TOWNSHIP OF SOUTH FRONTENAC
COMMITTEE OF ADJUSTMENT MEETING
AGENDA

TIME: 7:00 PM,
DATE: Thursday, August 13, 2020
PLACE: Council Chambers.

1. *Electronic Meeting Information*

a) The meeting will be live streamed at the following link:
http://www.facebook.com/SouthFrontenacTwp/

Please visit the Virtual Committee of Adjustment Meetings page on the Township website for the link to register to be a participant in this meeting:
https://www.southfrontenac.net/en/open-for-business/virtual-committee-of-adjustment-meetings.aspx

Instructions about participating via Computer, Laptop, Smartphone, Tablet and Telephone can be found at the above noted link as well.

b) During the Committee of Adjustment meeting staff will be following a PowerPoint Presentation, this presentation will be live-streamed on Facebook at the above noted link, but can also be viewed at the link below: 4 - 111

2. *Call to Order*

a) Resolution

3. *Adoption of Agenda*

a) Resolution

4. *Declaration of pecuniary interest*

5. *Approval of Minutes – July 9, 2020*

a) Resolution

6. *New Minor Variance Applications:*

a) MV-45-19-P (George) 112 - 129
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 permit the construction of an accessory building (detached garage) within the projected front yard of the subject property located at a reduced setback from the highwater mark from 30 metres (98.4 feet) to 18.5 metres (60 feet). 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). The applicant is seeking relief from Sections 5.8.2, 5.24.2 and 14.3.2 of the Township of South Frontenac Zoning By-Law 2003-75 for the property located in the Urban Residential First Density (UR1) Zone.

b) MV-02-20-L (Vanderhaar) 130 - 158
Location of Property: Part Lot 23, Concession 13, District of Loughborough, Township of South Frontenac, Twin Island Lane, Buck Lake

Purpose of Application: To permit the construction of a one-storey seasonal dwelling with a walkout basement located at a reduced rear yard setback from 10 metres (32.8 feet) to 6.5 metres (21.3 feet) and to increase the permitted lot coverage from 5% to 9.5%. The applicant is seeking relief from section 10.3.1 of the Township of South Frontenac Zoning By-Law 2003-75 for a property located in the Limited Services Residential - Waterfront Zone.

c) MV-08-20-B (Bumstead) 159 - 211

Location of Property: Part Lot 1, Concession 12, Parts 10 to 12 on Plan 13R3809, District of Bedford, Township of South Frontenac, municipally known as 10 Barrett Lane, Buck Lake

Purpose of Application: To permit the construction of a dwelling with a reduced setback from the highwater mark from 30 metres (98.4 feet) to 15 metres (49.2 feet). The applicant is seeking relief from Sections 5.8.2 (a) and 8.3.3 of the Township of South Frontenac Zoning By-law 2003-75 for a property located in the Waterfront Residential (RW-16) Zone.

d) MV-14-20-S (Maycock) 212 - 229

Location: Part Lot 1, Concession 10, Part Block A and Lot 38 on Plan 544, being Parts 42 & 44 on Plan 13R16884, District of Storrington, Township of South Frontenac, municipally known as 1103 Heron Lane, Loughborough Lake.

Purpose of Application: To permit the construction of a porch and carportattached to the existing primary dwelling with a reduced highwater mark setback from 30 metres (98.4 feet) to 20.4 metres (67 feet)as well as areduced private lane / right-of-way setback from 5 metres (16.4 feet) to 4.3 metres (14 feet) and to permit an increase in allowable lot coverage from 5% to 7.4%. The applicant is seeking relief from Section 5.8.2 a) and 5.6.1 of the Township of South Frontenac Comprehensive Zoning By-Law 2003-75 for a property located in the Limited Services Residential - Waterfront (RLSW) Zone.

e) MV-18-20-P (McNeely) 230 - 242

Location of Property: Part of Lot 8, Concession 11, District of Portland, Township of South Frontenac, municipally known as 1124 Storms Lane, Verona Rock Lake

Purpose of Application: To permit the construction of an accessory building, being a detached garage with a reduced highwater mark setback from 30 metres (98.4 feet) to 16 metres (52.5 feet). The applicant is seeking relief from Sections 5.8.2 a) and 10.3.2 for a property located in the Limited Services Residential – Waterfront (RLSW) Zone.

f) MV-20-20-S (Peacock) 243 - 262

Location of Property: Part of Lot 14, Concession 8, District of Storrington, Township of South Frontenac, municipally known as 4080 Hideaway Lane, Dog Lake

Purpose of Application: To permit construction of a single detached dwelling with a reduced highwater mark setback from 30 metres (98.4 feet) to 12.8 metres (42 feet) and to permit construction of a storage shed with a reduced highwater mark setback of 22.2 metres (73 feet). The applicant is seeking relief from sections 5.8.2 a), 10.3.1 and 10.3.2 of the Township of South Frontenac Comprehensive Zoning By-law 2003-75 for the property located in

the Limited Services Residential – Waterfront (RLSW) Zone.

g) MV-23-20-L (Soaft) 263 - 274

Location of Property: Part Lot 1, Concession 7, being Part 2 on Plan 13R7923, District of Loughborough, Township of South Frontenac municipally known as 3130 Freeman Road.

Purpose of Application: To permit the construction of an accessory building, being a detached garage in the projected front yard of a Rural property and to reduce the interior side yard setback from 3 metres (9.8 feet) to 1.5 metres (5 feet). The applicant is seeking relief from Sections 5.24.2 and 7.3.2 of the Township of South Frontenac Comprehensive Zoning By-law 2003-75 for the property located in the Rural (RU) Zone.

7. *Other Business*

a) Delegated Authority Consents Granted - Report 275

8. *Adjournment*

a) Resolution

Township of South Frontenac

Committee of Adjustment Meeting

Thursday, August 13, 2020

7:00 p.m. Council Chambers Virtual Meeting

4432 George Street, Sydenham, ON

South Frontenac

Welcome to Virtual Meeting for the Committee of Adjustment

This is a hearing of the Committee of Adjustment for the Township of South Frontenac. All members of the public are muted on our end and your cameras will not be turned on.

Committee Members

- Alan Revill (Chair of the Committee)
- Norm Roberts
- Mike Nolan
- Ray Leonard
- Mike Howe
- Tom Bruce
- Ken Gee
- Randy Ruttan

Township Staff

- Angela Maddocks (Clerk & Meeting Host)
- Christine Woods (Senior Planner)
- Anna Geladi (Planner)
- Michelle Hannah (Planning Assistant & Secretary Treasurer)
- Claire Dodds (Director)

Format for the Meeting

1. The Chair will introduce the file
2. The planner provides an overview of the application
3. Committee members ask questions
4. Comments from the applicant or their agent
5. Comments or questions from the public
6. The Committee will then deliberate and vote on the application
7. The Chair will state whether the vote was carried

Appeal Rights

- If a person or public body does not make oral submissions at the meeting or make written submissions to the Township of South Frontenac before a decision is made, the person or public body is not entitled to appeal the decision.
- The applicant, the Minister, or any other person or public body who has an interest in the matter may within 20 days of making the decision or date of notice appeal to the Local Planning Appeal Tribunal against the decision of the committee by filing with the Secretary-Treasurer of the Committee a notice of appeal.
- Township staff will be in contact with the applicant following the meeting. Where a decision has been made, the decision will be forwarded to the applicant and anyone who has requested to be notified within 15 days of this meeting.
- If you have any questions after the meeting, please reach out to staff.

How to Speak Regarding an Application

- The Chair of the meeting will open the floor to public comments
- Click “Raise Hand” button to request to speak or dial *9 (star nine) when calling in by telephone
- The Chair will recognize a member of the public, and the Meeting Host will unmute the member of the public
- Once the member of the public is done speaking or the Committee has no further questions, the Meeting Host will mute their microphone

In Case of Technical Difficulties

- If a Committee member disconnects from the meeting, the meeting will proceed if quorum is met and the Committee member will attempt to reconnect.
- Should all members of the Committee disconnect, members will be asked to reconnect.
- If the meeting cannot be restored within 15 minutes, the meeting will be postponed.
- Staff will be in touch with applicants.
- A notice will also be posted on the Township's social media letting you know.

Agenda

- Call to Order
- Adoption of Agenda
- Declaration of Pecuniary Interests
- Approval of Minutes of Previous Meeting
- Minor Variance Applications
- Other Business
- Adjournment

Minor Variance Applications

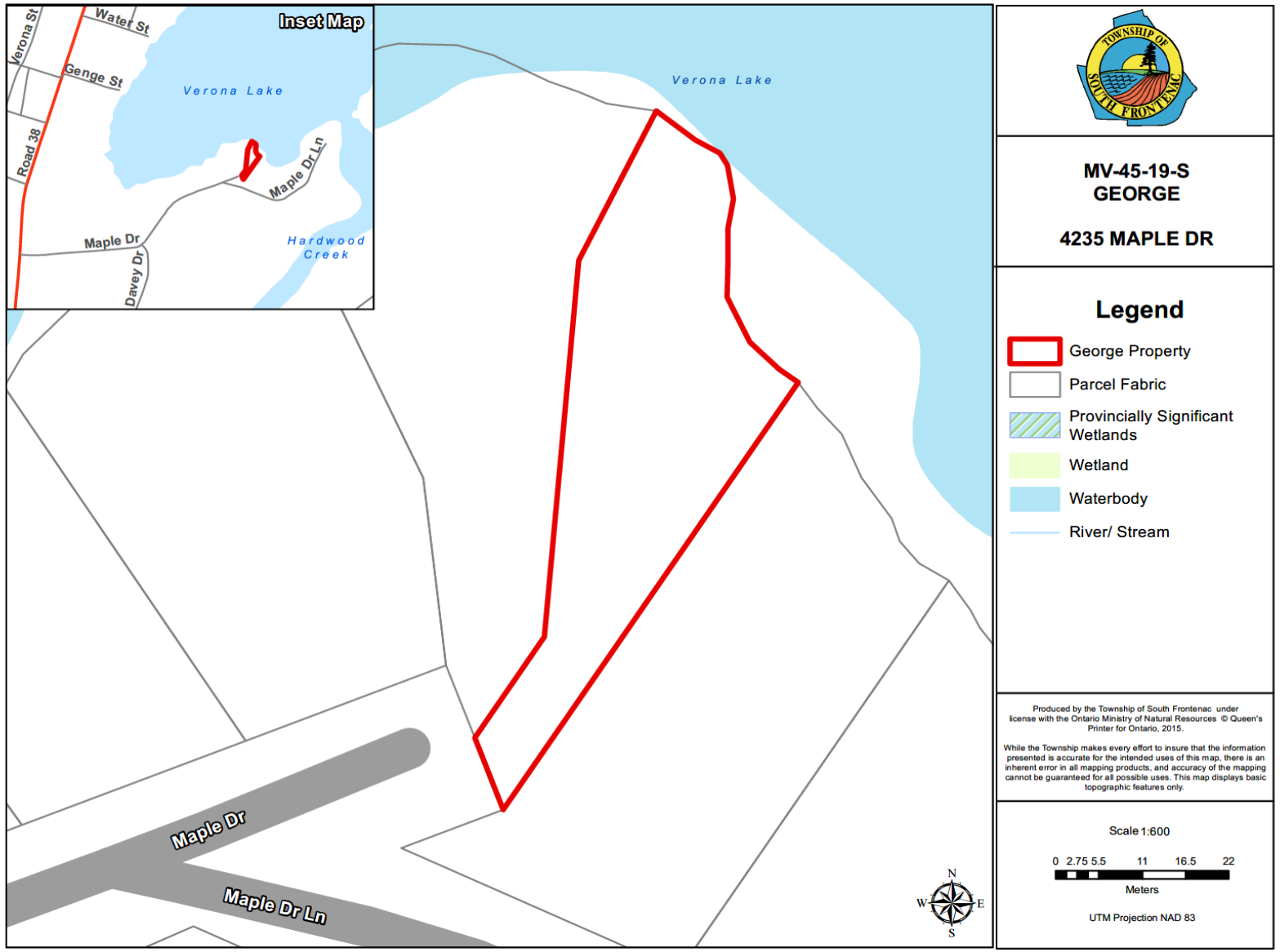
MV-45-19-P
George

Application: 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.

Recommendation

It is recommended that the Committee of Adjustment receive comments from the public and, pending comments received, **approve** minor variance application MV-45-19-P, subject to conditions.

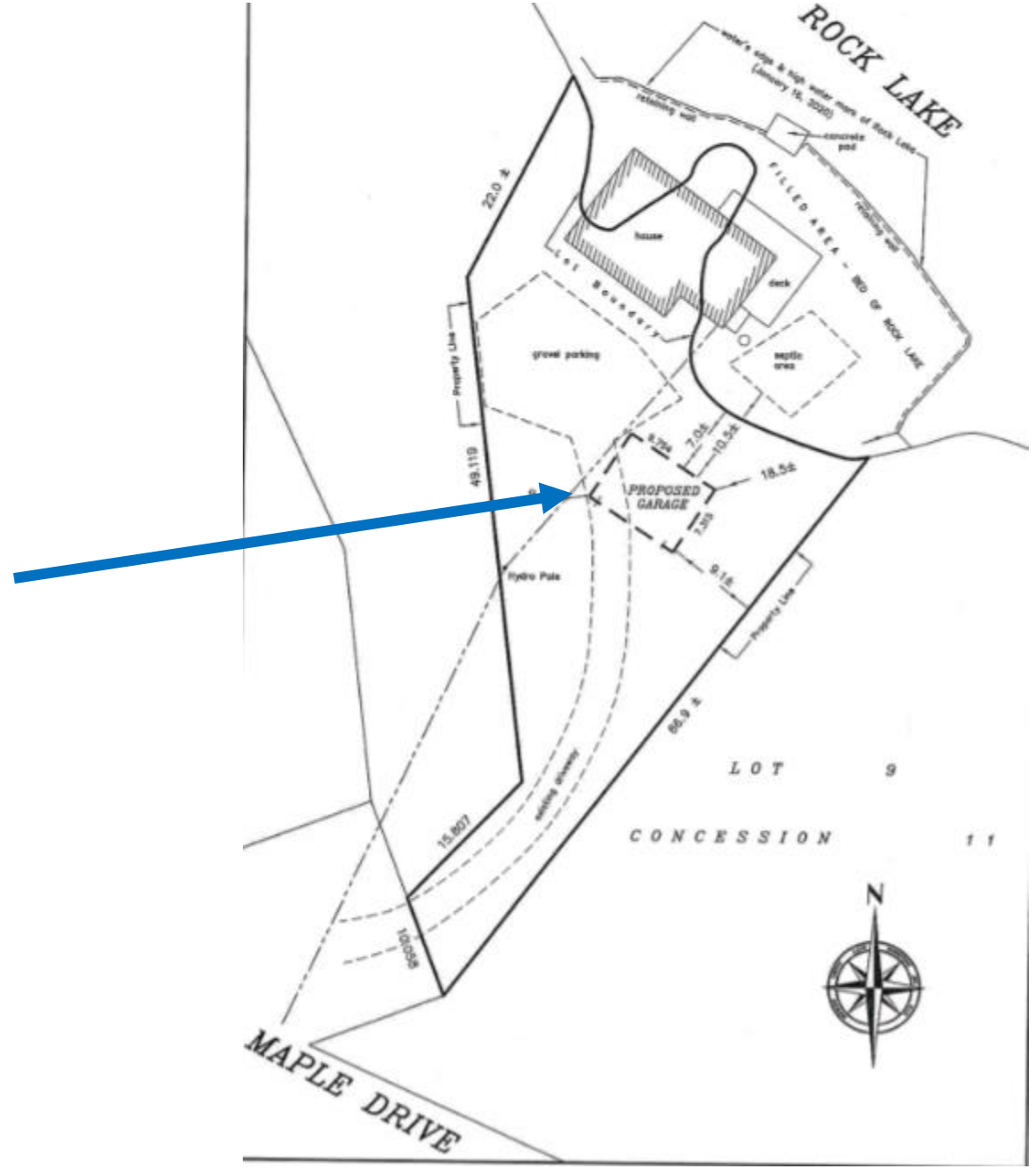
Application: MV-45-19-P
Owner: Tyler George



Application: MV-45-19-P
Owner: Tyler George

Proposal

The Applicant is requesting permission to construct a detached garage within the projected front yard of the subject property located at 18.5 metres from the highwater mark of Verona Rock Lake and increase the permitted maximum height of an accessory building from 6 metres to 7.4 metres.



Application: MV-45-19-P
Owner: Tyler George

Relief Sought

Official Plan Designation: Settlement Area - Verona	**Zoning:** UR1
Zoning Relief Requested:	
Section 5.8.2: Flooding and Shoreline Erosion Hazards	**Relief:** 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.
Section 5.24.2: Accessory Buildings	**Relief:** 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.
Section 14.3.2: UR1	**Relief:** 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.

The application, as presented, meets the four tests for a minor variance under the *Planning Act*.

Application: MV-45-19-P
Owner: Tyler George



George Property with location of proposed garage

Application: MV-45-19-P
Owner: Tyler George

Comments

- **Public Services Department** – Due to the location of the proposed development, Public Services was not circulated.
- **KFL&A Public Health** – Staff have no objections to the minor variance to permit the construction of the proposed detached garage. Covering comments from Gord Mitchell do note however that the existing septic system is likely over 50 years old and is constructed 6-9m from the water's edge. It is located on filled land and there is no record of a permit with Public Health. The letter from Mr. Mitchell indicates that it is the right of the Committee of Adjustment to require this existing sewage system be replaced as part of the approval of the minor variance for the garage.
    - Staff have not included a condition to replace the septic system in the list of recommended conditions attached to this report. If the Committee feels it is advisable to have the applicant replace the septic system as a condition of the minor variance, the garage would not be permitted to be constructed until such time as a septic permit is obtained from KFL&A Public Health.
- **Quinte Conservation Authority** – Staff have no objections to the proposed location of the garage.
- **Public Comments** – At the time of the writing of the report, no written comments had been received from the public.

Application: MV-45-19-P
Owner: Tyler George

Recommendation

It is recommended that the Committee of Adjustment receive comments from the public and, pending comments received, **approve** minor variance application MV-45-19-P, subject to conditions.

Application: MV-45-19-P
Owner: Tyler George

Proposed Conditions of Approval

- The Minor Variance is approved in accordance with plans submitted;
- A building permit is required for all demolition and construction on the property; and
- MV-45-19-P is only applicable to South Frontenac Township Comprehensive Zoning By-Law 2003-75 and not to any subsequent zoning by-laws.

Questions from Committee Members

Upon the Chair asking if any members would like to speak to the matter, please remember to unmute yourself before you begin to speak.

Comments from the Applicant and/or the Agent

If you would like to speak:

- Use “Raise Hand” feature at the bottom of your screen
- If you are calling in by phone, please dial *9 (star nine)

Please wait to speak until you hear your name and your microphone has been unmuted.

Comments & Questions from the Public

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Resolution & Voting

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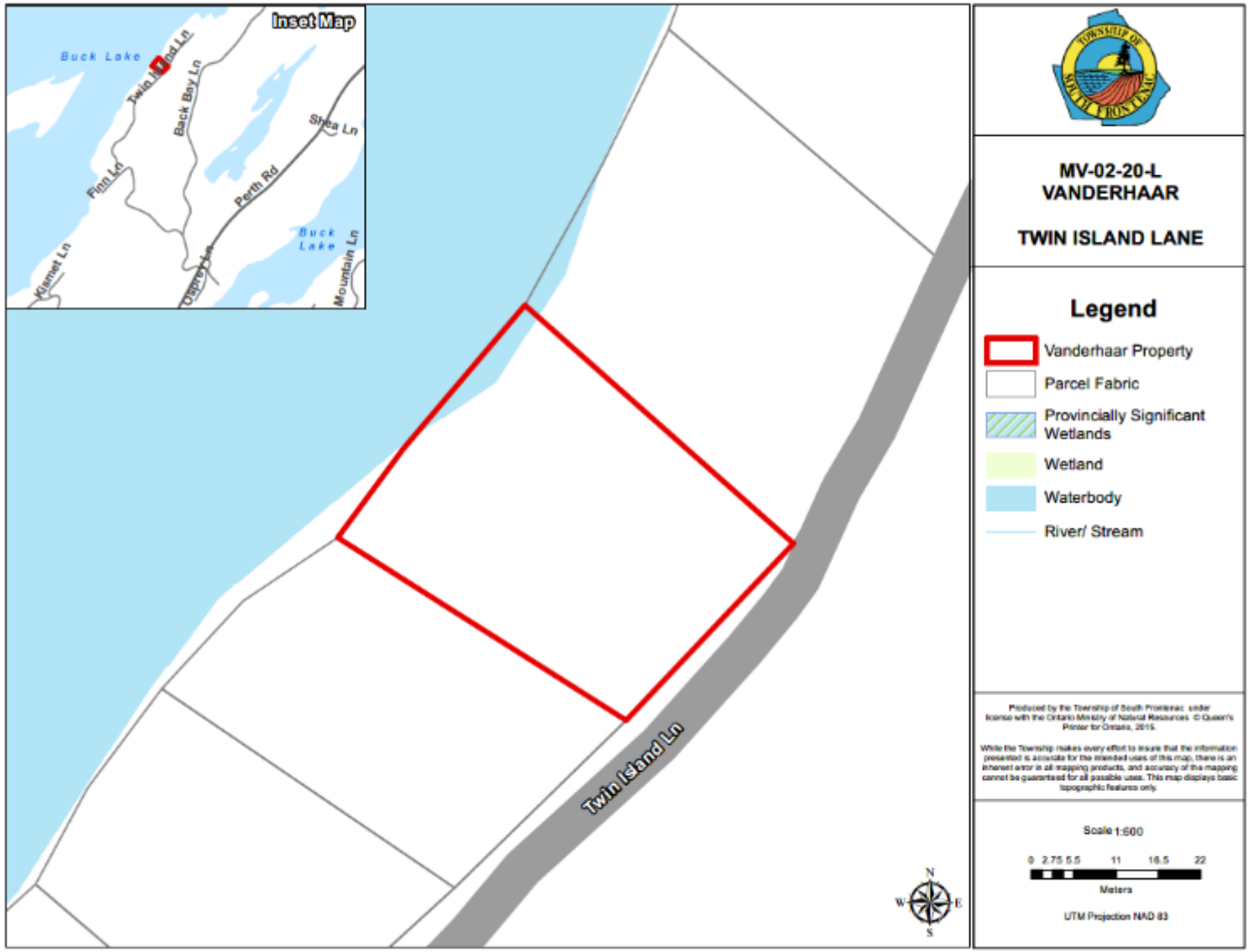
MV-02-20-L
Vanderhaar

Application: MV-02-20-L
Owners: Brad & Amanda Vanderhaar
Location of Property: Part Lot 23, Concession 13, District of Loughborough, Township of South Frontenac, Twin Island Lane, Buck Lake

Recommendation

It is recommended that the Committee of Adjustment **deny** minor variance application MV-02-20-L, since it does not meet all four tests of a minor variance.

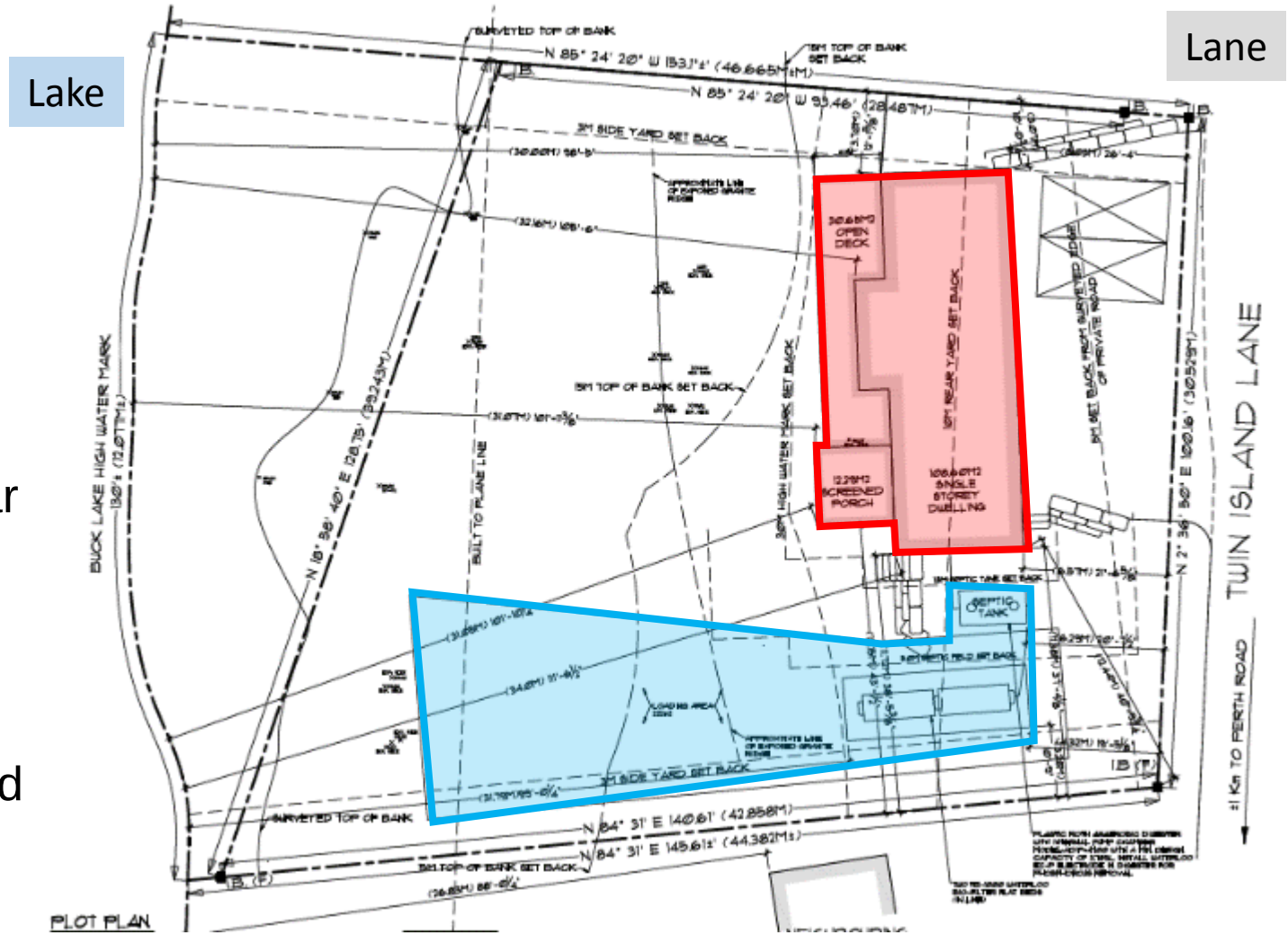
Application: MV-02-20-L
Owners: Brad & Amanda Vanderhaar



Application: MV-02-20-L
Owners: Brad & Amanda Vanderhaar

Proposal

- The applicants are requesting permission to construct a one-storey seasonal dwelling with a walkout basement and an attached deck and screened porch.
- The dwelling would have a reduced rear yard and increased lot coverage.
- The dwelling would be located a minimum of 30 metres from the high water mark of Buck Lake.
- A new tertiary septic system is proposed to be installed in a location that would comply with zoning requirements, including the minimum 30 metre setback from the high water mark.



Application: MV-02-20-L
Owners: Brad & Amanda Vanderhaar

Relief Sought

Official Plan Designation:	**Zoning:**
Rural	Limited Services Residential - Waterfront (RLSW)
Zoning Relief Requested:	
Section 10.3.1 : RLSW Zone – Rear Yard and Lot Coverage	**Relief:** To permit the construction of a seasonal dwelling with: a) a minimum rear yard of 6.5 metres (21.3 feet), whereas the RLSW zone requires a minimum 10 metre rear yard b) a maximum lot coverage of 9.5%, whereas the RLSW zone allows 5%

Application: MV-02-20-L
Owners: Brad & Amanda Vanderhaar



Proposed location of dwelling relative to Twin Island Lane

Application: MV-02-20-L
Owners: Brad & Amanda Vanderhaar



View of property from top of bank

Application: MV-02-20-L
Owners: Brad & Amanda Vanderhaar

Comments

- **Cataraqui Conservation –** While the revised proposal is certainly preferable to the previous submission, staff continue to be concerned with the size of the building footprint … double the maximum allowable lot coverage. In the opinion of staff, the scale of development that is being proposed is simply too large for the lot. Staff recommend deferral to allow the applicant to consider a reduction to the size of the building.

- **MECP –** The ministry fully supports the proponent's work in moving the footprint of development (septic and dwelling) largely out of the 30 m setback from the high water mark. However, considering the "at capacity" status of the lake and the nature of its sensitivity to ongoing nutrient loading and encroachment pressures the ministry feels that lot coverage limits are an important planning tool that municipalities have to control the size and density of development that would be in keeping with the size of the lot in question. MECP fully supports the planning opinion and position of the Cataraqui Conservation Authority regarding encroachment concerns to the lake, particularly those of lot coverage.

Application: MV-02-20-L
Owners: Brad & Amanda Vanderhaar

Comments

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

- **KFL&A Public Health –** Following revisions to the site plan, KFL&A Public Health supports the proposed minor variance application. The sewage system is now proposed to be 30 metres from the high water mark of Buck Lake, and more than 15 metres from the top of bank. Further details regarding the sewage system will be addressed at the permit stage.

- **Public Comments –** To date, 4 comments have been received from the public. Two of the comments are supportive of the proposal. One of the comments raise concerns for the impact of additional development on the lake and on Frontenac Provincial Park, as well as on potential precedence of reduced setbacks from the lane.

Planning Analysis Summary

1. Does the variance maintain the general intent and purpose of the Official Plan? YES
   - The proposed dwelling and septic system would be setback a minimum 30 metres from the high water mark.
2. Does the variance maintain the general intent and purpose of the Zoning By-law? NO
   - 30 metre setback from high water mark achieved through reduced rear yard
   - Almost double lot coverage for principal building
   - Does not preclude further variances that would further increase lot coverage
3. Is the requested variance desirable for the appropriate development or use of the land, building or structure in question? NO
   - It would not preclude further development and increases to lot coverage
4. Is the variance minor? NO

Application: MV-02-20-L
Owners: Brad & Amanda Vanderhaar
Location of Property: Part Lot 23, Concession 13, District of Loughborough, Township of South Frontenac, Twin Island Lane, Buck Lake

Recommendation

It is recommended that the Committee of Adjustment **deny** minor variance application MV-02-20-L, since it does not meet all four tests of a minor variance.

Questions from Committee Members

Upon the Chair asking if any members would like to speak to the matter, please remember to unmute yourself before you begin to speak.

Comments from the Applicant and/or the Agent

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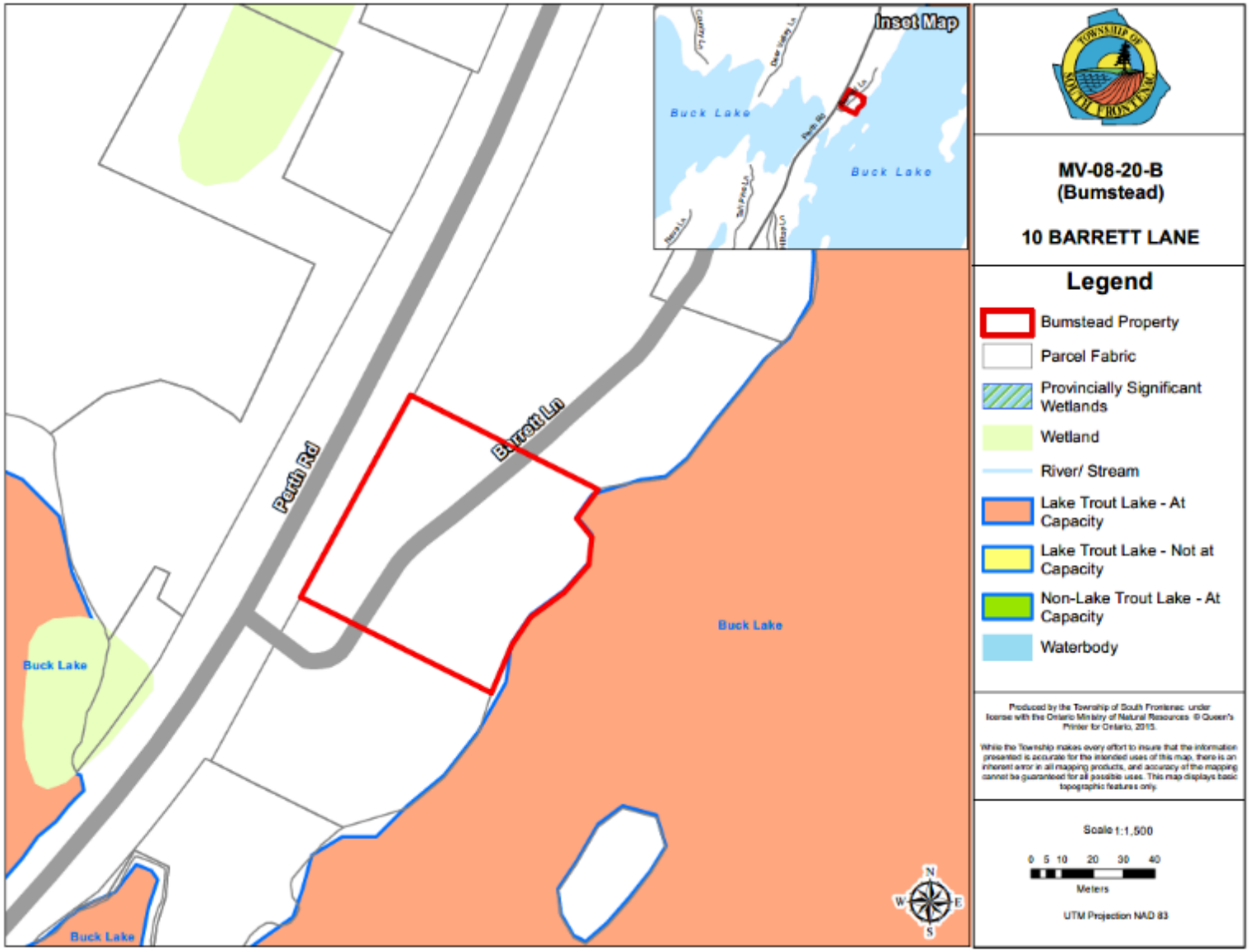
MV-08-20-B
Bumstead

Application: MV-08-20-B
Owners: Jeff & Mary Bumstead
Location of Property: Part Lot 1, Concession 12, Parts 10 to 12 on Plan 13R3809, District of Bedford, Township of South Frontenac, municipally known as 10 Barrett Lane, Buck Lake

Recommendation

It is recommended that the Committee of Adjustment receive comments from the public and, pending comments received, **approve** minor variance application MV-08-20-B, subject to conditions.

Application: MV-08-20-B
Owners: Jeff & Mary Bumstead



Application: MV-08-20-B
Owners: Jeff & Mary Bumstead

Proposal

- The applicants are requesting permission to construct a one-and-a-half storey single detached dwelling with a walkout basement and an attached deck.
- The dwelling and deck would have a reduced setback from the high water mark of Buck Lake.
- The existing cottage (0.9 metres to HWM) and shed (15 metres to HWM) would be demolished.
- A new tertiary septic system is proposed to be installed in a location that would comply with zoning requirements, including the minimum 30 metre setback from the high water mark.



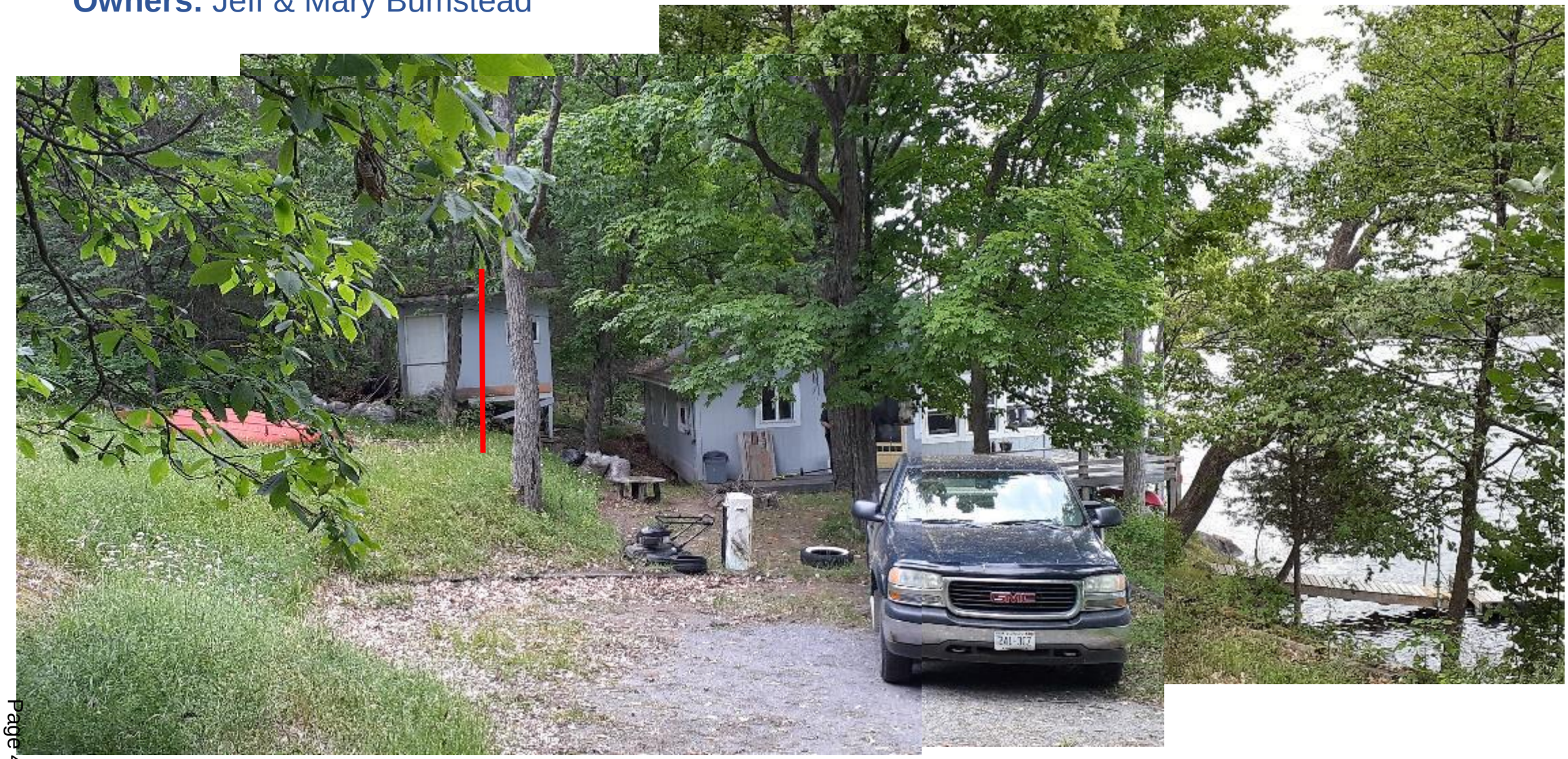
Application: MV-08-20-B
Owners: Jeff & Mary Bumstead

Relief Sought

Official Plan Designation:	**Zoning:**
Rural	Waterfront Residential (RW-16)
Zoning Relief Requested:	
Section 5.8.2 a): Flooding and Shoreline Erosion Hazards **Section 8.3.3:** Waterbody Setback	**Relief:** To permit the construction of a new single-detached dwelling with a minimum high water mark setback of 15 metres (49 feet), whereas the By-law requires a 30 metre (98.4 feet) setback from the high water mark for all buildings and structures.

The application, as presented, meets the four tests for a minor variance under the *Planning Act*.

Application: MV-08-20-B
Owners: Jeff & Mary Bumstead



View of existing cottage and proposed location of dwelling.

Application: MV-08-20-B
Owners: Jeff & Mary Bumstead

Comments

- **Public Services Department** – The property accessed from a lane and therefore, Public Services was not circulated.

- **KFL&A Public Health** – KFL&A Public Health has no objection to the proposed minor variance as the owners have submitted an application for septic approval. A permit was issued for the septic system.

- **Cataraqui Conservation** – Cataraqui Conservation staff have no objection to the approval of the application based on their consideration for natural hazard, natural heritage, and water quality policies.

- **Public Comments** – At the time of the writing of the report, no written comments had been received from the public.

Application: MV-08-20-B
Owners: Jeff & Mary Bumstead
Location of Property: Part Lot 1, Concession 12, Parts 10 to 12 on Plan 13R3809, District of Bedford, Township of South Frontenac, municipally known as 10 Barrett Lane, Buck Lake

Recommendation

It is recommended that the Committee of Adjustment receive comments from the public and, pending comments received, **approve** minor variance application MV-08-20-B, subject to conditions.

Application: MV-08-20-B
Owners: Jeff & Mary Bumstead

Proposed Conditions of Approval

- The Minor Variance is approved in accordance with plans submitted;
- A site plan agreement will be required to be registered on title;
- A building permit is required for all demolition and construction on the property; and
- MV-08-20-B is only applicable to South Frontenac Township Comprehensive Zoning By-Law 2003-75 and not to any subsequent zoning by-laws.

Questions from Committee Members

Upon the Chair asking if any members would like to speak to the matter, please remember to unmute yourself before you begin to speak.

Comments from the Applicant and/or the Agent

If you would like to speak:

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Comments & Questions from the Public

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Resolution & Voting

Upon the Chair asking if any member of the Committee is opposed to the Resolution, please advise if you are opposed. The chair will call if the vote is carried or is lost.

Questions from Committee Members

Upon the Chair asking if any members would like to speak to the matter, please remember to unmute yourself before you begin to speak.

Comments from the Applicant and/or the Agent

If you would like to speak:

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Comments & Questions from the Public

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Resolution & Voting

Upon the Chair asking if any member of the Committee is opposed to the Resolution, please advise if you are opposed. The chair will call if the vote is carried or is lost.

MV-14-20-S
Maycock

Application: MV-14-20-S
Owners: Andrew and Clare Maycock
Location of Property: Part Lot 1, Concession 10, Part Block A and Lot 38 on Plan 544, being Parts 42 & 44 on Plan 13R16884, District of Storrington, Township of South Frontenac, municipally known as 1103 Heron Lane, Loughborough Lake.

