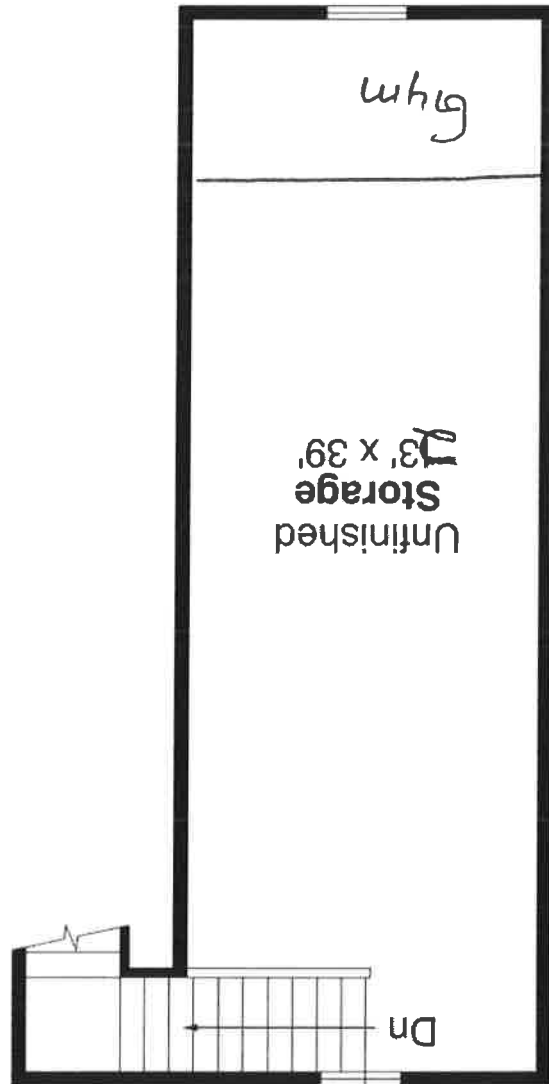
Depth will  
be between  
40' and 50'

- Garage door height will be 11' or 12'  
- Upper walls to be 8'

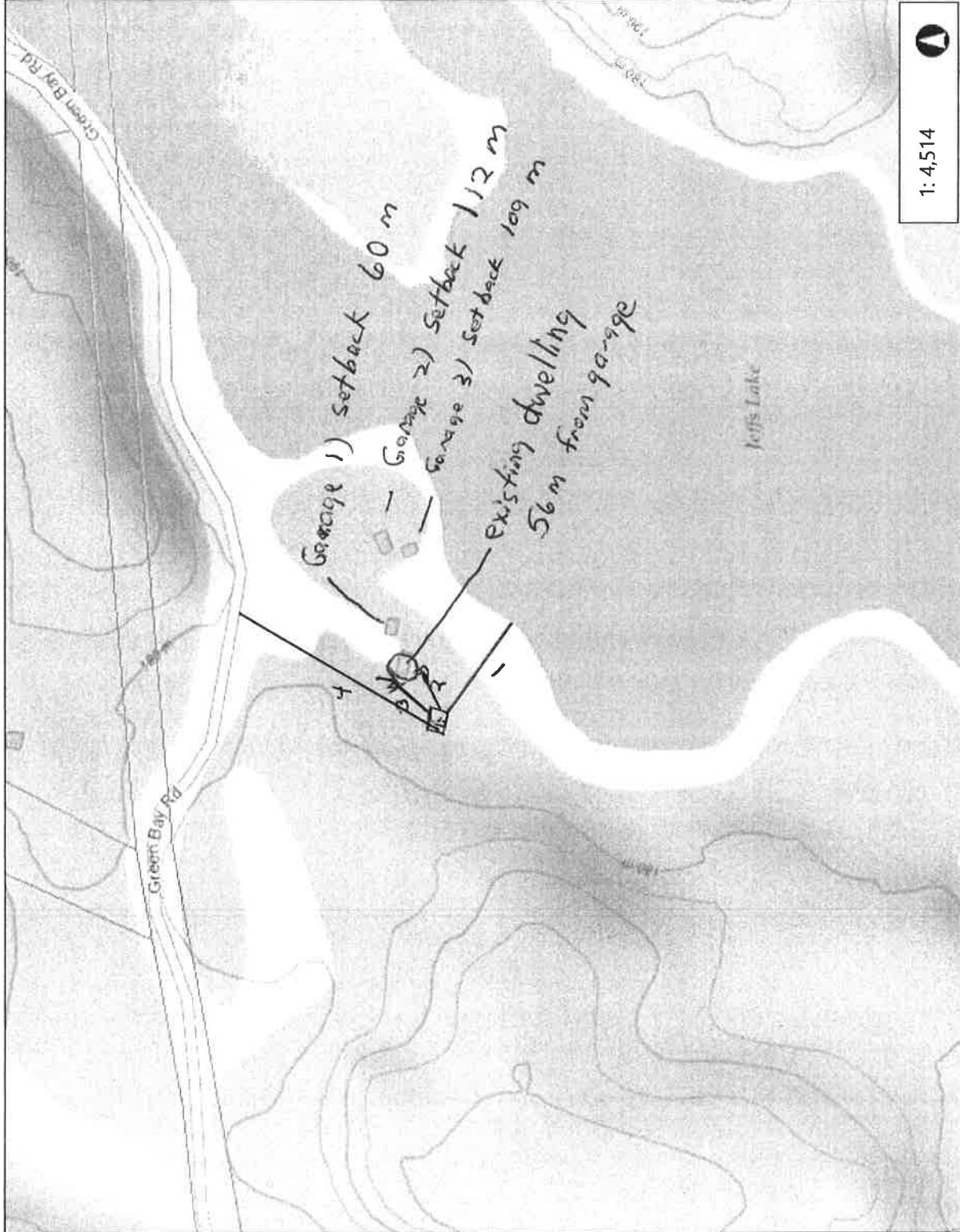
- Total overall height not to exceed 30'

Plan Number 41296 | Order Code 00WEB | First Floor Plan  
FamilyHomePlans.com  
U.S. customers call 1-800-482-0464 | Canadian customers call 1-800-361-7526  
Click Here to Mirror Reverse





Plan Number 41296 | Order Code 00WEB | Second Floor Plan  
 FamilyHomePlans.com  
 U.S. customers call 1-800-482-0464 | Canadian customers call 1-800-361-7526  
 Click Here to Mirror Reverse

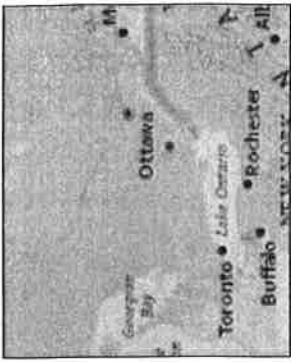


1: 4,514



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Legend

□ Parcels

○ Citations

G- New garage

W- Well

S- Septic

1- lake to garage  
71.4M

2- garage to septic  
54M

3- Garage to well  
56.88M

4- Garage to Road  
146M

Notes

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): 1,404.88 m  
Depth: 606.23 m  
Area: 207.19