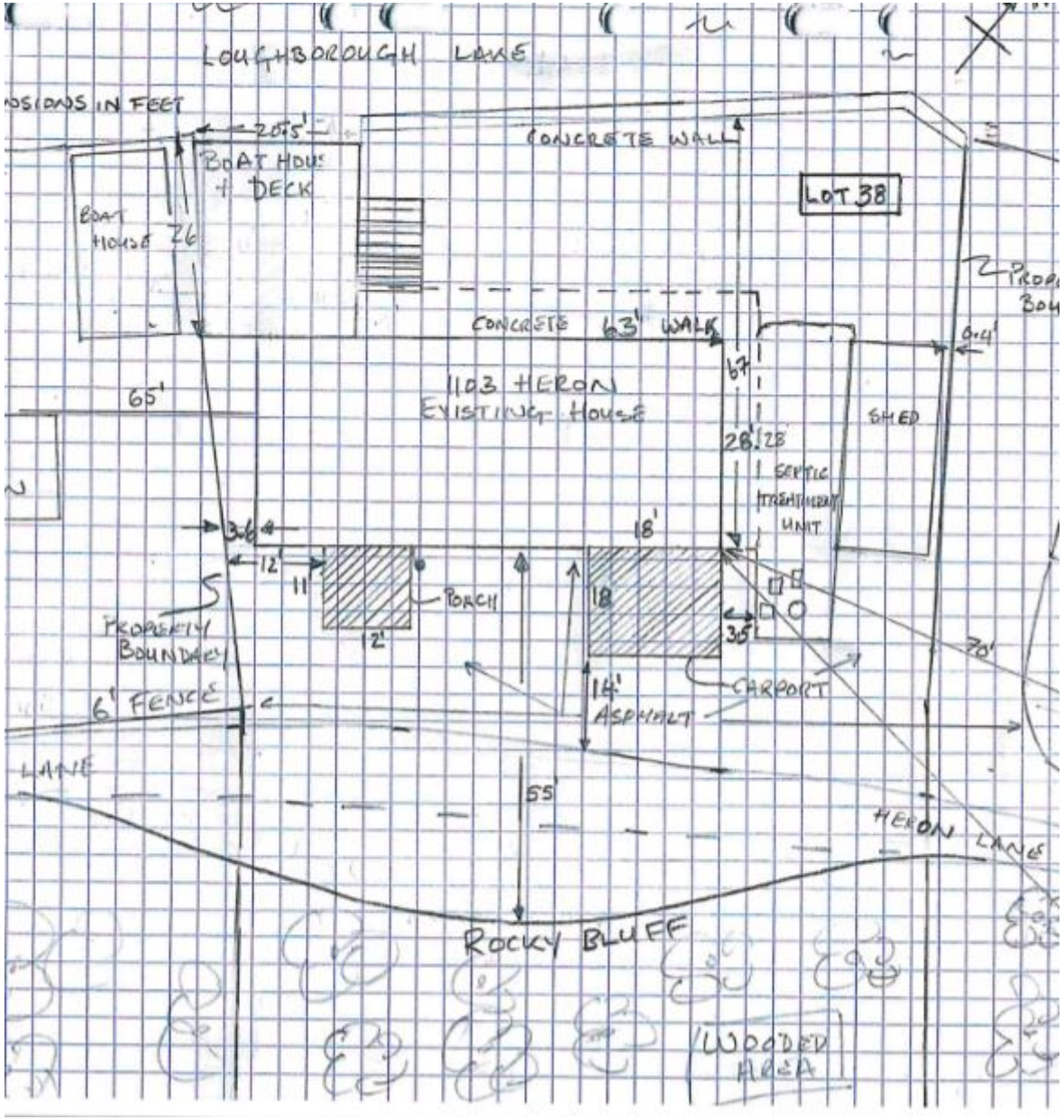
Recommendation

It is recommended that the Committee of Adjustment receive comments from the public and, pending comments received, **approve** minor variance application MV-14-20-S, subject to conditions

Application: MV-14-20-S
Owners: Andrew and Clare Maycock

Proposal

An application for minor variance has been received, to permit the construction a 35.2 metre^2 (378 feet^2) carport attached to the existing garage and to construct a 17.48 metre^2 (187.5 feet^2) front porch both located on the lane side, on top of the existing asphalt apron and within the required highwater mark setback.



Relief Sought

Application: MV-14-20-S
Owners: Andrew and Clare Maycock

Official Plan Designation:	**Zoning:**
Rural	Limited Service Residential –Waterfront (RLSW)
Zoning Relief Requested:	
Section 5.8.2 a): Flooding and Shoreline Erosion Hazards	**Relief:** To permit the construction of the above noted porch and carport with a minimum highwater mark setback of 20.4 metres (67 feet), whereas the By-law requires a 30 metre (98.4 feet) setback from the highwater mark for all buildings and structures.
Section 10.3.1: Waterbody Setback	**Relief:** To permit the construction of the above noted porch and carport with a minimum highwater mark setback of 20.4 metres (67 feet), whereas the By-law requires a 30 metre (98.4 feet) setback from the highwater mark for all buildings and structures. **Relief:** To permit lot coverage of 7.4%, whereas the By-Law allows for a maximum of 5% lot coverage for the principal building.
Section 5.6.1: Setback from Private Lanes and Public Roads	**Relief:** To permit the construction of the above noted porch and carport with a minimum setback from the private lane / right-of-way of 4.3 metres (14 feet), whereas the By-Law requires a 5 metre (16.4 foot) setback for all buildings and structures.

The application, as presented, meets the four tests for a minor variance under the *Planning Act*.

Application: MV-14-20-S
Owners: Andrew and Clare Maycock



Maycock Property with Carport and Proposed Porch

Application: MV-14-20-S
Owners: Andrew and Clare Maycock

Comments

Public Services Department – Given the nature of the application, Public Services was not circulated.

KFL&A Public Health – KFL&A Public Health was not circulated as there was no development proposed with regards to the septic system.

Cataraqui Conservation – Cataraqui Conservation Staff have indicated that they have no objection to the application as presented based on their consideration for natural hazards, natural heritage, and water quality protection policies.

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

Application: MV-14-20-S
Owners: Andrew and Clare Maycock

Recommendation

It is recommended that the Committee of Adjustment receive comments from the public and, pending comments received, **approve** minor variance application MV-14-20-S, subject to conditions

Questions from Committee Members

Upon the Chair asking if any members would like to speak to the matter, please remember to unmute yourself before you begin to speak.

Comments from the Applicant and/or the Agent

If you would like to speak:

- Use “Raise Hand” feature at the bottom of your screen
- If you are calling in by phone, please dial *9 (star nine)

Please wait to speak until you hear your name and your microphone has been unmuted.

Comments & Questions from the Public

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Resolution & Voting

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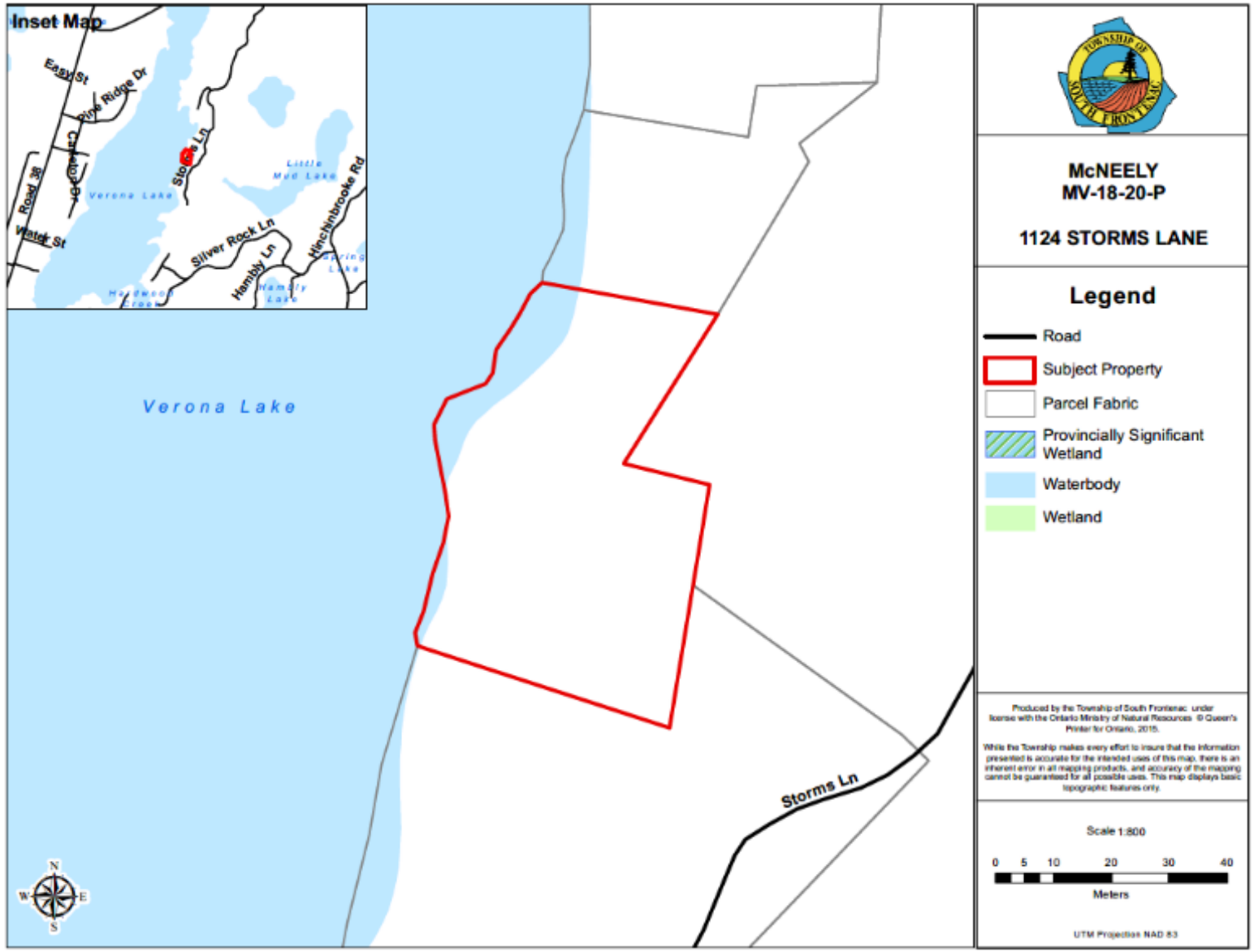
MV-18-20-P
McNeely

Application: MV-18-20-P
Owners: Jim & Jen McNeely
Location of Property: Part Lot 8, Concession 11, District of Portland, Township of South Frontenac, municipally known as 1124 Storms Lane, Verona Rock Lake

Recommendation

It is recommended that the Committee of Adjustment receive comments from the public and, pending comments received, **approve** minor variance application MV-18-20-P, subject to conditions.

Application: MV-18-20-P
Owners: Jim & Jen McNeely

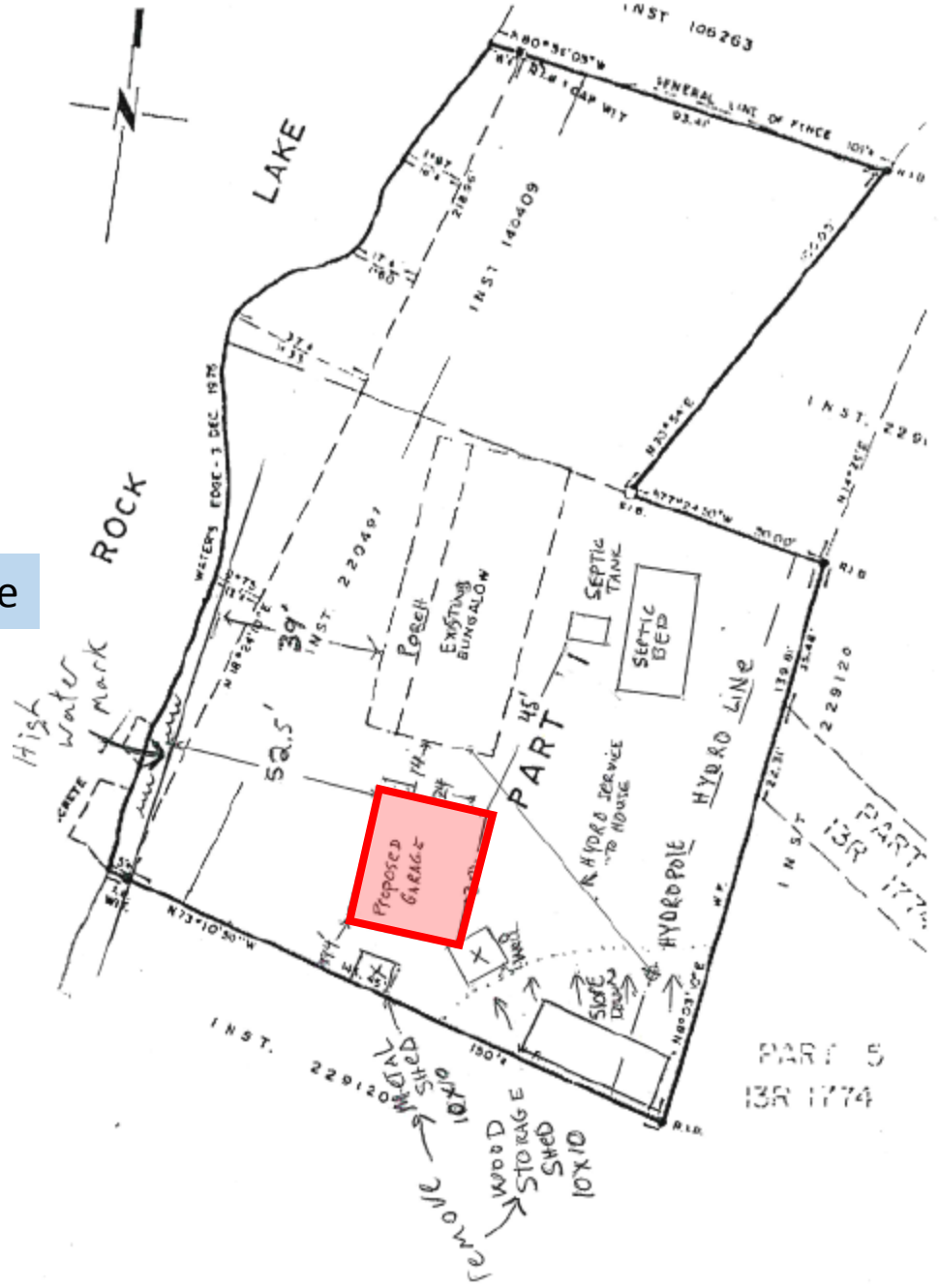


Application: MV-18-20-P
Owners: Jim & Jen McNeely

Proposal

- The applicants are requesting permission to construct a 67 square metre (720 square foot) accessory building (one-storey detached garage).

- The garage would be set back a minimum of 16 metres (52.5 feet) from the high water mark of Verona Rock Lake.



Application: MV-18-20-P
Owners: Jim & Jen McNeely

Relief Sought

Official Plan Designation:	**Zoning:**
Rural	Limited Service Residential - Waterfront
Zoning Relief Requested:	
Section 5.8.2 a): Flooding and Shoreline Erosion Hazards **Section 10.3.2:** Waterbody Setback	**Relief:** To permit the construction of a new detached garage with a minimum high water mark setback of 16 metres (52.5 feet), whereas the By-law requires a 30 metre (98.4 feet) setback from the high water mark for all buildings and structures.

The application, as presented, meets the four tests for a minor variance under the *Planning Act*.

Application: MV-18-20-P
Owners: Jim & Jen McNeely



View of existing dwelling and proposed location of garage.

Application: MV-18-20-P
Owners: Jim & Jen McNeely



View of existing dwelling and proposed location of garage from the shoreline.

Application: MV-18-20-P
Owners: Jim & Jen McNeely

Comments

- **Public Services Department** – The property accessed from a lane and therefore, Public Services was not circulated.

- **KFL&A Public Health** – KFL&A Public Health was not circulated as the garage would not contain plumbing fixtures and would not be in proximity to the existing septic system.

- **Quinte Conservation** – Quinte Conservation staff completed a floodplain survey on the property, and are satisfied that there is room for the proposed garage outside of the flood hazard. They have no objection to the application as presented.

- **Public Comments** – At the time of the writing of the report, one written comment was received from adjacent landowners. The landowners supported the proposed garage.

Application: MV-18-20-P
Owners: Jim & Jen McNeely
Location of Property: Part Lot 8, Concession 11, District of Portland, Township of South Frontenac, municipally known as 1124 Storms Lane, Verona Rock Lake

Recommendation

It is recommended that the Committee of Adjustment receive comments from the public and, pending comments received, **approve** minor variance application MV-18-20-P, subject to conditions.

Application: MV-18-20-P
Owners: Jim & Jen McNeely

Proposed Conditions of Approval

- The Minor Variance is approved in accordance with plans submitted;
- A building permit is required for all demolition and construction on the property; and
- MV-18-20-P is only applicable to South Frontenac Township Comprehensive Zoning By-Law 2003-75 and not to any subsequent zoning by-laws.

Questions from Committee Members

Upon the Chair asking if any members would like to speak to the matter, please remember to unmute yourself before you begin to speak.

Comments from the Applicant and/or the Agent

If you would like to speak:

- Use “Raise Hand” feature at the bottom of your screen
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Comments & Questions from the Public

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Resolution & Voting

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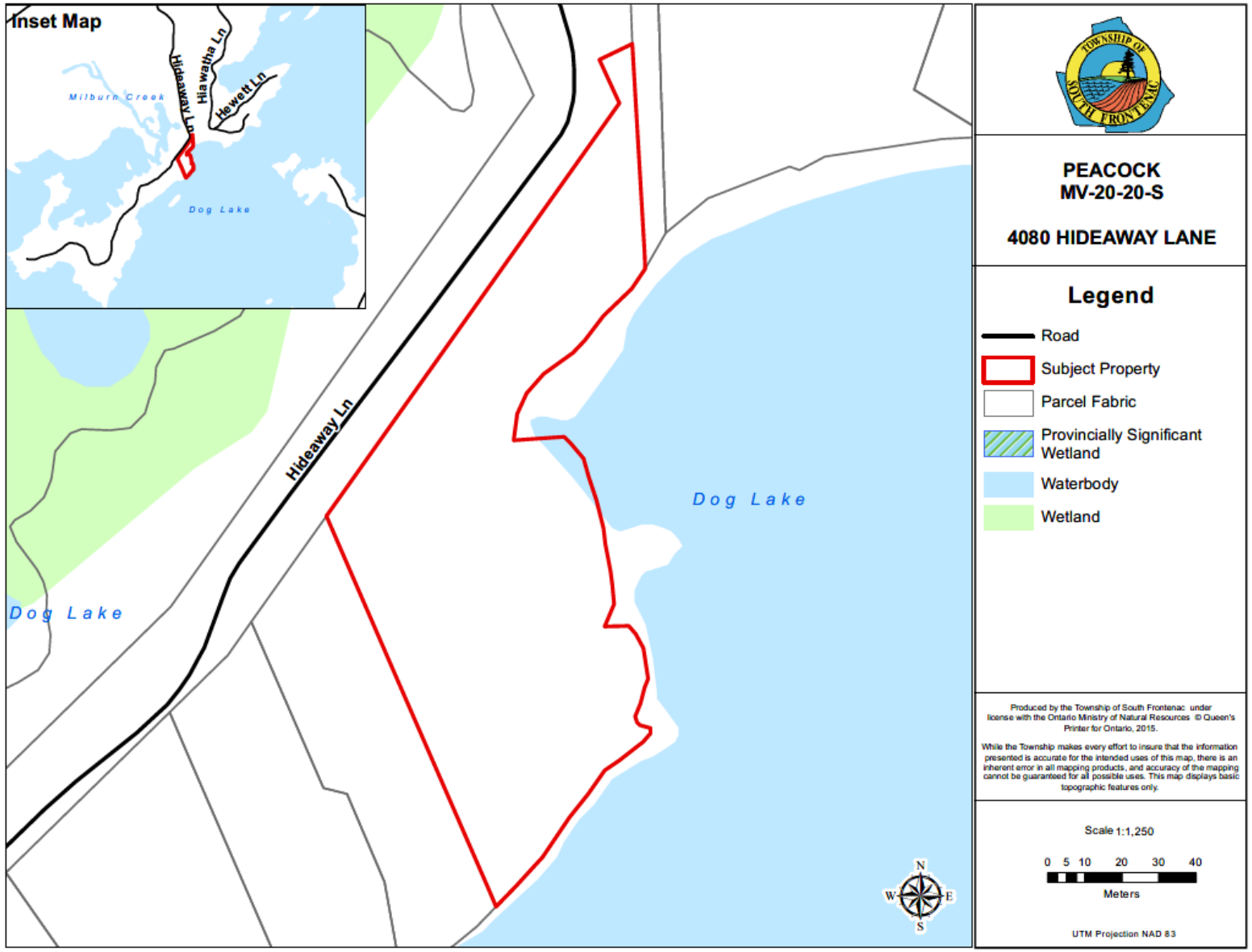
MV-20-20-S
Peacock

Application: MV-20-20-S
Owner: Kevin Peacock
Location of Property: Part Lot 14, Concession 8, District of Storrington, Township of South Frontenac, municipally known as 4080 Hideaway Lane, Dog Lake

Recommendation

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

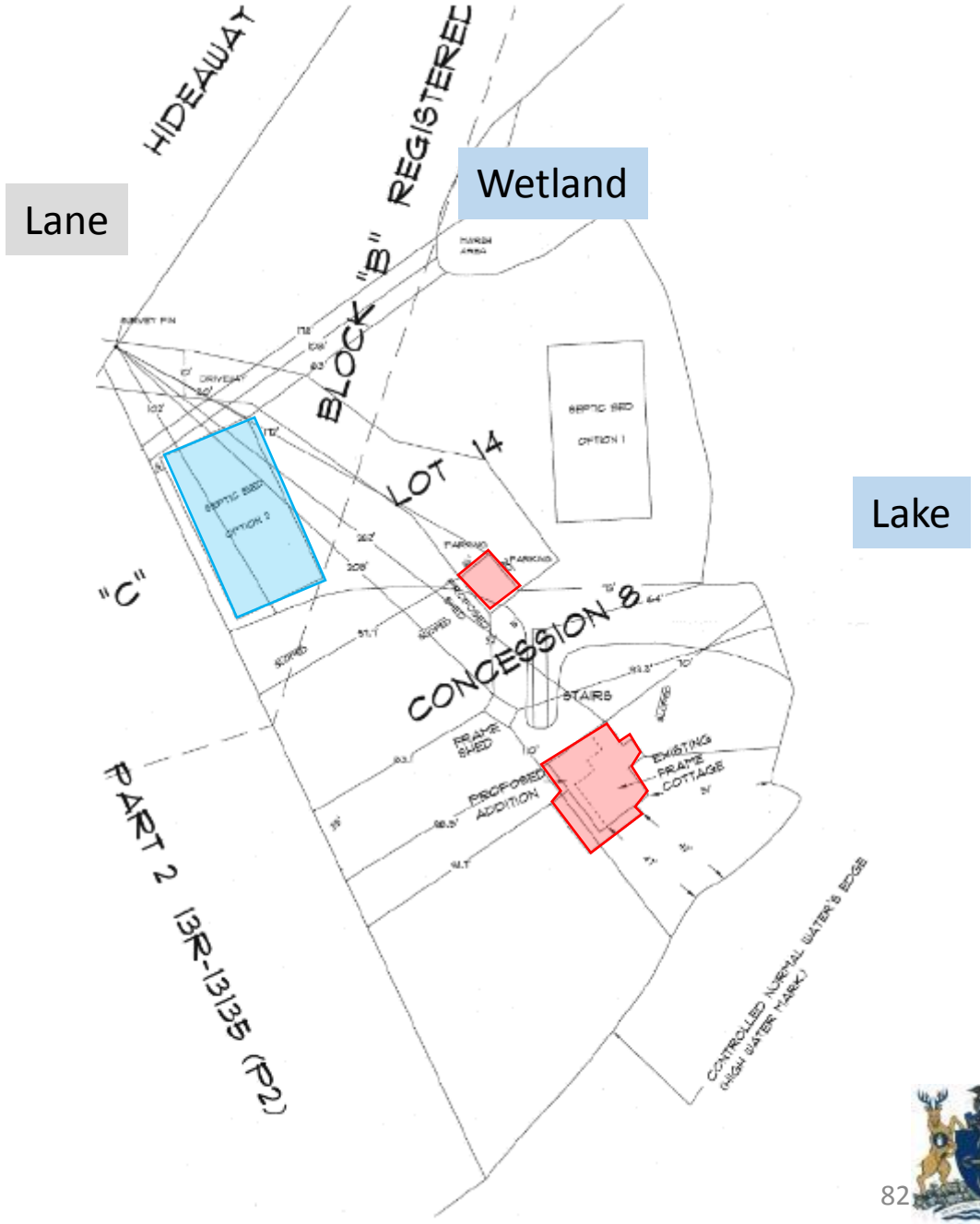
Application: MV-20-20-S
Owner: Kevin Peacock



Application: MV-20-20-S
Owner: Kevin Peacock

Proposal

- The applicant is requesting permission to construct a one-storey single detached dwelling with an attached L-shaped deck, and a storage shed.
- The dwelling would have a reduced setback from the high water mark of Dog Lake and a reduced front yard.
- The storage shed would have a reduced setback from the high water mark.
- A new septic system is proposed to be installed in a location that would be set back a minimum 30 metres from the high water mark, and a minimum 15 metres from a wetland.



Application: MV-20-20-S
Owner: Kevin Peacock

Relief Sought

Official Plan Designation: Rural	**Zoning:** Limited Service Residential - Waterfront
Zoning Relief Requested:	
Section 5.8.2 a): Flooding and Shoreline Erosion Hazards **Sections 10.3.1 and 10.3.2:** Waterbody Setback	**Relief:** To permit the construction of a single-detached dwelling with a minimum high water mark setback of 12.8 metres (42 feet), and a storage shed with a setback of 22.2 metres (73 feet), whereas the By-law requires a 30 metre (98.4 feet) setback from the high water mark for all buildings and structures.
Section 10.3.1: Front Yard	**Relief:** To permit the construction of a single-detached dwelling with a 12.8 metres (42 feet) front yard, whereas the By-law requires a minimum 30 metre (98.4 feet) front yard.

The application, as presented, meets the four tests for a minor variance under the *Planning Act*.

Application: MV-20-20-S
Owner: Kevin Peacock



View of existing cottage and location of proposed dwelling.

Application: MV-20-20-S
Owner: Kevin Peacock



Proposed location of storage shed.

Application: MV-20-20-S
Owner: Kevin Peacock



Proposed location of septic system.

Application: MV-20-20-S
Owner: Kevin Peacock

Comments

- **Public Services Department** – The property accessed from a lane and therefore, Public Services was not circulated.
- **KFL&A Public Health** – KFL&A Public Health has no objections to the proposed minor variance.
- **Rideau Waterway Development Review Team** – The RWDRT, represented by Parks Canada and Cataraqui Conservation, coordinate review of applications that are adjacent to the Rideau Canal within the Cataraqui Watershed. The RWDRT offered no objection to the approval of the application based on its consideration for natural hazard, natural and cultural heritage, and water quality and quantity protection policies.
- **Public Comments** – At the time of the writing of the report, no written comments had been received from the public.

Application: MV-20-20-S
Owner: Kevin Peacock
Location of Property: Part Lot 14, Concession 8, District of Storrington, Township of South Frontenac, municipally known as 4080 Hideaway Lane, Dog Lake

Recommendation

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

Application: MV-20-20-S
Owner: Kevin Peacock

Proposed Conditions of Approval

- The Minor Variance is approved in accordance with plans submitted;
- A development agreement will be required to be registered on title;
- A building permit is required for all demolition and construction on the property; and
- MV-20-20-S is only applicable to South Frontenac Township Comprehensive Zoning By-Law 2003-75 and not to any subsequent zoning by-laws.

Questions from Committee Members

Upon the Chair asking if any members would like to speak to the matter, please remember to unmute yourself before you begin to speak.

Comments from the Applicant and/or the Agent

If you would like to speak:

- Use “Raise Hand” feature at the bottom of your screen
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Comments & Questions from the Public

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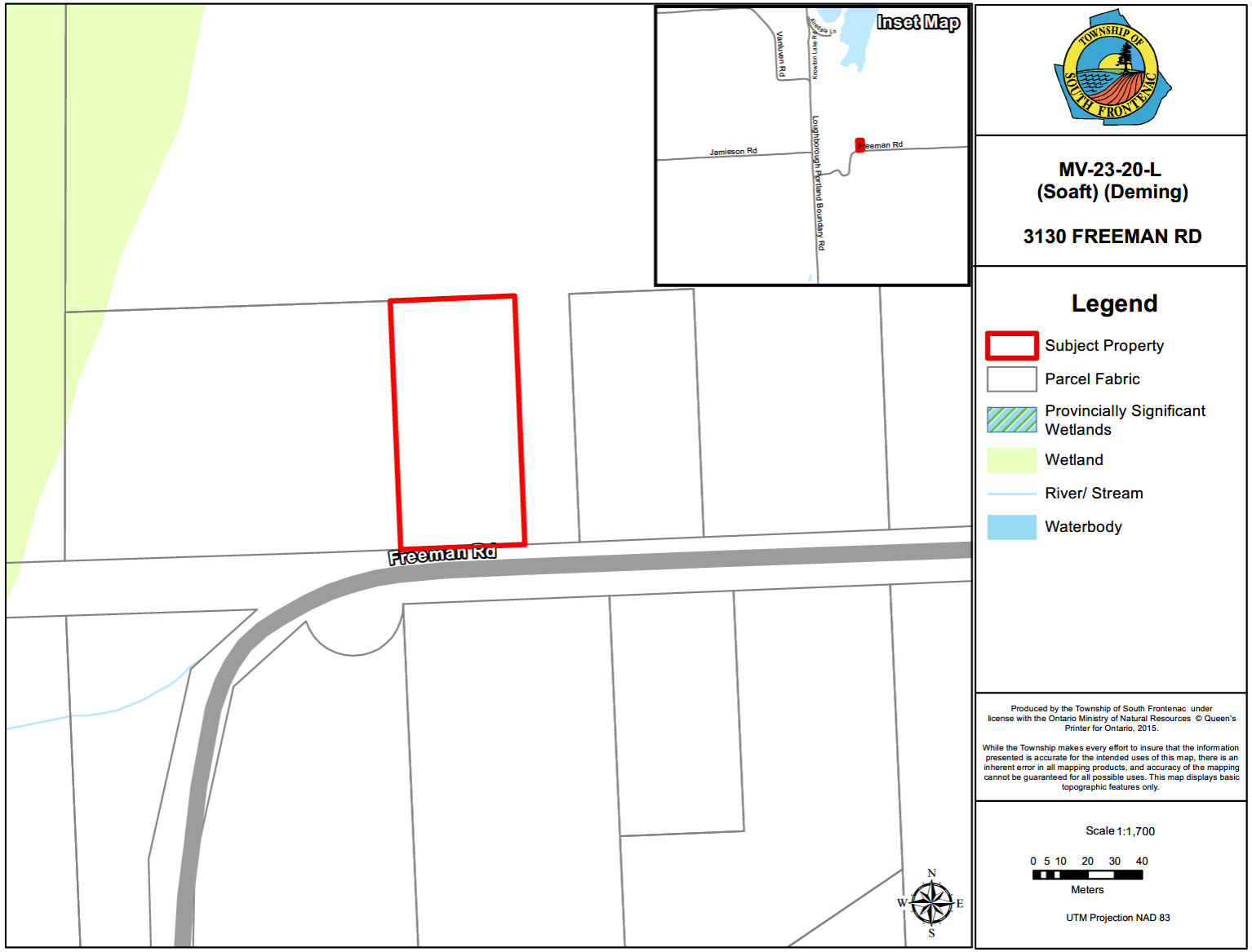
MV-23-20-L
Soaft

Application: MV-23-20-L
Owner: Andrew Soaft
Location of Property: Part Lot 1, Concession 7, being Part 2 on Plan 13R7923, District of Loughborough, Township of South Frontenac municipally known as 3130 Freeman Road.

Recommendation:

It is recommended that the Committee of Adjustment receive comments from the public and, pending comments received, **approve** minor variance application MV-23-20-L, subject to conditions.

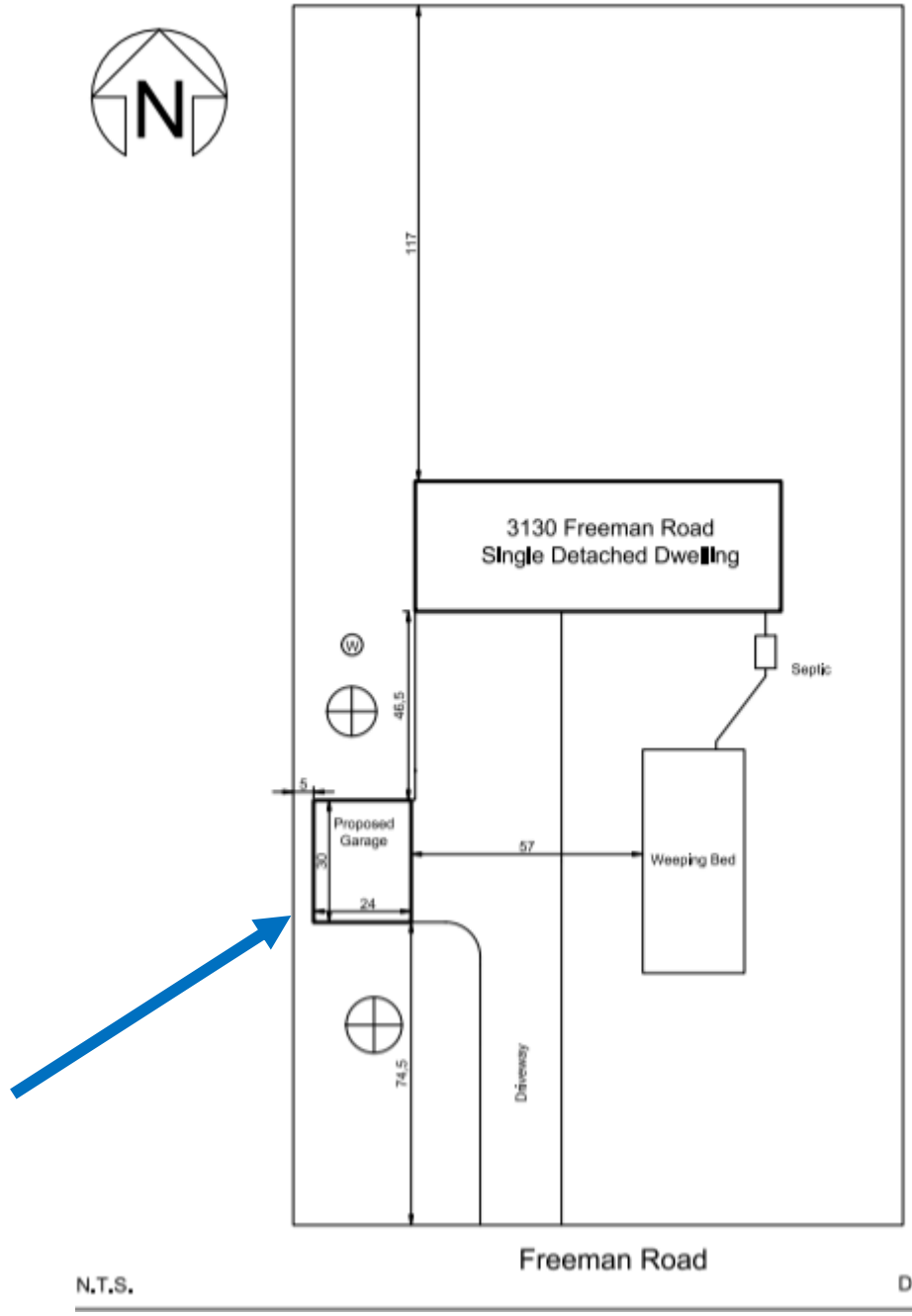
Application: MV-23-20-L
Owner: Andrew Soaft



Application: MV-23-20-L
Owner: Andrew Soaft

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 and situated at 1.5 metres (5 feet) from the side lot line which is less than the minimum 3 metre (9.8 feet) setback from the side lot line required in the Rural zone



Application: MV-23-20-L
Owner: Andrew Soaft

Relief Sought

Official Plan Designation: Rural	**Zoning:** RU - Rural
Zoning Relief Requested:	
Section 5.24.2: Accessory Buildings	**Relief:** 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.
Section 7.3.2: Rural Zone	**Relief:** To permit the construction of an accessory building (detached garage) with a setback of 1.5 metres (5 feet) from the interior lot line, whereas the Zoning By-law requires a minimum of 3 metres (9.8 feet) from the interior side yard.

The application, as presented, meets the four tests for a minor variance under the *Planning Act*.

Application: MV-23-20-L
Owner: Andrew Soaft



Application: MV-23-20-L
Owner: Andrew Soaft

Comments

- **Public Services Department –** The property is located on a lane and therefore, Public Services was not circulated.
- **KFL&A Public Health –** No development is proposed in relation to a septic system, therefore KFL&A Public Health was not circulated.
- **Cataraqui Conservation –** 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 the report, one comments has been received from the public of the neighbour writing in support.

Application: MV-23-20-L
Owner: Andrew Soaft

Recommendation

It is recommended that the Committee of Adjustment receive comments from the public and, pending comments received, **approve** minor variance application MV-23-20-L, subject to conditions.

Application: MV-23-20-L
Owner: Andrew Soaft

Proposed Conditions of Approval

- A building permit is required for all demolition and construction on the property; and
- MV-23-20-L is only applicable to South Frontenac Township Comprehensive Zoning By-Law 2003-75 and not to any subsequent zoning by-laws.

Questions from Committee Members

Upon the Chair asking if any members would like to speak to the matter, please remember to unmute yourself before you begin to speak.

Comments from the Applicant and/or the Agent

If you would like to speak:

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Comments & Questions from the Public

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Please wait to speak until you hear your name and your microphone has been unmuted.

Resolution & Voting

Upon the Chair asking if any member of the Committee is opposed to the Resolution, please advise if you are opposed. The chair will call if the vote is carried or is lost.

Other Business

- Consent S-03-20-L by Dianne and Rodney Maxam was approved on July 2, 2020.

Township of South Frontenac Committee of Adjustment Meeting

Conclusion/Adjournment

REPORT TO COMMITTEE OF ADJUSTMENT
PLANNING DEPARTMENT

MINOR VARIANCE – PLANNING REPORT

Report Date: August 10, 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: August 13, 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

Official Plan Designation: Settlement Area - Verona	**Zoning:** UR1
Zoning Relief Requested:	
Section 5.8.2: Flooding and Shoreline Erosion Hazards	**Relief:** 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.
Section 5.24.2: Accessory Buildings	**Relief:** 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.
Section 14.3.2: UR1	**Relief:** 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.

Review:

This application:

✓ Is consistent with the Provincial Policy Statement (s. 3(5) *Planning Act*);

✓ Conforms to the general intent and purpose of the County of Frontenac Official Plan;

✓ Conforms to 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 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) in the Urban Residential Zone 1.

The subject property is located at the end of Maple Drive off Road 38 and is municipally known as 4235 Maple Drive. The subject parcel is 0.15 hectares (0.37 acres) and has waterfront on Verona Lake. The subject parcel has a 167 metre^2 (1800 feet^2) single detached dwelling on the property with associated deck.

The proposed detached garage is 6.1 metres x 9.1 metres (20 feet x 30 feet) and approximately 56 metre^2 (600 feet^2) in size. The proposed garage is a single storey with a height of 7.4 metres (24.2 feet) and 9.1 metres (30 feet) from the east property line. The proposed garage is setback 18.5 metres (61 feet) from the high water mark of Verona Rock Lake.

The applicant has indicated that due to the location of the garage will be off the existing driveway and the purpose of the detached garage is for storage purposes.

Agency Analysis and Comments

Public Services Department – Due to the location of the proposed development, Public Services was not circulated.

KFL&A Public Health – Staff have no objections to the minor variance to permit the construction of the proposed detached garage. Covering comments from Gord Mitchell do note however that the existing septic system is likely over 50 years old and is constructed 6-9m from the water's edge. It is located on filled land and there is no record of a permit with Public Health. The letter from Mr. Mitchell indicates that it is the right of the Committee of Adjustment to require this existing sewage system be replaced as part of the approval of the minor variance for the garage.

> Response to Comments from KFL&A Public Health – Section 6.10.4 of the Official Plan speaks to the intent of the Official Plan is that all existing substandard private sanitary sewage disposal systems should be raised to at least the minimum standards established by the authority responsible for their approval. The Official Plan then goes on to identify the Township should develop a program to identify and require the upgrading of substandard private sewage disposal systems. While this program is not in effect in the Township at the current time – the policy speaks to the notion that septic systems that are substandard would be considered to be upgraded comprehensively rather than through site specific development applications.
>
> Section 6.10.4 also states that in the event of failure of an existing septic system, the Township in accordance with the Ontario Building Code shall require the owner to construct a new system in accordance with current regulations.
>
> While Planning staff do not see clear support through the policies of the Official Plan to require the applicant to replace the existing substandard system as a condition of the minor variance, Section 45(9) of the Planning Act does grant the Committee the authority to issue a decision that includes conditions the Committee considers advisable.
>
> Staff have not included a condition to replace the septic system in the list of recommended conditions attached to this report. If the Committee feels it is advisable to have the applicant replace the septic system as a condition of the minor variance, the garage would not be permitted to be constructed until such time as a septic permit is obtained from KFL&A Public Health.

Quinte Conservation Authority – Staff have no objections to the proposed location of the garage.

Public Comments – At the time of writing this report, no 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:

1. Does the variance maintain the general intent and purpose of the Official Plan?

The subject property is designated Settlement Area – Verona is the Official Plan. As per Section 5.6, Lands designated as Settlement Areas are characterized as areas of concentrated population. A full range of land uses are permitted within the Settlement Areas.

- 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 Settlement Area designation.

2. Does the variance maintain the general intent and purpose of the Zoning By-law?

Section 14.3.2 of the Zoning By-law details the permitted uses and zone regulations for urban residential first density (UR1) zone accessory buildings not attached to the principal dwelling. A maximum building height of 6 metres (19.7 feet) is permitted for accessory buildings not attached to the principal dwelling. Section 5.24.2 of the Zoning By-law details the permitted location of an accessory building to be erected to the rear of the projected front or exterior side wall of the main building. Section 5.8.2 details the minimum required setback from the highwater mark or floodline of a waterbody shall be 30 metres.