5. The current zoning of the subject land:

Rural

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

Exceeds height restriction of 19'7"

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

Allow the lot coverage of accessory buildings to exceed the lot coverage of the principal building.  
Garage needs tall ceiling to accommodate 14' door  
as well as second floor for storage. Further expansion on

*Email corrections*

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

Name of Road/Lane:

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

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

Recreational

11. Please indicate whether there are any EXISTING buildings or structures on the subject land (i.e. residence, garage, shed, etc.)  Yes  No



# REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



## MINOR VARIANCE – PLANNING REPORT

**Report Date:** March 6, 2020

**Application No:** MV-04-20-B

**Owner:** Thomas, Nancy & Caleb Mulder

**Location of Property:** Part Lot 5, Concession 6, being Part 8 on Plan 13R4370, District of Bedford, Township of South Frontenac, municipally known as 9088 Canoe Lake Road, Kingsford Lake

**Purpose of Application:** To vary Section 5.24.2 of the Township of South Frontenac Zoning Bylaw

**Date of Hearing:** March 12, 2020

**Recommendation:** That provisional approval be:

- granted with conditions (attached)
- deferred
- denied

**Purpose:**

- zoning relief for construction of a new structure
- zoning relief for replacement of an existing structure
- zoning relief for other

<b>Official Plan Designation:</b> Rural	
<b>Zoning:</b> RU - Rural	<b>Zoning Relief Requested:</b>
<b>Section 5.24.2:</b> Accessory Buildings	<b>Relief:</b> To permit the construction of an accessory building (detached garage) in the projected front yard, whereas the Zoning By-law requires an accessory building to be erected to the rear of the projected front or exterior side wall of the main building.

**Review:**

This application:

- ✓ Is consistent with the Provincial Policy Statement (s. 3(5) *Planning Act*);
- ✓ Conforms with the general intent and purpose of the County of Frontenac Official Plan;
- ✓ Conforms with the general intent and purpose of the Township of South Frontenac Official Plan;
- ✓ Complies with the general intent and purpose of the Township of South Frontenac Zoning By-law 2003-75 (or will comply subject to approval for the minor variance);
- ✓ Is desirable for the appropriate development of the lands in question; and
- ✓ Is minor.

**Proposal**

An application for minor variance has been received, to permit the construction of an accessory building (detached garage) within the projected front yard of the proposed single detached dwelling on the subject property.



# REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



The subject property is located on the east side of Canoe Lake Road, south of James Wilson Road, and is municipally known as 9088 Canoe Lake Road. The subject parcel is 3.4 hectares (8.4 acres) and is currently vacant. The property is adjacent to Kingsford Lake, with a steep drop off to the wetland below. It is heavily treed, but the driveway and building envelope have been cleared.

The proposed development of the property includes the construction of a new single detached dwelling, septic system and detached garage. The proposed single detached dwelling and associated septic achieves the required 30 metre setback from highwater mark of Kingsford Lake. Due to the topographical challenges of the site, the detached garage is proposed within the projected front yard of the dwelling.

The proposed detached garage is 111.5 metres<sup>2</sup> (1200 feet<sup>2</sup>) in size, a single storey with a height of 5.9 metres (19 feet 6 inches), has a front yard setback of 36.5 metres (120 feet), a side yard setback of 48.7 metres (160 feet) to the north property line and is located approximately 45.7 metres (150 feet) from the high water mark of Kingsford Lake.

## Agency Analysis and Comments

Public Services Department – Public Services is satisfied that the location of the proposed detached garage is acceptable, given that it meets the minimum front yard setback for structures in the Rural zone.

Building Department – The Building Department has advised they have no objections to the application as presented.

KFL&A Public Health – The applicants have applied for and obtained a septic permit for the septic system on the north side of the proposed dwelling for this minor variance application.

Cataraqui Region Conservation Authority – Given the location and scope of the proposed development, CRCA confirmed that circulation was not required.

Public Comments – At the time of the writing of this report, no written comments have been received from the public.

## Planning Analysis Summary

Under Section 45(1) of the *Planning Act* there are four tests a minor variance must meet. A variance may be authorized from the provisions of the zoning by-law, if, in the opinion of the Committee of Adjustment, the request meets all of the following tests:

Does the application conform to the general intent and purpose of the Official Plan?

- The variance conforms to the general intent and purpose of the Official Plan as the proposed garage is consistent with the residential use of the property, within the Rural Area designation, which contemplates single detached dwellings and accessory structures.

Does the application conform to the general intent and purpose of the Zoning By-law?

- The variance conforms to the general intent and purpose of the Zoning Bylaw as the location of the garage complies with the setback requirements of the Rural zone, with the exception that it is proposed within the projected front yard of the subject property. The proposed dwelling and septic system achieve the 30 metre highwater mark setback, which is paramount for the development of this property. The proposed location of the detached garage is adjacent to the proposed driveway which is located on the western side of the property and generally follows the natural topography of the site. There is no opportunity to locate the proposed garage within the side or rear yard of the proposed dwelling, as that is where the septic system is located and there is a steep slope down to the waterfront.



## REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



Is the application desirable for the appropriate development of the lands in question?

- The variance is desirable for the appropriate development of the subject property, as a detached garage is accessory to the proposed single detached dwelling. It is located a suitable distance from the front and side property lines, and meets the setback requirements for a single detached dwelling in the Rural zone.

Is the application minor?

- The variance is minor as it will not cause any negative impacts as a result of its location within the projected front yard. There are no immediate neighbours on the abutting properties. The proposed garage does not exceed the maximum lot coverage for accessory structures and complies with the maximum permitted height of 6 metres (19.7 feet). The garage is setback sufficiently from Canoe Lake Road and is screened from view with existing trees.

### Conclusion

It is recommended that the Committee of Adjustment receive comments from the public and, pending comments received, **approve** minor variance application MV-04-20-B, subject to conditions.

### Recommended Conditions

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

1. The Minor variance is for the construction of a one-storey detached garage of 111.5 metres<sup>2</sup> (1200 feet<sup>2</sup>) and a single storey with a height of 5.9 metres (19 feet 6 inches), to be constructed to the northwest of the proposed single detached dwelling, as per the drawings submitted with MV-04-20-B. The garage will be located 36.5 metres (120 feet) from the front (west) property line, 48.7 metres (160 feet) from the side (north) property line and approximately 45.7 metres (150 feet) from the high water mark of Kingsford Lake.
2. A building permit is required for ALL construction on the property. There shall be no additional development, or demolition of existing structures, on the property without the approval from the Township of South Frontenac.
3. Minor variance MV-04-20-B is applicable only to South Frontenac Township Comprehensive Zoning By-law 2003-75 and not to any subsequent zoning by-laws.