- The variance conforms to the general intent and purpose of the Zoning By-law as the location of the garage complies with the setback requirements in the Urban Residential First Density Zone (UR1) with the exception that it is proposed in the front yard and exceeds the 6 metres in height. The proposed location of the detached garage is adjacent to the proposed driveway which is located on the eastern side of the property and generally follows the natural topography of the site downwards towards the water. The increase in height will have minimal impact on neighbours as the garage will be screened by the house from the waterside of the lot and is hidden by trees to the east. The proposed location and orientation of the detached garage is practical on the subject property, does not exceed the maximum permitted lot coverage of 5% for an accessory building, and is smaller than the principal dwelling. The detached garage is setback 18.5 metres from the lake and 16.7 metres (55 feet) from the floodline.

3. Is the requested variance desirable for the appropriate development or use of the land, building or structure 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 property line, as far back from the high water mark as possible and located outside of the floodplain.

4. Is the variance minor?

- The variance is minor as the proposed construction is not anticipated to impact the character of the property and it will not cause any negative impacts as a result of its location within the projected front yard. The proposed garage does not exceed the maximum lot coverage for

accessory structures and is reasonable for its location. The proposed garage will be located close to the driveway already existing on the property.

Conclusion

It is recommended that the Committee of Adjustment receive comments from the public and, pending comments received, **approve** minor variance application MV-45-19-P, 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 56 metres^2 (600 feet^2) and a single storey with a height of 7.4 metres (24.2 feet), to be constructed to the south east of the dwelling, as per the drawings submitted with MV-45-19-P. The garage will be located a minimum of 18.5 metres (60.7 feet) from the highwater mark and in compliance with Zoning requirements of a minimum of 2.5 metres (8.2 feet) from the side lot line (easterly property line adjacent to Maple Drive).

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-45-19-P is applicable only to South Frontenac Township Comprehensive Zoning By-law 2003-75 and not to any subsequent zoning by-laws.

Submitted by: Anna Geladi, Planner, Township of Frontenac

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

Date of Site Visit: July 31, 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 INFRONT 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

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

Type of Structure (E.g. residence)	**(1)** RESIDENCE	**(2)** DECK	**(3)**	**(4)**
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

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

	(1)	(2)	(3)	(4)
Type of Structure (E.g. residence)	RESIDENCE (GARAGE	~~DECK~~		
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:

_____

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

If yes, please provide details:

18. What are the uses of the proposed development?

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

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

JUNE 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

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,

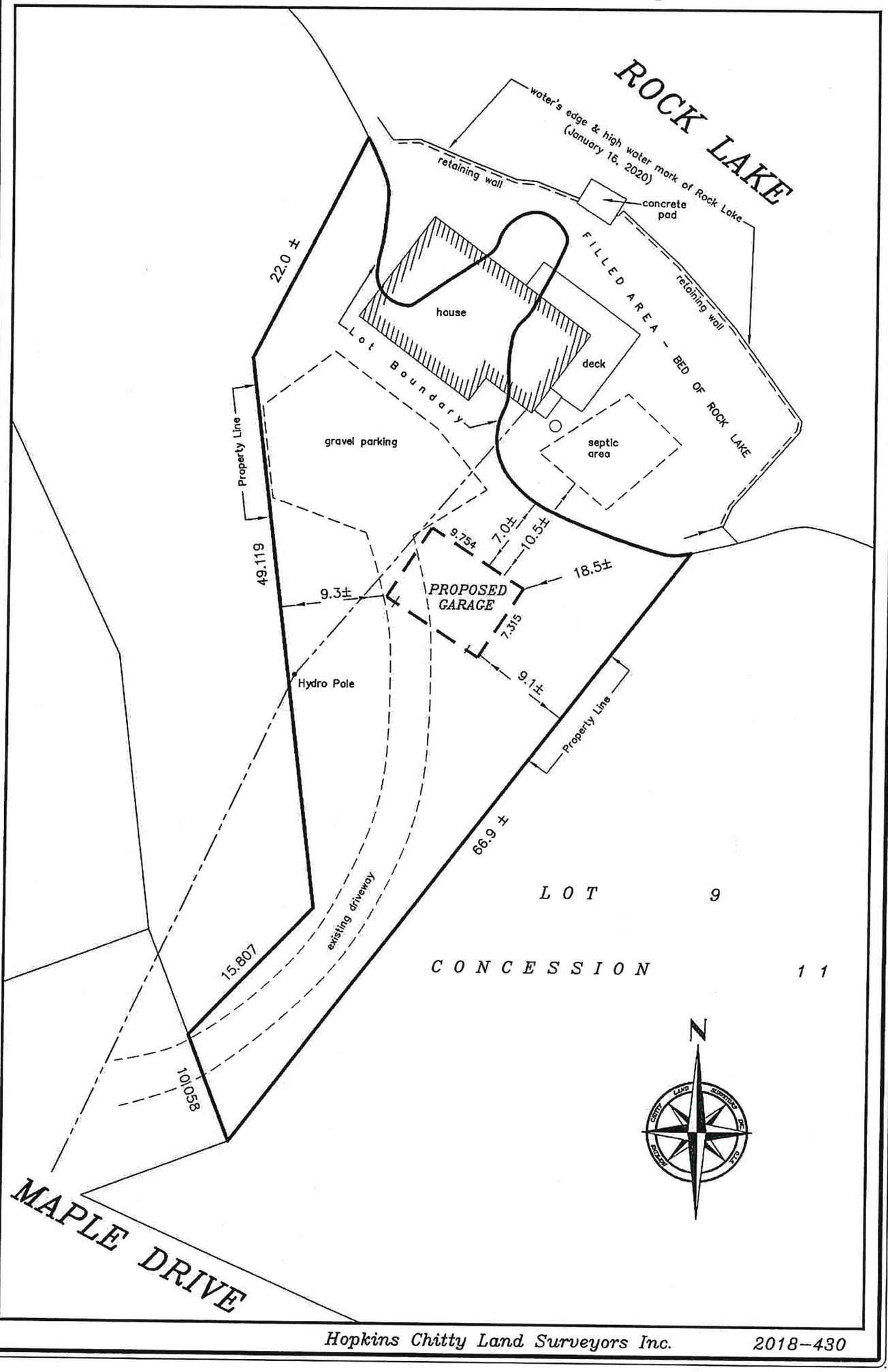
The Owner/Applicant/Agent further agrees that, until such requests have been complied with, the municipality will have no continuing obligation to process the application or attend or be represented at the Ontario Municipal Board or any court or other administrative proceeding in connection with the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

[redacted]

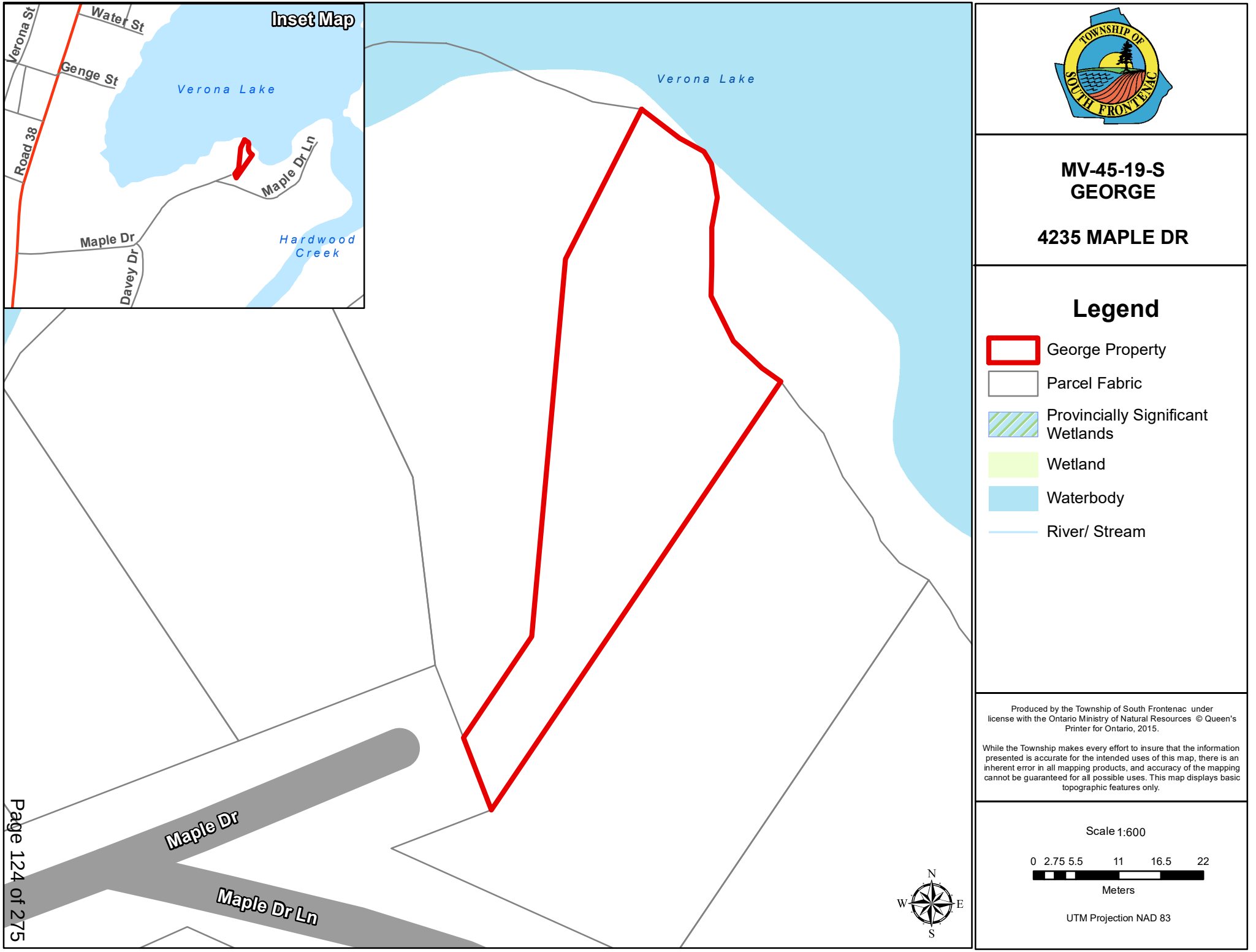
Proposed Building Location Sketch

PART of LOT 9, CONNCESSION 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*



TOWNSHIP OF SOUTH FRONTENAC

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

0 2.75 5.5 11 16.5 22

Meters

UTM Projection NAD 83

KFL&A Public Health

August 11, 2020

Anna Geladi
Planner, Township of South Frontenac
4432 George St.
Sydenham ON K0H 2T0

Dear Ms. Geladi:

Re: MV-45-19-P

Please find enclosed our comments pertaining to the above minor variance.

While Matthew Doyle has indicated that we have no objections to the location of the garage, the following must be considered:

1) The current sewage system was likely installed without oversight or guidance as no record of its installation or permit exists in our files.

2) The sewage system is located 6m-9m from the edge of the water and is constructed on filled land.

3) The sewage system is likely over 50 years old, or again, if it was upgraded at some point it was done so without oversight or guidance.

4) It is, in our opinion, the right of the committee of adjustment to require this existing sewage system to be replaced as part of the approval of the minor variance for the garage.

If you have any questions or require further assistance of any sort, please contact the undersigned.

A. Gordon Mitchell
CPHI(C), CBO
KFL&A Public Health

Kingston, Frontenac and Lennox & Addington Public Health www.kflaph.ca

Main Office 221 Portsmouth Avenue
Kingston, Ontario K7M 1V5
613-549-1232 | 1-800-267-7875
Fax: 613-549-7896

Branch Offices
Cloyne 613-336-8989 Fax: 613-336-0522
Napanee 613-354-3357 Fax: 613-409-6267
Sharbot Lake 613-279-2151 Fax: 613-279-3997

KFL&A Public Health

REQUESTS FOR COMMENTS

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

To:	Michelle Hannah, Secretary-Treasurer Committee of Adjustment, Township of South Frontenac PO Box 100, 4432 George Street Sydenham, Ontario K0H 2T0
Application Number:	MV-45-19-P
Type of Application or Proposal:	Minor Variance
Applicant Name(s):	George, Tyler
Location:	Part Lot 9, Concession 11 4235 Maple Lane; Verona Lake Former Portland Township
Planning Department or Agency:	Township of South Frontenac (Portland)
Comments:	KFL&A Public Health has no objections to the proposed minor variance for constructing a garage on the property.
Inspector:	Matthew Doyle, CPHI(C), Public Health Inspector
Date:	August 06, 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.

Paid online.

KFL&A Public Health

Application for Review of Performance Level of Existing On-Site Sewage System

OFFICE USE ONLY	
Name: George T	Application # PA2019
Fee # In18-2019	Date Submitted: June 18/19
Renewal Date:	Fee $ 250
Reference # to any previous application:	Entered: N

1. Owner (mailing address)

First name Tyler
Last name George
Street address 4235 Maple dr
Municipality South Frontenac
Postal code K0H-2W0
Province ON
Telephone number ( )
Fax ( )
Cell number (613) 449-4080

2. Location of property

Building number, street name 4235 MAPLE DR.
Lot/con. 9 / 11
Municipality SOUTH FRONTENAC
Plan number/other description
Part
Plan
Roll number

3. Proposal

☐ Building Addition ($500) ☒ Garage ($250) ☐ Pool ($250) ☐ Other* ($250)

* If other, please explain proposal or need for review:

limestonecityelectrical@gmail.com

4. Building addition

Existing number of bedrooms:
Additional number of bedrooms:
New total number of bedrooms:
Existing total floor area of dwelling: m^2
Proposed additional floor area of dwelling: m^2
New total floor area: (existing + proposed) m^2

5. Existing Fixture Units (see OBC Table 7.4.9.3. for non-residential)

	# of Units	Total
Bathroom Group (3-4 piece bathroom)	____ x 6.0 =	____
Bathtub (with or without shower)	____ x 1.5 =	____
Toilet	____ x 4.0 =	____
Clothes Washer	____ x 1.5 =	____
Dishwasher	____ x 1.0 =	____
Laundry Tubs	____ x 1.5 =	____
Shower Drain	____ x 1.5 =	____
Sinks	____ x 1.5 =	____
Other	____ x . =	____
TOTAL EXISTING	=	____

6. Additional Fixture Units - for proposed additions/renovations

	# of Units	Total
Bathroom Group (3-4 piece bathroom)	____ x 6.0 =	____
Bathtub (with or without shower)	____ x 1.5 =	____
Toilet	____ x 4.0 =	____
Clothes Washer	____ x 1.5 =	____
Dishwasher	____ x 1.0 =	____
Laundry Tubs	____ x 1.5 =	____
Shower Drain	____ x 1.5 =	____
Sinks	____ x 1.5 =	____
Other	____ x . =	____
TOTAL EXISTING	=	____

7. Water supply

☐ Proposed ☐ Existing

☐ Drilled well Casing depth ____ m
☐ Dug, bored, or blasted well
☐ Sandpoint or drivepoint well
☐ Surface water
☐ Shore well
☐ Municipal water
☐ Cistern
☐ Other: ____

8. Current sewage system information

☐ Septic tank ____ litres
☐ Leaching bed ____ metres of distribution piping
☐ Filter bed loading area ____ m^2
☐ Holding tank ____ litres
☐ Treatment unit type ____
☐ Class 1 and 2 (outhouse/privy and leaching pit)

9. Previous permit information *

Permit / Certificate of Approval number(s):
Year installed: 1970's

* If unknown, please attach a list of previous owners:

10. Directions to lot (municipal address, secondary roads, signs to follow, etc.)

11. I certify that the foregoing information is true and accurate:

X Signature of Legal Owner — Date: June 5 2019

X Signature of Agent — Date:

Sewage System Plans Page

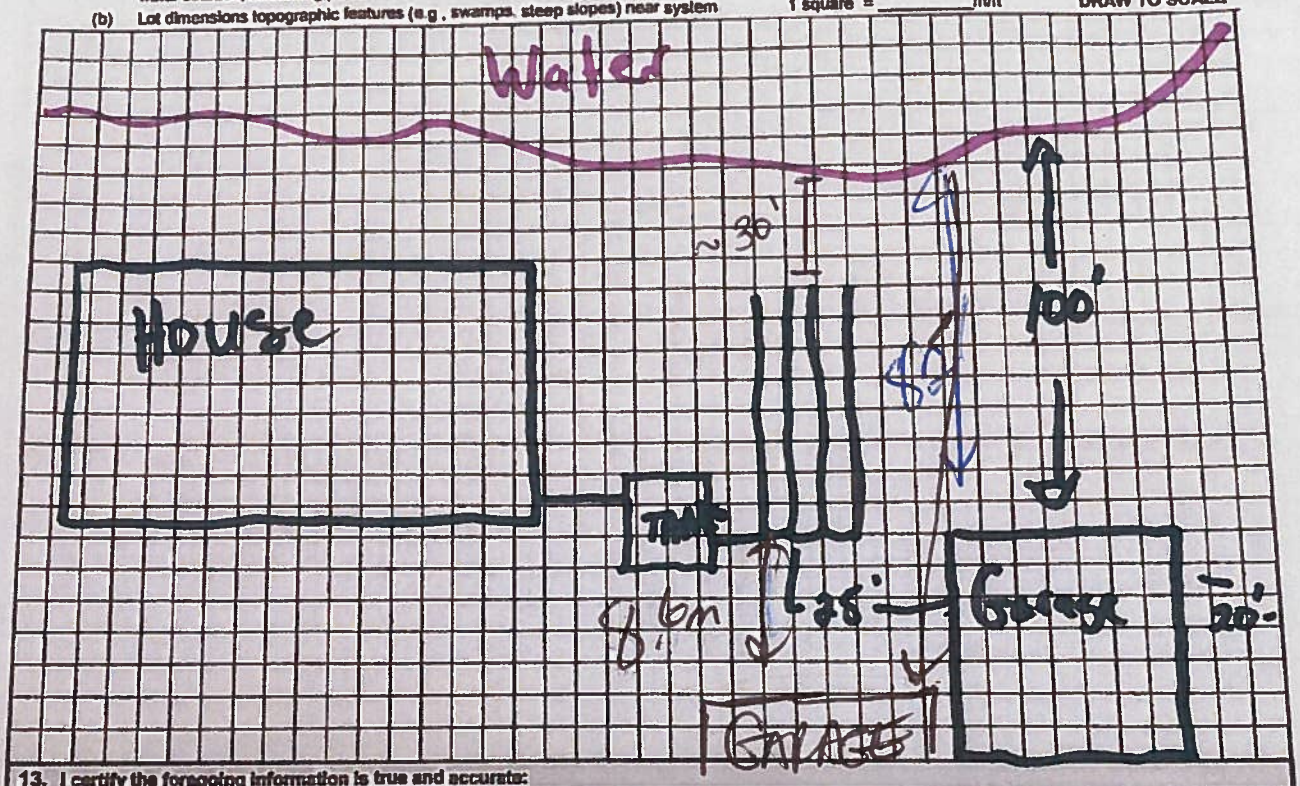
APPLICATION NO. PO-22149

NAME: Tyler George

12. Lot diagram and sewage system plan (drawing must be accurate, to scale, indicate north point and show the following):

(a) Location of sewage system components (e.g. tank(s), leaching bed(s), etc.) Locate and show horizontal distances from system to adjacent existing or proposed buildings, water supplies (including neighbours), existing on-site systems, driveways, property lines, lakes, rivers, springs, water courses, swimming pools.

(b) Lot dimensions topographic features (e.g., swamps, steep slopes) near system 1 square = _____ m/ft DRAW TO SCALE



13. I certify the foregoing information is true and accurate:

Signature of Legal Owner	Signature of Agent	Date
X	X	June 13 2019

14. Office use only

- ☐ Proposal will not reduce the performance level of the existing sewage system; no objections to issuance of a building permit for proposal.
- ☐ Sewage system is not contravening section 8.9.1.2. (1) (a) (b) (c) of the Ontario Building Code.
- ☐ Proposal will reduce the performance level of the existing sewage system. On-site sewage system will require upgrading.

15. Requirements

NO RECORDS OF THIS SEWAGE SYSTEM CAN BE FOUND. THIS SEWAGE SYSTEM DOES NOT MEET ONTARIO BUILDING CODE (OBC) REQUIREMENTS FOR SETBACK FROM A LAKE (15 METRES MINIMUM) & DOES NOT MEET OBC REQUIREMENTS FOR CONSTRUCTION. SUBMIT AN APPLICATION TO INSTALL A NEW SEWAGE SYSTEM TO KFLA PUBLIC HEALTH.

Inspector: _____ Date: 2020/07/31

Chief Building Official: _____ Date: 11/8/20

KFL&A Public Health – Page 2 of 2 (JAN 18)

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

QUINTE CONSERVATION - PLANNING ACT REVIEW

QC File No. PL0048-2020

Municipality:	**Township of South Frontenac**		
Owner	**Tyler George**		
Location:	**4235 Maple Drive**	**Lot 9, Concession 11**	**Portland**
Roll #:	**1029080902030000000**		
Application Description:	**Minor Variance** File No. MV-45-19-P	**Relief from an existing by-law reduce the high water mark setback from 30meters to 18.5meters to permit the construction of an accessory building**	
Feature:	**Verona Lake**		
Comments:	***Planning Act* - Natural Hazard policies of the Provincial Policy Statement and Quinte Conservation Planning Act Review policy** Conservation Authorities have Provincially delegated responsibilities to represent Provincial interests regarding natural hazards under section 3.1 of the Provincial Policy Statement (PPS) (2020). 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. Staff are satisfied that the application as presented is consistent with section 3.1 of the PPS as there is sufficient area for development outside the flood hazard. **Ontario Regulation #319/09 (Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses** The subject lands lie within the regulated area of Verona Lake (by virtue of Ontario Regulation #319/09 – Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses). 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 45 metres of the 1:100 year floodplain of Verona Lake. There will be a fee associated with the permit application. The permit fee is separate from the fee required for this planning application. **Quinte Region Source Protection Plan** Quinte Conservation provides Risk Management services as prescribed by the *Clean Water Act*, 2006 on behalf of member municipalities. Part of this is reviewing building and planning applications to ensure no new significant drinking water threats as outlined in the Quinte Region Source Protection Plan are created. Policies for significant threats in the Quinte Region Source Protection Plan are not applicable as the subject property lies outside of an intake protection zone or wellhead protection area for a municipal drinking water system. As such no Section 59 Clearance Notice is required. ***Planning Act* - Natural Heritage policies of the Provincial Policy Statement** 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.		
Final Comments:	Quinte Conservation has no objection to the application as presented. Staff completed a site visit May 11, 2020 and determined that there is room for the proposed garage outside of the 1:100 year floodplain of Verona Lake and the required setback.		

August 11, 2020
Date

Elizabeth Lowe
Planning and Regulations Technician

Sharlene Richardson
Regulations Officer

REPORT TO COMMITTEE OF ADJUSTMENT
PLANNING DEPARTMENT

Report Date: August 10, 2020

Application No: MV-02-20-L
Owners: Brad & Amanda Vanderhaar
Location of Property: Part Lot 23, Concession 13, District of Loughborough, Township of South Frontenac, Twin Island Lane, Buck Lake
Purpose of Application: To vary Section 10.3.1 of the Township of South Frontenac Zoning By-law
Date of Hearing: July 9, 2020

Recommendation: That approval be:

___ granted with conditions (attached)

___ deferred

✓ denied

Purpose:

✓ zoning relief for construction of a new building

___ zoning relief for replacement of an existing building

___ zoning relief for other

Official Plan Designation:	**Zoning:**
Rural	Limited Service Residential - Waterfront
Zoning Relief Requested:	
Section 10.3.1: Rear Yard	**Relief:** To permit the construction of a dwelling with a minimum rear yard depth of 6.5 metres (21.3 feet), whereas the Zoning By-law requires a minimum 10 metre (32.8 foot) rear yard for the principal building.
Section 10.3.1: Lot Coverage	**Relief:** To permit the construction of a dwelling resulting in 9.5% lot coverage, whereas the Zoning By-law permits a maximum 5% lot coverage for the principal building.

Review:

It is the opinion of Planning staff that this application fails to meet the four tests of a minor variance. Specifically, the proposed variance for increased lot coverage for the dwelling does not maintain the general intent and purpose of Zoning By-law 2003-75, is not desirable for the appropriate development of the subject lands, and therefore is not minor.

The subject lands would be more appropriately developed through a site-specific RLSW zone that would permit a maximum 9.5% lot coverage for the principal building and prohibit accessory buildings.

Proposal

The applicants are requesting permission to construct a one-storey seasonal dwelling with a walkout basement and an attached deck and screened porch on a waterfront lot on Buck Lake. The proposed dwelling, deck and screened porch would have a combined ground floor area of 151.54 square metres (1631.2 square feet). The 0.16 hectare (0.4 acre) property is currently vacant.

The proposal has been revised twice since the application was originally submitted in February 2020. In all three proposals, the dwelling required a reduced rear yard. Lot coverage has always been proposed to be 9.5%.

The location and orientation of the septic system has changed in each of the three proposals. In the first two proposals, the septic system required various reductions. The first, from the high water mark and interior side yard. The second, from the setback from the high water mark and top of bank.

The applicants revised the layout of the development based on feedback from Township staff, as well as staff of KFL&A Public Health, Cataraqui Conservation and the Ministry of the Environment, Conservation and Parks.

A revised application for minor variance for the third proposal was received on June 2, 2020. The proposed dwelling would be located a minimum of 30 metres from the high water mark of Buck Lake. The dwelling would have a rear yard setback of 6.5 metres (21.3 feet) instead of 10 metres (32.8 feet), and would require an increase in the allowable lot coverage for the principal building from 5% to 9.5%.

A new tertiary, Class 4 septic system is proposed to be installed in a location that would comply with zoning requirements, including the minimum 30 metre setback from the highwater mark.

Agency and Public Comments

Public Services Department – Public Services was not circulated the application because the property is on a private lane.

Building Department – The Building Department has no objections to the application as presented and will review the detailed building plans through the Building Permit process, should the application be approved.

KFL&A Public Health – Following revisions to the site plan, KFL&A Public Health supports the proposed minor variance application. Further details regarding the sewage system will be addressed at the permit stage.

Cataraqui Conservation – Cataraqui Conservation staff indicated that while the revised proposal is preferable to the previous submissions, they continue to be concerned with the size of the building footprint and doubling maximum allowable lot coverage. In their opinion, the proposed scale of development is too large for the lot. Their staff recommend deferral to allow the applicant to consider a reduction to the size of the building.

Ministry of the Environment, Conservation and Parks – MECP supports the proponent's work in moving the footprint of development (septic and dwelling) largely out of the 30 m setback from the highwater mark. The Ministry feels lot coverage limits are an important planning tool that municipalities have to control the size and density of development that would be in keeping with the size of the lot in question. MECP supports the planning opinion and position of Cataraqui Conservation regarding encroachment concerns to the lake, particularly those of lot coverage.

Public Comments – To date, four written comments were received from the public. One of the comments requested additional information. Two of the comments are supportive of the proposal. One of the comments raised concerns for the impact of additional development on the lake and on Frontenac Provincial Park, as well as on potential precedence of reduced setbacks from the lane.

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 variance maintain the general intent and purpose of the Official Plan?

- The subject lands are designated ‘Rural’ in the Official Plan on Schedule A. The type and amount of development on ‘Rural’ lands must maintain the rural character, natural heritage, and cultural landscape in the Township.

- It is the opinion of Township staff that the proposed development maintains the general intent and purpose of the Official Plan, specifically the policies on limited service residential development, and development within environmentally sensitive areas and adjacent to at-capacity lake trout lakes.

- The subject lands are adjacent to Buck Lake, which is an at-capacity lake trout lake. Section 5.2.8 of the Official Plan requires new development adjacent to a sensitive lake trout lake (“at-capacity”) to be developed in accordance with the policies on Environmentally Sensitive Areas, specifically section 5.2.7(b)(i). Section 5.2.7(b)(i) requires development to be setback a minimum of 30 metres from the high water mark, and encourages maintenance of natural vegetation and the soil mantle within the 30 metre setback. Section 5.2.7(b)(ii) allows consideration of a reduction to the minimum 30 metre setback on a vacant lot of record only if it is not physically possible to meet the setback anywhere on the parcel. The proposed dwelling and septic system would be setback a minimum 30 metres from the high water mark.

Does the variance maintain the general intent and purpose of the Zoning By-law?

- The variance for a reduced rear yard would maintain to the general intent and purpose of the Zoning By-law as the proposed dwelling is a permitted use on the subject property, and the reduced rear yard facilitates the development to achieve a minimum 30 metre setback from the high water mark.

- The variance for an increase in the allowable lot coverage for the principal building (seasonal dwelling) from 5% to 9.5% does not maintain to the general intent and purpose of the Zoning By-law. Lot coverage is a tool used by the Township to control the scale and density of development on a parcel and relative to the local landscape. The RLSW zone permits a maximum 5% lot coverage for the principal building, and the General Provisions permit an additional maximum 5% lot coverage for accessory buildings and structures. Permitting the requested variance to almost double the allowable lot coverage for the dwelling would not preclude the current or subsequent landowners from applying for further variances to add accessory buildings, such as a sleeping cabin, or to enlarge the dwelling, thereby further increasing lot coverage on the subject property, contrary to the intent of the Zoning By-law.

- It is recommended that the proposed development be pursued through a zoning by-law amendment rather than a minor variance. A site-specific RLSW zone on the property that permits a maximum 9.5% lot coverage for the principal building and prohibits accessory buildings would remove the potential for additional development that would further increase lot coverage. This approach would address Planning staff concerns and may mitigate concerns raised by Cataraqui Conservation and the Ministry of the Environment, Conservation and Parks regarding the size of the dwelling footprint and lot coverage. This approach is also consistent with that taken by the Township on similar developments proposed on waterfront properties, and particularly on at-capacity lake trout lakes. A site-specific zone could also address the request to reduce the rear yard setback from 10 metres to 6.5 metres.

Is the requested variance desirable for the appropriate development or use of the land, building or structure in question?

- The requested variance for reduced rear yard facilitates the proposed development to achieve a minimum 30 metre setback from the high water mark and the maintenance of natural vegetation and the soil mantle within the 30 metre setback. However, a reduced rear yard would also reduce the area available for vehicle parking outside the lane and limit the area available for construction of an accessory building on the non-waterside of the proposed dwelling.

- The requested variance for increased lot coverage for the dwelling is not desirable for the appropriate development of the subject lands since it would not preclude further development, as discussed above. The lands would be more appropriately developed through a site-specific RLSW zone that establishes a maximum lot coverage for the principal building and prohibits accessory buildings.

Is the variance minor?

- The requested variance for increased lot coverage for the dwelling is not minor as it does not maintain the intent and purpose of the Zoning By-law, and is not desirable for the appropriate development of the lands.

Conclusion

It is recommended that the Committee of Adjustment **deny** minor variance application MV-02-20-L, since it does not meet all four tests of a minor variance.

Submitted by: Christine Woods, MCIP RPP, Senior Planner

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

Date of Site Visits: May 21, 2020 and June 24, 2020

Attachment: Map of the Vanderhaar property

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

Date Received: June 2, 2020 File No: MV-02-20-L

1. Name of Owner(s): Brad & Amanda Vanderhaar

   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: 13 Lot Number: Part Lot 23

   Street Number: _____ Name of Road/Street: Twin Island Lane

   Reference Plan Number: FR218427 Part Number(s): _____

   Roll Number: 102904004010300

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

Frontage (on water): 38.83m (127.40ft) Frontage (on road/lane): 31.63m (103.76ft)

Depth: 46.66m (153.09ft) Area: 1,612.69m2 (17,358.84 sq.ft.)

5. The current zoning of the subject land:

RLSW Limited Services Residential Waterfront

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

Reduction in setback from rear lot line from 10m to 6.5m for dwelling, 6.2m for septic tank, & 5.5m for septic field.

Increase in lot coverage from 5% to 9.5%.

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

To comply with the 30m set back from high water mark the proposed seasonal dwelling septic tank and septic field will need to enchroach into the 10m rear lot line set backand.

The 5% lot coverage provision on this existing undersized lot of +/-1613m2 only permits for a total of 80.7m2 (869sq.ft) in stucutues on the lot. Dwelling unit, screen in porch, decks, sleeping bunkies, garages, sheds, etc. The proposed dwelling with deck and porch are the only proposed structures. No other structures will be added.

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

Name of Road/Lane:

Twin Island 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.

Not applicable

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

Vacant recreational land

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

☐ Yes ☒ No

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:

Seasonal Dwelling with class 4 septic system

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

☒ Yes ☐ No

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

Type of Structure (E.g. residence)	**(1)** Seasonal Dwelling	**(2)** Tertiary Septic System Waterloo Biofilter	**(3)** Attached Open Deck	**(4)** Attached Screened Porch
Setback from Front Lot Line	32.16m	30.18m (contact area)	30.00m	31.05m
Setback from Rear Lot Line	6.57m	5.92m (contact area)	12.84m	12.55m
Setback from Side Lot Line	South 11.38m North 3.07m	South 3.28m North 25.41m (contact area)	South 16.67m North 3.72m	South 13.15m North 15.95m
Height of Building **(Also indicate if it is one story or two story)**	1 storey plus walk out basement 5.84m	N/A	1.77m	4.64m
Outside Dimensions of Building/Structure	17.30m X 7.25m	2.87m X 8.36m (contact area)	12.32m X 3.05m	3.53m X 3.48m
Setback from High Water Mark (If applicable)	32.16m	30.18m (contact area	30.00m	31.05m

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

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

If yes, please provide details:

_____

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

If yes, please provide details:

_____

18. What are the uses of the proposed development?

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

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

July 29 2019

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

Not applicable

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

Not applicable, undeveloped lot

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:

Proposed lake water intake

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:

Proposed privately owned and operated individual Waterloo Biofilter septic system

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

Existing natural overland drainage

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

☐ Yes ☒ No

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

_____

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

☐ Yes ☒ No

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

_____

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

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

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

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

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

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

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

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

AGREEMENT TO INDEMNIFY

Attached to this application is a cheque payable to the Township of South Frontenac in the amount of $747.00 representing payment of the application fee.

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

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

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

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

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

DATED AT THE TOWNSHIP OF SOUTH FRONTENAC

[redacted]

Ontario Lake Assessments
& Environmental Education Services

3654 Stage Coach Road
RR#3 Harrowsmith,
Ontario K0H 1V0
Tel: (613) 305-3863
rgenge@xplornet.ca

29 May 2020

Brad and Amanda Vanderhaar
278 Welborne Avenue,
KINGSTON, Ontario.
K7M 4G6

REGARDS: Preliminary EIA – MV -02-20-L; Twin Island Lane, South Frontenac Township, Loughborough District – Buck Lake (North Basin)

Dear Brad and Amanda Vanderhaar:

As a result of further revisions to your M.V. application, I am providing the following comments based on a review of the B.V. Design and Drafting drawings for the Plot Plan and the Existing Conditions Topographic Survey, revised as of May 28, 2020.

Further to my previous letter dated March 19th past, and in review of the revised drawings, the comments below reflect my opinion and position with respect to the upgrade from a proposed standard Class IV septic system (initial proposal) to a tertiary treatment Waterloo Biofilter septic system and the location as indicated on the south side of the proposed residence (BV Design Plot Plan –May 28, 2020).

The environmental and site observation discussion in the March 19 letter remains unaffected by these proposed revisions.

The Proposal:

The proposal is to construct a single story residence with a completed/finished walk-out basement. The entire residential structure can be located >30 metres from the HWM. In order to achieve this setback from the lake, relief from the minimum setback to the east property boundary will have to be approved.

A tertiary treatment Waterloo biofilter septic tank (an anaerobic digester equipped with an electrode phosphorus precipitator) is proposed to be located on the south side of the residence > 30 m from the HWM; this is in an easily accessible location for septic pump out servicing; the two biofilter flat beds that receive treated effluent all located outside of the 30m setback distance from the water.

Potential Impacts:

Since this is an existing vacant lot of record and the proposal seeks relief from the east lot line setback in order to satisfy the 30m setback from the HWM, this is the best development scenario that can be achieved for this lot with the least environmental impact. The proposal includes a tertiary treatment Waterloo biofilter septic system with the tank and filter bed located >30m from the HWM.

…. 2

This proposal does not include any in-water or near-shore works; it does not include filling, excavating or drainage works near the water and therefore physical impacts on fish habitat are not expected. There are no impacts to critical habitats for species at risk (SAR) as a result of this proposal.

Recommendations:

- The potential for erosion from increased energy associated with runoff from downspouts can be mitigated by directing downspouts into French Drains or onto splash pads.
- Appropriate construction methods to prevent erosion of soils and materials away from the building envelope during construction period must be in place.
- All excavation materials excess to the needs of the building must be removed from the site and not used as fill downgradient from the building envelope.
- The natural tree cover and understory in the area downslope from the residence, filter bed and contact area must be maintained in a natural state; the only grassed over area should be over the filter bed and contact area. The installation of sod over the contact area would stabilize the soil and prevent erosion in the event of a heavy rainfall event.
- A stairway providing access to the water is expected and permitted.

In my opinion, this development as proposed, inclusive of remediation recommendations, is the best that can be achieved on this lot.

If you have any questions in the above regard, please feel free to give me a call.

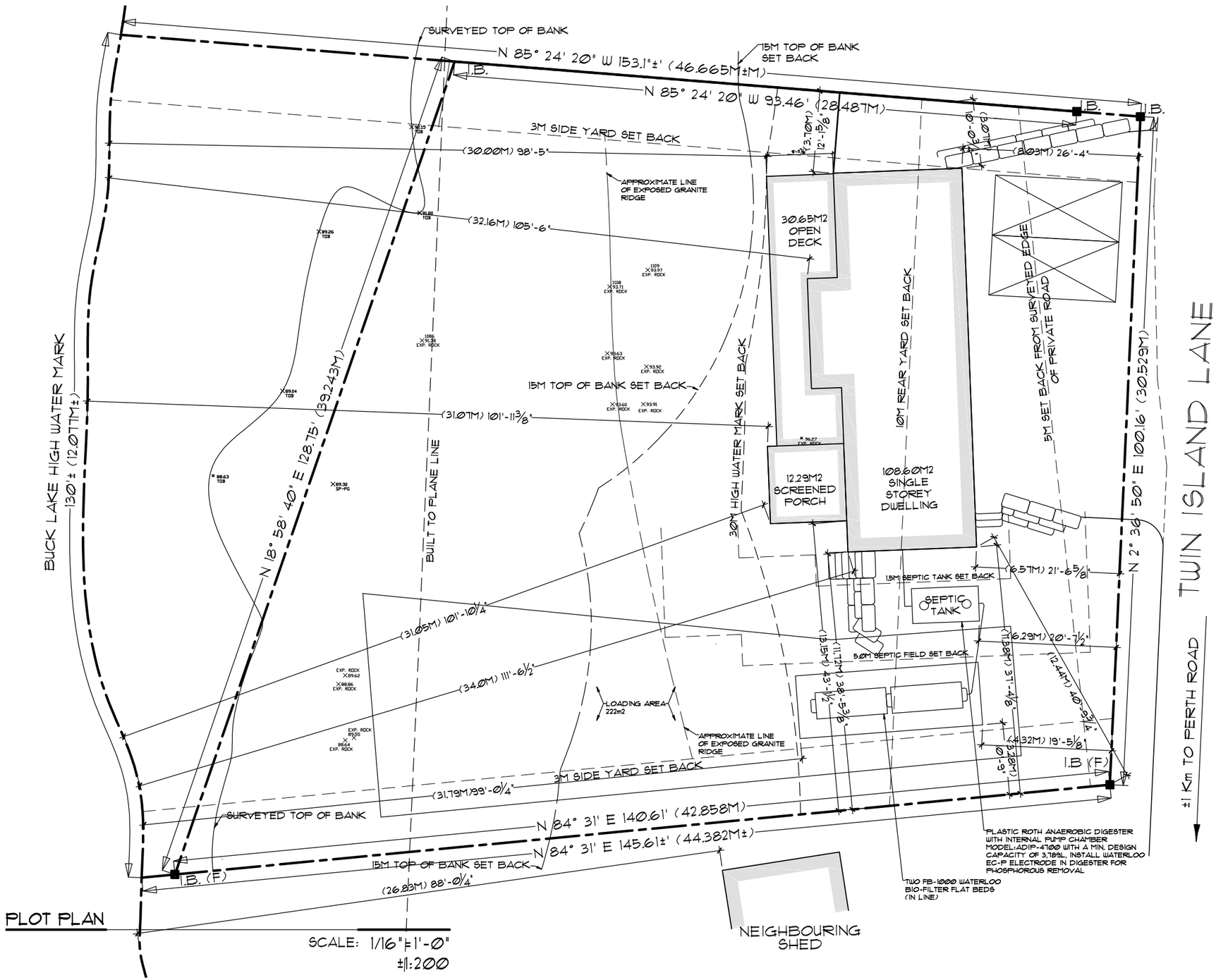
Respectfully yours,



Reginald Genge B.Sc.
Ontario Lake Assessments
3654 Stage Coach Road
RR #3
HARROWSMITH, Ontario
K0H 1V0
rgenge@xplornet.ca
613-305-3863

PDF copy by email to:

Claire Dodds, Director of Development Services SFT (cdodds@southfrontenac.net)
Christine Woods, Planner SFT (cwoods@southfrontenac.net)
Michelle Hannah, Planning Assistant SFT (mhannah@southfrontenac.net)



PLOT PLAN

SCALE: 1/16"=1'-0"
±1:200

Disclaimer:
BV Design & Drafting is not responsible for any misinterpretation of these plans & will not take responsibility for change(s) made by the owner(s), contractor(s) or any official(s) regarding this project. plan(s) are not to be scaled. report and change(s) or error(s) to "BV Design & Drafting prior to construction in order to receive revised drawing(s). these plans are the property of the owner(s) or contractor(s) mentioned below. "BV Design & Drafting" reserves the right to reuse these plans in part or in whole. the owner(s) or contractor(s) shall not reuse these plans in any form or shape other then for this project. these plans form the basis of construction & have been designed to 2016 obc.

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

(signature)

Individual BCIN: 32114

Firm BCIN: 37558

BV Design & Drafting
Brad Vanderhaar
278 Welborne Ave.
Kingston Ont.
K7M 4G6
(613) 929-5957
brad@bpedevelopment.com

Description	Date:
House/Septic location revised	05-28-2020
House/Septic location revised	05-24-2020
House/Septic location revised	03-19-2020
Issued for minor variance application	02-09-2020

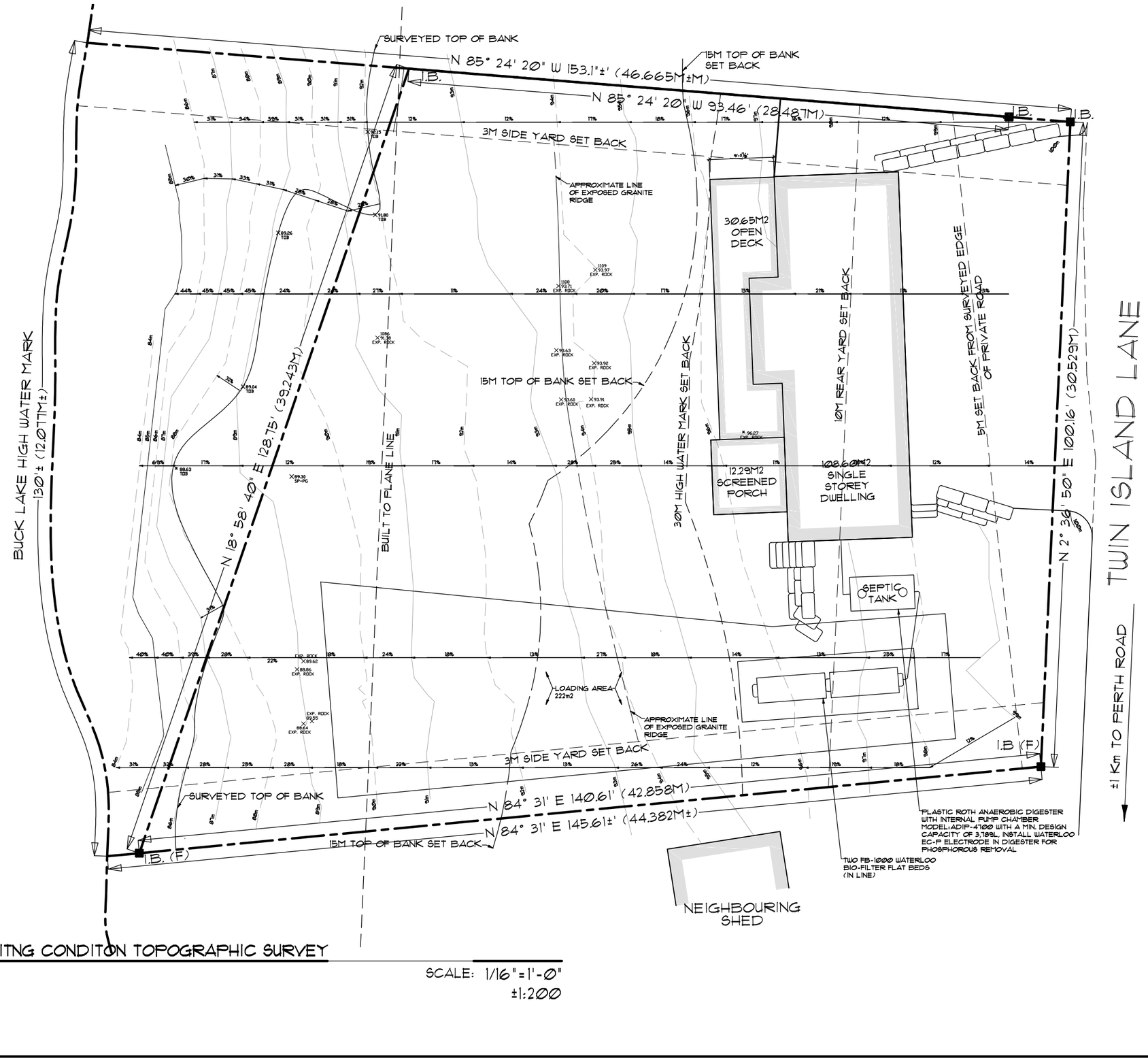
Revisions

Client
Amanda & Brad
Vanderhaar
Kingston Ontario

Project:
Twin Island
Lane
Cottage

Drawing Title:
Plot Plan

Drawn By: B.G.V.
Date: 02-09-2020
Scale: 1/16"=1'-0" 1:200 metric
Page: PL1



EXISITNG CONDITON TOPOGRAPHIC SURVEY

SCALE: 1/16"=1'-0"
±1:200

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Brad Vanderhaar
278 Welborne Ave.
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(613) 929-5957
brad@bpedevelopment.com

Description	Date:
HOUSE/SEPTIC LOCATION REVISED	05-28-2020
HOUSE/SEPTIC LOCATION REVISED	05-24-2020
HOUSE/SEPTIC LOCATION REVISED	03-19-2020
ISSUED FOR MINOR VARIANCE APPLICATION	02-06-2020

Revisions

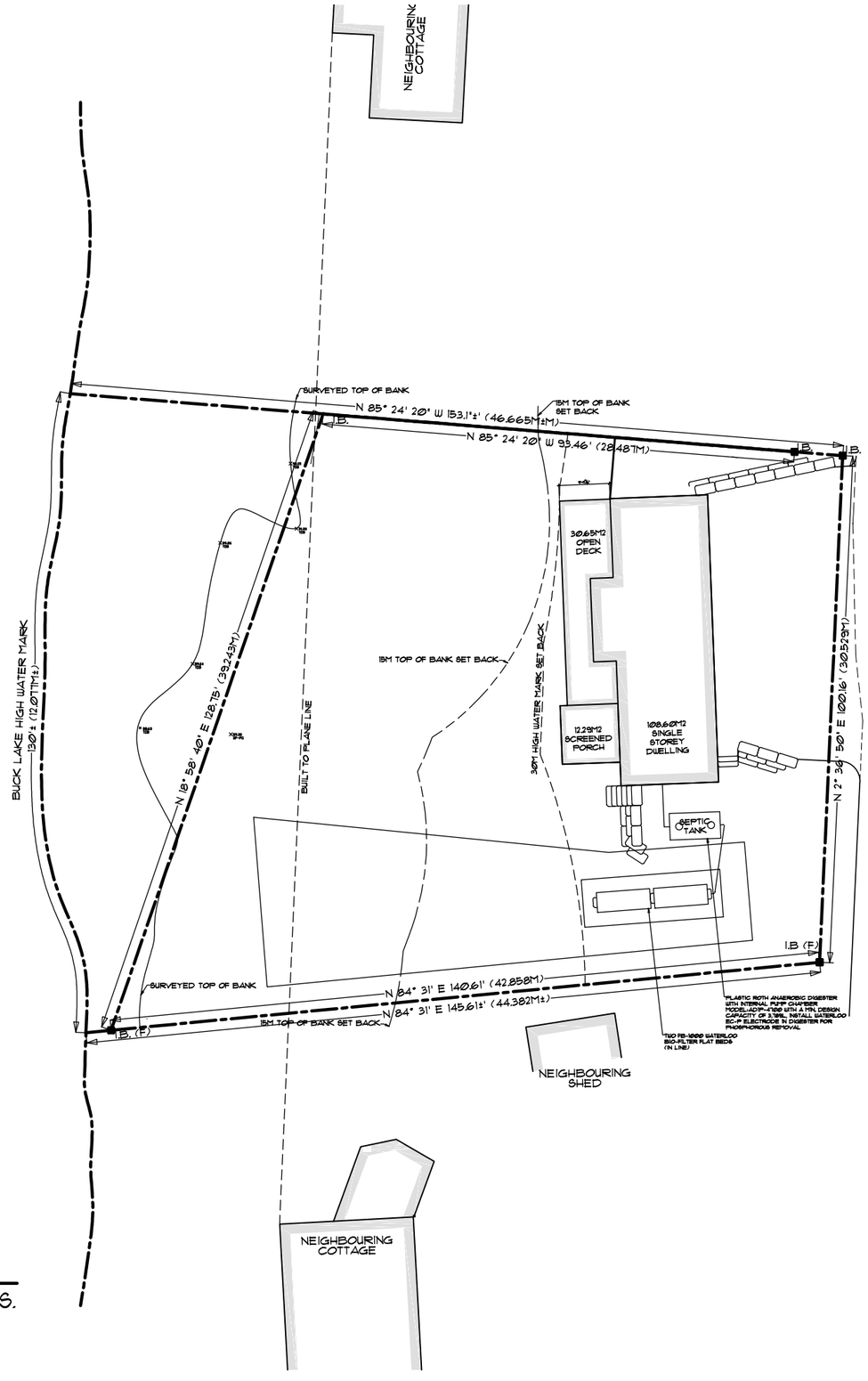
Client
AMANDA & BRAD VANDERHAAR
KINGSTON ONTARIO

Project:
TWIN ISLAND LANE COTTAGE

Drawing Title:
EXISTING CONDITIONS TOPOGRAPHIC SURVEY

Drawn By: B.G.V.
Date: 02-06-2020
Scale: 1/16"=1'-0" 1:200 METRIC
Page: TS1

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BUILT TO PLANE

SCALE: N.T.S.

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K7M 4G6
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brad@bpedevelopment.com

Description	Date:
House/Septic location revised	05-28-2020
House/Septic location revised	05-24-2020
House/Septic location revised	03-19-2020
Issued for minor variance application	02-06-2020

Revisions

Client
Amanda & Brad
Vanderhaar
Kingston Ontario

Project:
Twin Island
Lane
cottage

Drawing Title:
built to plane

Drawn By: B.G.V.

Date: 02-06-2020

Scale: not to scale

Page: TS 1

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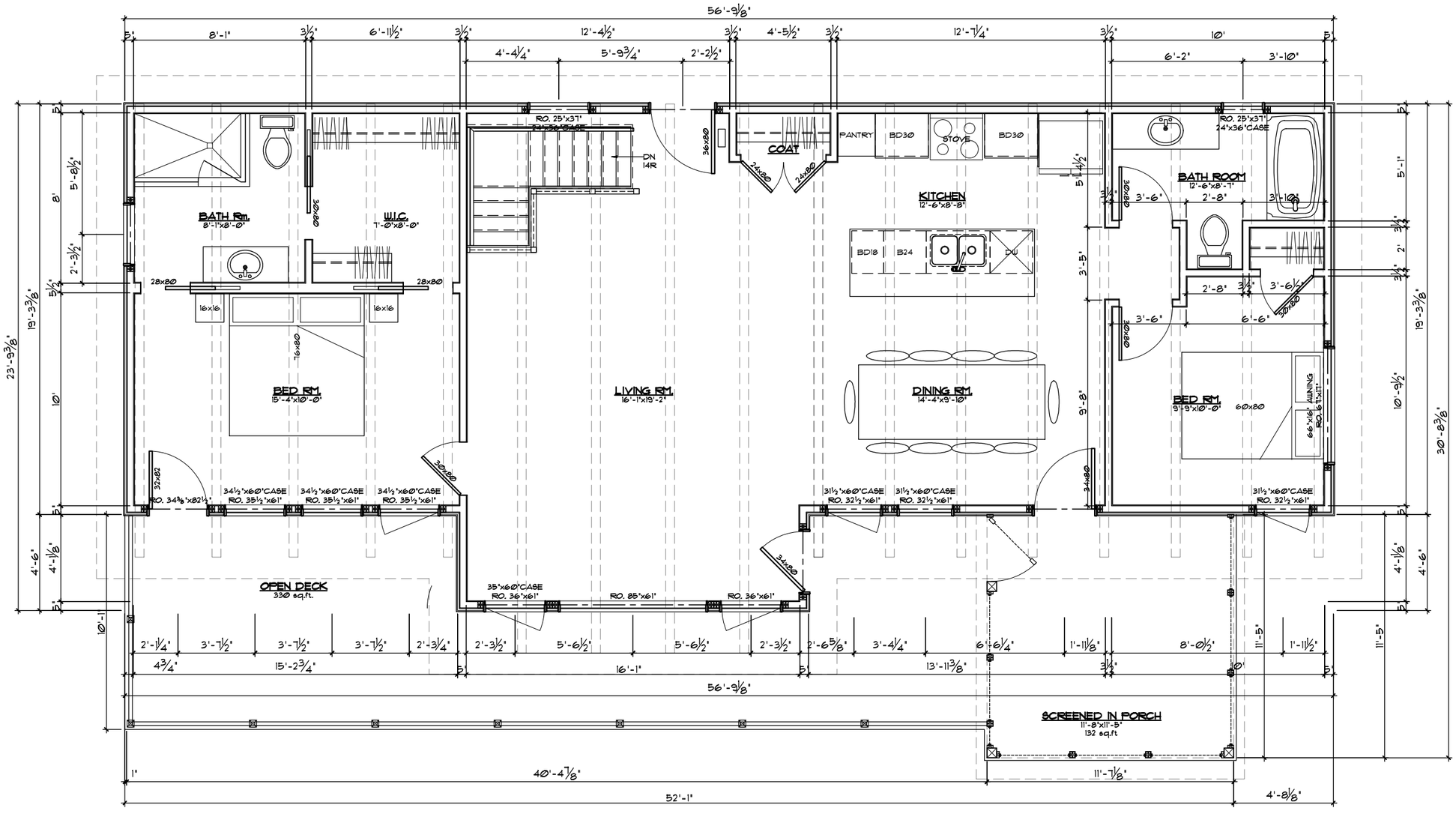
Description	Date:
02-06-2020	Issued for minor variance application

Revisions

Client
AMANDA & BRAD VANDERHAAR
KINGSTON ONTARIO

Project:
TWIN ISLAND LAND COTTAGE

Drawing Title:
GROUND FLOOR PLAN



GROUND FLOOR

SCALE: 3/16"=1'-0"

Drawn By:	Page:
B.G.V.	A1
Date: 02-06-2020	
Scale: 3/16"=1'-0"	

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K7M 4G6
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brad@bpedevelopment.com

Description	Date:
02-06-2020	Issued for minor variance application

Revisions

Client
Amanda & Brad
Vanderhaar
Kingston Ontario

Project:
Twin Island Land
Cottage

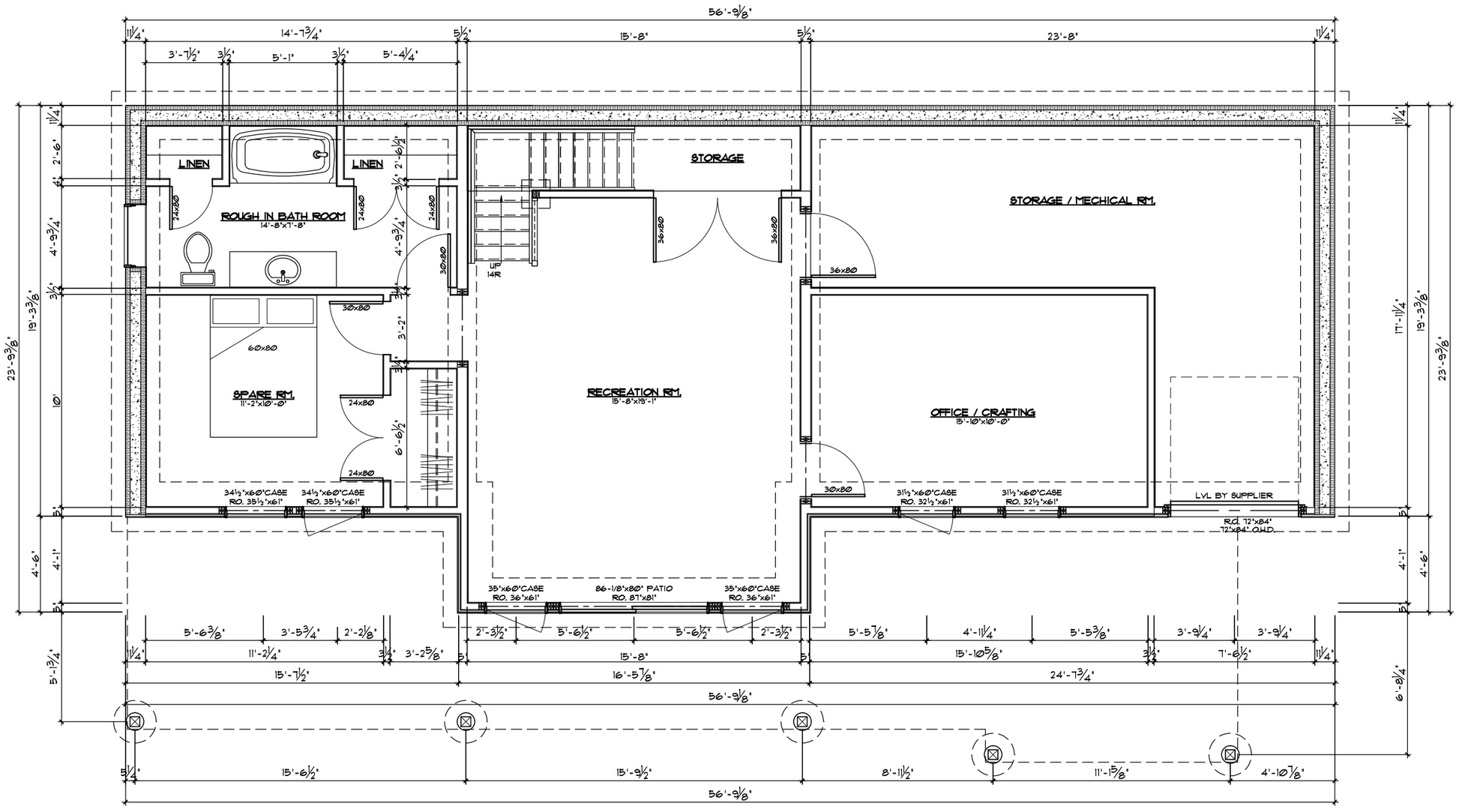
Drawing Title:
Basement Floor
Plan

Drawn By: B.G.V.

Date: 02-06-2020

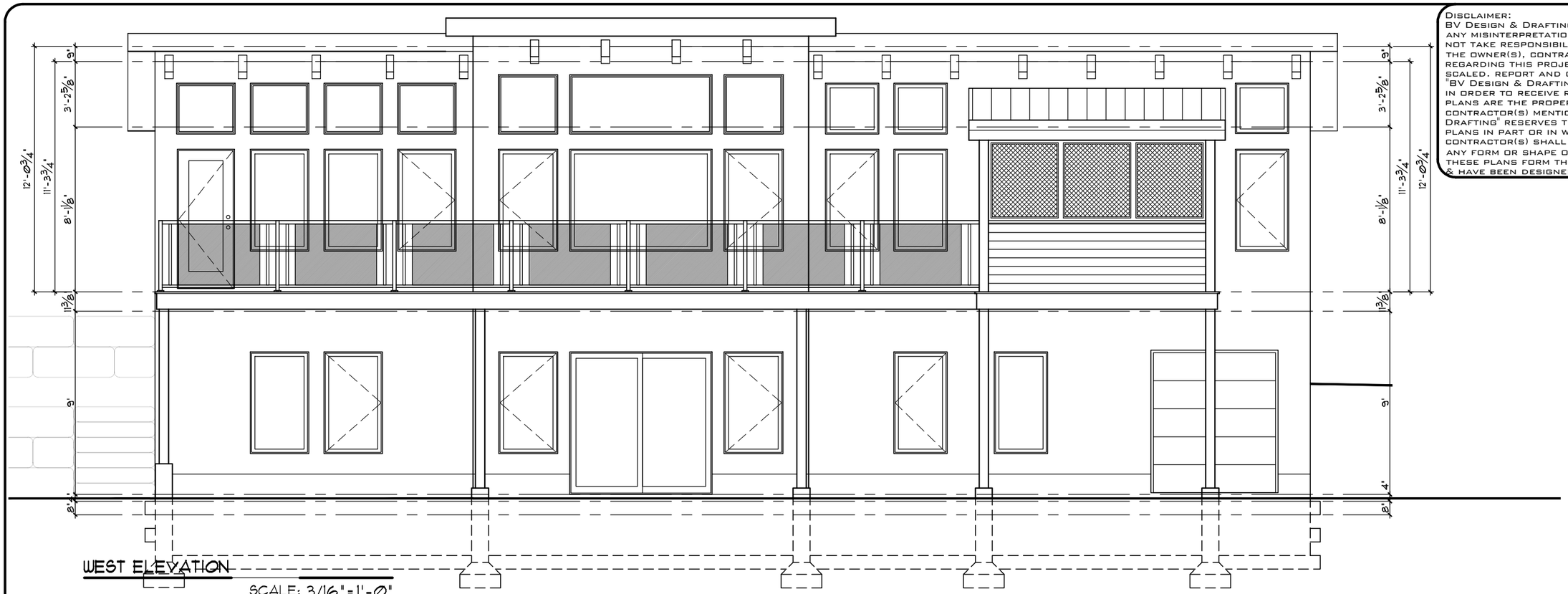
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Page: A2



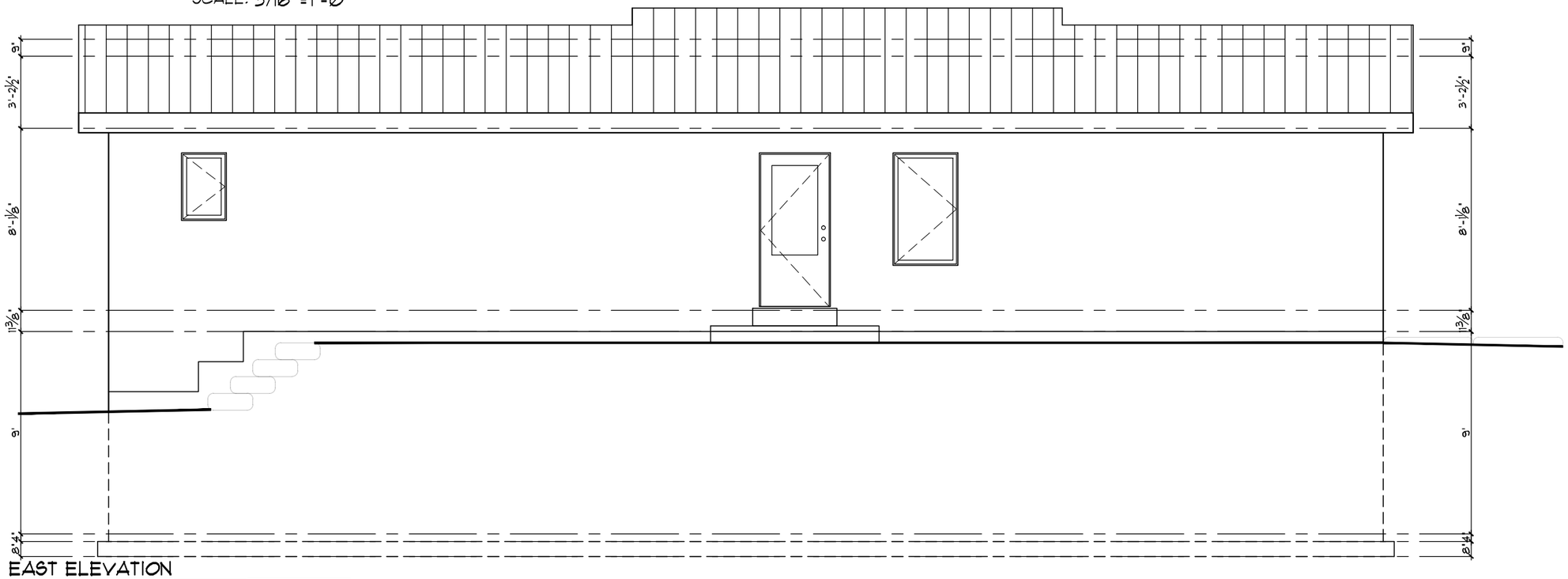
BASEMENT FLOOR PLAN

SCALE: 3/16"=1'-0"



WEST ELEVATION

SCALE: 3/16"=1'-0"



EAST ELEVATION

SCALE: 3/16"=1'-0"

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(613) 929-5957
brad@bpedevelopment.com

Description	Date:
02-06-2020	Issued for minor variance application

Revisions

Client
Amanda & Brad
Vanderhaar
Kingston Ontario

Project:
Twin Island Land
Cottage

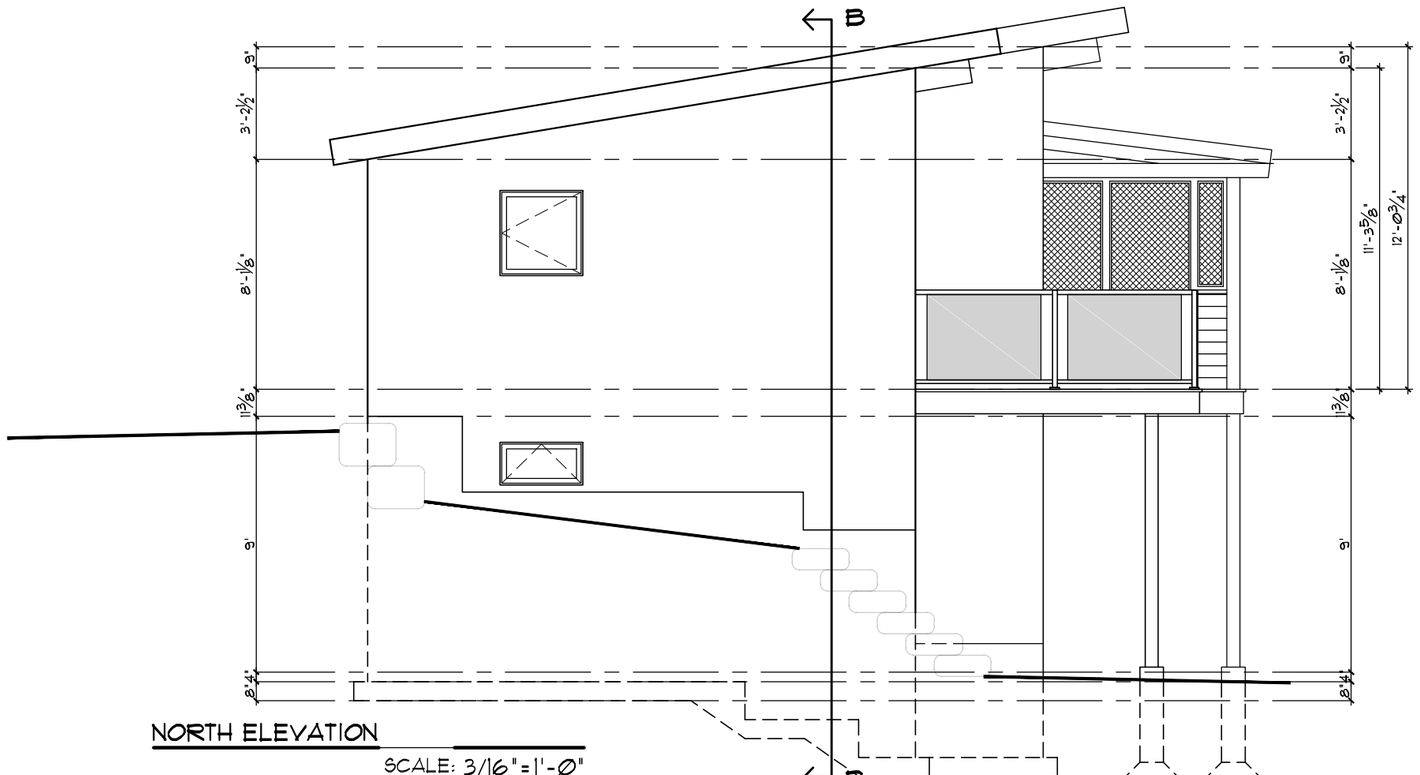
Drawing Title:
West & East
Elevations

Drawn By: B.G.V.

Date: 02-06-2020

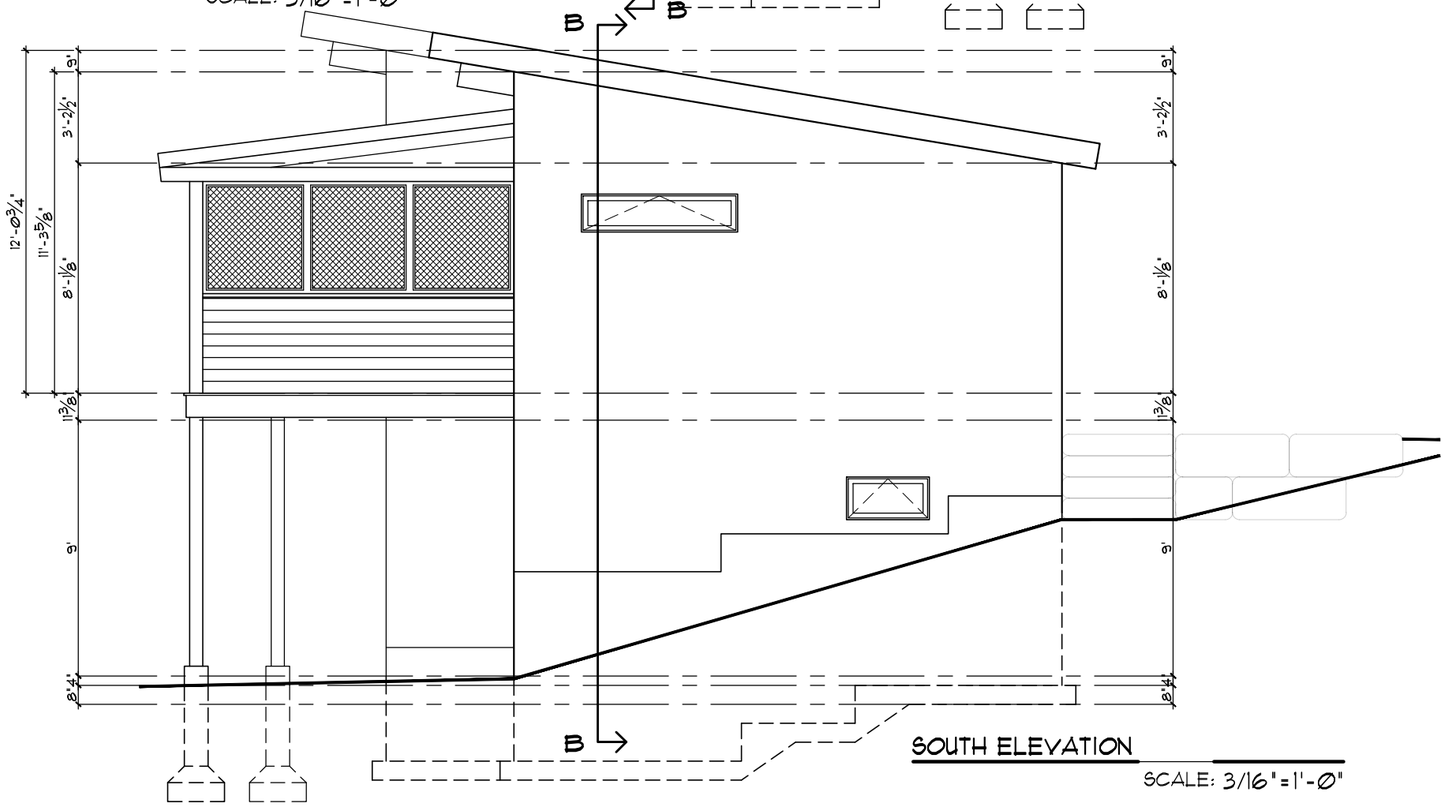
Scale: 3/16"=1'-0"

Page: A3



NORTH ELEVATION

SCALE: 3/16"=1'-0"



SOUTH ELEVATION

SCALE: 3/16"=1'-0"

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BV Design & Drafting

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(613) 929-5957
brad@bpedevelopment.com

Description	Date:
Issued for minor variance application	02-06-2020

Revisions

Client
Amanda & Brad
Vanderhaar
Kingston Ontario

Project:
Twin Island Land
Cottage

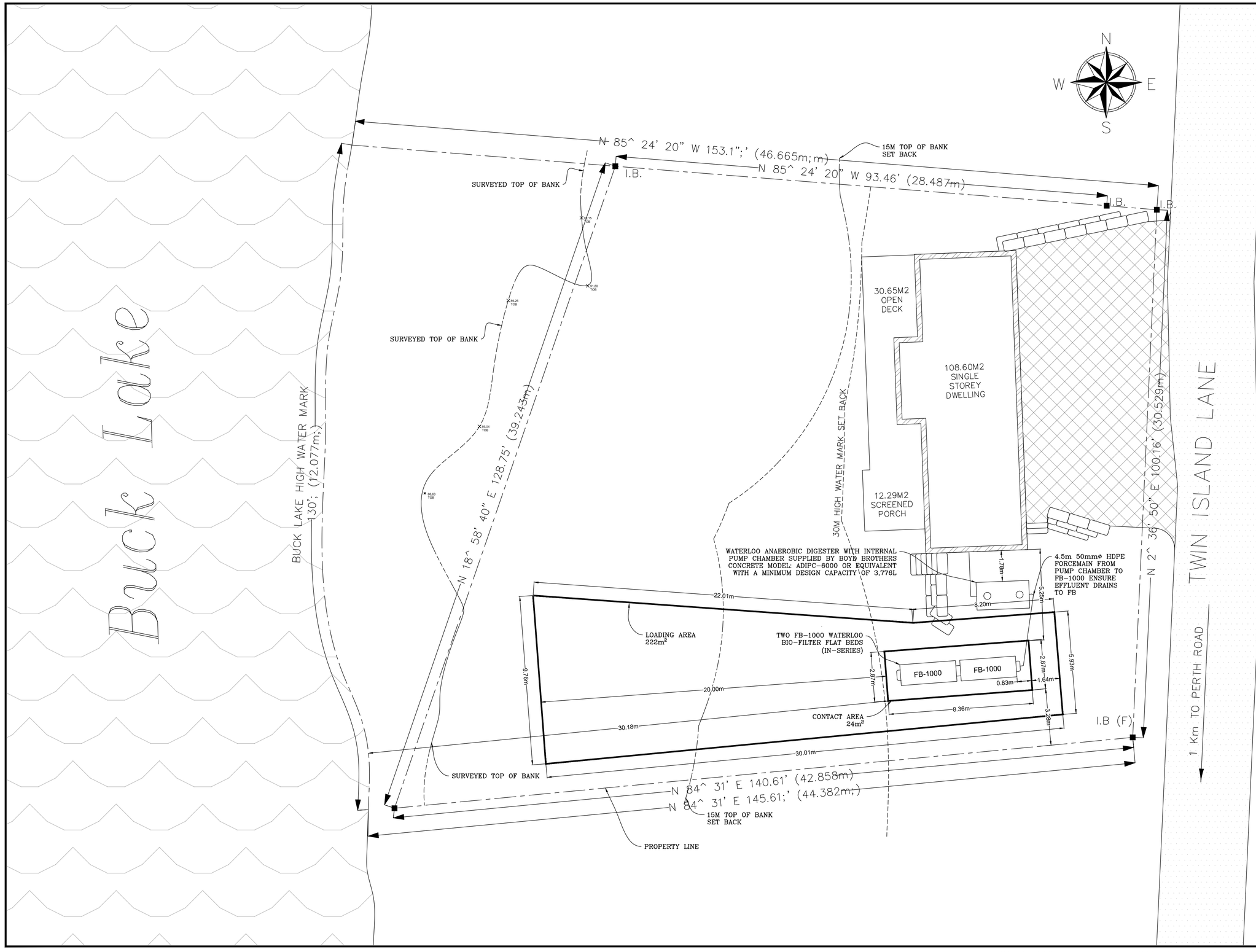
Drawing Title:
North & South
Elevations

Drawn By: B.G.V.

Date: 02-06-2020

Scale: 3/16"=1'-0"

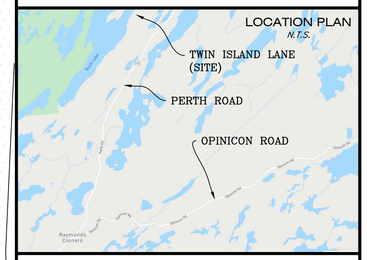
Page: A4



Groundwork Engineering Limited

GEOTECHNICAL • CIVIL • STORMWATER • ONSITE WASTEWATER

UNIT 640 - 654 NORRIS COURT
KINGSTON, ONTARIO
OFFICE (613) 634-1789



NOTES:

1. SEPTIC STONE GRADATIONS AS PER OBC 8.7.3.3.
2. THE HEADER AND DISTRIBUTION LINES SHALL BE INSTALLED AS PER OBC 8.7.2.2.
3. TREES TO BE REMOVED WITHIN EXPANDED CONTACT AREA.
4. SEPTIC TANK TO BE EQUIPPED WITH RISERS.
5. FILTER BED SAND AS PER OBC 8.7.5.3.(3)
6. EFFLUENT FILTER AS PER OBC 8.6.2.1.(2)
7. OUTLET PIPE TO GRAVITY FEED BED @ MIN 2% SLOPE

CALCULATIONS AS PER ONTARIO BUILDING CODE PART 8

DAILY SEWAGE FLOW DETERMINATION

- HOUSE
  - 3 BEDROOMS = 1,600 L/D
  - FIXTURES NUMBER = 23.5 > 20 = 175 L/D
  - TOTAL FLOOR AREA = 176m² < 200 = 0 L/D

TOTAL = 1,775 L/DAY

ANAEROBIC DIGESTER SIZING

- 1,775 L/DAY X 1.89 = 3,355L

MINIMUM ANAEROBIC DIGESTER VOLUME = 3,776L

LOADING

EXISTING SOIL:
T-TIME > 50

TYPE A DISPERSAL BED:
FLOW RATE <3000L/DAY
THEREFORE RATE IS 75L/m²
STONE AREA = $Q/75 \rightarrow \frac{1775}{75} = 24m^2$
SAND AREA = $QXT/400 \rightarrow \frac{1775 \times 50}{400} = 222m^2$

REVISIONS

No.	Description	Date
1	ISSUED FOR REVIEW	MAR 5, 2020
2	REVISIONS MADE	MAR 9, 2020
3	REVISIONS MADE	MAY 29, 2020

BENCHMARK:

No.	DESCRIPTION	ELEVATION
##.	XXX	XXX.XX

LICENSED PROFESSIONAL ENGINEER
M. H. BURGER
PROVINCE OF ONTARIO

Client / Land Owner:

BRAD VANDERHAAR

Project:

TWIN ISLAND COTTAGE

SOUTH FRONTENAC ONTARIO

Drawing Title:

TYPE A BED

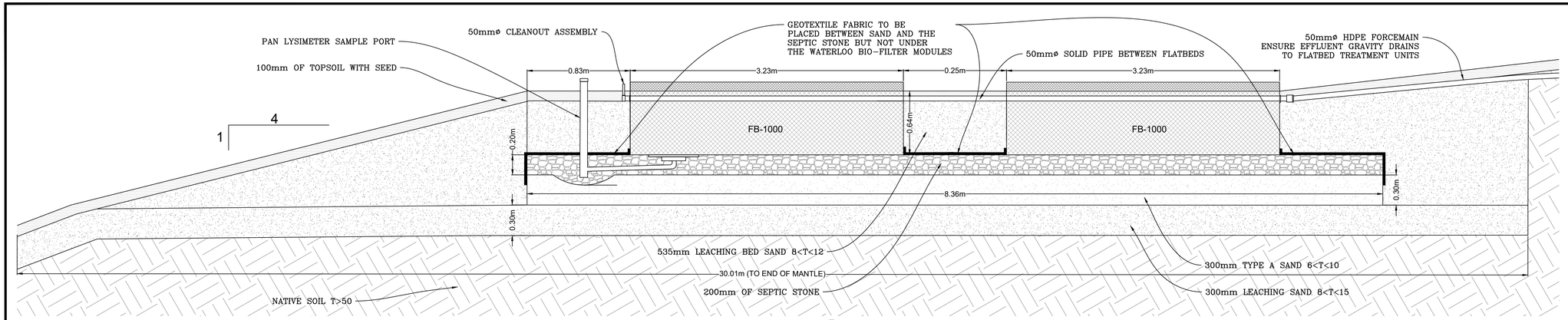
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Date: JUNE 1, 2020

Project Number: GW-20002-6

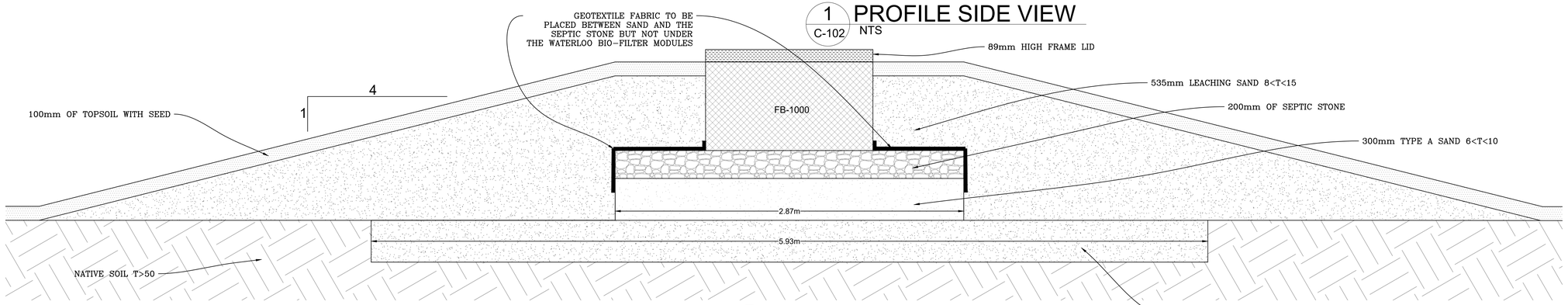
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SHEET 1 of 2