**Submitted by:** Tess Gilchrist, MCIP RPP, Consulting Planner, Township of Frontenac

**Approved by:**

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

**Date of Site Visit:** February 25, 2020

**Attachments:** Map of the Mulder property

**RECEIVED**

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

Date Received: FEB 13 2020

File No: MV-04-20-B

1. Name of Owner(s) Thomas Mulder, Nancy Mulder, Caleb Mulder

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: Ethan Gurr

Full Mailing Address of Authorized Agent: [REDACTED]

Phone number of Authorized Agent: [REDACTED]

Email Address of Authorized Agent: [REDACTED]

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

Signature(s) of the agent(s) [REDACTED]

3. The description of the subject land:

District:  Bedford     Portland     Loughborough     Storrington

Concession Number: 6    Lot Number: 5

Street Number: 0    Name of Road/Street: Canoe Lake Road

Reference Plan Number: 13R4370    Part Number(s): \_\_\_\_\_

Roll Number: 102901005013350

**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): 463 M                      Frontage (on road/lane): 308M

Depth: \_\_\_\_\_ Area: \_\_\_\_\_

5. The current zoning of the subject land:

\_\_\_\_\_

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

To permit an accessory building to be constructed in front of the dwelling

\_\_\_\_\_

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

Preferred build site for house and garage

\_\_\_\_\_

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

Name of Road/Lane:

Canoe Lake 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?

Vacant

\_\_\_\_\_

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:

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)
House	House	Garage		
Setback from Front Lot Line	160'	120'		
Setback from Rear Lot Line	100'	150'		
Setback from Side Lot Line	200'	160'		
Height of Building (Also indicate if it is one story or two story)	24'	19'-6"		
Outside Dimensions of Building/Structure	200'	30' x 40'		
Setback from High Water Mark (If applicable)	100'	150'		

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:

Dec 2019

---

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:

unkown

---

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

Lake

---

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

n/a

*class 4 system to be constructed*

---

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

Swales to be constructed with buildings

---

**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.

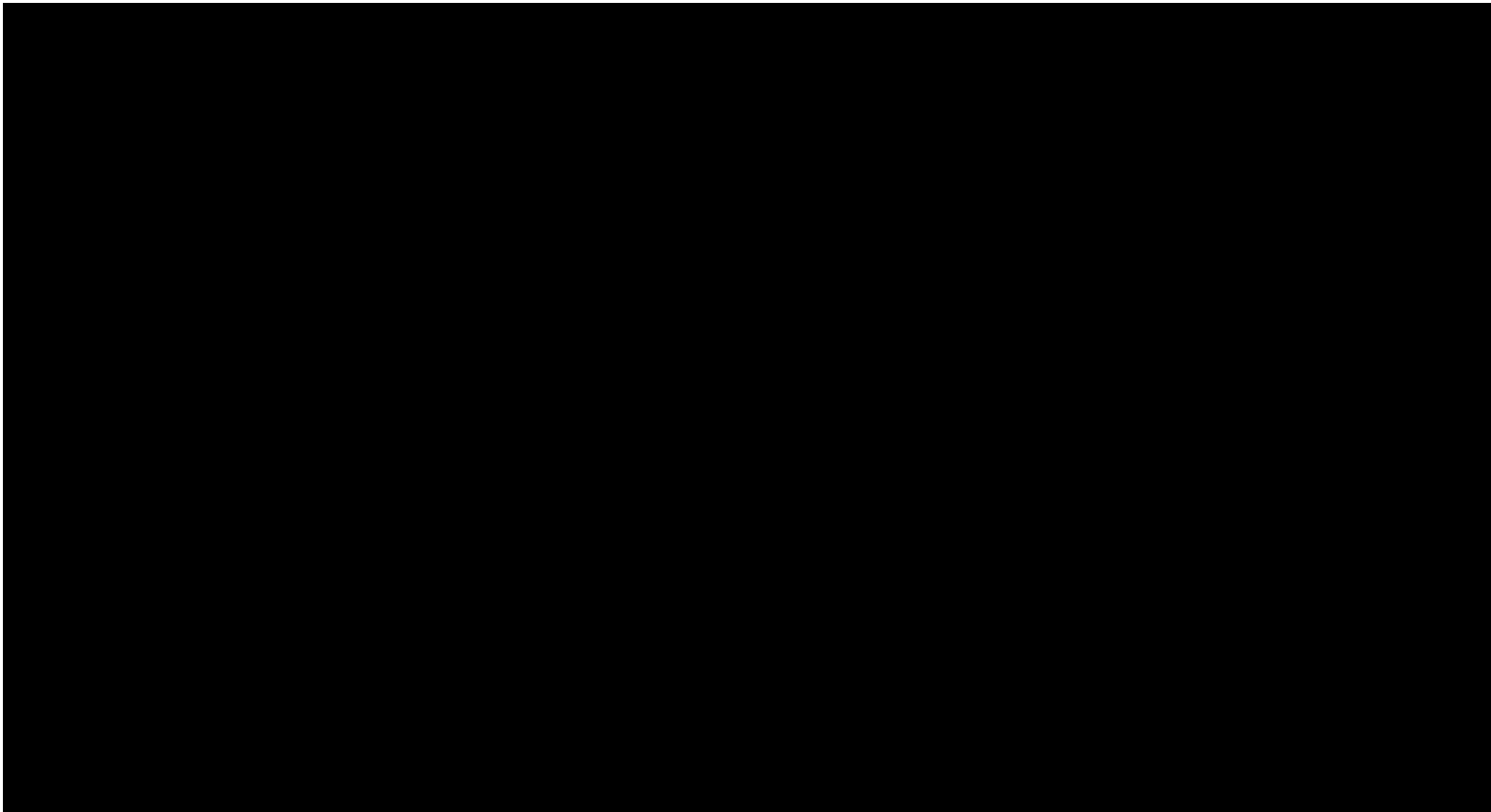
The Owner/Applicant/Agent agrees that the information recorded in this Minor Variance Application Form is accurate. The Owner/Applicant/Agent agrees that representatives of the Township, Public Health and, where applicable, the appropriate Conservation Authority, may enter onto the subject property for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

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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:



Canoe Lake Road



105'-0"

50m+

Proposed Septic System

+/- 120'