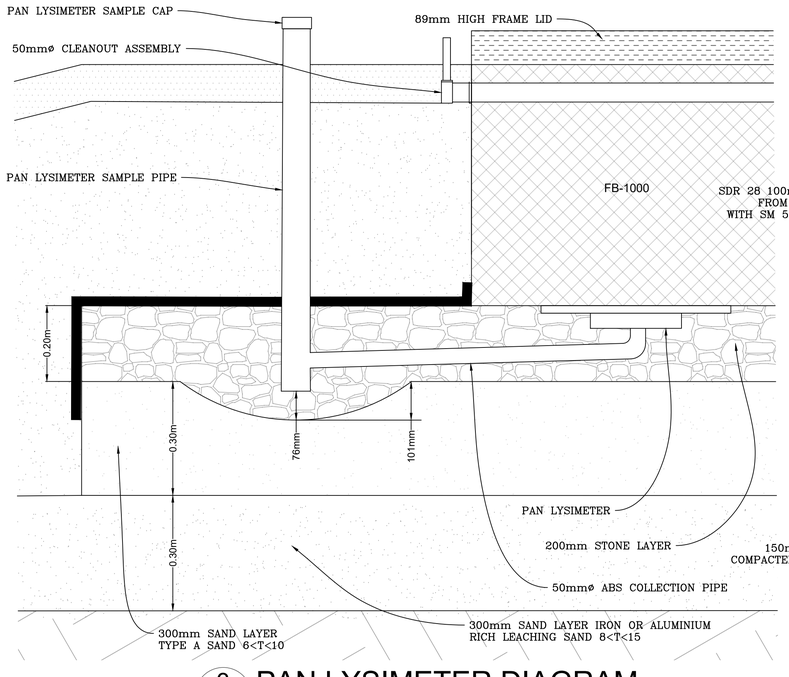
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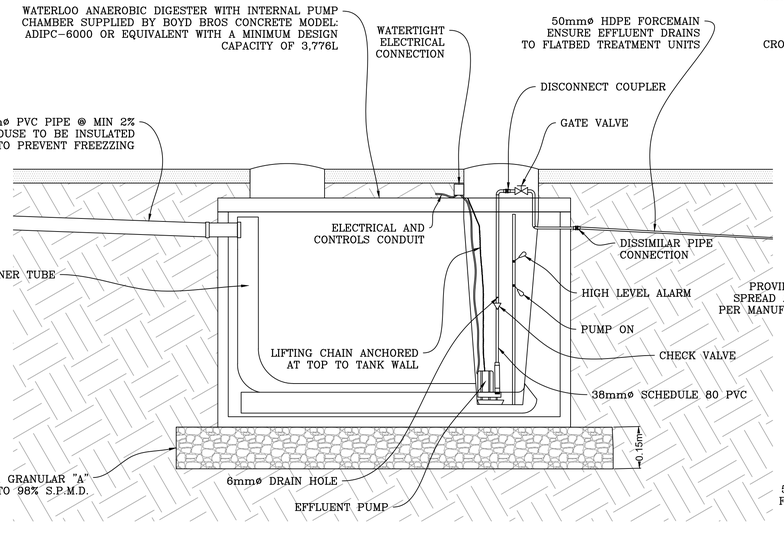
1 C-102 PROFILE SIDE VIEW
NTS



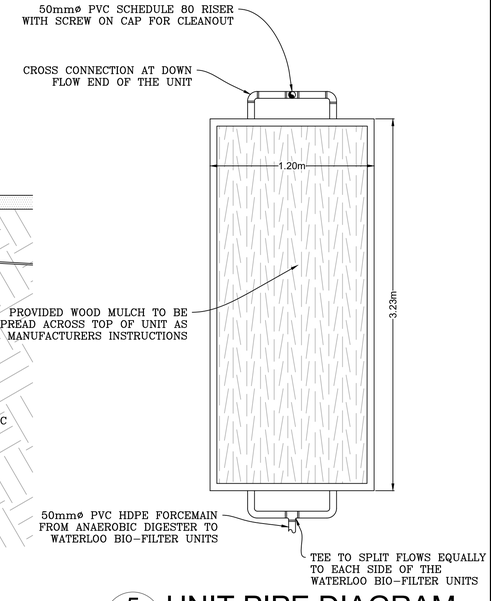
2 C-102 PROFILE END VIEW
NTS



3 C-102 PAN LYSIMETER DIAGRAM
NTS

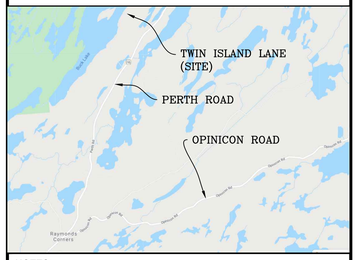


4 C-102 ANAEROBIC DIGESTER DETAIL
NTS



5 C-102 UNIT PIPE DIAGRAM
NTS

Groundwork Engineering Limited
GEOTECHNICAL • CIVIL • STORMWATER • ONSITE WASTEWATER
UNIT 640 - 654 NORRIS COURT
KINGSTON, ONTARIO
OFFICE (613) 634-1789



NOTES:

1. SEPTIC STONE GRADATIONS AS PER OBC 8.7.3.3.
2. THE HEADER AND DISTRIBUTION LINES SHALL BE INSTALLED AS PER OBC 8.7.2.2.
3. TREES TO BE REMOVED WITHIN EXPANDED CONTACT AREA.
4. SEPTIC TANK TO BE EQUIPPED WITH RISERS.
5. FILTER BED SAND AS PER OBC 8.7.5.3.(3)
6. EFFLUENT FILTER AS PER OBC 8.6.2.1.(2)
7. OUTLET PIPE TO GRAVITY FEED BED @ MIN 2% SLOPE

CALCULATIONS AS PER ONTARIO BUILDING CODE PART 8

DAILY SEWAGE FLOW DETERMINATION

- HOUSE
  - 3 BEDROOMS = 1,600 L/D
  - FIXTURES NUMBER = 23.5 > 20 = 175 L/D
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No.	DESCRIPTION	ELEVATION
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LICENSED PROFESSIONAL ENGINEER
Jun 2020
M. H. BURGER
PROVINCE OF ONTARIO

Client / Land Owner:

BRAD VANDERHAAR

Project:

TWIN ISLAND COTTAGE

SOUTH FRONTENAC ONTARIO

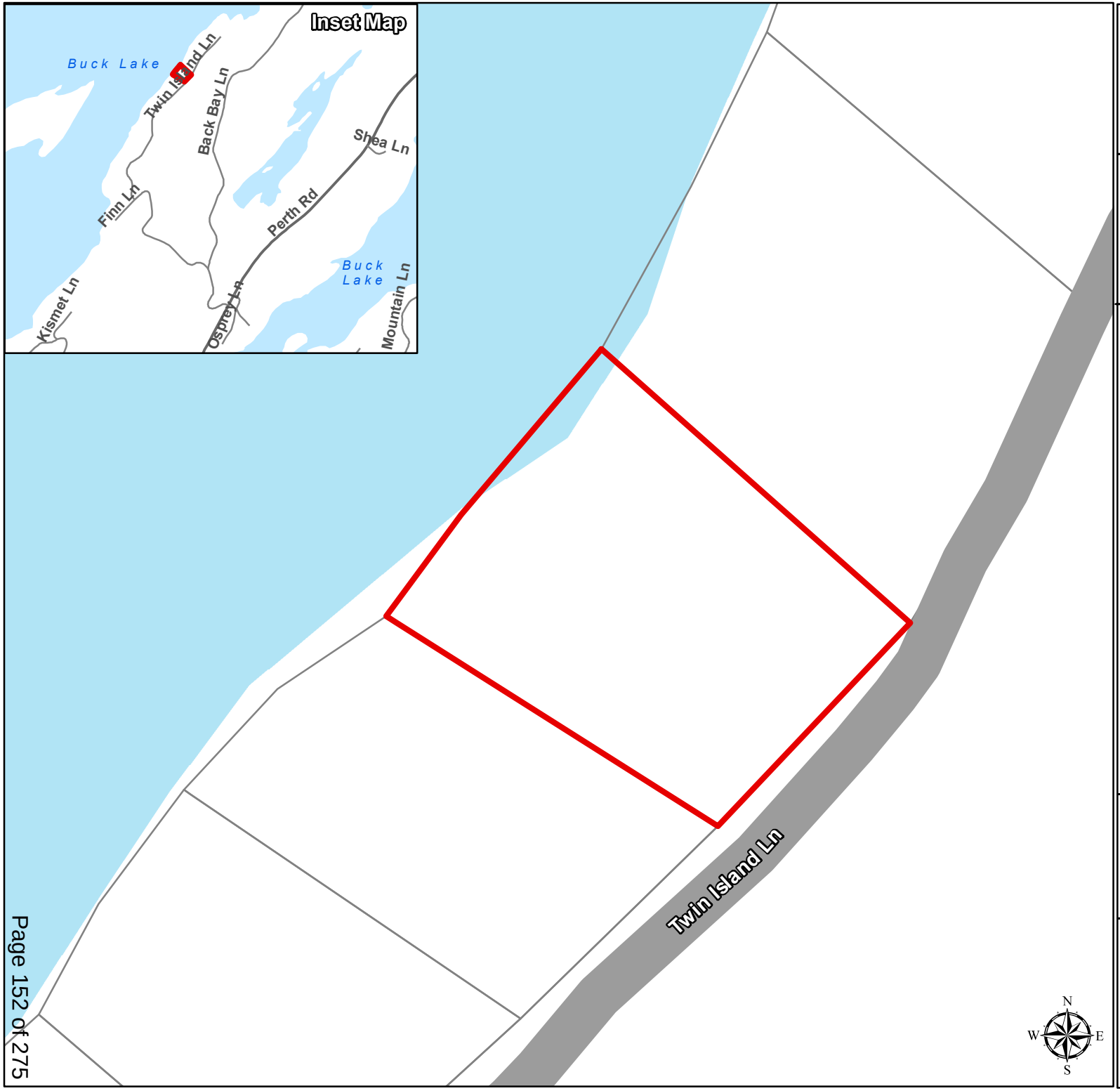
Drawing Title:

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Drawn by: JH
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Project Number: GW-20002-6
Drawing Number: C-102
SHEET 2 of 2

P:\Projects\20000\20002 - Septic System Inspection and Designs\20002-6 - Twin Island Lane\02 - Design\03 - Drawings\01 - Preliminary Design (Pre-Submission)\05-29-2020,Ground Work Septic (revised by Brad)2.dwg
6/1/2020 11:39 AM



MV-02-20-L
VANDERHAAR

TWIN ISLAND LANE

Legend

- Vanderhaar 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

0 2.75 5.5 11 16.5 22

Meters

UTM Projection NAD 83

Claire Dodds

From: Orpana, Jon (MECP) [redacted]
Sent: July-07-20 5:07 PM
To: Andrew Schmidt; Claire Dodds
Cc: Michelle Hannah; Castro, Victor (MECP); Anna Geladi
Subject: RE: MV-02-20-L (Vanderhaar) - conservation comments

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Claire,

Andrew - Thank you for a copy of your comments regarding the Vanderhaar Minor Variance received today on Buck Lake which is at Capacity for development.

This ministry fully supports the proponent's work in moving the footprint of development (septic and dwelling) largely out of the 30 m setback from the high water mark.

However, considering the "at capacity" status of the lake and the nature of its sensitivity to ongoing nutrient loading and encroachment pressures the ministry feels that lot coverage limits are an important planning tool that municipalities have to control the size and density of development that would be in keeping with the size of the lot in question. In order to mitigate cumulative impacts to the lake (such as maintaining local aesthetics and rural character); development density should continue to be regulated through zoning and lot coverage. The Ministry of Environment, Conservation and Parks fully supports the planning opinion and position of the Cataraqui Conservation Authority regarding encroachment concerns to the lake, particularly those of lot coverage.

We agree and fully support that lot coverage is an important tool that municipality's should use to limit the sprawl and size of development that is not in keeping with the size of the local lot fabric.

Regards,

Jon Orpana,
Environmental Planner / Environmental Assessment Coordinator
Ontario Ministry of the Environment, Conservation and Parks
Environmental Assessment and Permissions Division
Environmental Assessment Branch
1259 Gardiners Road, Unit 3
Kingston, Ontario
K7P 3J6

[redacted]

June 26, 2020

File: MV/FRS/40/2020
(revised submission)

Sent by E-mail

Ms. Claire Dodds
Township of South Frontenac
P.O. Box 100
Sydenham, Ontario
K0H 2T0

Dear Ms. Dodds:

Re: Application for Minor Variance MV-02-20-L (Vanderhaar)
Part Lot 23, Concession 13; Twin Island Lane
Loughborough District, Township of South Frontenac
Waterbody: Buck Lake

Cataraqui Conservation staff have reviewed a revised submission for the above-noted application for minor variance and provide the following comments for the Committee of Adjustment's consideration. The property was visited by staff on April 24, 2020.

Summary of Proposal

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

- Reduce the setback from the rear lot line from 10 metres to 6.5 metres for the dwelling, 6.2 metres for a septic tank, and 5.5 metres for a septic field.
- Increase lot coverage from 5% to 9.5%.

Site Description

The property is located on the eastern shore of the north bay of Buck Lake. The topography of the site can be characterized as having a steep embankment at the shoreline, then continuing to rise less steeply toward Twin Island Lane to the east. Presently, the lot is wooded.

The property is currently designated 'Rural' in the Official Plan and 'Limited Service Residential – Waterfront Zone' (RLSW) in the implementing Zoning By-law for South

Frontenac Township. Buck Lake is designated as a highly sensitive Lake Trout lake in the Official Plan for South Frontenac Township.

Discussion

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

Natural Hazards

Flooding: Cataraqui Conservation does not have floodplain mapping for Buck Lake. The maximum recorded water level for Buck Lake is 133.16 metres geodetic. For Buck Lake, the maximum recorded water level is used in lieu of an engineered flood plain. Cataraqui Conservation's Guidelines for Implementing Ontario Regulation 148/06 (see description below) requires that all development be set back a minimum of 6 metres from the regulatory floodplain of a waterbody. Based upon elevation mapping data, the proposed development will be located outside of the setback from the regulatory flood plain. Therefore, staff have no concerns with the proposal from a flooding hazard perspective.

Erosion: Cataraqui Conservation defines the extent of potential erosion hazards to include an allowance for toe erosion, a stable slope allowance for bedrock shorelines of 1 (vertical):1 (horizontal), plus an erosion access allowance of 6 metres. Based upon observations and measurements taken at the site, staff estimate the total erosion hazard to be approximately 12 metres measured inland from the toe of slope. The proposed development will be located outside of the erosion hazard allowance. Therefore, staff have no concerns with the proposal from an erosion hazard perspective.

Water Quality

Section 2.2 of the Provincial Policy Statement (PPS) suggests that planning authorities should seek to protect, improve or restore the quality and quantity of water. Accordingly, the Official Plan and Zoning By-law for the Township of South Frontenac provide guidance with respect to how development should occur in consideration of protecting, improving and restoring water quality within the municipality. Similarly, the Cataraqui Conservation's Environmental Planning Policy (April 2015) contains provisions that seek to support these objectives.

Section 5.2.7 b)(i) of the Official Plan for South Frontenac Township suggests that a minimum 30 metre setback from the high water mark is required to be maintained as a buffer in order to protect water quality. Similarly, the CRCA Planning Policy recommends that new development and site alteration, including septic system tile fields and open or enclosed decks/patios attached to the main dwelling, be set back a minimum distance of 30 metres from the highwater mark of a waterbody.

The revised proposal places both the dwelling and the main components of the sewage system beyond the 30 metre water setback. The septic mantle is the only development proposed within the 30 metre water setback. While the revised proposal is certainly preferable to the previous submission, staff continue to be concerned with the size of the building footprint as the applicant continues to seek relief to double the maximum allowable lot coverage from 5% to 9.5%. The maximum lot coverage provisions in the Zoning By-law are intended to limit intensification on a waterfront lot in support of the water quality provisions of the PPS and the Official Plan, particularly when a property is located on a sensitive Lake Trout lake. This issue is not and cannot be addressed in the Preliminary EIA submitted with the application. Staff continue to recommend that the size of the development be reduced to have regard for the intent of the PPS and the Official Plan. In the opinion of staff, the scale of development that is being proposed is simply too large for the lot.

Therefore, staff do not support approval of the minor variance application.

Recommendation

Staff recommend deferral of application MV-02-20-L to allow the applicant to consider a reduction to the size of the building.

Ontario Regulation 148/06

The CRCA, under Ontario Regulation 148/06: *Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses,* regulates development (construction, filling, and site alteration) within 15 metres of a valley land. The valley of Buck Lake is considered to extend inland to the top of the slope. It appears that the proposed development is within the 15 metre adjacent lands to the top of valley, and therefore, a CRCA permit will be required for the proposed development. The applicant will be required to contact the undersigned at the building permit stage for more information regarding permitting requirements under Ontario Regulation 148/06.

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

Yours truly,

Andrew Schmidt

Andrew Schmidt
Supervisor, Development Review

/as
c.c. Michelle Hannah, South Frontenac Township (via e-mail)
Brad & Amanda Vanderhaar (via e-mail)
Jon Orpana, Ministry of Environment, Conservation and Parks (via e-mail)

KFL&A Public Health

REQUESTS FOR COMMENTS

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

To:	Michelle Hannah, Secretary-Treasurer Committee of Adjustment, Township of South Frontenac PO Box 100, 4432 George Street Sydenham, Ontario K0H 2T0
Application Number:	MV-02-20-L
Type of Application or Proposal:	Minor Variance
Applicant Name(s):	Vanderhaar, Brad and Amanda
Location:	Part Lot 23, Concession 13; Buck Lake Twin Island Lane, Roll # 102904004010300 Former Loughborough Township
Planning Department or Agency:	Township of South Frontenac (Loughborough)
Comments:	Following revisions to the site plan, KFL&A Public Health supports the proposed minor variance application. The sewage system is now proposed to be 30 metres from the high water mark of Buck Lake, and more than 15 metres from the top of the bank. Further details regarding the sewage system will be addressed at the permit stage.
Inspector:	Matthew Doyle, CPHI(C), Public Health Inspector
Date:	June 29, 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

Report Date: August 10, 2020

Application No: MV-08-20-B
Owners: Jeff & Mary Bumstead
Location of Property: Part Lot 1, Concession 12, Parts 10 to 12 on Plan 13R3809, District of Bedford, Township of South Frontenac, municipally known as 10 Barrett Lane, Buck Lake
Purpose of Application: To vary Sections 5.8.2 (a) and 8.3.3 of the Township of South Frontenac Zoning By-law
Date of Hearing: July 9, 2020

Recommendation: That provisional approval be:

✓ granted with conditions (attached)

___ deferred

___ denied

Purpose:

___ zoning relief for construction of a new building

✓ zoning relief for replacement of an existing building

___ zoning relief for other

Official Plan Designation:	**Zoning:**
Rural	Waterfront Residential-Special Provision (RW-16)
Zoning Relief Requested:	
Section 5.8.2 a): Flooding and Shoreline Erosion Hazards	**Relief:** To permit the construction of a single detached dwelling with a minimum setback of 15 metres (49.2 feet) from the highwater mark of Buck Lake, whereas the Zoning By-law requires a minimum 30 metre (98.4 feet) setback from the highwater mark for all buildings and structures.
Section 8.3.3: High water Mark Setback	**Relief:** To permit the construction of a single detached dwelling with a minimum highwater mark setback of 15 metres (49.2 feet), whereas the Zoning By-law requires a minimum 30 metre (98.4 feet) front yard and setback from the highwater mark for all buildings and structures.

Review:

This application for a variance:

✓ Is consistent with the Provincial Policy Statement (s. 3(5) *Planning Act*);

✓ Maintains with the general intent and purpose of the County of Frontenac Official Plan;

✓ Maintains with the general intent and purpose of the Township of South Frontenac Official Plan;

✓ Maintains with the general intent and purpose of the Township of South Frontenac Zoning By-law 2003-75 (or will subject to approval for the minor variance);

✓ Is desirable for the appropriate development of the land, building or structure in question; and

✓ Is minor.

Proposal

An application for minor variance was received to permit the construction of a two-storey dwelling with a crawl space with a slightly larger footprint than the existing cottage, in the location of the existing cottage. The dwelling (which included a deck) would have been no closer to the shoreline than the existing cottage, with a 0.9 metre setback from the highwater mark. The applicants revised the proposed location of the dwelling based on feedback from Township staff and Cataraqui Conservation staff. The dwelling design was changed based on the new location.

A revised application for minor variance was received to permit the construction of a one-and-a-half storey single detached dwelling with a walkout basement and an attached deck on the 0.5 hectare (1.3 acre) subject property. The proposed dwelling and deck have a combined ground floor area of 114 square metres (1228 square feet). The revised application indicates that the dwelling will have a minimum 18.2 metre (59.7 foot) setback from the highwater mark of Buck Lake and the attached deck will have a minimum 15 metre (49.2 foot) setback from the highwater mark.

A new septic system with tertiary treatment is proposed to be installed in a location that would comply with zoning requirements including a minimum 30 metre setback from the highwater mark.

The existing cottage and shed, set back 0.9 metres (3 feet) and 15 metres (49.2 feet) from the highwater mark respectively, would be demolished. The combined floor area of the existing buildings and structures is approximately 111 square metres (1192 square feet).

The subject property is zoned RW-16. The site-specific RW-16 zone permits a maximum of 33 parking spaces for the exclusive use of 33 water access only lots located on Porcupine Island. These lots have deed rights to park at this location. The parking spaces are located on land between Perth Road and Barrett Lane. The location of these parking spaces on the subject property do not impact the building envelope proposed as part of this application.

Agency and Public Comments

Public Services Department – Public Services was not circulated because even though the property has frontage on Perth Road, the property is accessed from Barrett Lane which is a private lane.

Building Department – The Building Department has no objections to the application as presented and will review the detailed building plans through the Building Permit process, should the application be approved.

KFL&A Public Health – KFL&A Public Health has no objection to the proposed minor variance as the owners have submitted an application for septic approval. A permit was issued for the septic system.

Cataraqui Conservation – Cataraqui Conservation staff have no objection to the approval of the application based on their consideration for natural hazard, natural heritage, and water quality policies. Their staff recommend that roof runoff be directed away from the lake, and that the area between the development and the lake be maintained as a vegetated buffer to the satisfaction of the Township. The proposed development will require a permit from Cataraqui Conservation under O. Reg. 148/06.

Public Comments – At the time of the writing of this report, no written comments were 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 variance maintain the general intent and purpose of the Official Plan?

- The subject lands are designated ‘Rural’ in the Official Plan on Schedule A. The type and amount of development on ‘Rural’ lands must maintain the rural character, natural heritage, and cultural landscape in the Township.

- It is the opinion of Township staff that the proposed development maintains the general intent and purpose of the Official Plan, specifically the policies on rural residential development, limited service residential development, and development within environmentally sensitive areas and adjacent to at-capacity lake trout lakes.

- The original application for redevelopment on the footprint of the existing cottage with a new septic system at 30 metres from the high water mark was supported by a Preliminary Environmental Impact Assessment (EIA) prepared by Ontario Lake Assessments (March 12, 2020). The report concluded that the original proposal would not impact species at risk, there would be no increase in potential nutrient loading to the lake, and that the new septic system is an environmental improvement over the existing conditions. The report includes several recommendations for construction best practices.

- The consultant does not support the revised proposal and therefore the EIA was not updated to reflect the revised application. It is the consultant’s opinion that building on the existing footprint would be the best option environmentally.

- While there are short-term benefits to constructing on the existing footprint, Township and agency staff believe there are greater long-term outcomes can be achieved for Buck Lake and for the property by maximizing the distance between the dwelling and the shoreline especially with the proposed conversion from seasonal to permanent use. These include (a) establishing a natural vegetation buffer along the length of the shoreline in the area of the existing cottage and driveway to minimize environmental and visual lake impacts and to enhance the natural appearance of the shoreline (section 5.2.7), and (b) removing the dwelling from an area which is impacted by erosion hazards (section 5.2.4).

Does the variance maintain the general intent and purpose of the Zoning By-law?

- The proposed variances maintain the general intent and purpose of the Zoning By-law as the proposed dwelling is a permitted use on the subject property, is within the maximum lot coverage permitted, and the proposed location complies with the setback requirements of the RW zone, with the exception of the reduced setback from the highwater mark. The proposed dwelling would have a minimum 15 metre setback from the highwater mark compared to the 0.9 metre setback of the existing cottage.

- A new septic system with tertiary treatment is proposed to be installed in a location that would comply with zoning requirements including a minimum 30 metre setback from the highwater mark.

Is the requested variance desirable for the appropriate development of the land, building or structure in question?

- The variances are desirable for the appropriate development of the subject property, as the proposed dwelling is consistent with the residential use of the property. The minimum 15 metre setback of the dwelling from the high water mark is an improvement over the existing situation and in consideration of the other uses on the property (i.e. deeded parking spaces for island properties, Barret Lane, hydro easement), the topography of the site, and the need to maximize the distance of the septic system from Buck Lake.

Is the variance minor?

- The variances are minor as there will be no negative impact on surrounding properties as a result of constructing the dwelling at the proposed location. Implementation of site plan control on the property will ensure that the development is undertaken in accordance with the Township Official Plan, Zoning By-law, and standards, and ensure that certain features of the development will be maintained into the future (e.g. roof runoff being directed away from the lake, the establishment and maintenance of a natural shoreline vegetation buffer).

Conclusion

It is recommended that the Committee of Adjustment receive comments from the public and, pending comments received, **approve** minor variance application MV-08-20-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 single detached dwelling with attached deck with a combined ground floor area of 114 square metres (1228 square feet). The dwelling will have a minimum 18.2 metre (59.7 foot) setback from the high water mark of Buck Lake and attached deck will have a minimum 15 metre (49.2 foot) setback from the high water mark, as per the drawings submitted with MV-08-20-B, attached to the Decision as Schedule “A”.

2. The applicant is required to enter into a Site Plan Agreement to be registered on the title of the property to the satisfaction of the Township to address the following matters and environmental standards of the Township prior to the issuance of a building permit:

    a. The use of appropriate erosion control measures (e.g. silt fence, straw bales) during construction.

    b. The removal of any excavated materials from the site so that it is not used as fill within 30 metres of the lake.

    c. Roof runoff will be directed away from the shoreline of Buck Lake and discharged into French Drains or onto coarse rock rubble splash pads.

    d. Proper decommissioning of the existing septic system.

e. Entering into a maintenance and service agreement with an authorized representative of the manufacturer of the septic treatment unit, and providing annual proof of maintenance to the Township.

f. Preparation of a shoreline remediation plan. The purpose of the plan is to create and enhance the natural vegetative buffer within 30 metres of the highwater mark of Buck Lake. The plan shall be reviewed by the Township prior to the issuance of an occupancy permit under the Ontario Building Code. The plan shall be implemented within 6 months of an occupancy permit being issued for the construction approved through application MV-08-20-B.

3. A building permit is required for demolition of the existing cottage and shed and 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.

4. Minor variance MV-08-20-B is applicable only to South Frontenac Township Comprehensive Zoning By-law 2003-75 and not to any subsequent zoning by-laws.

Submitted by: Christine Woods, MCIP RPP, Senior Planner

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

Date of Site Visit: June 24, 2020

Attachment: Map of the Bumstead property

Amended May 29 2020

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

Date Received: March 12 2020 File No: _____

1. Name of Owner(s): Mary + Jeff Bumstead

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: RoxAnne Darling (Evergreen Concepts)

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

[redacted]

3. The description of the subject land:

District: ✓ Bedford Portland Loughborough Storrington

Concession Number: 12 Lot Number: PT 1

Street Number: 10 Name of Road/Street: Barrett Lane

Reference Plan Number: 13R3809 Part Number(s): 10 to 12

Roll Number: 010-030-16430-0000

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

Frontage (on water): 82 m Frontage (on road/lane): 74 m

Depth: 69m Area: 5427 sqm

5. The current zoning of the subject land:

RW-16

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

We are seeking relief from section 5.8.2, 5.10.2 & 5.11

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

The lot is undersized by todays standards, Due to the Topography of the property and to allow room to install a new Septic at ~~15~~ 30m - we need to Place the new Home where Propose!

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

Name of Road/Lane:

Barrett 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

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

☑ ~~Yes~~ ☐ No

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

	(1)	(2)	(3)	(4)
Type of Structure (E.g. residence)	Seasonal Cottage w Deck	To Be Removed Shed	Septic	
Setback from Front Lot Line Road	59.73 m	52.64 m	48.2 m	
Setback from Rear Lot Line				
Setback from Side Lot Line	29.70 m	31.86 m	38.4 m	
Height of Building (Also indicate if it is one story or two story)	1 Story			
Dimensions of Floor Area	Cottage 64.10 sm Deck 37.53 sm	9.10 sm		
Setback from High Water Mark (If applicable)	0.9	15.04 m	12.50 m	

13. The proposed uses of the subject land:

Residential

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

☑ Yes ☐ No

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

Proposed

Type of Structure (E.g. residence)	(1)	(2)	(3)	(4)
	Residence	Deck	Septic	
Setback from Front Lot Line Road	43.22 m		38. m	
Setback from Rear Lot Line				
Setback from Side Lot Line Water	35.03 m 27.18 m	27.18 m		
Height of Building (Also indicate if it is one story or two story)	1½ story 9.26 m			
Outside Dimensions of Building/Structure	7.31 m x 11.58 m including Deck			
Setback from High Water Mark (If applicable)	15 m - min		Please see Attached Engineer Septic Design.	

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

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

If yes, please provide details:

We plan on Demo of Existing Cottage and rebuild of new home with greater Setback from water

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

If yes, please provide details:

Addition of second story + 1.78 m crawl space

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:

2015

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

N/A

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

N/A – many many 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:

existing Fresh water intake – proposed 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- proposed new tertiary system

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

Natural grades of the land

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

☐ Yes ☑ No

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

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

☐ Yes ☐ No ?

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

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

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

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

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

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

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

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

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

AGREEMENT TO INDEMNIFY

Attached to this application is a cheque payable to the Township of South Frontenac representing payment of the application fee.

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

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

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

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

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

DATED AT THE TOWNSHIP OF SOUTH FRONTENAC

[redacted]

GENERAL NOTES:

SCALE :

FOOTINGS & SLABS

1 CONCRETE FOOTINGS TO REST ON UNDISTURBED SOIL, CAPABLE OF SUSTAINING A LOAD OF 75Kpa MIN. 1350mm (4'-6") BELOW FINISHED GRADE.

2 FOOTINGS TO CONFORM TO OBC SECTION 4.5

3 STEPPED FOOTINGS MIN. RISE BETWEEN HORIZONTAL PORTIONS 600mm (23 5/8") FOR FIRM SOILS AND 400mm (15 3/4") FOR SAND OR GRAVEL. THE HORIZONTAL DISTANCE BETWEEN RISERS SHALL NOT BE LESS THAN 600mm (23 5/8").

4 CONCRETE SLABS ON EARTH LOCATED BELOW GRADE TO BE 100mm (4") THICK.

5 CONCRETE SLABS ON EARTH LOCATED AT GRADE TO BE 100 mm (4") THICK WITH 6X6 6/6 WWM REINF.

6 MIN. STRENGTH FOR GARAGE SLABS & ALL EXTERIOR FLAT WORK TO BE 32 Mpa (4650 psi) AT 28 DAYS WITH 5%-8% AIR ENTRAINED.

7 MIN. STRENGTH OTHER SLABS 20 Mpa (2900 psi) AT 28 DAYS WHERE DAMPPROOFING IS PROVIDED

8 PROVIDE AS INDICATED ON PLANS 100mm (4") dia. KEEPING TILE/FILTER CLOTH C/W 150 (6") MIN. STONE COVER

9 HABITABLE ROOMS ON CONCRETE SLAB TO BE DAMP-PROOFED WITH 6 MIL POLYETHYLENE.

CONCRETE FOUNDATION WALLS

1 FOR BASEMENT WINDOWS OVER 1220mm (4'-0") WIDE REINFORCE WITH 10M REINFORCING RODS EXTENDING 300mm (12") EACH SIDE.

2 SEAL EXTERIOR JOINTS BETWEEN FOUNDATION WALLS AND FOOTINGS, CONC. FLOOR SLAB AND FOUNDN WITH SEALING COMPOUND.

3 APPLY BITUMINOUS DAMP-PROOFING ON EXT. FACE OF CONC. FOUNDATION WALL WITH 100 MM (4") FREE DRAINING BACKFILL (GRANULAR B). OR AS AN ALTERNATE THE FOLLOWING DRAINAGE LAYER SYSTEMS ARE ACCEPTABLE
- SYSTEM PLATON, - ENKADRAIN, - MIRADRAIN, - TERRADRAIN.

4 CONC. WALLS 200mm (8") THICK UNLESS NOTED OTHERWISE.

5 TOP OF ALL FOUNDATION WALLS TO BE MIN. 150mm (6") ABOVE FINAL GRADE.

6 MIN. STRENGTH FOR WALLS TO BE 20 MPa. (2900 psi) @ 28 DAYS.

BSMT.COLUMNS & BEARING WALLS

1 INTERIOR BEARING STUD PARTITIONS IN BASEMENT TO BE 38mm x 89mm (2"x4") SPRUCE 400mm (16") o.c. (FOR BUNGALOWS) AND 38 x 140mm (2" x 6") AT 400mm (16") o.c. (FOR 2 STOREY BLDGS) UNLESS NOTED OTHERWISE ON 6 MIL POLYETHYLENE ON 200mm (8") HIGH CONCRETE OR CONCRETE BLOCK CURB ON 300mm x 200mm (12"x8") CONCRETE FOOTINGS (BUNGALOWS) AND 500mm x 150mm (20"x 6") CONCRETE FOOTINGS (TWO STOREY BLDGS) WITH DOUBLE TOP PLATE AND SINGLE BOTTOM PLATE ANCHORED TO CONCRETE CURB 2050mm (6'-8") o.c.

2 STEEL COLUMN PLATES TO BE ANCHORED TO FOOTING WITH MIN. TWO 15mm (5/8") DIA. BOLTS, MIN. 100mm (4") INTO FOOTING.

3 STEEL COLUMN TOP PLATES TO BE CONNECTED TO BEAM WITH MIN. TWO 13mm (1/2") DIA. BOLTS, OR WELD PLATES TO BEAM FLANGES.

4 ALL STEEL COLUMNS AND BEAMS TO BE SHOP PRIMED.

5 EXTERIOR WOOD COLUMNS TO BE ANCHORED TO CONCRETE SLAB OR FOOTINGS WITH STEEL ANCHOR SHOE MIN. 175mm (7") ABOVE GRADE AND 19mm x 89mm x 286mm (1"x4"x12") WOOD NAILING STRIP NAILED TO BEAM AT TOP.

FLASHING

1 FLASHING IS REQUIRED UNDER ALL JOINTED SILLS AND OVERHEADS OF WINDOWS AND DOORS IN EXTERIOR WALLS IF DISTANCE BELOW EAVE IS MORE THAN 1/4 ROOF OVERHANG.

2 CHIMNEY FLASHING IS REQUIRED AT INTERSECTION WITH ROOF. FLASH OVER CHIMNEY SADDLE WHEN WIDTH OF CHIMNEY EXCEEDS 760mm (2'-6").

3 FLASHING REQUIRED AT INTERSECTIONS OF ROOFS AND WALL, VALLEY AND OVER PARAPET WALLS.

4 FLASHING BETWEEN ROOF SHINGLES AND WALL SIDING .5mm (20 ga.) GALV. METAL 75mm UP BEHIND SHEATHING AND EXTEND 75mm (3") HORIZONTALLY.

WINDOWS AND DOORS

1 10% FLOOR AREA OF HABITABLE ROOMS TO EQUAL TRANSPARENT OPENINGS IN WINDOW, NATURAL VENTILLATION 0.27M sq.m. (3 sq.ft.) MIN.

2 5% FLOOR AREA OF BEDROOMS (MIN. OF 0.35M sq.m.) (6 sq.ft.) TO EQUAL TRANSPARENT OPENINGS IN WINDOWS (ACCEPTABLE TO OHMC PROJECTS PROVIDING LOCAL AUTHORITIES APPROVE).

3 EXTERIOR DOORS TO HAVE THERMAL RESISTANCE OF R.S.I. 1.23 (R7).

WOOD FRAMING

1 ALL FRAMING LUMBER TO O.B.C. STANDARDS SIZES OF JOISTS, LINTELS, ETC. INDICATED ON DRAWINGS, SPECIFIED AS PER NO. 1 & 2 SPF OR BETTER (UNLESS OTHERWISE NOTED).

2 BEAMS TO HAVE MIN. 89MM (3 1/2") BEARING

3 LATERAL SUPPORT - (WALLS SUPPORTING JOISTS) -ANCHOR SILL PLATE AT 2400mm (8'-0") o.c. WITH 13mm (1/2") DIA. ANCHOR BOLTS EMBEDDED 100mm (4") INTO CONCRETE OR ANCHORED EVERY 4TH JOIST NOT RESTING ON A PLATE WITH 4.8mm X 38mm STEEL JOIST ANCHORS N.B.

4 LATERAL SUPPORT - (WALLS PARALLEL TO JOISTS) - BEND 4.8mm X 38mm (3/16" x 1 1/2") STEEL STRAP 75mm (3") INTO CONCRETE AND FIX TO 3 PARALLEL JOISTS OR FIX SILL PLATE (ANCHORED) TO 3 RIGIDLY CONNECTED FLOOR JOISTS AT 2050mm (6'-8") o.c. (MAX.)

5 ALL JOISTS TO HAVE BRIDGING OVER INTERIOR BEARING WALLS AND BEAMS.

6 MIN. SILL PLATE 38mm X 89mm (2" x 4").

7 PROVIDE CROSS-BRIDGING BETWEEN JOISTS WITH MAXIMUM SPACING OF 1200mm (4'-0").

8 HEADER JOISTS TO BE DOUBLED IF OVER 1200mm (4'-0") AND NOT OVER 3200mm (10'-6").

9 TRIMMER JOISTS TO BE DOUBLE IF OVER 800mm (2'-8") AND NOT OVER 2400 mm (8'-0") o.c.

10 DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS.

11 MIN. 38mm (1.5") END BEARING REQUIRED FOR SUPPORT FOR JOISTS, CEILING JOISTS, ROOF JOISTS AND RAFTERS.

12 PROVIDE METAL JOIST HANGERS FOR SUPPORT OF JOISTS FRAMING INTO SIDES OF HOOD BEAMS, TRIMMER AND HEADERS WHERE REQUIRED.

13 ALL CONCEALED SPACES TO BE FIRE STOPPED BETWEEN STOREYS AT FLOORS, CEILING, ROOFS, AND AT STAIRS.

14 WOOD STUD PARTITIONS TO BE MADE UP OF 38mm X 89mm (2"x4") SPR. 400 (16") o.c. AND 38mm X 89mm (2"x4") TOP AND BOTTOM PLATES. DOUBLE TOP STUDS AROUND OPNGS. AND TRIPLE STUDS IN CORNERS IN BEARING STUD PARTITIONS.

STAIRS & BALCONIES

1 MAX. RISE 200mm (7 1/8"). MIN. RISE 125mm (4 1/8").

2 MAX. RUN 355mm (14"). MIN. RUN 210mm (8 1/4").

3 MAX. TREAD 355mm (14"). MIN. TREAD 235mm (9 1/4").

4 MIN. STAIR HEADROOM 1950mm (6'-5"). MIN. 2050mm (6'-9") EXTERIOR.

5 HANDRAIL HEIGHTS 800mm (32") ABOVE STAIR, 915mm (36") AT MAIN LANDINGS, 1065mm (42") AT BALCONIES.

6 EXTERIOR WOOD STAIRS TO BE SUPPORTED ON CONCRETE BASE OR APRON MIN. 25mm (1") ABOVE FIN. GRADE, MIN. EXTERIOR STAIR WIDTH 915mm (36") FOUNDATIONS REQUIRED IF EXTERIOR STEPS HAVE MORE THAN 2 TREADS AND 2 RISERS.

7 INTERIOR STAIRS, MIN. STAIR WIDTH 860mm (2'-10").

8 GUARDS REQUIRED ON PORCH IF OVER 610mm (24") ABOVE FINISHED GRADE.

9 GUARDS MAX. 100 (4") SPACE BETWEEN VERTICAL PICKETS WITH NO HORIZONTAL MEMBERS BETWEEN 100mm (4") AND 915mm (36") ABOVE BALCONY FLOOR.

10 EXTERIOR STAIRS - SAME AS 1, 2 & 3 ABOVE.

PRODUCTS OF COMBUSTION DETECTORS

1 ONE SMOKE ALARM SHALL BE INSTALLED ON EACH FLOOR AND IN EACH BEDROOM

2 ONE CO2 ALARM ON EACH BEDROOM LEVEL AS PER 9.10.19.3. ALARMS MUST BE ELECTRIC WITH BATTERY BACKUP AS PER 9.10.19.4 AND B

3 SMOKE ALARMS MUST BE AUDIO AND VISUAL

HEAT RECOVERY

1 VENTILATION SYSTEMS SERVING DWELLING UNITS SHALL HAVE A HEAT OR ENERGY RECOVERY VENTILATOR

2 DRAIN WATER HEAT RECOVERY UNITS SHALL BE INSTALLED IN ACCORDANCE WITH ARTICLE 9.11.12.

THERMAL INSULATION & VAPOUR BARRIERS

1 PROVIDE RIGID PERIMETER INSULATION FOR CONCRETE SLABS ON GRADE FOR HABITABLE AREAS.

2 THE UPPER PART OF FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUB-FLOOR TO NOT LESS THAN 600mm (24") BELOW THE ADJACENT FINISHED GROUND LEVEL, COVER INSULATION WITH C.G.S.B. APPROVED VAPOUR BARRIER ON WARM SIDE OF INSULATION. PROVIDE A MOISTURE BARRIER BETWEEN FOUNDN WALL AND WOOD STUD FRAMING, BELOW GRADE ONLY.

3 ACCESS HATCHES INTO ATTICS SHALL BE WEATHERSTRIPPED AROUND THE PERIMETER OF THE HATCH AND INSULATED.

4 DUCTWORK IN ATTIC OR ROOF SPACES SHALL HAVE ALL JOINTS TAPED OR BE OTHERWISE SEALED TO ENSURE THAT THE DUCTS ARE AIR-TIGHT THROUGHOUT THEIR LENGTH.

5 CLEARANCES BETWEEN CHIMNEYS OR GAS VENTS AND THE SURROUNDING CONSTRUCTION WHICH BUILDING INTO AN ATTIC OR ROOF SPACE SHALL BE SEALED BY NONCOMBUSTIBLE MATERIAL TO PREVENT SUCH LEAKAGE.

6 MASONRY WALLS OF HOLLOW UNITS WHICH PENETRATE THROUGH THE CEILING SHALL BE CAPPED WITH MASONRY UNITS WITHOUT VOIDS OR BE SEALED WITH FLASHING MATERIAL EXTENDING ACROSS THE FULL WIDTH OF THE MASONRY AT OR NEAR THE CEILING ADJACENT TO THE ROOF SPACE TO PREVENT MOISTURE WITHIN THE VOIDS FROM ENTERING THE ROOF OR ATTIC SPACE.

7 INSULATION INSTALLED IN CEILING AND EXTERIOR WALLS SHALL BE PROTECTED BY TYPE 'I' VAPOUR BARRIERS TO CAN/CGSB-51.34M, INSTALLED SO THAT ALL JOINTS OCCUR AT FRAMING MEMBERS FURRING OR BLOCKING AND LAPPED AT LEAST 100mm (4") AT ALL JOINTS. (CAULKED)

8 HOLES THROUGH VAPOUR BARRIERS INSTALLED IN CEILINGS FOR THE INSTALLATION OF ELECTRICAL WIRING, ELECTRICAL BOXES, PIPING OR DUCTWORK SHALL BE EFFECTIVELY SEALED WITH CAULKING TAPE OR OTHER APPROVED MATERIAL TO MAINTAIN THE INTEGRITY OF THE VAPOUR BARRIER OVER THE ENTIRE CEILING.