Proposed Garage

30m+

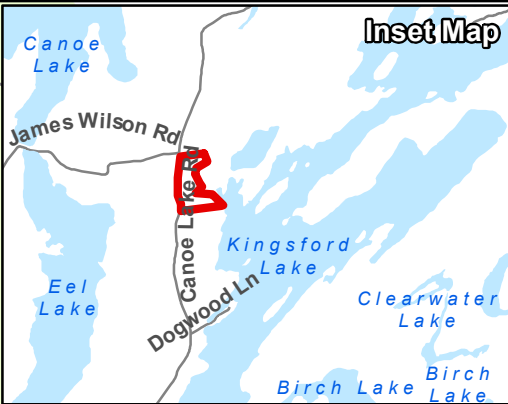
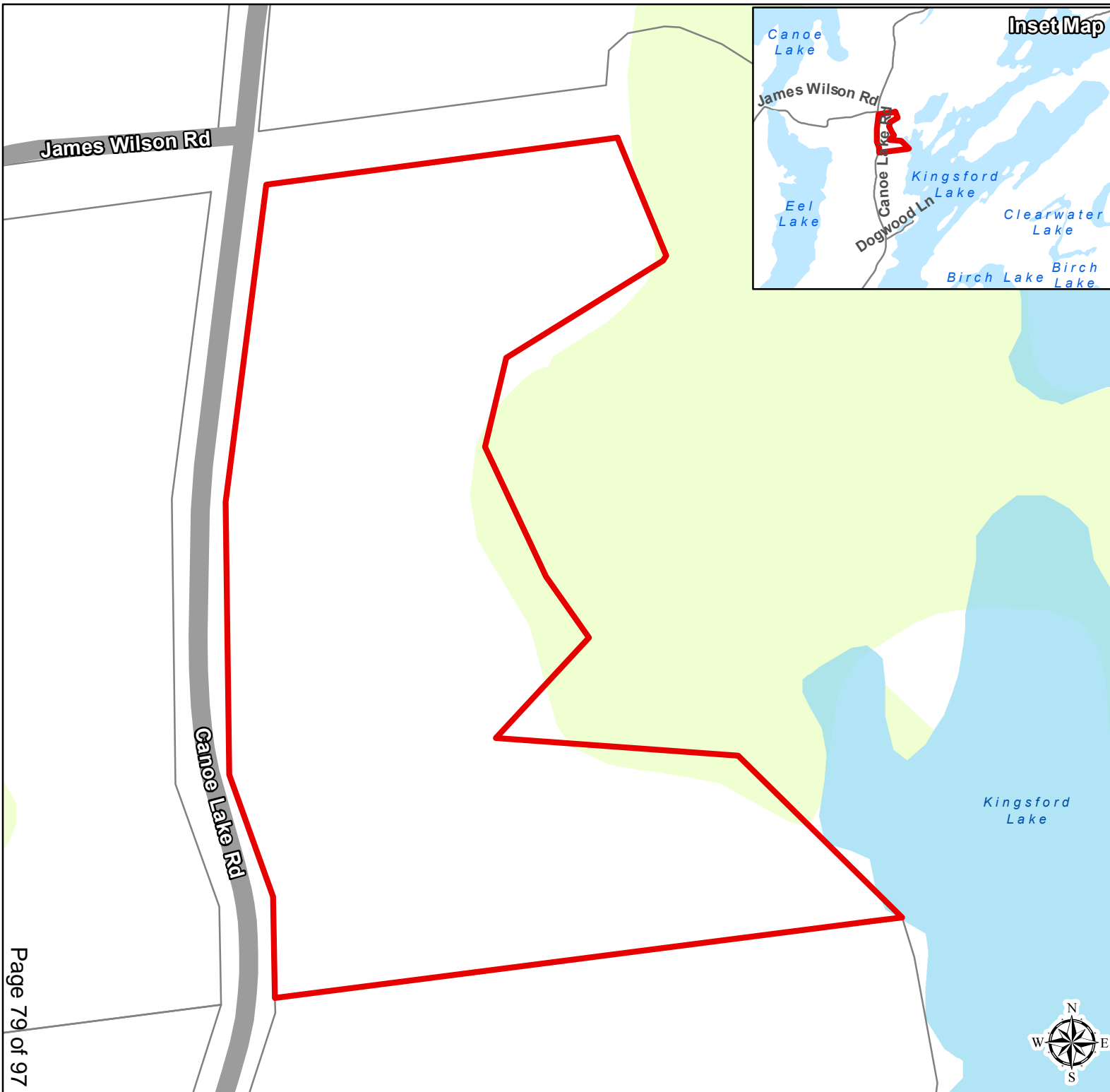
+/- 160'

Proposed Dwelling

+/- 150'







30m+

Kingsford Lake



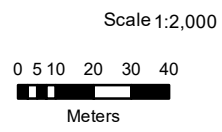
**MV-04-20-B  
MULDER  
CANOE LAKE ROAD**

**Legend**

-  Mulder Property
-  Parcel Fabric
-  Provincially Significant Wetlands
-  Wetland
-  Waterbody
-  River/ Stream

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.



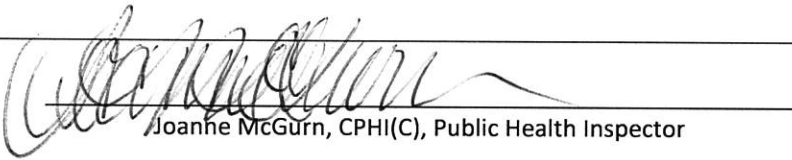
UTM Projection NAD 83



**KFL&A**  
Public Health

**REQUESTS FOR COMMENTS**

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

<b>To:</b>	Ms. Michelle Hannah Secretary-Treasurer, Committee of Adjustment Township of South Frontenac P.O. Box 100 4432 George Street Sydenham, ON K0H 2T0
<b>Application Number:</b>	MV-04-20B
<b>Type of Application or Proposal:</b>	Minor Variance
<b>Applicant Name(s):</b>	Mulder, Thomas; Mulder, Nancy and Mulder, Caleb
<b>Location:</b>	Lot 5, Concession 6, Plan 13R4370, Bedford District Canoe Lake Road
<b>Planning Department or Agency:</b>	Township of South Frontenac (Bedford)
<b>Comments:</b>	KFL&A Public Health has no objections to the proposed minor variance as the owner has submitted an application under permit number BE-30-19.
<b>Inspector:</b>	 Joanne McGurn, CPHI(C), Public Health Inspector
<b>Date:</b>	February 25, 2020

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

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



# REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



## MINOR VARIANCE – PLANNING REPORT

**Report Date:** March 5, 2020

**Application No:** MV-05-20-B

**Owner:** David Naboznak

**Location of Property:** Lots 19 & 20, Concession 4, District of Bedford, Township of South Frontenac, municipally known as 121 Sunrise Lane, Bob's Lake Green Bay

**Purpose of Application:** To vary Sections 5.24.1 and 10.3.2 of the Township of South Frontenac Zoning Bylaw

**Date of Hearing:** March 12, 2020

**Recommendation:** That provisional approval be:

- granted with conditions (attached)
- deferred
- denied

**Purpose:**

- zoning relief for construction of a new structure
- zoning relief for replacement of an existing structure
- zoning relief for other

<b>Official Plan Designation:</b> RU - Rural	
<b>Zoning:</b> RLSW – Limited Services Residential – Waterfront	<b>Zoning Relief Requested:</b>
<b>Section 5.24.1:</b> Accessory Buildings	<b>Relief:</b> To permit the construction of an accessory building (detached garage) with a footprint of 167.3 metres <sup>2</sup> (1,800 feet <sup>2</sup> ), which exceeds the lot coverage of the existing principal building of 89.9 m <sup>2</sup> (968 feet <sup>2</sup> ).
<b>Section 10.3.2:</b> RLSW Zone	<b>Relief:</b> To permit the construction of an accessory building (detached garage) with a height of 7 metres (23 feet), whereas the Zoning By-law limits the height of an accessory building to 6 metres (19.7 feet).

**Review:**

This application:

- ✓ Is consistent with the Provincial Policy Statement (s. 3(5) *Planning Act*);
- ✓ Conforms with the general intent and purpose of the County of Frontenac Official Plan;
- ✓ Conforms with the general intent and purpose of the Township of South Frontenac Official Plan;
- ✓ Complies with the general intent and purpose of the Township of South Frontenac Zoning By-law 2003-75 (or will comply subject to approval for the minor variance);
- ✓ Is desirable for the appropriate development of the lands in question; and
- ✓ Is minor.



# REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



## Proposal

An application for minor variance has been received, to permit the construction of an accessory building (detached garage), which exceeds the lot coverage of the existing principle building and also exceeds the maximum permitted height for an accessory building in the RLSW – Limited Services Residential Waterfront zone.

The subject property is located at the end of Sunrise Lane, off of Sunset Shores Lane, from Green Bay Road and is municipally known as 121 Sunrise Lane. The parcel is 8 acres (3.23 hectares) and contains a seasonal dwelling 89.9 metre<sup>2</sup> (968 feet<sup>2</sup>), which is setback approximately 33.5 metres (110 feet) from the high water mark of Green Bay on Bob's Lake. There is also an existing detached garage (504 feet<sup>2</sup>) and a sleeping cabin (504 feet<sup>2</sup>) on the property.

The proposed detached garage is 167.2 metres<sup>2</sup> (1800 ft<sup>2</sup>) in size and has a side yard setback of 4.5 metres (15 feet) to the north property line where Sunrise Lane meets the subject property. The proposed location is in the side yard, to the rear of the existing dwelling, approximately 60 metres (200 feet) from Bobs Lake. The proposed detached garage is a single storey and varies from 5.8 metres (19 feet) to 7 metres (23 feet) in height depending on the grade around the structure.

The applicant has indicated in their application that the size of the detached garage is required in order to store the equipment that he uses to maintain the lane and the existing detached garage is not large enough. It is also understood from the applicant that they will be constructing a new dwelling on the property in the coming year and will be replacing the septic system at that time. The new detached garage would facilitate the maintenance of the lane and allow the transition of this property from seasonal to permanent.

## Agency Analysis and Comments

Public Services Department – The property is located on a lane and therefore, Public Services was not circulated.

Building Department – The Building Department has advised they have no objections to the application as presented.

KFL&A Public Health – No development is proposed in proximity to the septic system on the northwest side of the existing dwelling for this minor variance application, therefore KFL&A Public Health was not circulated.

Cataraqui Region Conservation Authority (CRCA) – Given the location and scope of the proposed development, CRCA was not circulated.

Public Comments – At the time of the writing of this report, no written comments have been received from the public.

## Planning Analysis Summary

Under Section 45(1) of the *Planning Act* there are four tests a minor variance must meet. A variance may be authorized from the provisions of the zoning by-law, if, in the opinion of the Committee of Adjustment, the request meets all of the following tests:

Does the application conform to the general intent and purpose of the Official Plan?

- The variance conforms to the general intent and purpose of the Official Plan as the proposed detached garage is consistent with the residential use of the property, within the Rural Area designation, which contemplates dwellings and accessory buildings on waterfront lots which are accessed by private lane.

Does the application conform to the general intent and purpose of the Zoning By-law?

- The variance conforms to the general intent and purpose of the Zoning Bylaw as the location of the garage (accessory building) is a permitted use and complies with the



## REPORT TO COMMITTEE OF ADJUSTMENT PLANNING DEPARTMENT



setback requirements of the Limited Service Residential – Waterfront zone, with the exception that it exceeds 6 m in height in some areas, depending on grade and it has a larger foot print than the existing principal dwelling, though the applicant intends to replace the existing seasonal cottage with a new permanent dwelling. The proposed location and orientation of the detached garage is practical given the termination of Sunrise Lake at the subject property.

Is the application desirable for the appropriate development of the lands in question?

- The variance is desirable for the appropriate development of the subject property, as a detached garage is accessory to the existing dwelling and will store the equipment necessary to maintain the private lane. It is located a suitable distance from the front and side property lines, and meets the setback requirements for an accessory building in the Limited Service Residential – Waterfront zone.

Is the application minor?

- The variance is minor as it will not cause any negative impacts as a result of its size and location on the subject property, which is located at the end of Sunrise Lane. It meets all setback requirements and is proposed in a practical location on the property. Furthermore, the existing seasonal dwelling has a modest footprint of 89.9 metres<sup>2</sup> (968 feet<sup>2</sup>) and once replaced, will be more in line with zoning requirement.

### Conclusion

It is recommended that the Committee of Adjustment receive comments from the public and, pending comments received, **approve** minor variance application MV-05-20-B, subject to conditions.

### Recommended Conditions

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

1. The Minor variance is for the construction of a one-storey detached garage of 167.2 metres<sup>2</sup> (1800 feet<sup>2</sup>), to be constructed to the northwest of the existing seasonal dwelling, as per the drawings submitted with MV-05-20-B. The garage will be located approximately 60 metres (200 feet) from the west property line (Green Bay, Bob's Lake) and 4.5 metres (15 feet) to the north property line where Sunrise Lane meets the subject property.
2. A building permit is required for ALL construction on the property. There shall be no additional development, or demolition of existing structures, on the property without the approval from the Township of South Frontenac.
3. Minor variance MV-05-20-B is applicable only to South Frontenac Township Comprehensive Zoning By-law 2003-75 and not to any subsequent zoning by-laws.

**Submitted by:** Tess Gilchrist, MCIP RPP, Consulting Planner, Township of Frontenac

**Approved by:**

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

**Date of Site Visit:** to be completed March 10, 2020

**Attachments:** Map of the Naboznak property

**RECEIVED**

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

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

FEB 19 2020

Date Received: \_\_\_\_\_

Feb. 13/20

File No: \_\_\_\_\_

MV-65-20-B

TOWNSHIP OF  
SOUTH FRONTENAC  
PLANNING DEPARTMENT

1. Name of Owner(s): DAVID NABOZNAK

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: 4 Lot Number: PT LOTS 19 AND 20

Street Number: 121 Name of Road/Street: SUNRISE LN

Reference Plan Number: 8456 Part Number(s): \_\_\_\_\_

Roll Number: 10-29-020-020-43800-0000

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): 1000 Frontage (on road/lane): \_\_\_\_\_  
Depth: 400 Area: 8 ACRES

5. The current zoning of the subject land:

RLSW - LIMITED SERVICE RESIDENTIAL - WATERFRONT

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

5.24.1 - PROPOSED ACCESSORY BUILDING TO EXCEED LOT COVERAGE OF EXISTING PRINCIPAL BUILDING, 10.3.2 INCREASE BUILDING HEIGHT

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

INSUFFICIENT FOOTPRINT TO ALLOW STORAGE OF REQUIRED MAINTENANCE AND RECREATIONAL EQUIPMENT IN A REPUTABLE MANNER.

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

Name of Road/Lane:

SUNRISE 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?