ROOF CONSTRUCTION

1 ATTIC ACCESS HATCH TO BE MIN. 510mm X 710mm (20"x 28") INSULATE AND WEATHERSTRIP.

2 PROVIDE EAVE PROTECTION TYPE 'M' OR 'S' ROLL ROOFING OR EQUIVALENT, EXTENDING FROM THE EDGE OF THE ROOF A MIN. DISTANCE OF 900mm (36") UP THE ROOF SLOPE TO A LINE NOT LESS THAN 300mm (12") INSIDE THE INNER FACE OF THE EXTERIOR WALL.

3 START STRIP NO. 85; 4.2 Kg/sq. m. ROLL ROOFING OR ROOFING SHINGLES OF SAME HEIGHT AND QUALITY AS USED ON ROOF, LAID WITH TABS FACING UP.

4 HIP AND VALLEY RAFTERS TO BE 50mm (2") DEEPER THAN COMMON RAFTERS.

5 ROOF SHEATHING 13mm (1/2") PLYWOOD C/W CLIPS

6 ROOF EDGE SUPPORTS TO BE 38mm X 38mm (2" X 2") BLOCKING MIN.

7 TRUSS BRIDGING PROVIDE 19mm X 89mm (1" X 4") CONT. AT EACH 2135mm (7'-0") o.c.

8 PROVIDE 38mm X 89mm (2" X 4") WALL TIES ACROSS JOINTS OR BOTTOM TRUSS CHORD, MIN. 1220mm (4'-0") o.c. FOR ROOF SLOPES 4/12 OR GREATER.

NATURAL VENTILATION

1 INSULATION SHALL BE INSTALLED AND OTHER CONSTRUCTION WORK UNDERTAKEN IN A MANNER WHICH WILL NOT REDUCE THE FLOW OF AIR THROUGH VENTS OR THROUGH ANY PORTION OF THE ROOF SPACE OR ATTIC WHERE NECESSARY TO ENSURE EFFECTIVE AIR CIRCULATION, SPECIAL VENTING DEVICES SUCH AS DUCTS OR BAFFLES SHALL BE INSTALLED.

2 ROOF SPACE OR ATTICS ABOVE INSULATED CEILINGS SHALL BE VENTILATED WITH OPENING TO THE EXTERIOR HAVING A TOTAL UNOBSTRUCTED AREA OF NOT LESS THAN 1/300 OF THE INSULATED CEILING AREA (OF WHICH 1/2 IS TO BE LOCATED IN SOFFIT). SUCH VENTS SHALL BE LOCATED SO AS TO PROVIDE MAXIMUM EFFECTIVE AIR CIRCULATION AND, IN RIDGE TYPE ROOFS APPROXIMATELY HALF OF THE TOTAL VENT AREA SHALL BE LOCATED AT OR NEAR THE RIDGE.

EverGreen Concepts Inc.

GENERAL NOTES

1 CONTRACTOR IS RESPONSIBLE TO CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING FRAMING. ANY DISCREPANCY, ERRORS OR OMISSIONS SHOULD BE REPORTED TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.

2 CONTRACTOR TO VERIFY ALL DOOR & WINDOW SIZES FROM WINDOW SUPPLIER PRIOR TO FRAMING OF OPENINGS.

3 ALL WASHROOM MIRRORS TO BE 915mm (36") HIGH TIMES THE LENGTH OF THE VANITY UNLESS OTHERWISE NOTED.

4 PROVIDE SOLID BLOCKING BEHIND TOWEL BARS, RODS, ETC.

5 ALL ARCHES FRAMED WITH 38x138 (2"x6") OR LARGER ARE TO BE JAMBED AND CASED.

6 ALL WORK TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS AND BY-LAWS.

7 DESIGN DRAWINGS TO BE READ IN CONJUCTION WITH ANY ENGINEERING, MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS.

8 -

9 ALL EXTERIOR WINDOWS AND OPENINGS SHALL BE SEALED WITH SPRAY FOAM INSULATION AND MANUFACTURER RECOMMENDED INSTALLATION PRACTICES TO MAINTAIN A CONTINUOUS AIR BARRIER SYSTEM.

10 WINDOW AND DOOR SIZES AND ROUGH OPENINGS SHALL BE TAKEN FROM MANUFACTURERS SPECIFICATIONS.

11 DO NOT SCALE DRAWINGS

12 ALL TOILETS MUST BE MAXIMUM 4.8L FLUSH AND THE DOMESTIC HOT WATER SOURCE MUST BE PROTECTED BY A THERMOSTATIC MIXING VALVE. LAVATORY AND KITCHEN FAUCETS MAXIMUM 8.35 L/MIN AND SHOWERS FAUCETS AT 7.6 L/MIN. HOT WATER TANKS MUST HAVE HEAT TRAPS ON THE INLET AND SUPPLY PIPING AND BE INSULATED TO RSI 0.62, 2.5m ON THE OUTLET SIDE AND BETWEEN THE HEAT TRAP AND TANK ON THE INLET SIDE.

13. ALL KITCHEN CABINETS MUST BE A MINIMUM OF 17 3/4 INCHES ABOVE THE RANGE LEVEL WITHIN 17 3/4 INCHES TO EACH SIDE

14. ALL GUARDS MUST MEET 9B-7 OF THE 2012 OBC. ALL AFTERMARKET GUARDS MUST BE ENGINEERED TO MEET THE REQUIREMENTS OF THE 2012 OBC, PLEASE VERIFY PRIOR TO PURCHASING.

15. PROGRAMMABLE THERMOSTAT IS REQUIRED OF ALL HEATING SYSTEMS

16. ALL FURNACE MOTORS MUST BE EQUIPPED WITH A ELECTRONICALLY COMMUTATED MOTOR.

STRUCTURAL TABLES

FOOTING LEGEND

UNLESS NOTED ON PLANS :

WALL FOOTINGS : 508 (20") WIDE X 203 (8") DEEP

COLUMN PADS : F1 = 400 (36") X 400 (36") X 250 (10") DEEP 3-15M (B) E/W

F2 = 1100 (42") X 1100 (42") X 250 (10") DEEP 4-15M (B) E/W

F3 = 600 (24") X 600 (24") X 250 (10") DEEP 3-15M (B) E/W

F4 = 660 (26") X 660 (26") X 250 (10") DEEP 3-15M (B) E/W

F5 = 762 (30") X 762 (30") X 250 (10") DEEP 3-15M (B) E/W

FOOTINGS DESIGNED FOR ALLOWABLE BEARING PRESSURE OF 75 KPa

POST LEGEND

P1 = 1 - 73mm (3")dia. TELEPOST

P2 = 2 - 73mm (3")dia. TELEPOSTS

P3 = 3-38 x 89 (2" x 4") / 3-38 x 140 (2" x6") -POST STUDS TO MATCH SIZE OF WALL STUDS, UNLESS NOTED.

P4 = 4-38 x 89 (2" x 4") / 4-38 x 140 (2" x6") -POST STUDS TO MATCH SIZE OF WALL STUDS, UNLESS NOTED.

P5 = 5-38 x 89 (2" x 4") / 5-38 x 140 (2" x6") -POST STUDS TO MATCH SIZE OF WALL STUDS, UNLESS NOTED.

P6 = HSS 76x76x4.78 (3"x3") -100x10x220 BASE PLATE 2-12dia. ANCHORS TO CONCRETE OR WELD TO STEEL.

P7 = HSS 89x89x4.78 (3.5"x3.5"x0.1875) -100x10x220 BASE PLATE 2-12dia. ANCHORS TO CONCRETE OR WELD TO STEEL.

P8 = 6"x 6" PRESSURE TREATED WOOD POST ANCHORED ON 10" dia. P. CONCRETE PIER C/W 1-10M VERTICAL REBAR MIN 8" ABOVE GRADE. ON 24" dia. BIGFOOT PAD.

WOOD LINTELS

UNLESS NOTED ON PLANS ALL STRUCTURAL LINTELS TO BE 2-38x235 (2"x10") WITH 2-38x89 (2"x4") / 2-38x140 (2"x6") POSTS EACH END.

BRICK LINTELS

OPENINGS UP TO	L SIZE
1500 (5'-0")	L90 X 90 X 8
2100 (7'-0")	L100 X 90 X 8
2400 (8'-0")	L125 X 90 X 8
2700 (9'-0")	L125 X 90 X 10
3100 (10'-0")	L150 X 100 X 8
3600 (12'-0")	L150 X 100 X 10

BRICK LINTELS SHALL HAVE MIN. 150mm (6") BEARING AT ENDS.

The undersigned has reviewed and taken responsibility for the design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION (HOUSE)

Required unless design is exempt under 3.2.4. of Division C of the Building Code

BRIAN ATTERBURY		28672
NAME	SIGNATURE	BCIN
BRIAN ATTERBURY		32729
FIRM NAME	SIGNATURE	BCIN

PROJECT NAME:
BUMSTEAD COTTAGE

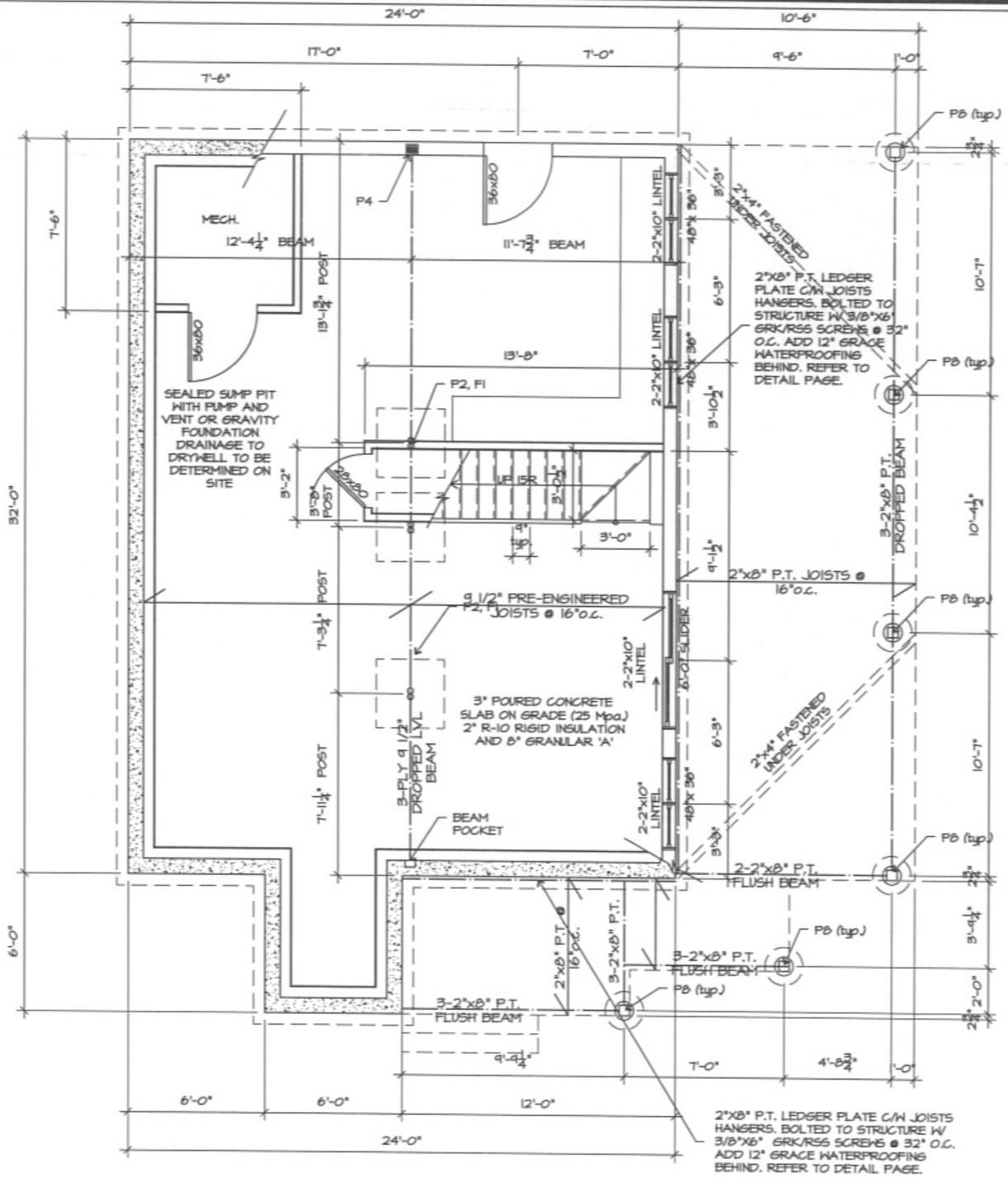
DRAWING NAME:
CONSTRUCTION NOTES

SCALE: N/A

DATE: MAY 15, 20

REVISION:

DWG. No.
A-1



NOTE: ALL EXTERIOR WALL DIMENSIONS ARE SHOWN TO OUTSIDE OF WALL SHEATHING. ALL EXTERIOR WALLS ARE 2"x6" STUDS c/w R5" SHEATHING UNLESS OTHERWISE NOTED.

ALL INTERIOR WALLS TO BE 2"x4" STUDS UNLESS OTHERWISE NOTED.

EverGreen Concepts Inc.

DWG. No. A-2

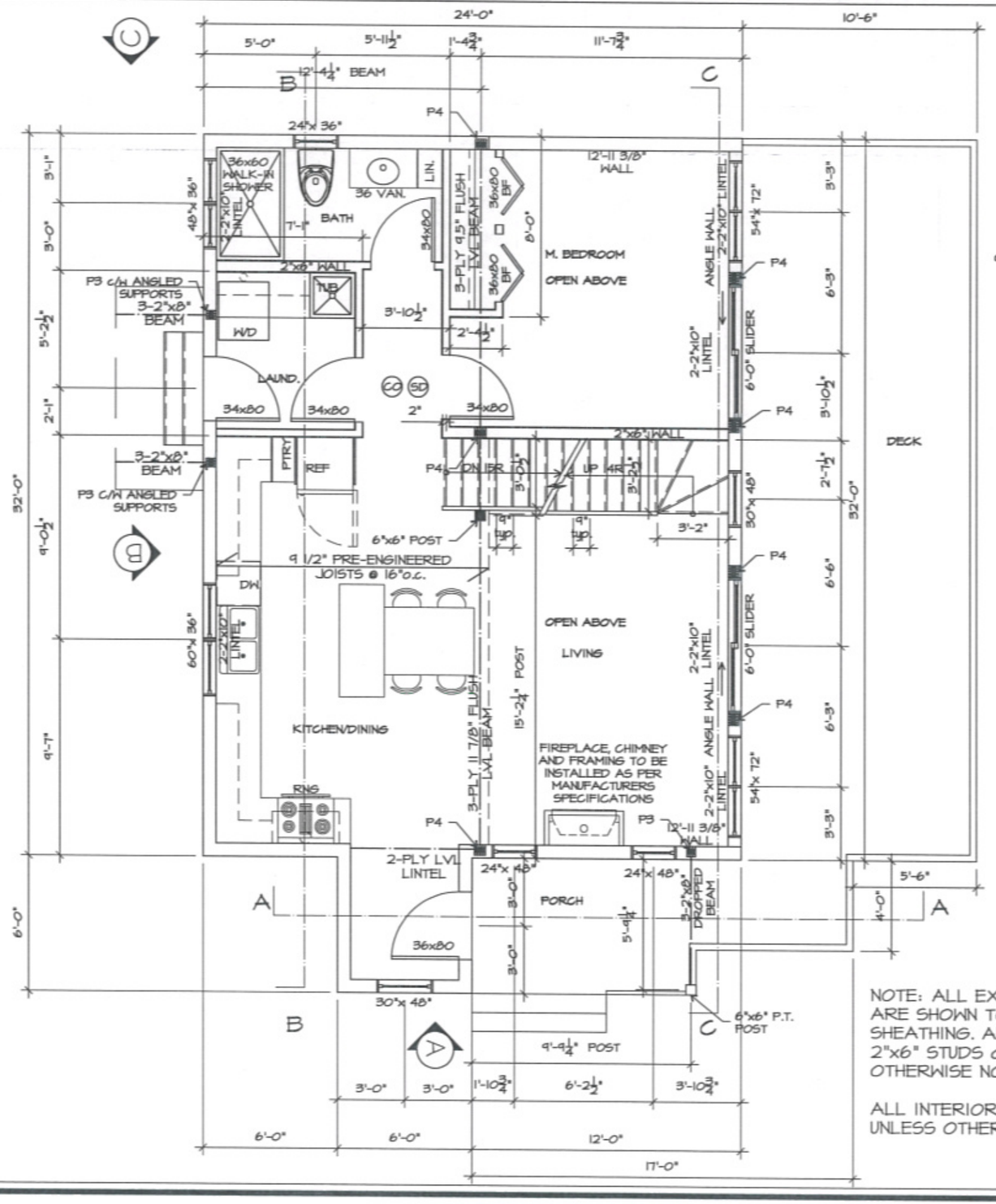
REVISION:

DATE: MAY 15, 20

SCALE: 3/16"=1'-0"

DRAWING NAME: FOUNDATION PLAN

PROJECT NAME: BUMSTEAD COTTAGE



GROUND FLOOR
804 sq.ft.
LOFT
408 sq.ft.
DECK
364 sq.ft.
PORCH
60 sq.ft.

NOTE: ALL EXTERIOR WALL DIMENSIONS ARE SHOWN TO OUTSIDE OF WALL SHEATHING. ALL EXTERIOR WALLS ARE 2"x6" STUDS c/w R5" SHEATHING UNLESS OTHERWISE NOTED.

ALL INTERIOR WALLS TO BE 2"x4" STUDS UNLESS OTHERWISE NOTED.

EverGreen Concepts Inc.

DWG. No. A-3

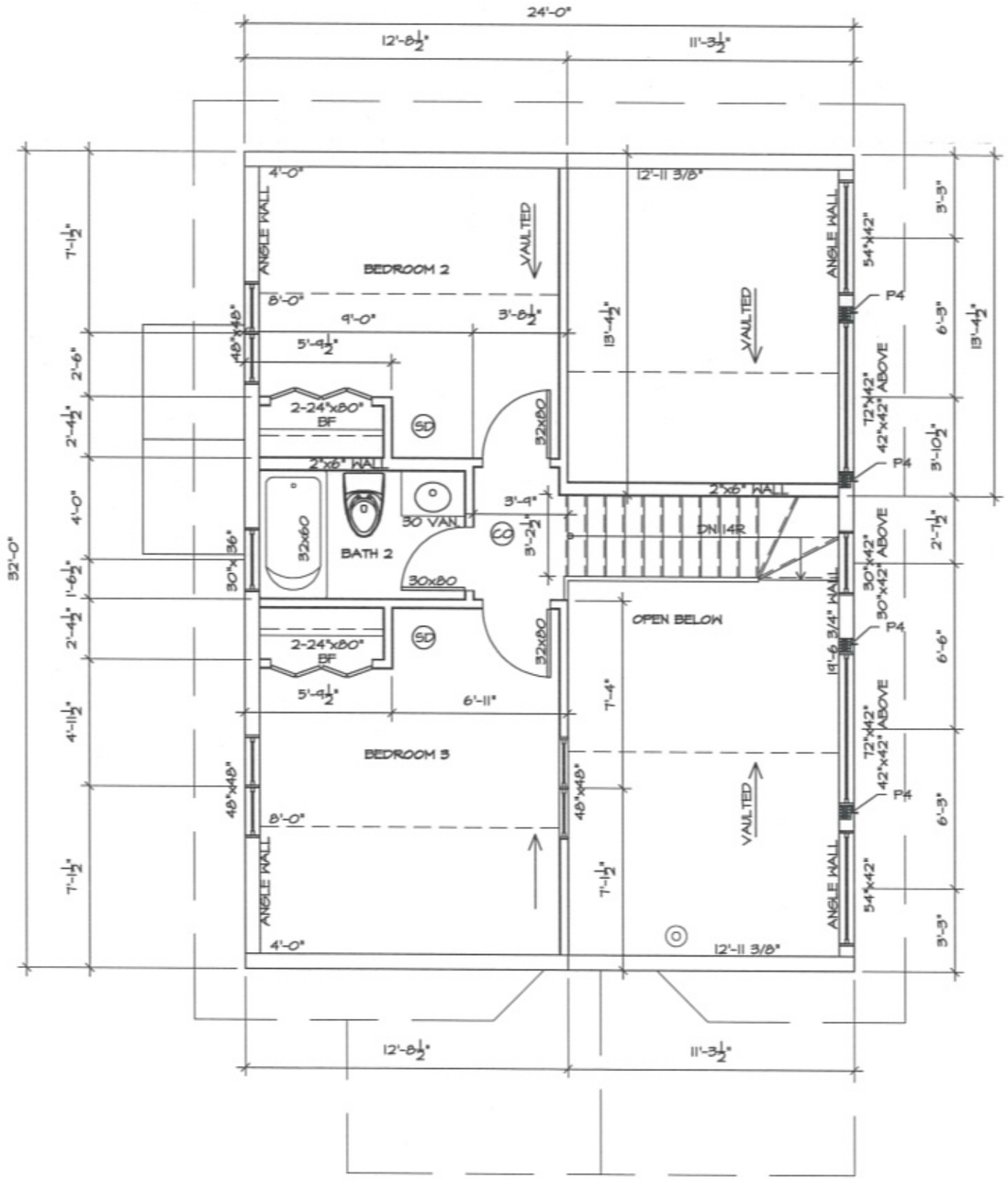
PROJECT NAME: BUMSTEAD COTTAGE

DRAWING NAME: GROUND FLOOR PLAN

SCALE: 3/16"=1'-0"

DATE: MAY 15, 20

REVISION:



NOTE: ALL EXTERIOR WALL DIMENSIONS ARE SHOWN TO OUTSIDE OF WALL SHEATHING. ALL EXTERIOR WALLS ARE 2"x6" STUDS c/w R5" SHEATHING UNLESS OTHERWISE NOTED.

ALL INTERIOR WALLS TO BE 2"x4" STUDS UNLESS OTHERWISE NOTED.

EverGreen Concepts Inc.

DWG. NO. A-4

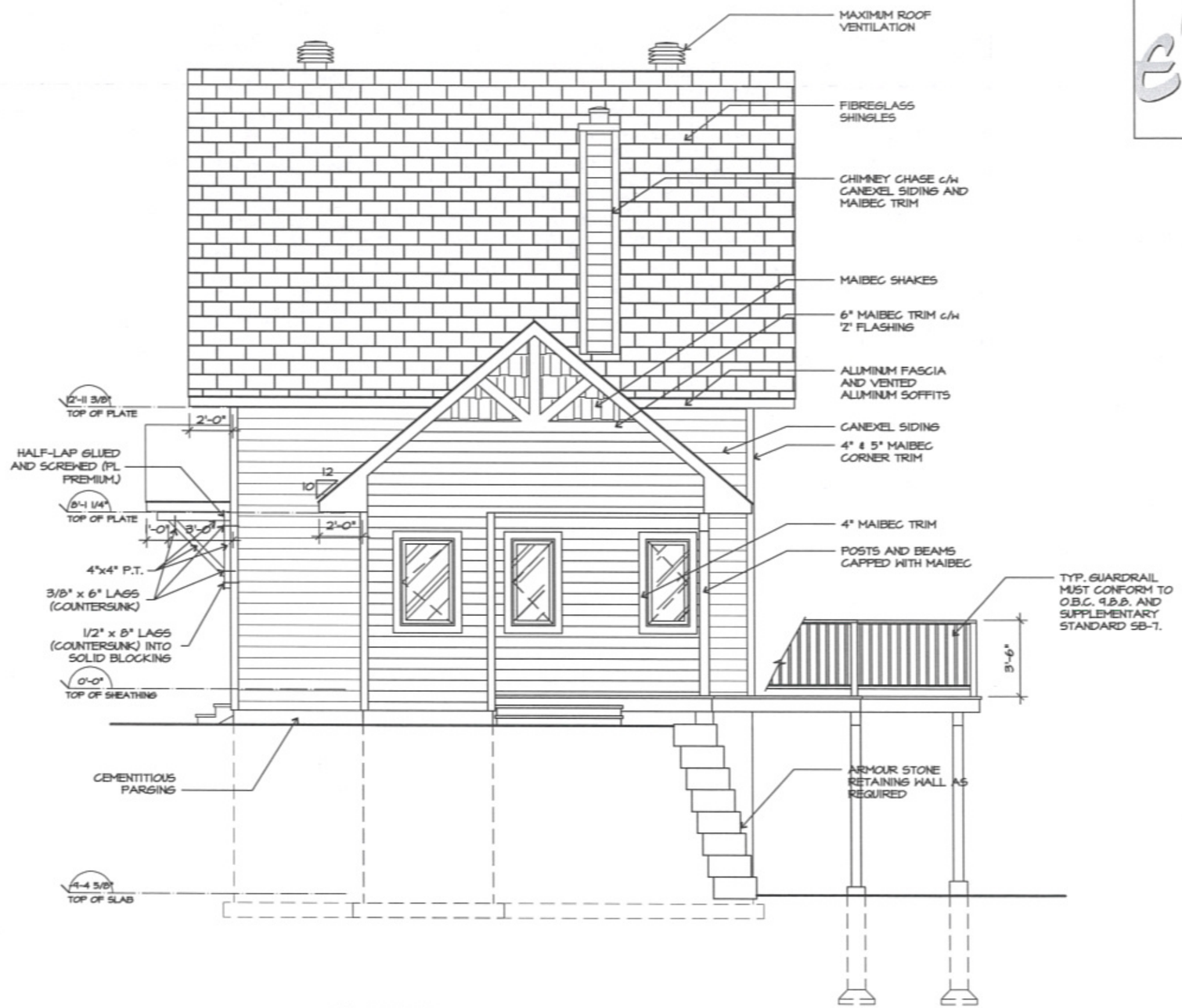
REVISION:

DATE: MAY 15, 20

SCALE: 3/16"=1'-0"

DRAWING NAME: LOFT PLAN

PROJECT NAME: BUMSTEAD COTTAGE



GRADES SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY. FINAL GRADES, AND STEPPED FOUNDATION/FOOTINGS TO BE DETERMINED ON SITE.

EverGreen Concepts Inc.

DWG. No. A-5

REVISION:

DRAWING NAME: ELEVATION A

DATE: MAY 15, 20

SCALE: 3/16"=1'-0"

PROJECT NAME: BUMSTEAD COTTAGE

EverGreen Concepts Inc.

DWG. NO. A-6

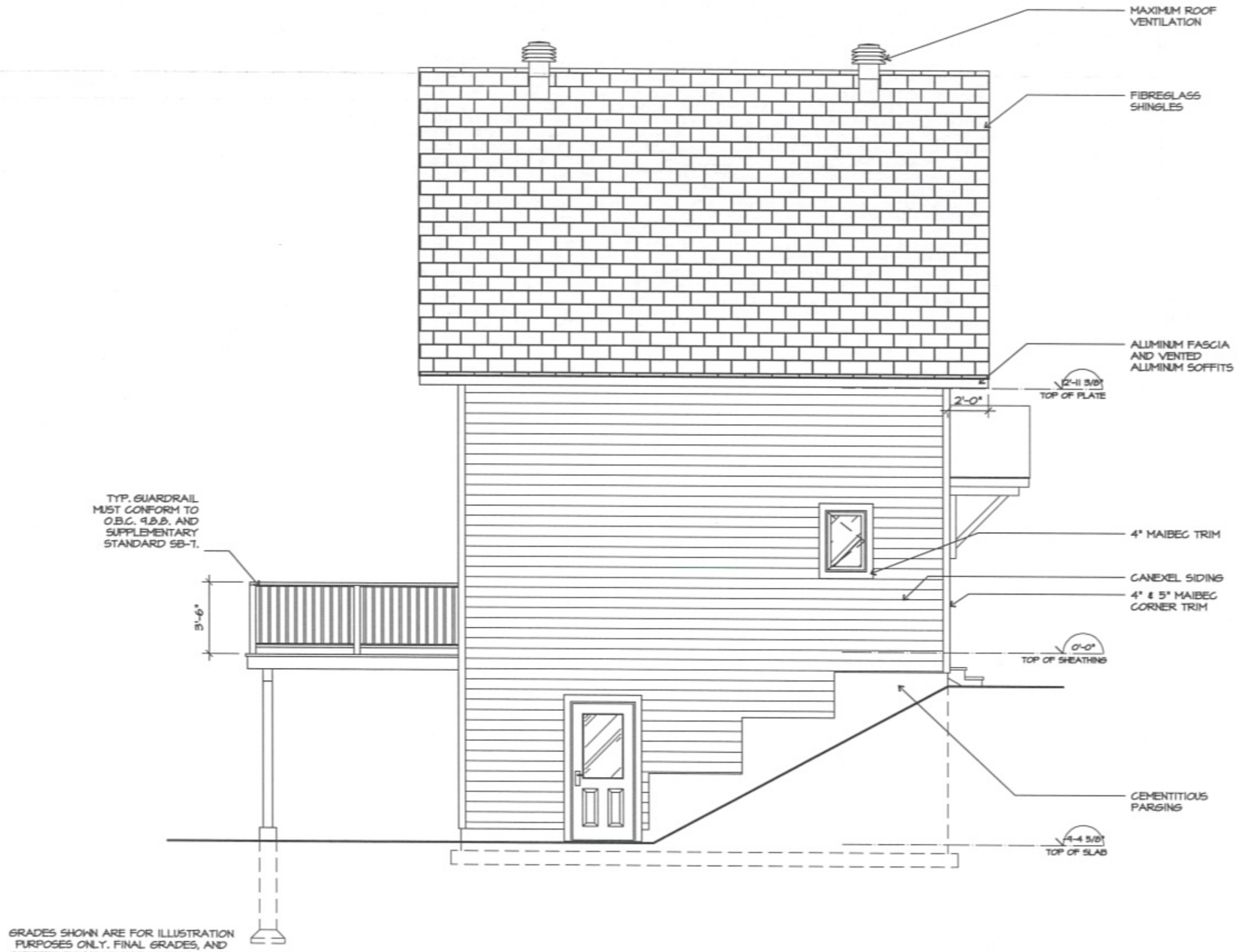
REVISION:

DATE: MAY 15, 20

SCALE: 3/16"=1'-0"

DRAWING NAME: ELEVATION B

PROJECT NAME: BUMSTEAD COTTAGE



EverGreen Concepts Inc.

DWG. No. A-1

REVISION:

DATE: MAY 15, 20

SCALE: 3/16"=1'-0"

DRAWING NAME: ELEVATION C

PROJECT NAME: BUMSTEAD COTTAGE



EverGreen Concepts Inc.

DWG. No: A-8

REVISION:

DATE: MAY 15, 20

SCALE: 3/16"=1'-0"

DRAWING NAME: ELEVATION D

PROJECT NAME: BUMSTEAD COTTAGE



GRADES SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY. FINAL GRADES, AND STEPPED FOUNDATION/FOOTINGS TO BE DETERMINED ON SITE.

EverGreen Concepts Inc.

DWG. No. A-9

REVISION:

DATE: MAY 15, 20

SCALE: 3/16"=1'-0"

DRAWING NAME: ELEVATION D NO RAIL

PROJECT NAME: BUMSTEAD COTTAGE

EverGreen Concepts Inc.

DWG. No. A-10

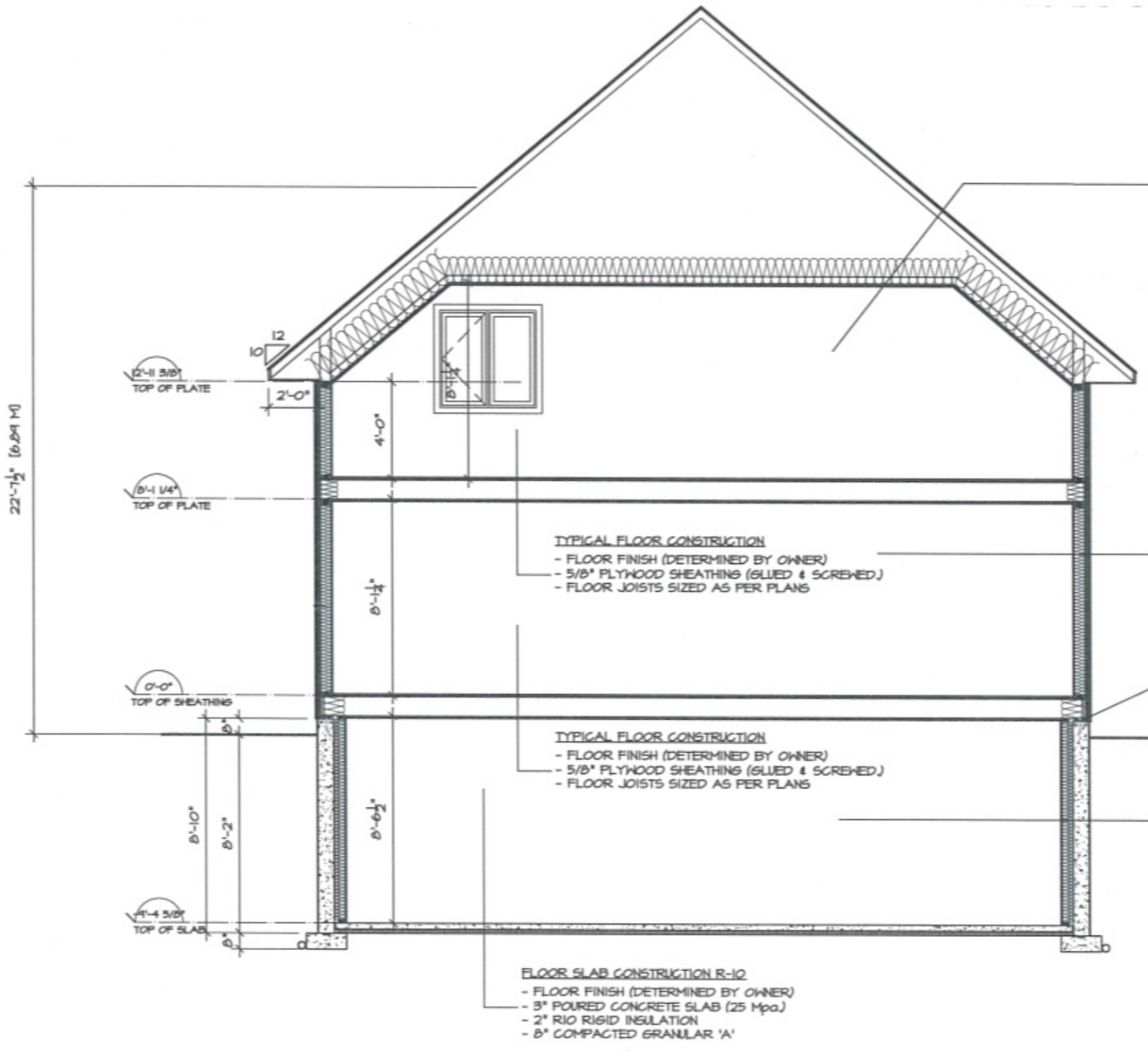
REVISIONS:

DATE: MAY 15, 20

SCALE: 3/16"=1'-0"

DRAWING NAME: SECTION A

PROJECT NAME: BUMSTEAD COTTAGE



ROOF CONSTRUCTION - R 60

- LIFETIME FIBREGLASS SHINGLES
- ICE AND WATER SHIELD TO NOT LESS THAN 36" INSIDE THE INNER FACE OF THE EXTERIOR WALL. SYNTHETIC FELT ON REMAINDER.
- MORE-VENT ATTIC FLOW
- 1/2" PLYWOOD SHEATHING c/w 'H' CLIPS
- VENTILATORS AS REQUIRED
- R-60 INSULATION (BATTS ON THE SLOPES AND BLOWN CELLULOSE ON THE FLAT PARTS.)
- PRE-ENGINEERED ROOF TRUSSES @ 24" o.c.
- RESILIENT CHANNELS @ 16" o.c.
- 6 MIL POLY VAPOUR BARRIER
- 1/2" DRYWALL FINISH
- 2"x6" SPRUCE SUB-FASCIA
- 6" ALUMINUM FASCIA c/w ALUMINUM STARTER STRIP
- ALUMINUM VENTED SOFFIT c/w 'J' TRIM
- SEAMLESS EAVESTROUGH c/w DOWNSPOUTS (BY OTHERS)

TYPICAL FLOOR CONSTRUCTION

- FLOOR FINISH (DETERMINED BY OWNER)
- 5/8" PLYWOOD SHEATHING (GLUED & SCREWED)
- FLOOR JOISTS SIZED AS PER PLANS

TYPICAL FLOOR CONSTRUCTION

- FLOOR FINISH (DETERMINED BY OWNER)
- 5/8" PLYWOOD SHEATHING (GLUED & SCREWED)
- FLOOR JOISTS SIZED AS PER PLANS

FLOOR SLAB CONSTRUCTION R-10

- FLOOR FINISH (DETERMINED BY OWNER)
- 3" POURED CONCRETE SLAB (25 Mpa)
- 2" R10 RIGID INSULATION
- 8" COMPACTED GRANULAR 'A'

TYPICAL EXTERIOR WALL CONSTRUCTION - R 22+ R5ci

- 1/2" GYPSUM BOARD
- 6 MIL POLY VAPOUR BARRIER
- 2"x6" WOOD STUDS @ 16" o.c.
- R-22 BATT INSULATION
- 1 9/16" THICK, R5 INSULBOARD SHEATHING
- 7/16" OSB SHEATHING ON GARAGE WALLS
- AIR BARRIER (TYVEK, TYPAR OR EQUIVALENT) c/w TAPED JOINTS
- 1"x4" STRAPPING
- CANEXEL SIDING

- 2"x6" P.T. SILL PLATE
- 6" FOAM SILL GASKET
- 1/2" ANCHOR BOLTS @ 6'-0" o.c.

TYPICAL FOUNDATION WALL CONSTRUCTION - R 20ci

- DRAINAGE LAYER (8" CLEAR STONE)
- 1/2" CEMENTITIOUS PARGING
- DAMPROOFING TO GRADE
- 8" POURED CONCRETE FOUNDATION WALL
- 2-10M REBAR IN TOP OF FOUNDATION WALLS
- 2"x4" STUDS @ 24" o.c. PULLED OUT TO ALLOW FOR:
- R-20ci SPRAY FOAM INSULATION INC. HEADER SPACE
- 6 MIL POLY VAPOUR BARRIER
- 1/2" DRYWALL

- 4" PERIMETER DRAINAGE TILE c/w FILTER CLOTH. GRAVITY DRAIN TO DRYWELL
- CLEAR SAND BACKFILL TO CHOSEN GRADE
- 8"x20" POURED CONCRETE FOOTING c/w SHEAR KEY

EverGreen Concepts Inc.

DWG. No. A-11

REVISION:

DATE: MAY 15, 20

SCALE: 3/16"=1'-0"

DRAWING NAME: SECTION B

PROJECT NAME: BUMSTEAD COTTAGE

EverGreen Concepts Inc.