SEASONAL DWELLING

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) COTTAGE/ RESIDENCE	(2) SLEEPING CABIN	(3) GARAGE	(4)
Setback from Front Lot Line	≈ 110 ft	≈ 4 ft	≈ 155 ft	
Setback from Rear Lot Line	≈ 200 ft	≈ 350 ft	≈ 180 ft	
Setback from Side Lot Line	≈ 90 ft	≈ 20 ft	≈ 135 ft	
Height of Building (Also indicate if it is one story or two story)	SINGLE STORY ≈ 15 ft	SINGLE STORY ≈ 13 ft	SINGLE STORY ≈ 11 ft	
Dimensions of Floor Area	968 sqft	18' x 28' 504 sqft	14' x 36' 504 sqft	
Setback from High Water Mark (If applicable)	≈ 110 ft	≈ 4 ft	≈ 155 ft	

13. The proposed uses of the subject land:

SEASONAL DWELLING, TRANSITIONING TO PERMANENT 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*

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)
Setback from Front Lot Line	ACCESSORY BUILDING ≈ 200ft			
Setback from Rear Lot Line	≈ 100ft			
Setback from Side Lot Line	≈ 15ft			
Height of Building (Also indicate if it is one story or two story)	SINGLE STORY ≈ 19ft / 23ft		DEPENDENT ON GRADE	
Outside Dimensions of Building/Structure	30ft x 60ft 1800sqft			
Setback from High Water Mark (If applicable)	≈ 200ft			

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:

JOINT TENANT AUG 20, 2008 SOLE OWNER OCT 23, 2019

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

APPROX 1960

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

APPROX 60 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 AND OPERATED INDIVIDUAL 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 INDIVIDUAL SEPTIC SYSTEM

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**

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Yes       No

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Yes       No

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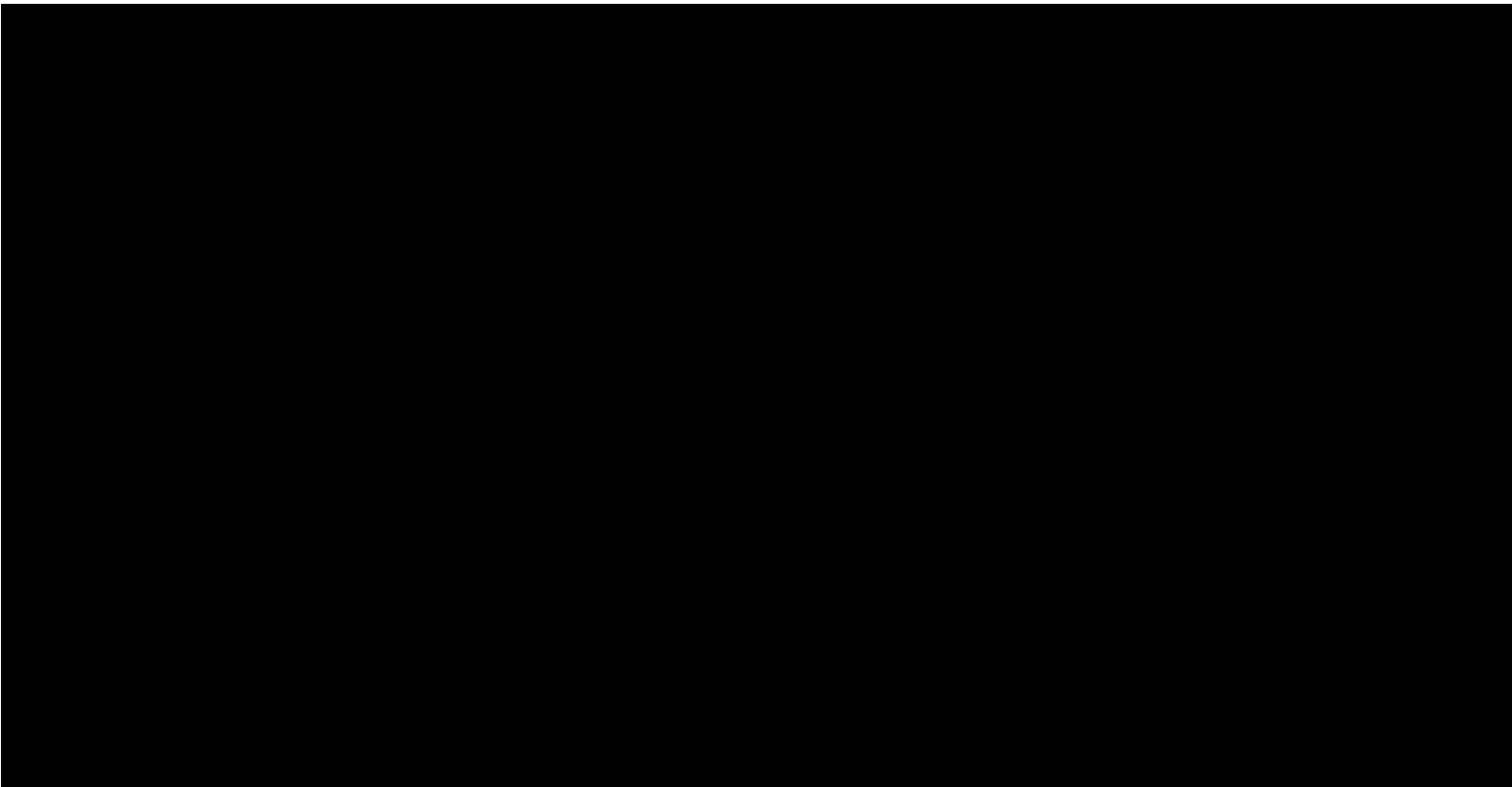
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The Owner/Applicant/Agent further agrees to provide the municipality, upon request and in cases where an application has been appealed to the Ontario Municipal Board, with a deposit (over and above the normal application fee), from which the municipality 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:



Dear Committee Members,

I am the current owner of Part Lot 19/20 Concession 4 of Bedford Township. This 8 acre parcel of land is located on Green Bay Basin of Bobs Lake, at 121 Sunrise Lane. This particular property has been in my family since 1960 and four generations of my family and I have enjoyed a lifetime of weekend and vacation memories there. My wife and I are now in a position to begin a retired lifestyle and make the commitment of making this location our permanent residence. Having been able to spend considerable time the last few winters on a privately maintained lane (over a kilometer from the township roadway), we have a solid understanding of the dedicated equipment required to be self sufficient. In order to properly maintain this property with the required equipment a storage building of appropriate size is a vital component to ensure this lot is organized and presentable.

Although the lot size will well accommodate the proposed footprint of the new storage building as well as the setback from the waterfront, the existing single detached building size is not large enough to comply with the existing by-laws. It is our intension to demolish the existing single detached building, erect a new single detached building allowing the proposed accessory building to be more consistent with existing by-law and zoning restrictions. As well as construction of the new single detached building a new septic system will also be installed to comply with existing regulations. This proposal will come the following year once I can secure a permit to construct the accessory building required to house the equipment to make this transition to a permanent residence.

As the co owner of the adjacent 100+ acres to this property I hope you will also consider the commitment we have to respecting the value of these lands and truly have a vested interest in keeping them as close to the childhood memories as I have. We have an appreciation for the designation of Green Bay and have also donated our own time and equipment to assist in a lake trout survey with the Ministry of Natural Resources in the past.

Thanking you in advance for your considerations,

David Naboznak



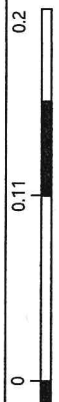
- Legend
- Parcels
  - Citations

Notes



1: 4,514

0.2 Kilometers



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.

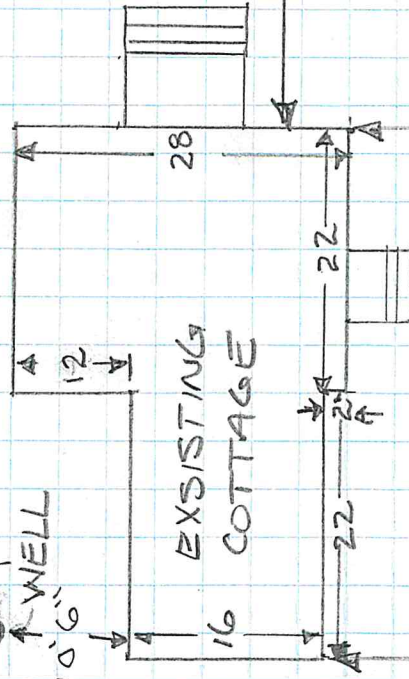
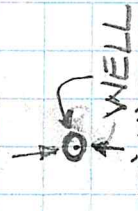
THIS MAP IS NOT TO BE USED FOR NAVIGATION

NORTH



\*NOTE: EXISTING SEPTIC SYSTEM TO BE REPLACED

26'6"



~90

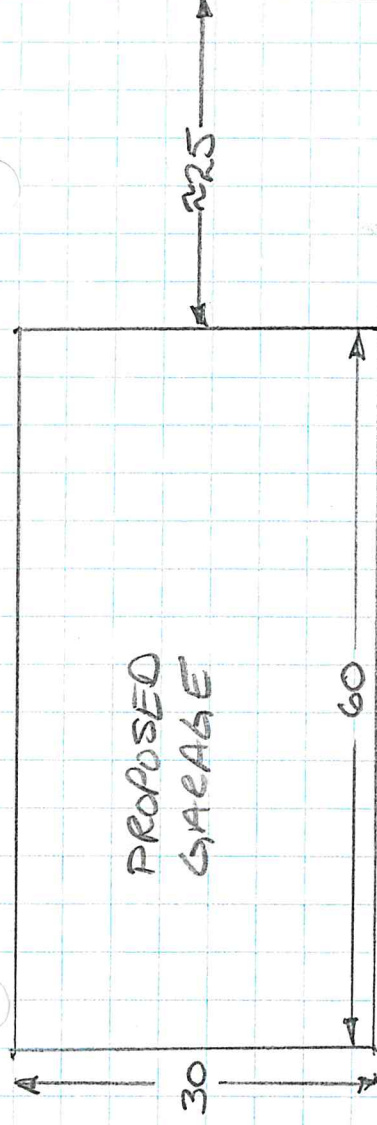
LOT LINE

NORTH

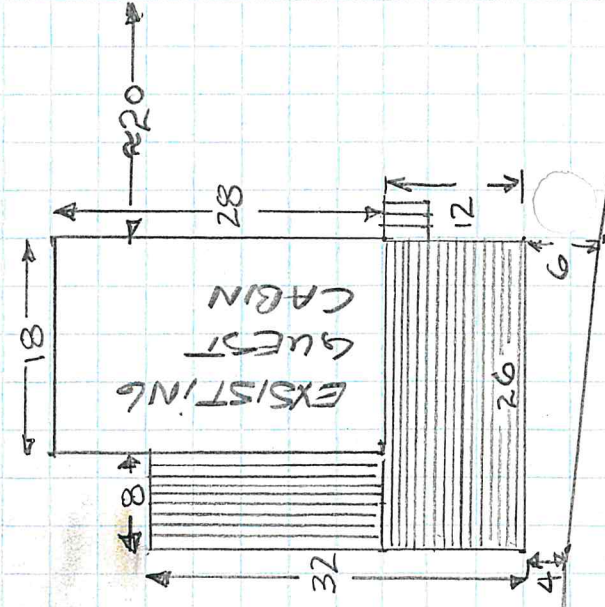
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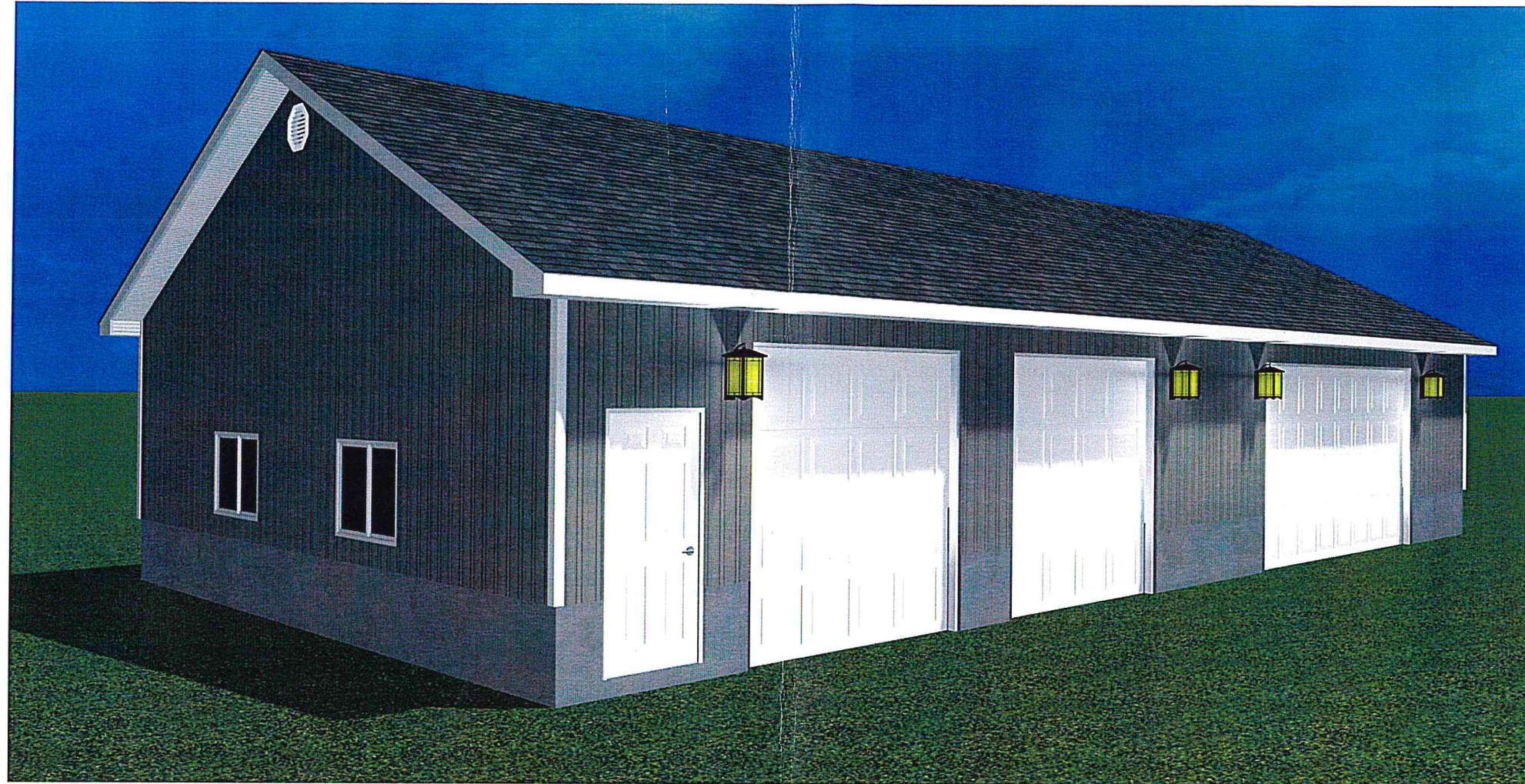
138