DWG. No. A-12

REVISION:

DRAWING NAME: SECTION C

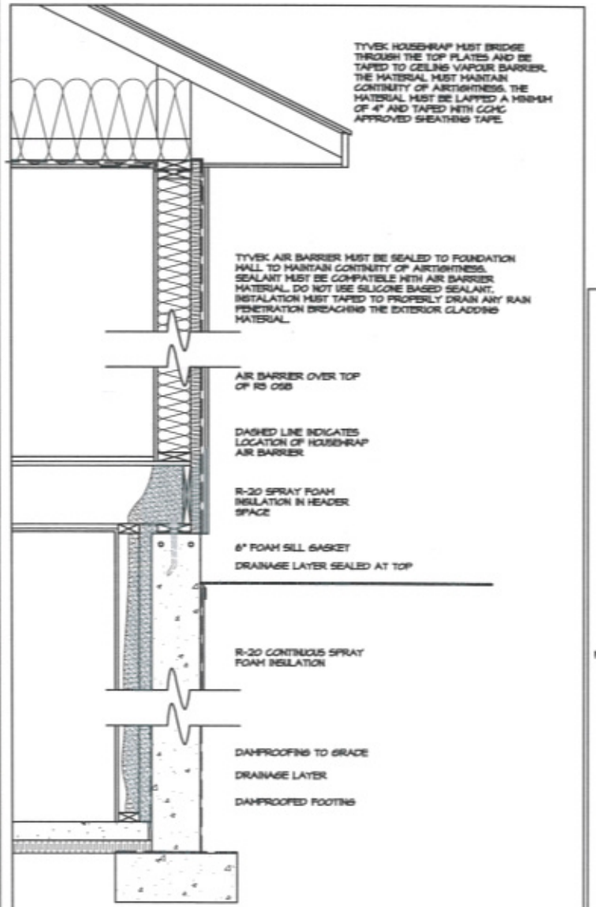
DATE: MAY 15, 20

SCALE: 3/16"=1'-0"

PROJECT NAME: BUMSTEAD COTTAGE

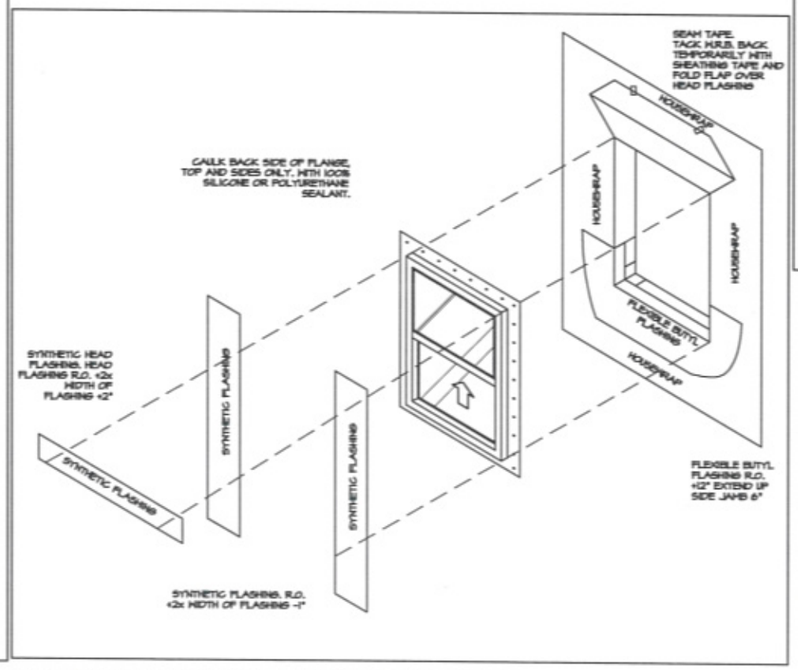
ENERGY EFFICIENCY COMPLIANCE TABLE (NEW CONSTRUCTION)

ZONE:	1
TABLE:	3.1.1.2.A (1P)
GROSS AREA OF WALLS:	2409 sq.ft.
GROSS AREA OF GLAZING:	456 sq.ft.
PERCENTAGE OF GLAZING:	18.9%
COMPLIANCE PACKAGE:	A4
CEILING W/ ATTIC SPACE:	R 60
CEILING W/O/ ATTIC SPACE:	R 31
EXPOSED FLOOR:	R 31
WALLS ABOVE GRADE:	R 22 + R5ci
BASEMENT WALLS:	-
BELOW GRADE SLAB ENTIRE SURFACE >24" BELOW GRADE:	R 10
EDGE OF BELOW GRADE SLAB ≤24" BELOW GRADE:	R 10
HEATED OR SLAB ≤24" BELOW GRADE:	R 10
WINDOWS AND SLIDING GLASS DOORS:	U 0.25 or ER 29
SKYLIGHTS:	U 0.49
SPACE HEATING EQUIPMENT:	AFUE 96%
HRV:	75%
DOMESTIC HOT WATER:	EF 0.67



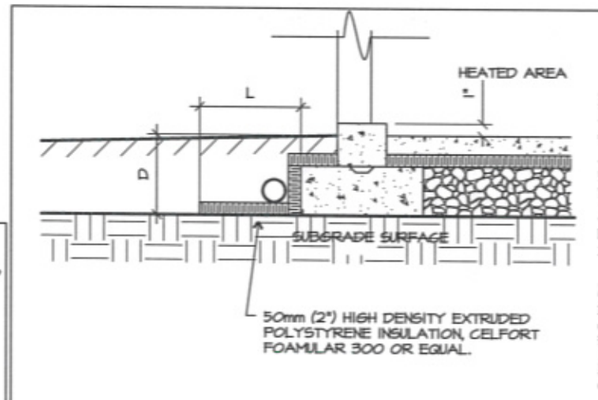
CONTINUOUS AIR BARRIER DETAIL NO.1

SCALE : 3/4" = 1'-0"



CONTINUOUS AIR BARRIER DETAIL NO.2

SCALE : 3/4" = 1'-0"



NOTES:

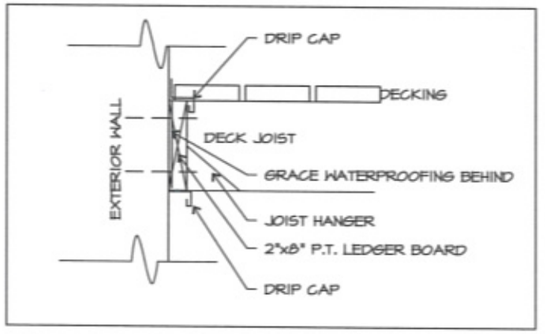
- INSULATION JOINTS TO BE GLUED OR LAPPED
- FOR ADEQUATE FROST PROTECTION D + L > 1.5 METERS (5'-0")
- FOR D > 1.0 METER, AN INSULATION THICKNESS OF 25mm (1") IS ADEQUATE.

LEGEND:

D = THICKNESS OF EARTH COVER ABOVE BOTTOM OF FOOTING

L = REQUIRED PROJECTION OF INSULATION

TYPICAL FOOTING INSULATION DETAIL AT WALKOUT DOOR (FROST WALL) SCALE : 1/2" = 1'-0"



TYPICAL DECK LEDGER DETAIL

SCALE : 1/2" = 1'-0"

DWG. No. A-13

REVISION:

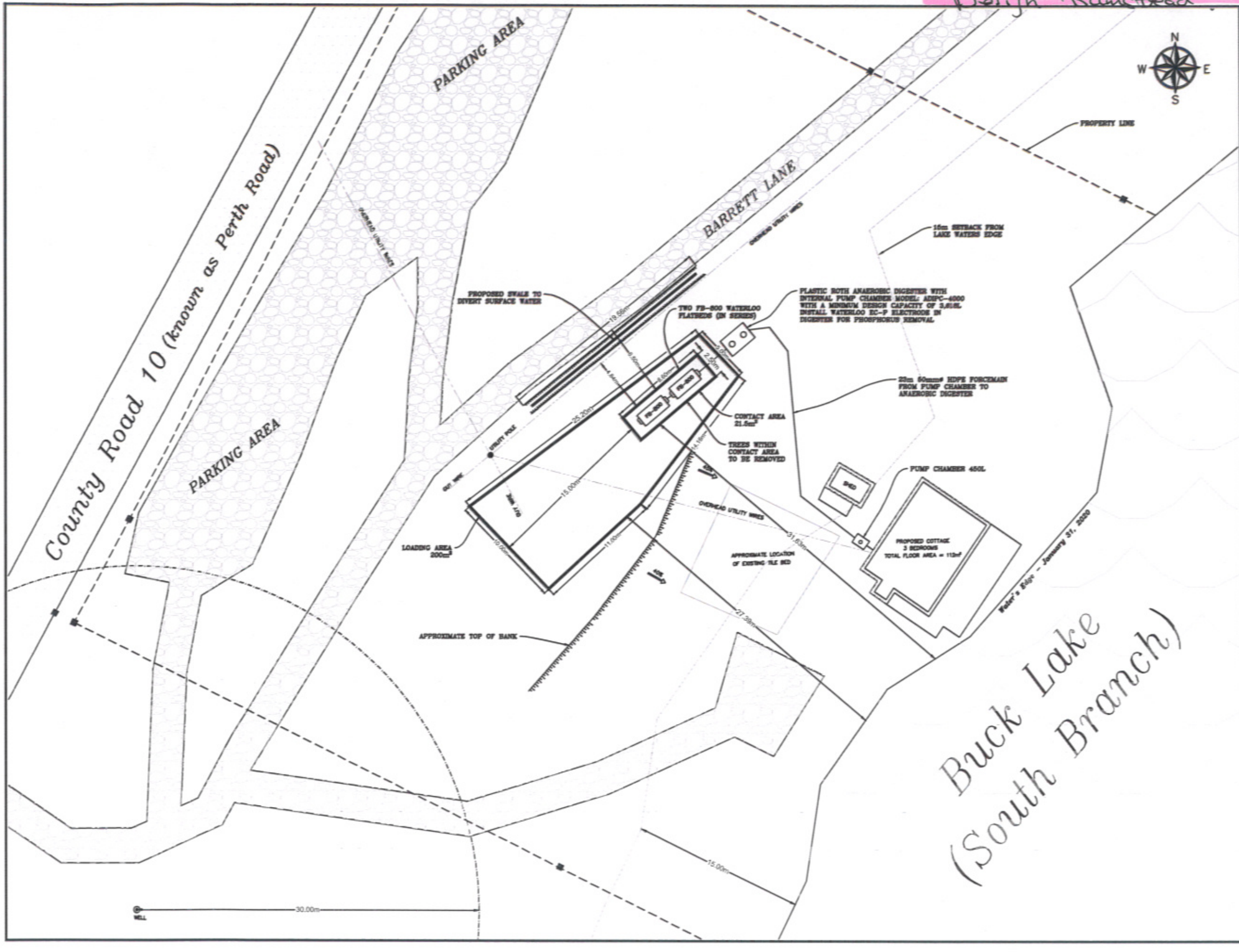
DATE: MAY 15, 20

DRAWING NAME: DETAILS

SCALE: 3/16"=1'-0"

PROJECT NAME: BUMSTEAD COTTAGE

Proposed Engineered Septic Design Bumstead



Groundwork Engineering Limited

GEOTECHNICAL • CIVIL • STORMWATER • ONSITE WASTEWATER

UNIT 640 - 654 NORRIS COURT
KINGSTON, ONTARIO
OFFICE (613) 634-1789



CALCULATIONS AS PER ONTARIO BUILDING CODE PART 8

DAILY SEWAGE FLOW DETERMINATION

- HOUSE
  - 3 BEDROOMS = 1,500 L/D
  - FIXTURES NUMBER = 16 < 20 = 0 L/D
  - TOTAL FLOOR AREA = 112m² < 200 = 0 L/D

TOTAL = 1,600 L/DAY

ANAEROBIC DIGESTER SIZING

- 1,600 L/DAY X 1.89 = 3,024L

MINIMUM ANAEROBIC DIGESTER VOLUME = 3,618L

LOADING

EXISTING SOIL:
T-TIME > 50

TYPE A DISPERSAL BED:
FLOW RATE <3000L/DAY
THEREFORE RATE IS 75L/m²
STONE AREA = Q/75 $\frac{1600}{75}$ = 21.5m²
SAND AREA = QXT/400 $\frac{1600 \times 50}{400}$ =200m²

REVISIONS

No.	Description	Date
1	ISSUED FOR REVIEW	APR 20, 2020

BENCHMARK:

No.	DESCRIPTION	ELEVATION
##.	XXX	XXX.XX

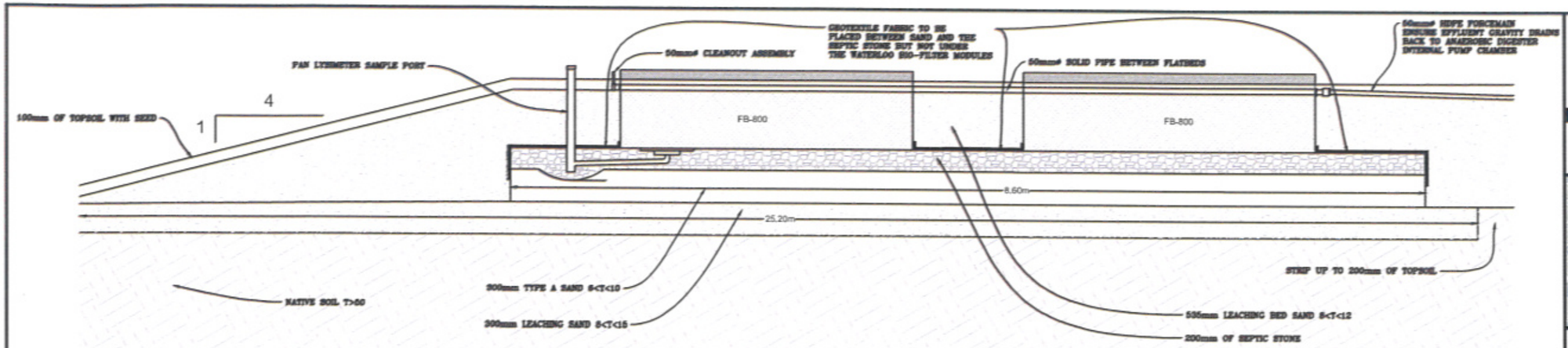
M. H. BUNGER

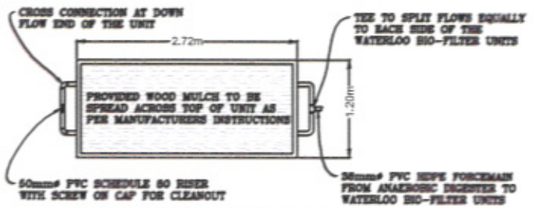
Client / Land Owner:
BUMSTEAD

Project:
10 BARRETT LANE
SOUTH FRONTENAC ONTARIO

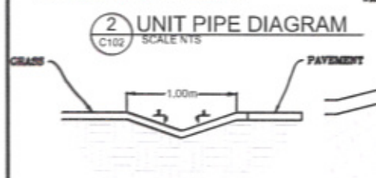
Drawing Title:
TYPE A BED

Drawn by: JH	Project Number: GW-20002-5
Checked By: MB	
Page Size: 24"x36"	Drawing Number: C-101
Scale: 1:150	SHEET 1 of 2
Date: APRIL 20, 2020	

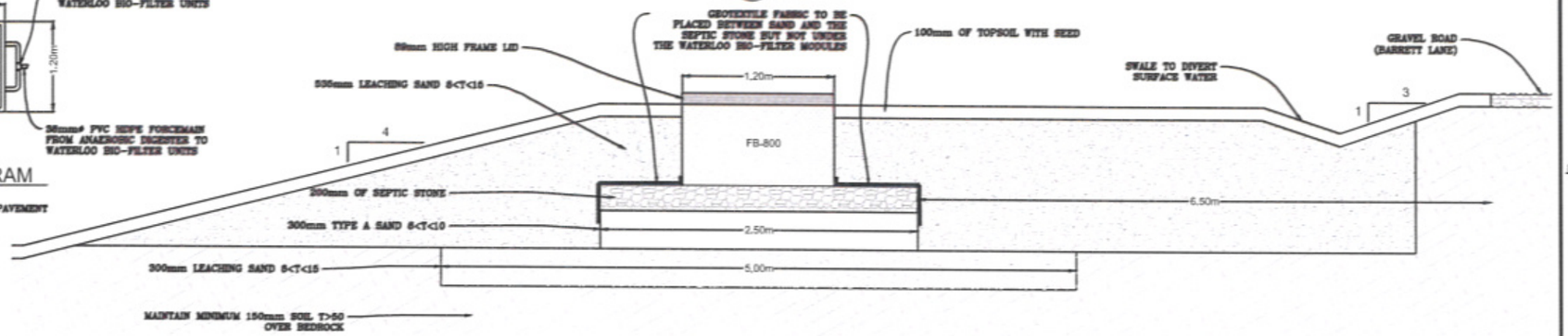




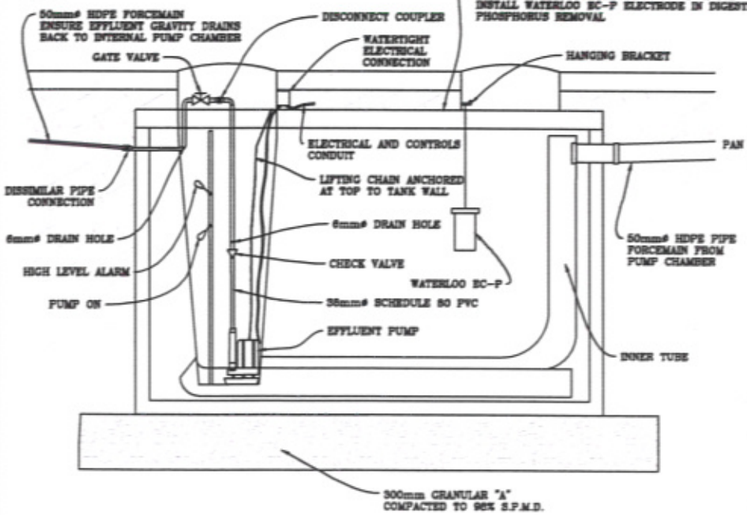
2 UNIT PIPE DIAGRAM
C102 SCALE N.T.S



1 PROFILE VIEW
C102 SCALE N.T.S

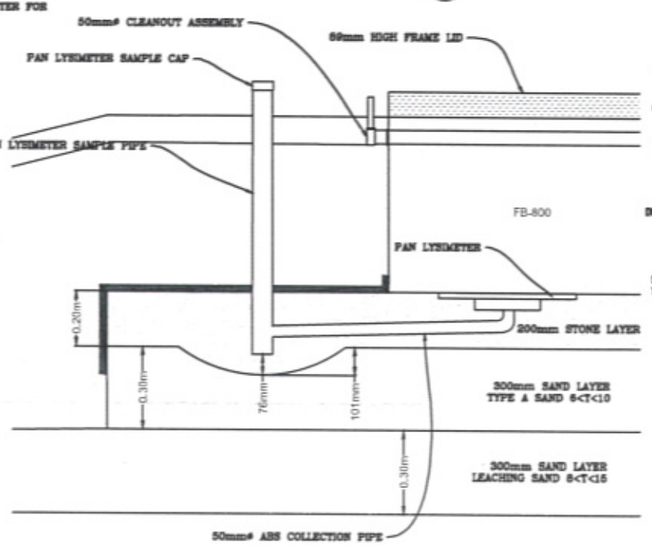


3 TYPICAL SWALE DETAIL
C102 SCALE N.T.S

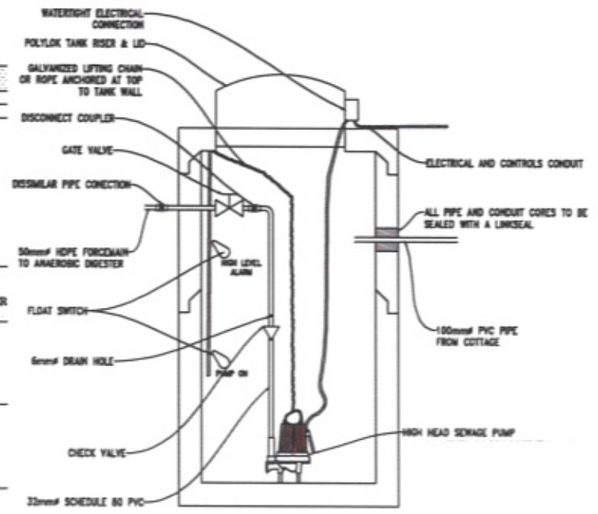


5 ANAEROBIC DIGESTER DETAIL
C102 SCALE N.T.S

4 PROFILE VIEW
C102 SCALE N.T.S



6 PAN LYSIMETER DIAGRAM
C102 SCALE N.T.S



7 PUMP CHAMBER DETAIL
C102 SCALE N.T.S

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UNIT 640 - 654 NORRIS COURT
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OFFICE (613) 634-1789



ELECTRICAL / MECHANICAL :

1. NEW SIMPLEX DEMAND DOSE CONTROLLER WITH AUDIBLE AND VISUAL ALARM TO BE INSTALLED IN THE MECHANICAL ROOM OF THE HOUSE.
2. NEW CONTROLLER TO BE WIRED TO PUMP AND FLOATS IN NEW PUMP CHAMBER WITH EYS FITTINGS TO PREVENT THE GASES FROM RETURNING TO THE BUILDING.
3. NEW 25mmØ PVC CONDUITS FROM PUMPS TO THE CONTROL PANEL INSIDE THE HOUSE FOR ELECTRICAL SERVICE TO PUMPS. NEW 25mmØ PVC CONDUITS FROM PUMPS TO CONTROL PANEL FOR FLOAT CONTROL CABLES.
4. CONTROL PANEL TO BE SJE-RHOMBUS EZS21WS143A6A8AC10E15A OR EQUIVALENT.
5. ALL ELECTRICAL WORK MUST BE COMPLETED IN ACCORDANCE WITH ELECTRICAL CODE AND BE PERFORMED BY A LICENSED ELECTRICIAN IN GOOD STANDING WITH THE ESA.

SEPTIC:

6. STRIP ALL EXISTING TOPSOIL IN THE AREA OF THE TYPE A SEPTIC BED. MAINTAIN MINIMUM 150mm SOIL T>50 OVER BEDROCK. REMOVE EXISTING SEPTIC TANK AND BED PIPING AND DISPOSE OFF SITE AT APPROPRIATE DISPOSAL LOCATION
7. TREES TO BE REMOVED WITHIN CONTACT AREA.
8. INSTALL NEW ADIPC-4500 ANAEROBIC DIGESTER AS PER MANUFACTURES SPECIFICATIONS AND INSTRUCTIONS.
9. PLASTIC ROTH WATERLOO ANAEROBIC DIGESTER WITH INTERNAL PUMP CHAMBER MODEL: ADIPC-4000 WITH A MINIMUM DESIGN CAPACITY OF 3,615L. INSTALL WATERLOO EC-P ELECTRODE IN DIGESTER FOR PHOSPHORUS REMOVAL.
10. INSTALL NEW PUMP 450L CHAMBER EITHER AS A PRE-FABICATED UNIT OR AS INDIVIDUAL COMPONENTS.
11. HIGH HEAD SEWAGE PUMP TO BE LIBERTY LE-H100-SERIES 1HP, 3450RPM OR EQUIVALENT WITH A TDH OF 10m FOR 450L PUMP CHAMBER.
12. INSTALL TWO WATERLOO BIO-FILTER FLAT BEDS FB-800 AS PER MANUFACTURES SPECIFICATIONS AND INSTRUCTIONS
13. SEPTIC STONE IS TO BE PLACED AND SOURCED IN COMPLIANCE WITH O.B.C. 8.7.7.1.(5); 8.7.3.3(2); AND TABLE 8.7.3.3.
14. TYPE - A DISPERSAL SAND 6<T<10 IS TO BE PLACED AND SOURCED IN COMPLIANCE WITH O.B.C 8.7.7.1. (4)
15. GEOTEXTILE TO BE NON WOVEN NEEDLE PUNCHED POLYPROPYLENE TERRAFIX 270R OR EQUIVALENT

REVISIONS

No.	Description	Date
1	ISSUED FOR REVIEW	APR 20, 2020

BENCHMARK:

No.	DESCRIPTION	ELEVATION
P.F.	XXX	XXX.XX

M. H. BUMSTEAD

Client / Land Owner: BUMSTEAD

Project: 10 BARRETT LANE
SOUTH FRONTENAC ONTARIO

Drawing Title: DETAILS & NOTES

Drawn by: JH
Checked By: MB
Page Size: 24"x36"
Date: APR 20, 2020

Project Number: GW-20002-5
Drawing Number: C-102
SHEET 2 of 2

Existing
Bunstead

TOPOGRAPHIC SURVEY of
Part of LOT 1, CONCESSION 12
Geographic Township of Bedford
TOWNSHIP OF SOUTH FRONTENAC
COUNTY of FRONTENAC
SCALE = 1:200
HOPKINS CHITTY LAND SURVEYORS INC.
2020
METRIC
Distances Shown on This Plan are in Metres and can be Converted to Feet by Dividing by 0.3048
LEGEND:
SSIB's PLANTED DUE TO INSUFFICIENT OVERBURDEN
Planted Survey Monument
Found Survey Monument
Standard Iron Bar
Found Standard Iron Bar
Iron Bar
Iron Spike
Cut Cross Found
Witness
Measured
(PE) Plan 13R-3809
(PE) Plan 13R-3809
(PE) Plan 13R-3809

Proposed Bunkhead

Bumstead

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.
2. THE SURVEY WAS COMPLETED ON THE 21st. DAY OF OCTOBER 1988.

16 Nov. 1988 William H. Card

WILLIAM H. CARD
ONTARIO LAND SURVEYOR

CAUTION: THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.

PLAN OF SURVEY
OF
PART OF LOT 1 CONCESSION XII
TOWNSHIP OF BEDFORD
COUNTY OF FRONTENAC

SCALE 1" = 100'

SMITH & SMITH KINGSTON LTD.
ONTARIO LAND SURVEYORS
KINGSTON, ONTARIO.

1988

PLAN 13R-8446

RECEIVED AND DEPOSITED
Nov 16, 1988
DATE

Dorothy Shuttle
LAND REGISTRAR FOR THE REGISTRY DIVISION OF FRONTENAC No. 13

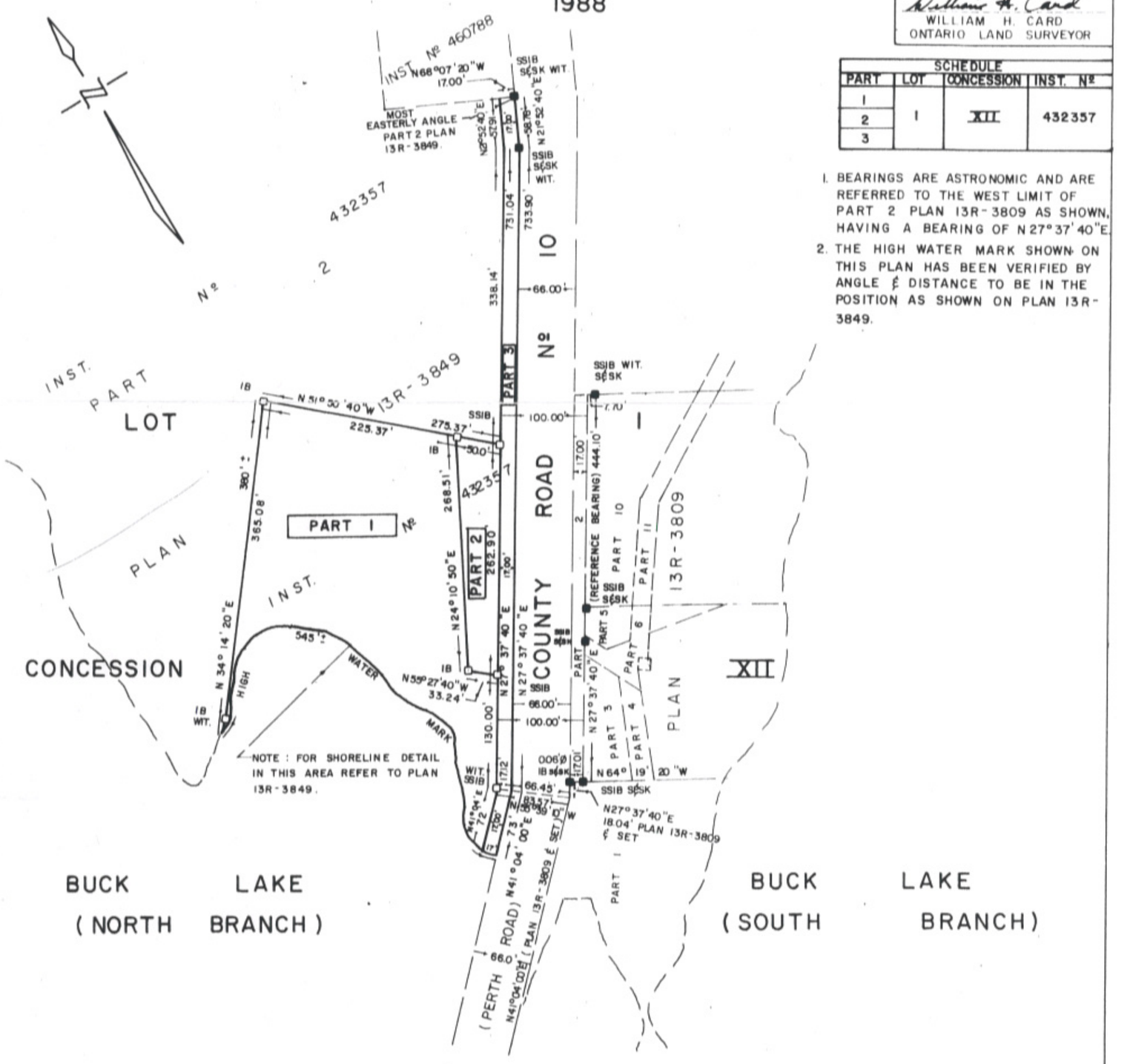
I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.

16 Nov. 1988
DATE

William H. Card
WILLIAM H. CARD
ONTARIO LAND SURVEYOR

SCHEDULE			
PART	LOT	CONCESSION	INST. No.
1			
2	1	XII	432357
3			

1. BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WEST LIMIT OF PART 2 PLAN 13R-3809 AS SHOWN, HAVING A BEARING OF N 27° 37' 40" E.
2. THE HIGH WATER MARK SHOWN ON THIS PLAN HAS BEEN VERIFIED BY ANGLE & DISTANCE TO BE IN THE POSITION AS SHOWN ON PLAN 13R-3849.



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SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.
2. THE SURVEY WAS COMPLETED ON THE 21st. DAY OF OCTOBER 1988.

16 Nov. 1988 William H. Card

WILLIAM H. CARD
ONTARIO LAND SURVEYOR

CAUTION: THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.

PLAN OF SURVEY
OF
PART OF LOT 1 CONCESSION XII
TOWNSHIP OF BEDFORD
COUNTY OF FRONTENAC

SCALE 1" = 100'

SMITH & SMITH KINGSTON LTD.
ONTARIO LAND SURVEYORS
KINGSTON, ONTARIO.

1988

PLAN 13R-8446

RECEIVED AND DEPOSITED
Nov 16, 1988
DATE

Dorothy Shuttle
LAND REGISTRAR FOR THE REGISTRY DIVISION OF FRONTENAC No. 13

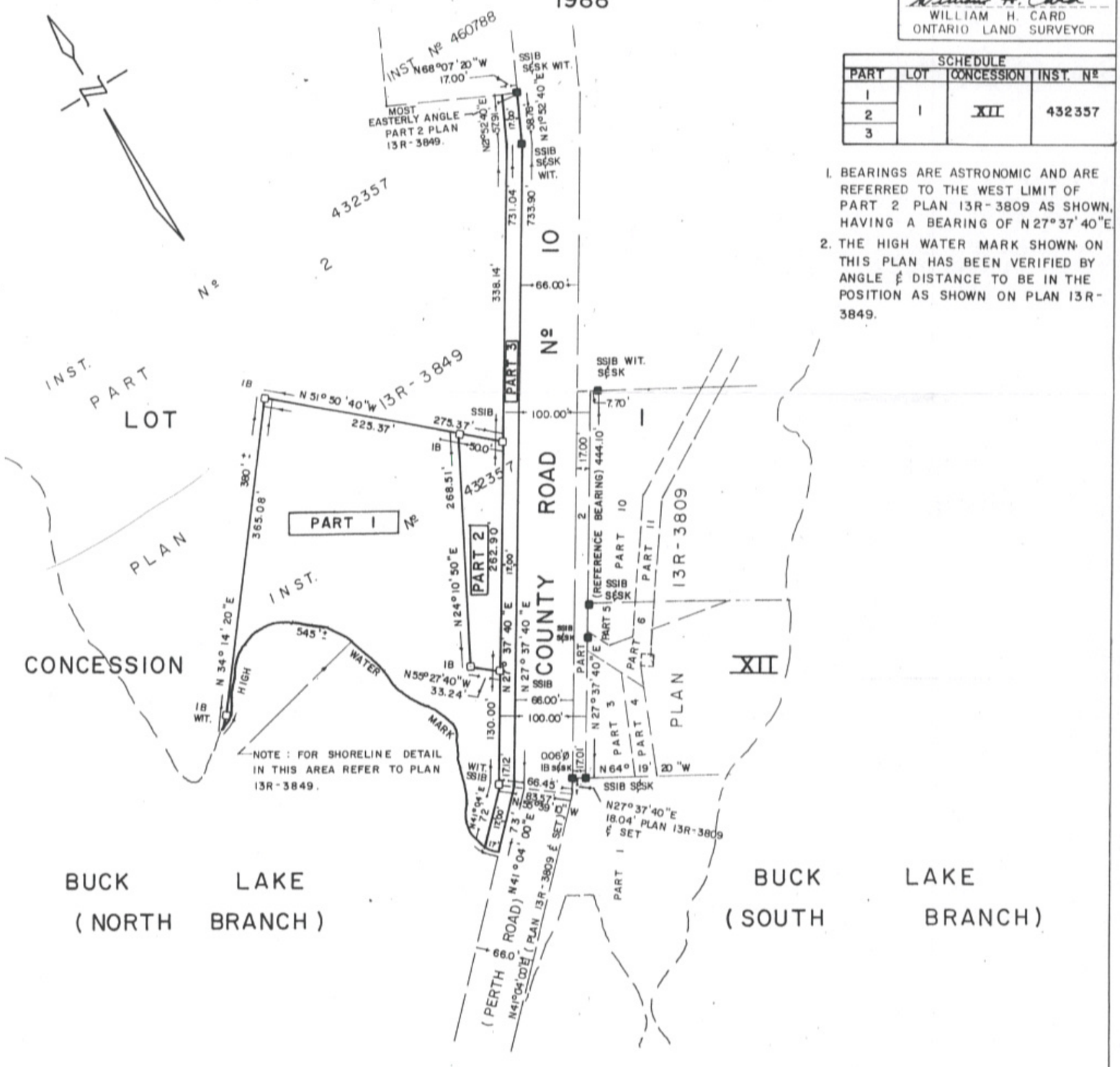
I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.

16 Nov. 1988
DATE

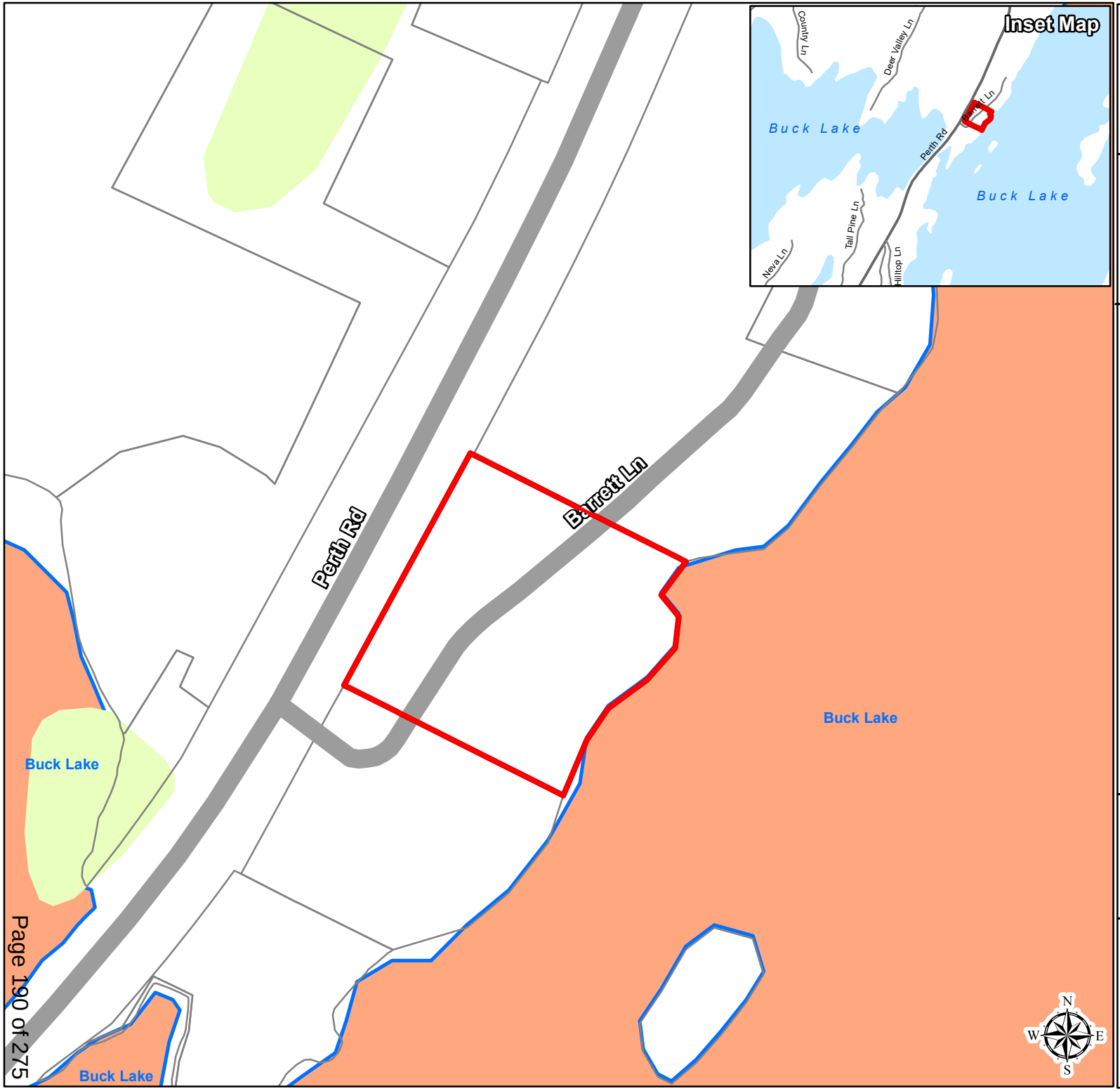
William H. Card
WILLIAM H. CARD
ONTARIO LAND SURVEYOR

SCHEDULE			
PART	LOT	CONCESSION	INST. No.
1			
2	1	XII	432357
3			

1. BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WEST LIMIT OF PART 2 PLAN 13R-3809 AS SHOWN, HAVING A BEARING OF N 27° 37' 40" E.
2. THE HIGH WATER MARK SHOWN ON THIS PLAN HAS BEEN VERIFIED BY ANGLE & DISTANCE TO BE IN THE POSITION AS SHOWN ON PLAN 13R-3849.



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MV-08-20-B
(Bumstead)

10 BARRETT LANE

Legend

- Bumstead Property
- Parcel Fabric
- Provincially Significant Wetlands
- Wetland
- River/ Stream
- Lake Trout Lake - At Capacity
- Lake Trout Lake - Not at Capacity
- Non-Lake Trout Lake - At Capacity
- Waterbody

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

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

Scale 1:1,500

0 5 10 20 30 40

Meters

UTM Projection NAD 83

July 23, 2020 File: MV/FRS/116/2020

Sent by E-mail

Christine Woods, Senior Planner
Township of South Frontenac
P.O. Box 100
Sydenham, Ontario
K0H 2T0

Dear Christine:

Re: Application for Minor Variance MV-08-20-B (Bumstead)
Part Lot 1, Concession 12; 10 Barrett Lane
Bedford District, Township of South Frontenac
Waterbody: Buck Lake (South Bay)

Cataraqui Conservation staff have reviewed the above-noted application for minor variance and provide the following comments for the Committee of Adjustment's consideration. The property was visited on April 24, 2020.

Summary of Proposal

An amended application (dated May 29, 2020) suggests that the proposed new structure will be located approximately 15 metres from the highwater mark of Buck Lake. This is also shown on the topographic survey prepared by Hopkins Chitty Land Surveyors Inc. (February 25, 2020).

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

- Reduce the required setback from the highwater mark from 30 metres, as required by Section 5.8.2.a) of the South Frontenac Zoning By-law, to 15 metres in order to permit the construction of a dwelling.

Site Description

The property is located on the west side of Buck Lake, east of Perth Road on Barrett Lane. The topography of the site can be characterized as having a 2 metre high bank along the shoreline that rises continually toward Barrett Lane to the west. There is an

existing dwelling located approximately 1 metre from the highwater mark of Buck Lake. Due to the close proximity of the existing dwelling to the waterfront, a portion of the existing dwelling is located within the erosion hazard.

The property is currently designated 'Rural' in the Official Plan and 'Waterfront Residential Zone' (RW-16) in the Zoning By-law for South Frontenac Township. Buck Lake has been designated as a highly sensitive Lake Trout Lake in the Official Plan for South Frontenac Township and is zoned 'Environmental Protection' in the implementing Zoning By-law.

Discussion

The main interest of Cataraqui Conservation in this proposal is the protection of the water quality of Buck Lake and the avoidance of natural hazards (e.g. flooding and erosion) associated with the shoreline. There were no natural heritage features identified within or immediately adjacent to the subject lands.

Natural Hazards

Flooding: Cataraqui Conservation does not have floodplain mapping for Buck Lake. The maximum recorded water level for Buck Lake is 133.16 metres geodetic. For Buck Lake, the maximum recorded water level is used in lieu of an engineered flood plain. Cataraqui Conservation's Guidelines for Implementing Ontario Regulation 148/06 (see description below) requires that all development be set back a minimum of 6 metres from the regulatory flood plain of a waterbody. Based upon elevation mapping data, the proposed development will be located outside of the setback from the regulatory flood plain.

Erosion: Cataraqui Conservation defines the extent of potential erosion hazards to include an allowance for toe erosion, a stable slope allowance of 3 (horizontal):1 (vertical), plus an erosion access allowance of 6 metres. Based upon a 2 metre high slope at the shoreline, staff have estimated the total erosion hazard to be 12 metres measured inland from the toe of slope. Staff note that the proposed development will be located outside of the erosion hazard limit.

Staff have no concerns with the proposal from a natural hazards perspective.

Water Quality

Section 2.2 of the Provincial Policy Statement (PPS) suggests that planning authorities should seek to protect, improve or restore the quality and quantity of water. Accordingly, the Official Plan and Zoning By-law for the Township of South Frontenac provide guidance with respect to how development should occur in consideration of protecting, improving and restoring water quality within the municipality. Similarly, Cataraqui Conservation's Environmental Planning Policy (April 2015) contains provisions that seek to support these objectives.

Also, as noted above, Buck Lake is identified as a highly sensitive Lake Trout Lake, and as such, the waterbody is afforded additional protection to ensure development does not negatively impact the water quality of the lake. However, development within the water setback may be considered when there are no reasonable alternatives for locating the development outside of the water setback area, the development is no closer to the water than existing buildings or structures on the property, the development complies with the maximum lot coverage provisions of the Zoning By-law, and suitable methods to minimize negative impacts on water quality are incorporated into the development.

The development proposal is located in a reasonable location since there is limited opportunity to locate development outside of the water setback, the development complies with the maximum lot coverage provisions in the Zoning By-law, and the proposed dwelling will be moved back an additional 14 metres from the highwater mark.

Staff recommend that roof runoff be directed away from the lake, and that the area between the development and the lake be maintained as a vegetated buffer to the satisfaction of the Township.

Recommendation

Staff have no objection to the approval of application MV-08-20-B based on our consideration for natural hazard, natural heritage and water quality policies.

Ontario Regulation 148/06

Cataraqui Conservation, by virtue of Ontario Regulation 148/06: *Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses,* regulates development (construction, filling, and site alteration) within 15 metres of a valley land.

The valley of Buck Lake is considered to extend inland to the top of the slope, found to be roughly in the location of Barrett Lane. Therefore, the proposed development will require a permit under said regulation. The applicant will be required to contact the undersigned at the building permit stage for more information regarding permitting requirements under Ontario Regulation 148/06.

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

Yours truly,

Andrew Schmidt
Supervisor, Development Review

/as
c.c. Anna Geladi, Township of South Frontenac (via e-mail)
Michelle Hannah, Township of South Frontenac (via e-mail)
Mary & Jeff Bumstead, applicants (via e-mail)

KFL&A Public Health

REQUESTS FOR COMMENTS

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

To:	Ms. Michelle Hannah Secretary-Treasurer, Committee of Adjustment Township of South Frontenac P.O. Box 100 4432 George Street Sydenham, ON K0H 2T0
Application Number:	MV-08-20B
Type of Application or Proposal:	Minor Variance
Applicant Name(s):	Bumstead, Mary & Jeff
Location:	Pt. Lot 1, Concession 12, Bedford 10 Barrett Lane
Planning Department or Agency:	Township of South Frontenac (Bedford)
Comments:	KFL&A Public Health has no objections to the proposed minor variance as the owners have submitted an application under permit number BE-12-20.
Inspector:	Joanne McGurn, CPHI(C), Public Health Inspector
Date:	July 14, 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.