PROPOSED GARAGE



EXISTING GUEST CABIN





# Proposed 30' x 60' Garage

**Patricia & Dave Naboznak**

**121 Sunrise Lane**

**South Frontenac, ON.**

**KOH 2V0**

**ATKINSON**  
**Home**  
building centre

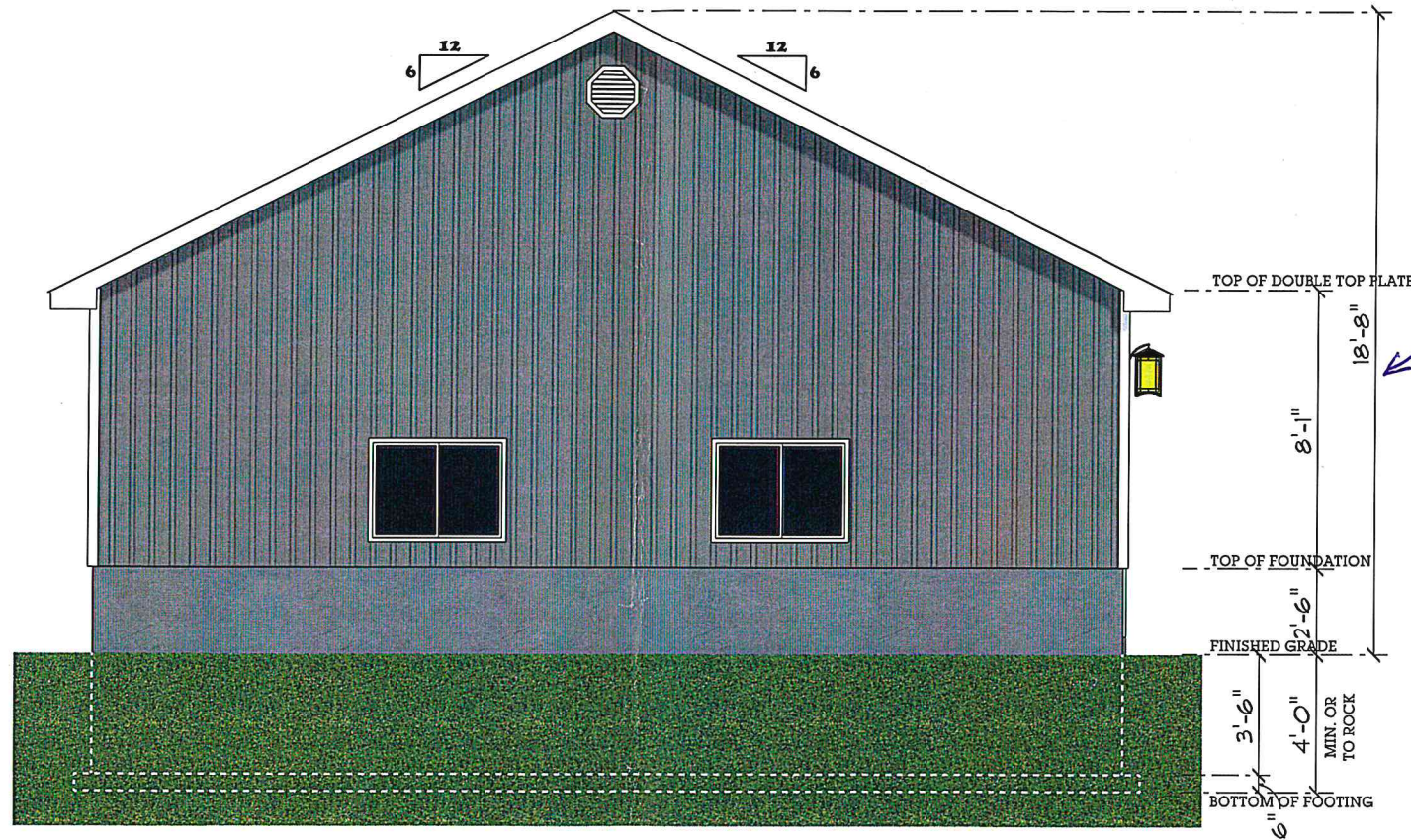
Kingston  
613-389-6709

Hartington  
613-372-2838



January 2016





MAXIMUM 23ft  
DEPENDING ON GRADE

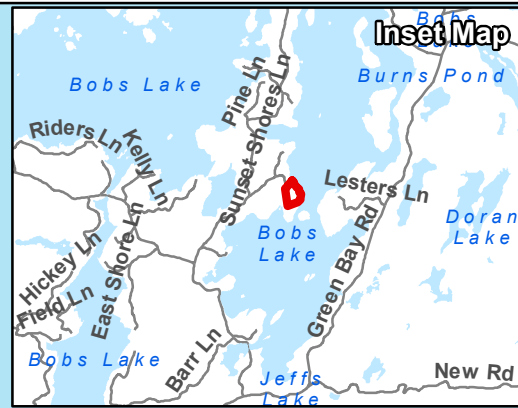
January 2020

**ATKINSON Home building centre**  
 5276 Hinchinbrooke Road,  
 Hartington ON. K0H 1W0  
 Tel: (613) 372-2838  
 Fax: (613) 372-0009  
 © COPYRIGHT ATKINSON Home Building Centre

**Patricia & Dave Naboznak**  
**30' x 60' (standard) garage package**  
**121 Sunrise Lane,**  
**K0H 2V0**  
**South Frontenac**







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, IN ADDITION OF THESE DRAWINGS, IT WILL BE THE RESPONSIBILITY OF THE HOME OWNER/CONTRACTOR TO PROVIDE.

<b>3D</b> DESIGNER <b>Shawn Duce</b>	SCALE <b>3/16" = 1' - 0"</b>	AREA <b>1800</b>	DATE <b>February 11, 2020</b>	REVISED <b>n/a</b>	DRAWING# <b>S - 1</b>
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**MV-05-20-B  
NABOZNAK  
121 SUNRISE LANE**

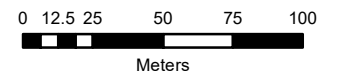
**Legend**

-  Naboznak Property
-  Parcel Fabric
-  Provincially Significant Wetlands
-  Wetland
-  Waterbody
-  River/ Stream

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

Scale 1:2,700



UTM Projection NAD 83