Application for a Permit to Construct or Demolish

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

For use by Principal Authority

Application number:	Permit number (if different):
BE-12-20	
Date received:	**Roll number:**
30-Jun-20	Receipt No. 5-31-20

Application submitted to: Kingston, Frontenac and Lennox & Addington Public Health
(Name of municipality, upper-tier municipality, board of health or conservation authority)

A. Project information

Building number, street name		Unit number	Lot con.
10 Barrett Lane			Pt. 1 / 12
Municipality	**Postal code**	**Plan number/other description**	
South Frontenac (Bedford)	K0H 2L0		
Project value est. $		**Area of work (m²)**	

B. Purpose of application

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

Proposed use of building	Current use of building
Cottage	

Description of proposed work

Design new class 4 sewage system with type A bed, Anaerobic Digester, two (2) Waterloo Bio-Filter FB-800 Flat Beds and pump chamber.

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

Last name	First name	Corporation or partnership	
Bumstead/Kratzl	Jeff/Mary		
Street address			**Unit number** / **Lot con.**
4044 Stone Point rd			
Municipality	**Postal code**	**Province**	**E-mail**
South Frontenac	K0H-1X0	Ont	k-b-family@rogers.com
Telephone number	**Fax**		**Cell number**
613-876-0743			

D. Owner (if different from applicant)

Last name	First name	Corporation or partnership	
Street address			**Unit number** / **Lot con.**
Municipality	**Postal code**	**Province**	**E-mail**
Telephone number	**Fax**		**Cell number**

MV-08-20B

BE-12-20

E. Builder (optional)

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

F. Tarion Warranty Corporation (Ontario New Home Warranty Program)

i. Is proposed construction for a new home as defined in the *Ontario New Home Warranties Plan Act*? If no, go to section G. ☐ Yes ☑ No

ii. Is registration required under the *Ontario New Home Warranties Plan Act*? ☐ Yes ☑ No

iii. If yes to (ii) provide registration number(s): _____

G. Required Schedules

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

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

H. Completeness and compliance with applicable law

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

I. Declaration of applicant

I, Mary or Jedd Bumstead (print name) declare that

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

June 26/20. Mary Bumstead Jedd Bumstead
Date Signature of applicant

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

BE- 12-20

Schedule 1: Designer Information

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

A. Project Information

Building number, street name		Unit no.	Lot/con
10 Barrett Lane			Pt 1 / 12
Municipality	**Postal code**	**Plan number/ other description**	
South Frontenac	K0H 2L0		

B. Individual who reviews and takes responsibility for design activities

Name		Firm	
Martin Burger		Groundwork Engineering Limited	
Street address		**Unit no.**	**Lot/con**
654 Norris Court		640	
Municipality	**Postal code / Province**	**E-mail**	
Kingston	K7P 2R9 / Ontario	mburger@groundengineer.ca	
Telephone number	**Fax number**	**Cell number**	
(613) 634-1789	(613) 900-0537		

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

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

Description of designer's work: Design new class 4 sewage system with type A bed, Anaerobic Digester, two (2) Waterloo Bio-Filter FB-800 Flat Beds and pump chamber.

D. Declaration of Designer

I, Martin Burger, declare that (choose one as appropriate):
(print name)

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

Individual BCIN: _____

Firm BCIN: _____

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

Individual BCIN: _____

Basis for exemption from registration: _____

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

Basis for exemption from registration and qualification: Professional Engineer

I certify that:

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

June 24, 2020 — Date

M Burger — Signature of Designer

NOTE:

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

BE-12-20

Schedule 2: Sewage System Installer Information

A. Project Information

Building number, street name		Unit number	Lot/con
10 Barrett lane			PT 1 / Con 12
Municipality	**Postal code**	**Plan number, other description**	
South Frontenac		13R3809	

B. Sewage system installer

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

☐ Yes (Continue to Section C) ☐ No (Continue to Section E) ☐ Installer unknown at time of application (Continue to Section E)

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

Name			BCIN	
unknown at this time TBD				
Street address			Unit number	Lot/con.
Municipality	Postal code	Province	E-mail	
Telephone number	Fax		Cell number	

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

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

E. Declaration of Applicant:

I Mary + or Jeff Bumstead declare that
(print name)

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

OR

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

I certify that:

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

Jul 26/20 Mary Bumstead Jeff Bum
Date Signature of applicant

BE-12-20

Directions to building site	Map

Soils Certification

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

_____
(Name of pit)

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

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

_____ _____
Licensed Installer's signature Date

Owner Authorization

I/we, Mary Kratzer + JEFF BURNSTEAD being the legal owner(s) of the property described as Lot Pt 1 ~~2~~ 10

Concession 12, Parts(s)/Sublot(s) _____ of Registered Plan of Survey/Subdivision _____, in the Municipality of _____, located at Civic Address _____

certify that GROUNDWORKS Engineering - _____ is authorized to submit an Application to Construct or Demolish to KFL&A Public Health for the purposes of installing a sewage system in accordance with Ontario Regulation 332/12, and to act as my/our representative for any associated site inspections.

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

Signature of legal owner(s) Mary Kratzer + _____

BE-12-20

Sewage System Calculation Page

1. Daily design sewage flow (DDSF) (Q)

See Table 1 – DDSF values for bedrooms 1,600 (litres per day) **(A)**

Total floor area 112 (metres²)

For every 10 metres² or part thereof over 200 metres², up to 400 metres² _____ x 100 = _____ (litres per day)

For every 10 metres² or part thereof over 400 metres², up to 600 metres² _____ x 75 = _____ (litres per day)

For every 10 metres² or part thereof over 600 metres² _____ x 50 = _____ (litres per day)

Total DDSF for floor area 0 (litres per day) **(B)**

See Table 2 - Total fixture units 14.5

Each fixture unit over 20 0 x 50 = 0 (litres per day) **(C)**

DDSF (Q) = 1,600 (A) - 0 (larger of (B) or (C)) = 1,600 (litres per day) **(Q)**

2. Leaching bed size (metres)

Conventional - Total length of distribution pipe (L) = (Q x T) ÷ 200
Treatment systems or chambers - Total length of distribution pipe (L) = (Q x T) ÷ 300

Total length of distribution pipe (L) = (_____(Q) x _____(T)) Percolation time of native or imported soil ÷ (200 or 300) = _____ (metres)

3. Filter bed loading area (metres²)

If Q ≤ 3000 litres per day, use Q ÷ 75
If Q > 3000 litres per day, use Q ÷ 50
Level IV treatment unit only, use Q ÷ 100

Loading area = _____(Q) ÷ _____(75, 50 or 100) = _____ (metres²)

4. Filter bed contact area (metres²)

Contact area = (Q x T) ÷ 850

Contact area = (_____(Q) x _____(T)) ÷ 850 = _____ (metres²)

Use T of native soil. If contact area < loading area, use loading area for both values

5. Shallow buried trenches (metres)

See Table 4 - Shallow buried trench length (L) = _____(Q) ÷ _____(75, 50 or 30) = _____ metres

6. Type A dispersal bed (metres²)

Stone layer
If Q ≤ 3000 litres per day, use Q ÷ 75
If Q > 3000 litres per day, use Q ÷ 50

Stone layer = 1,600 (Q) ÷ 75 (75 or 50) = 21.5 (metres²)

Sand layer
If T is between 1 and 15 use (Q x T) ÷ 850
If T is greater than 15 use (Q x T) ÷ 400

Sand layer = (1,600 (Q) x 50 (T)) ÷ (850 or 400) = 200 (metres²)

Use T of native soil if sand layer area < stone layer area, use stone layer area for both values

7. Type B dispersal bed (metres²)

Area = (Q x T) ÷ 400

Area = ((Q)_____ x _____(T)) ÷ 400 = _____ (metres²)

Linear loading rate
If T < 24 minutes, use 50 litres per minute
If T ≥ 24 minutes, use 40 litres per minute

Pump chamber capacity (Q) = _____ (litres)

Table 1 – DDSF values for bedrooms
(Ontario Building Code, Division B, Part 8, Table 8.2.1.3.A)

Bedrooms	Litres per day	Bedrooms	Litres per day
1	750	4	2000
2	1100	5	2500
3	1500	Per bedroom over 5	500

Table 2 – Fixture units
(Ontario Building Code, Division B, Part 7, Table 7.4.9.3.)

	Number of units	Total
Bathroom group (3 to 4 piece bathroom)	2 x 6.0 =	12
Bathtub (with or without shower)	____ x 1.5 =	____
Toilet	____ x 4.0 =	____
Clothes washer	____ x 1.5 =	____
Dishwasher	1 x 1.0 =	1
Laundry tubs	____ x 1.5 =	____
Shower drain	____ x 1.5 =	____
Sinks	1 x 1.5 =	1.5
Other	____ x ____ =	____
	Total =	14.5

Table 3 – Loading rates for fill based absorption trenches and filter beds
(Ontario Building Code, Division B, Part 8, Table 8.7.3.1.)

Percolation time (T) of soil (minutes)	Loading rates (litres per metres² per day)
1 ≤ T ≤ 20	10
20 < T ≤ 35	8
35 < T ≤ 50	6
T > 50	4

Table 4 – Shallow buried trench length
(Ontario Building Code, Division B, Part 8, Table 8.7.3.1.)

Percolation time (T) of soil (minutes)	Length of distribution pipe (metres)
1 ≤ T ≤ 20	Q ÷ 75 metres
20 < T ≤ 50	Q ÷ 50 metres
50 < T ≤ 125	Q ÷ 30 metres

Sewage System Specifications Page

OFFICE USE ONLY	
Name BUMSTEAD, Jeff	Application number BE-12-20
Fee number 5-31-20	Date Submitted 30-Jun-20
Renewal date	Fee amount 700.00 + 450.00
	Date entered 30-Jun-20

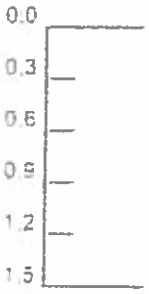
Structure ☒ New ☐ Existing ☒ Residential ☐ Commercial — If the sewage system is non-residential, attach a separate copy of the specifications and plans.

Number of bedrooms	Number of fixture units	Total finished area	Daily design sewage flow (Q)	Septic tank capacity (2 x Q)
3	14.5	112 (metres²) ☐ Including walkout basement	1,600 (litres per day) Account for backwash water from any water treatment unit (i.e. water softener)	3,600 (litres) (minimum of 3600 litres)

Water supply ☐ Proposed ☒ Existing ☐ Drilled Well ☐ Dug, bored, or blasted well ☐ Municipal ☐ Surface water
Casing depth ____ (metres) ☐ Sandpoint or drivepoint ☐ Cistern ☒ Shore well

Soils
Indicate soil types (sand, silt, clay), bedrock, and the high ground water table below.

Test Pit (metres)



Estimated percolation rate of native soil: T = 50 (minutes per centimeter)

Tested percolation rate of imported soil: T = _____ (minutes per centimeter)

Method of subsurface detection
☐ Magnetic
☐ Tracer wire (14 gauge plastic coated)
☐ Other _____

Holding tank capacity (7 x Q) (Class 5 only)
(minimum of 9000 litres)
_____ (litres)

Class 4 sewage system type
☐ Conventional leaching bed
☐ Chamber system leaching bed
☐ Filter media bed
☐ Building Materials Evaluation Committee area bed
☐ Shallow buried trenches*
☒ Type A dispersal bed*
☐ Type B dispersal bed*

* These sewage systems require a Level IV treatment unit certified to the CAN/BNQ 3680-600 standard, or a treatment unit described in Supplementary Standard SB-5.

Treatment unit
☐ Level II ☐ Level III ☒ Level IV
☐ Service agreement provided
Manufacturer Waterloo Bio-Filter
Model FB-800
☐ Building Materials Evaluation Committee authorization provided

Conventional leaching bed (minimum 40 metres)
Total distribution pipe _____ (metres)
☐ Mantle required ☐ Pump required

Chamber system leaching bed (minimum 40 metres)
Total chamber length _____ (metres)
Manufacturer _____
Model _____
Number of pieces _____
☐ Mantle required ☐ Pump required

Filter media bed
Loading area _____ (metres²)
Contact area _____ (metres²)
Total distribution pipe _____ (metres)
☐ Mantle required ☐ Pump required

Shallow buried trenches (minimum 30 metres)
Total trench length _____ (metres)

Building Materials Evaluation Committee area or type A dispersal bed
Stone layer area 21.5 (metres²) Sand layer area 200 (metres²) ☒ Mantle required

Type B dispersal bed Stone layer area _____ (metres²) Linear loading rate ☐ 50 litres per metre ☐ 40 litres per metre
Pump chamber capacity _____ (litres)

Loading rate (from Table 3) = _____ (Q) ÷ _____ (litres per metres² per day) = _____ area (metres²)

Recommendations or conditions (for office use only)
Install this system in accordance with the Ontario Building Code and the BNQ/BMEC.
Provide copy of the maintenance agreement between the owner and waterloo Bio-Filter to KFL&A Public Health.

Sewage System Plans Page

Office Use Only	
Application number:	BE-12-20
Name:	BUMSTEAD, Jeff

Lot diagram and sewage system plan (drawing must be accurate, to scale, indicate north point and show the following):
(a) Location of sewage system components (e.g. tank(s), leaching bed(s), etc.). Locate and show horizontal distances from system to adjacent existing or proposed buildings, water supplies (including neighbours), existing on-site systems, driveways, property lines, lakes, rivers, springs, water courses, swimming pools.
(b) Lot dimensions, topographic features (e.g., swamps, steep slopes) near system.

Benchmark ' square = _____ (metres or feet) **DRAW TO SCALE**

SEE ATTACHED DRAWINGS

Sewage System Cross Section (For new sewage systems only)

☑ Approved ☐ Rejected (See recommendations on previous page)

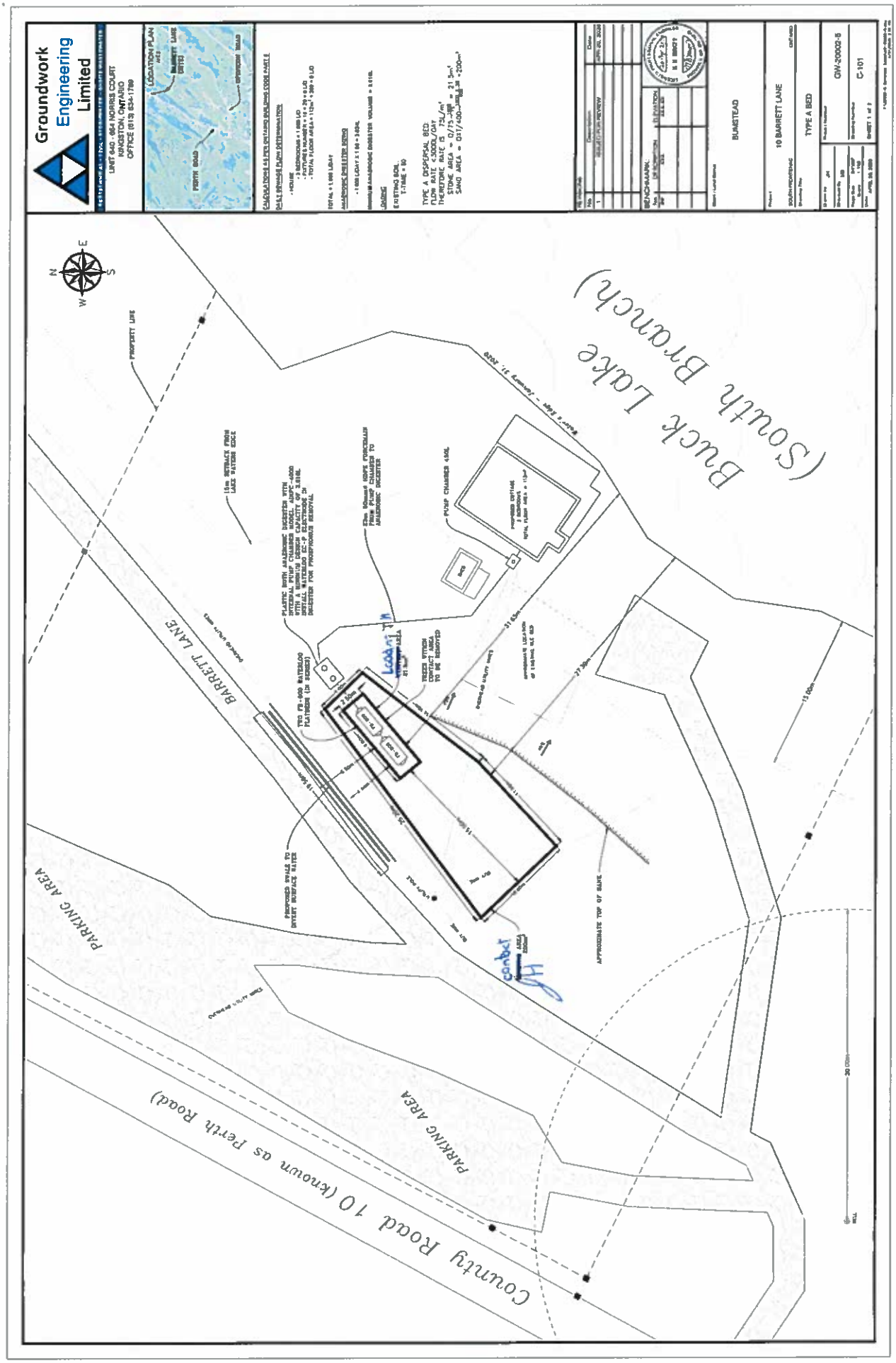
Inspector: _____ Date: July 14, 2020

Chief Building Official: _____ Date: 22/7/20

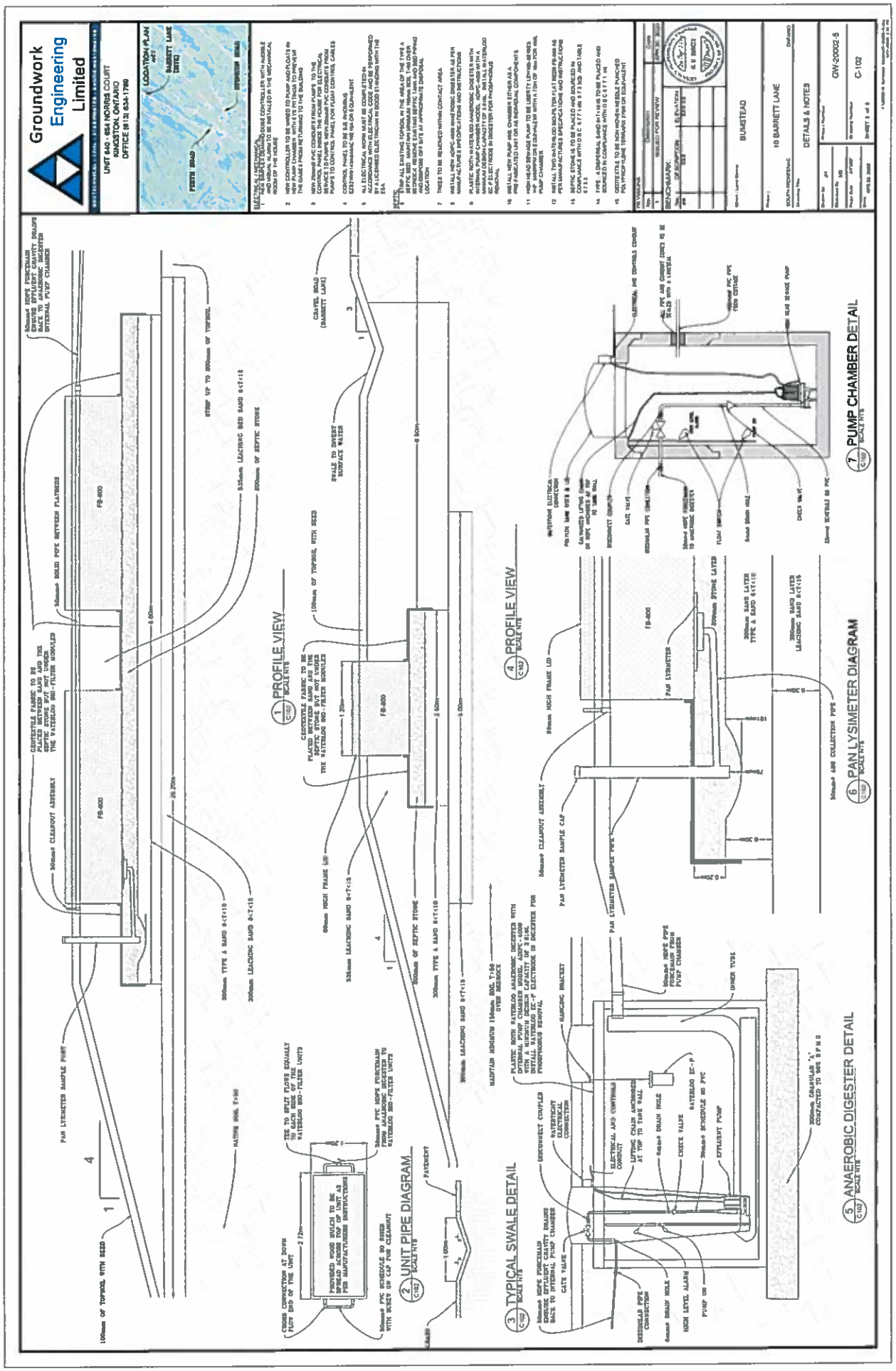
Permit to install a Class 2, 3, 4, 5 Sewage System under section 8.(1) (2) of the Building Code Act, S.O. 1992, C.23. This permit is issued to the owner to construct, install, alter, extend, enlarge or continue to use a Class 4 sewage system. Any person who is not issued a permit may apply to the Building Code Commission for any issues involving the Building Code or Compliance to the Code.

2018-09-31

BE-12-20


Groundwork Engineering Limited
LOCATION PLAN
PERTH ROAD
BARRETT LANE
GIBSON ROAD
BUNSTEAD
10 BARRETT LANE
TYPE A BED
GW-20002-5
C-101
PROPERTY LINE
BARRETT LANE
PARKING AREA
PARKING AREA
County Road 10 (known as Perth Road)
Buck Lake (South Branch)
PROPOSED SWALE TO INTERCEPT SURFACE WATER
APPROXIMATE TOP OF SAND
PUMP CHAMBER 4500L
PROPOSED DRIVEWAY
TREES WITHIN DISPOSAL AREA TO BE REMOVED
PLASTIC BATH ANAEROBIC DIGESTER WITH INTERNAL PUMP CHAMBER MODEL #BPC-4500 WITH A MINIMUM DESIGN CAPACITY OF 3,818L
PROPOSED WATERLOO PLATFORM (20 HOSES)
15m SETBACK FROM LAKE NATURAL EDGE
The Mount Hope Greenhalgh Pump Chamber to Anaerobic Digester
PROPERTY LINE

BE-12-20


Groundwork Engineering Limited
UNIT 640 - 654 NORRIS COURT
KINGSTON, ONTARIO
OFFICE (613) 634-1790
LOCATION PLAN
BARRETT LANE
PESTE ROAD
STRIDER ROAD
1 PROFILE VIEW
2 UNIT PIPE DIAGRAM
3 TYPICAL SWALE DETAIL
4 PROFILE VIEW
5 ANAEROBIC DIGESTER DETAIL
6 PAN LYSIMETER DIAGRAM
7 PUMP CHAMBER DETAIL
10 BARRETT LANE
BUMSTEAD
DETAILS & NOTES
GW-20002-S
C-102

Waterloo BIOFILTER

Waterloo Biofilter Wastewater Treatment System Service Contract

Owner(s): Mary and Jeff Bumstead

Biofilter Address: 10 Barrett Lane **Lot#:** _____

City: South Frontenac **Province:** On **Postal Code:** K0H 2L0

Telephone(s): Jeff: 613-876-0743 Mary:613-894-8292

E-mail: k-b-family@rogers.com

Mailing Address: 4044 Stone Point Road

City: Inverary **Province:** On **Postal Code:** K0H 1X0

Is This a Seasonal Site/Cottage: Yes ○ No ◉

Water Access Only: Yes ○ No ◉

Upon receipt of this signed agreement, *Waterloo Biofilter Systems Inc.* agrees to inspect and service the Waterloo Biofilter Wastewater Treatment System and related components at the above Biofilter Address once a year. This contract will commence on the date signed below and will automatically renew annually unless notification is received by *Waterloo Biofilter Systems Inc.* or the Owner. This contract does not include tank pumping costs, nor other items not specifically mentioned below.

Each Inspection and Service Includes the Following:

1. Check condition and safety of all tanks, enclosures, and access hatches
2. Examine pre-treatment tank health and recommend if tank needs a pump out
3. Clean effluent and/or inline filter; if required
4. Test operation of pumps and floats
5. Examine health of Biofilter treatment medium including colour and compaction
6. Visually inspect Biofilter effluent
7. Clean spray nozzles and promote even distribution over Biofilter medium
8. Take grab samples of effluent and test for cBOD and TSS as per the requirements in the Ontario Building Code
9. If applicable; check charcoal filter(s) and recommend if charcoal needs replacing

Owner Initial: Jeff Bumstead Digitally signed by Jeff Bumstead Date: 2020.07.14 15:54:03 -04'00'

143 Dennis Street, PO Box 400, Rockwood ON N0B 2K0 | Tel: 519-856-0757 | Fax: 519-856-0759
service@waterloo-biofilter.com | www.waterloo-biofilter.com

10. Check control panel(s) operation and settings; check that panel(s) is properly sealed and inspect for corrosion
11. Visual inspection of the leaching bed; moisture, grass cover, grading
12. Record findings on Waterloo Biofilter System Maintenance Report
13. E-mail report to the Owner summarizing inspection results and any recommendations or repairs
14. If necessary; consult with the Owner or occupant about best management practices

***Waterloo Biofilter Systems Inc.* and Owner further agree to the following:**

- There will be a $150 base fee plus $85/hour onsite for emergency service calls that take place during the regular business hours.
- There will be a $200 base fee plus $105/hour onsite for emergency service calls that take place during weekends, holidays or outside regular business hours.
- If minor repairs are needed at the time of service, the Waterloo Biofilter technician will complete these repairs. If the cost of additional repairs totals more than $50 in materials, the owner will be consulted before repairs are completed.
- If improper operation cannot be corrected at the time of service, the Owner will be notified and given estimated cost and date of correction.
- If necessary, any mechanical unit or any parts will be replaced according to the *Waterloo Biofilter Systems Inc.* limited warranty program; see homeowners manual for details. Note that labour required to replace these parts is not covered by the limited warranty program.
- Freight charges to the supply source, or to any authorized repair station, are not covered under this agreement.
- Access lids and hatches must be accessible and at grade for servicing.
- Any notification of service visits from *Waterloo Biofilter Systems Inc.* will be communicated to the Owner via e-mail.
- Results of the samples collected during the service visit will be provided to the owner by *Waterloo Biofilter Systems Inc.* with the maintenance report.
- The Owner acknowledges that the Ontario Building Code section 8.9.2.4(3) requires that if the sample results exceed 20 mg/L for each parameter, re-sampling will take place within six (6) months. It is the Owner's responsibility to contact *Waterloo Biofilter Systems Inc.* if they wish to schedule an additional sampling. This additional sampling will be billed at the same rate as the annual service rate outlined below.

Owner Initial: Jeff Bumstead

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service@waterloo-biofilter.com | www.waterloo-biofilter.com

The Owner agrees to give *Waterloo Biofilter Systems Inc.* the legal right of access to the premises for the purposes of servicing the Waterloo Biofilter Septic System during the term of this agreement. Access will be defined as any time service is needed or requested or whenever our service personnel schedule periodic inspections as per the contract. This agreement only includes building access when the panel is located inside the building, and the Owner is present.

The Owner warrants that they have read, understand and will abide by the following Best Management Practices.

Best Management Practices - please refer to your owner's manual, located on our website, for a detailed list.

A properly functioning wastewater treatment system plays a critical role in the health and safety of your local environment. To keep the system healthy and performing properly it is important to not have the following items discharge into the treatment compartments:

- Liquid fabric softener and detergent with bleach; use bleach separately in moderation
- Anti-bacterial and disinfectant products including tea tree oil
- Automatic toilet bowl cleaners and bleach pucks
- Chemical and industrial cleaners
- Water softener or purifier discharge/backwash
- Non-degradable products such as; bandages, cigarette butts, coffee grounds, condoms, cosmetics, dead pets, diapers, personal & baby wipes, feminine hygiene products, medication, paints etc.
- Food scraps (garburator)
- Oil and grease

Important General Use Guidelines

- Repair any leaking household water fixtures immediately
- Divert all eaves trough, sump, pool and spa drain lines away from the system compartments
- Obtain approval from the designer/installer prior to regrading, building, landscaping or planting near the treatment system
- Never drive or place heavy objects around the tanks or leaching bed

Owner Initial: Jeff Bumstead

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service@waterloo-biofilter.com | www.waterloo-biofilter.com

Service Payment Terms

Each year an annual service fee of $295.00 plus HST will be billed so long as the contract is in place. Billing will occur after the service has been performed. *Waterloo Biofilter Systems Inc.* will notify the Owner of any change to the annual service fee. Payment is accepted by credit card, cheque or e-transfer. In order to protect our valued customers, all credit card information is kept secure and confidential. Please complete, sign and return the contract acceptance information below and the Payment Form (page 5).

Note that water access only sites will be charged an additional $200 plus HST for their service visits.

Submit it by email: service@waterloo-biofilter.com, fax: 519-856-0759, or mail: Waterloo Biofilter Systems, PO Box 400, Rockwood, ON, N0B 2K0.

Accepted by Waterloo Biofilter Systems Inc.: Julia Gobran Digitally signed by Julia Gobran Date: 2020.07.21 15:30:37 -04'00'

Date: _____

Accepted by Owner (please sign): Jeff Bumstead Digitally signed by Jeff Bumstead Date: 2020.07.14 15:54:58 -04'00'

Date: July 14, 2020

*Date of Occupancy/Anticipated System Startup Date: November 2020 (estimated)

*The first service visit will be scheduled approximately 6-8 months after the anticipated occupancy/system startup date. If the anticipated occupancy date changes it is the responsibility of the Owner to inform Waterloo Biofilter Systems Inc. The Owner will be required to pay the annual service fee if failure to communicate a change in occupancy/system startup date results in a service visit taking place before the system startup. If the Occupancy/Anticipated System Startup date is not completed by the Owner, then the first service visit will be scheduled 6-8 months after the date the contract is signed.

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Waterloo Biofilter Service Contract Payment Form

Please complete the payment information below. Payment for annual service will be collected after each service visit has been completed. A copy of the maintenance report, invoice, and receipt will be e-mailed to the email address provided above. The cardholder agrees to pay the amount agreed upon in the contract.

Waterloo Biofilter requires that a valid credit card be on file in order for services to be completed.

Cardholder Name: Jeffrey Bumstead

Cardholder Signature: Jeff Bumstead Digitally signed by Jeff Bumstead Date: 2020.07.14 15:56:06 -04'00'

Card Number: _____

Expiration Date (mm/yy): _____

CVV: _____

143 Dennis Street, PO Box 400, Rockwood ON N0B 2K0 | Tel: 519-856-0757 | Fax: 519-856-0759
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REPORT TO COMMITTEE OF ADJUSTMENT
PLANNING DEPARTMENT

MINOR VARIANCE – PLANNING REPORT

Report Date: August 10, 2020

Application No: MV-14-20-S
Owner: Andrew & Clare Maycock
Location of Property: Part Lot 1, Concession 10, Part Block A and Lot 38 on Plan 544, being Parts 42 & 44 on Plan 13R16884, District of Storrington, Township of South Frontenac, municipally known as 1103 Heron Lane, Loughborough Lake.
Purpose of Application: To vary Sections 5.8.2, 10.3.1 and 5.6.1 of the Township of South Frontenac Zoning Bylaw
Date of Hearing: August 13, 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 to an existing structure

___ zoning relief for other

Official Plan Designation:	**Zoning:**
Rural	Limited Service Residential –Waterfront (RLSW)
Zoning Relief Requested:	
Section 5.8.2 a): Flooding and Shoreline Erosion Hazards	**Relief:** To permit the construction of the above noted porch and carport with a minimum highwater mark setback of 20.4 metres (67 feet), whereas the By-law requires a 30 metre (98.4 feet) setback from the highwater mark for all buildings and structures.
Section 10.3.1: Waterbody Setback	**Relief:** To permit the construction of the above noted porch and carport with a minimum highwater mark setback of 20.4 metres (67 feet), whereas the By-law requires a 30 metre (98.4 feet) setback from the highwater mark for all buildings and structures. **Relief:** To permit lot coverage of 7.4%, whereas the By-Law allows for a maximum of 5% lot coverage for the principal building.
Section 5.6.1: Setback from Private Lanes and Public Roads	**Relief:** To permit the construction of the above noted porch and carport with a minimum setback from the private lane / right-of-way of 4.3 metres (14 feet), whereas the By-Law requires a 5 metre (16.4 foot) setback for all buildings and structures.

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 a 35.2 metre^2 (378 feet^2) carport attached to the existing garage and to construct a 17.48 metre^2 (187.5 feet^2) front porch both located on the lane side, on top of the existing asphalt apron and within the required highwater mark setback.

The subject property is located on the north side of Heron Lane on the south shore of the west basin of Loughborough Lake, which is a highly sensitive trout lake. The topography of the site rises from the shoreline and levels near the rear of the dwelling and Heron Lane. The subject parcel is 0.93 acres (0.38 hectares) and contains a single detached dwelling, a boat house with wooden deck above and a shed.

The proposed carport is approximately 5.5 metres x 6.4 metres (18 feet x 21 feet) and approximately 35.2 metre^2 (378 feet^2) in size. The carport is setback 20.4 meters (67 feet) from the high water mark of Loughborough Lake, 8 metres (26 feet) from the interior east lot line and 4.3 metres (14 feet) from Heron Lane. The proposed carport is located on existing asphalt.

The proposed front porch is approximately 3.8 metres x 4.6 metres (12.5 feet x 15 feet) and approximately 17.48 metre^2 (187.5 feet^2) in size. The front porch is located on the lane side of the property, 5.49 metres (18 feet) from the lane and 3.7 metres (12 feet) from the interior side line to the west and approximately 20.4 metres (67 feet) from the high water mark of Loughborough Lake.

The applicant has indicated that the front porch would include closets for coats and footwear and no additional plumbing is being proposed. The applicant also indicated that the carport would include a structural frame and a roof that would tie into the existing single car garage.

Agency Analysis and Comments

Public Services – Public Services was not circulated as the subject property is located on a lane.

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

KFL&A Public Health – KFL&A Public Health was not circulated as there was no development proposed with regards to the septic system.

Cataraqui Conservation – Cataraqui Conservation Staff have indicated that they have no objection to the application as presented based on their consideration for natural hazards, natural heritage, and water quality protection policies.

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:

1. Does the variance maintain the general intent and purpose of the Official Plan?

a) The subject property is designated Rural in the Official Plan. As per Section 5.7, Lands designated Rural are characterized by a rural landscape which reinforces the historical relationship between Settlement Areas and the surrounding farm, rural and seasonal residential communities to which the Settlement Areas provide basic services. The amount and type of development in the Rural area shall be consistent with maintaining its rural, natural heritage and cultural landscape.

As per Section 5.7.7, Limited service residential development is generally located in the Rural area of the Township on a body of water or a natural water course where the primary means of access is from a private road or a navigable waterway. Permitted uses include, single detached dwellings, seasonal residential dwellings, seasonal dwellings converted to permanent dwellings and home occupations. Furthermore, any proposed limited service residential development shall be designed to preserve as much as possible a site's physical attributes, such as tree coverage, varying topography, scenic views, etc, for the benefit of future residents.

- The proposed minor variance conforms to the general intent and purpose of the Official Plan as the proposed development (carport and front porch) is consistent with the permitted residential use of the property and the proposed location of the development is the farthest from Loughborough Lake.

b) Section 5.2.7 b)(ii) 3) Policies for Development and Site Alterations Adjacent to Lakes and Rivers requires that proposals to construct additions to existing dwellings that are already within the 30 metre setback may be permitted but will be evaluated on the merits of the proposal based on the following:

a) The ultimate gross floor area, building footprint and lot coverage being proposed;
b) The closeness of the existing dwelling to the highwater; and
c) The capacity of the lot to accommodate new development at a greater setback from the high watermark.

- The existing dwelling and other development on the subject property are entirely situated within the required 30 metre setback from the highwater mark of Loughborough Lake. The proposed carport and front porch are to be located on the rear of the dwelling, closest to the lane, and do not encroach closer to the water than existing development, therefore will not reduce the highwater mark setback any further. There are no reasonable alternatives for locating the development outside of the water setback area.

c) Section 5.2.8 Lake Trout Lakes identifies Buck Lake as a Highly Sensitive Lake Trout Lake. All development or site alterations proposed within 30 metres (98.4 feet) of the highwater mark require the submission of an Environmental Impact Assessment prepared in accordance with Section 5.2.11. This policy is consistent with Section 5.2.8 (a)(iv) Highly Sensitive Lake Trout Lakes which requires that minor variance applications be accompanied by an Environmental Impact Assessment in accordance with Section 5.2.11.

- The Township Staff and Cataraqui Conservation Staff did not require an Environmental Impact Assessment as the proposed development will be located outside of the erosion hazard limit and be setback a minimum of 6 metres from the regulatory floodplain of a waterbody. In addition the proposed development will be located on an existing asphalt apron.

2. Does the variance maintain the general intent and purpose of the Zoning By-law?

Consistent with Official Plan policy, Section 5.8 a) of Zoning By-law 2003-75 prohibits development within 30 metres (98.4 feet) of the highwater mark of a waterbody. Section 5.10.2 further describes that where a building is located within the 30 m setback from the highwater mark, it may be renovated or repaired provided that there is no enlargement of the structure, both in terms of floor area and height. Section 10 of the Zoning By-law details the permitted uses and zone regulations for limited service residential waterfront development, including maximum permitted lot coverage of 5% for principal dwellings. Section 5.6.1 of the Zoning By-law details setbacks from private lands and public roads to be a minimum of 5 metres (16.4 feet) from all private lanes.

- The intent of these zoning provisions is to maintain a shoreline buffer of 30 metres in an effort to preserve water quality of the Township's waterbodies and waterways. The proposed variances conform to the general intent and purpose of the Zoning By-law, as the proposed garage is a located on the lane side of the dwelling, furthest away from the 30 metre setback from the highwater mark as possible. The subject property currently has a 5.99% lot coverage which will be increasing to 7.4% with the addition of a carport and the front porch. If the garage was detached it would be permitted to occupy up to 5% lot coverage. The carport and the front porch cover an area of the property that is already an impervious surface and the lot is constrained by the lane. The intent of the zoning by-law is to maintain a manageable size footprint of buildings on the subject property. Currently the house, the deck and the garage are connected which considers them to be part of the principal dwelling. The placement of the front porch meets the setback requirements of the Limited Service Residential – Waterfront zone, with the exception that it is closer to the side private lane than the minimum required 5 metres (16.4 feet). The proposed location is practical given that it is the furthest away from the water and is located in front of the existing garage.

3. Is the requested variance desirable for the appropriate development or use of the land, building or structure in question?

    - The variances are desirable for the appropriate development of the land, as the proposed carport and front porch are consistent with the intended residential use of the property and are proposed within the only building envelope available on the property.

4. Is the variance minor?
    - The variances are minor, as there will be no negative impact on surrounding properties as a result of constructing a carport and a front porch at the proposed location on the property. The proposed carport and front porch are in a reasonable location for its purpose as they are being constructed on an already existing asphalt apron.

Conclusion

It is recommended that the Committee of Adjustment received comments from the public and, pending comments received, **approve** minor variance application MV-14-20-S, 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 35.2 metre^2 (378 feet^2) carport attached to the existing garage 4.3 metres (14 feet) from Heron Lane and to construct a 17.48 metre^2 (187.5 feet^2) front porch 5.49 metres (18 feet) from Heron Lane as per the drawings submitted with MV-14-20-S, attached to the Decision as Schedule "A".

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-14-20-S is applicable only to South Frontenac Township Comprehensive Zoning By-law 2003-75 and not to any subsequent zoning by-laws.

Submitted by: Anna Geladi, Planner, Township of South Frontenac

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

Date of Site Visit: July, 29 2020

Attachments: Map of the Maycock property

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

Date Received: _____ File No: MV-14-20-S

1. Name of Owner(s): ANDREW + CLARE MAYCOCK

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: _____ Lot Number: PLAN 544 38, PT BLK A

Street Number: 1103 Name of Road/Street: HERON LANE

Reference Plan Number: 544 + RP 13R16884 Part Number(s): 42, 43, 44

Roll Number: 060 - 010 - 11900 - 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): 108'

Frontage (on road/lane): CEDAR RIDGES / HERON LANE 89'

Depth: 420.37

Area: 39783 sqft

5. The current zoning of the subject land:

RLSW

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

Construction within 30m of lake front - Existing home is within the 30m zone, 1m relief from 5m setback to Heron lane.

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

As above - the existing house is in the 30m setback from the lake. Carport needs to extend sufficiently from 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:

Heron lane / Cedar Ridges 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?

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)** House	**(2)** Shed	**(3)** Boathouse	**(4)** Deck
Setback from Front Lot Line	30'	30'	4'	4'
Setback from Rear Lot Line	370'	370'	400'	400'
Setback from Side Lot Line	3.6'	0.4'	1.5'	1.5'
Height of Building (Also indicate if it is one story or two story)	single storey with walk out 24'	12'	0	0
Dimensions of Floor Area	2000 sf	336 sf ~~2000 sf~~	400 sf	430 sf
Setback from High Water Mark (If applicable)	30'	30'	4'	4'

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:

	(1)	(2)	(3)	(4)
Type of Structure (E.g. residence)	CARPORT	PORCH		
Setback from Front Lot Line	67'	67'		
Setback from Rear Lot Line	310'	317'		
Setback from Side Lot Line	26'	12'		
Height of Building (Also indicate if it is one story or two story)	21'WX18 WITH EVES	15' X ~~23~~ 12.5' WITH EVES		
Outside Dimensions of Building/Structure	12.5'	12'		
Setback from High Water Mark (If applicable)	67'	67'		

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

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

If yes, please provide details:

_____

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

If yes, please provide details:

18. What are the uses of the proposed development?

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

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

20/11/2018

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

~~1978~~ ± 1980

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

~ 40 YEARS

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

PRIVATE WELL

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

PRIVATE SEPTIC SYSTEM

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

GRADING

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

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

☐ 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.

D

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.

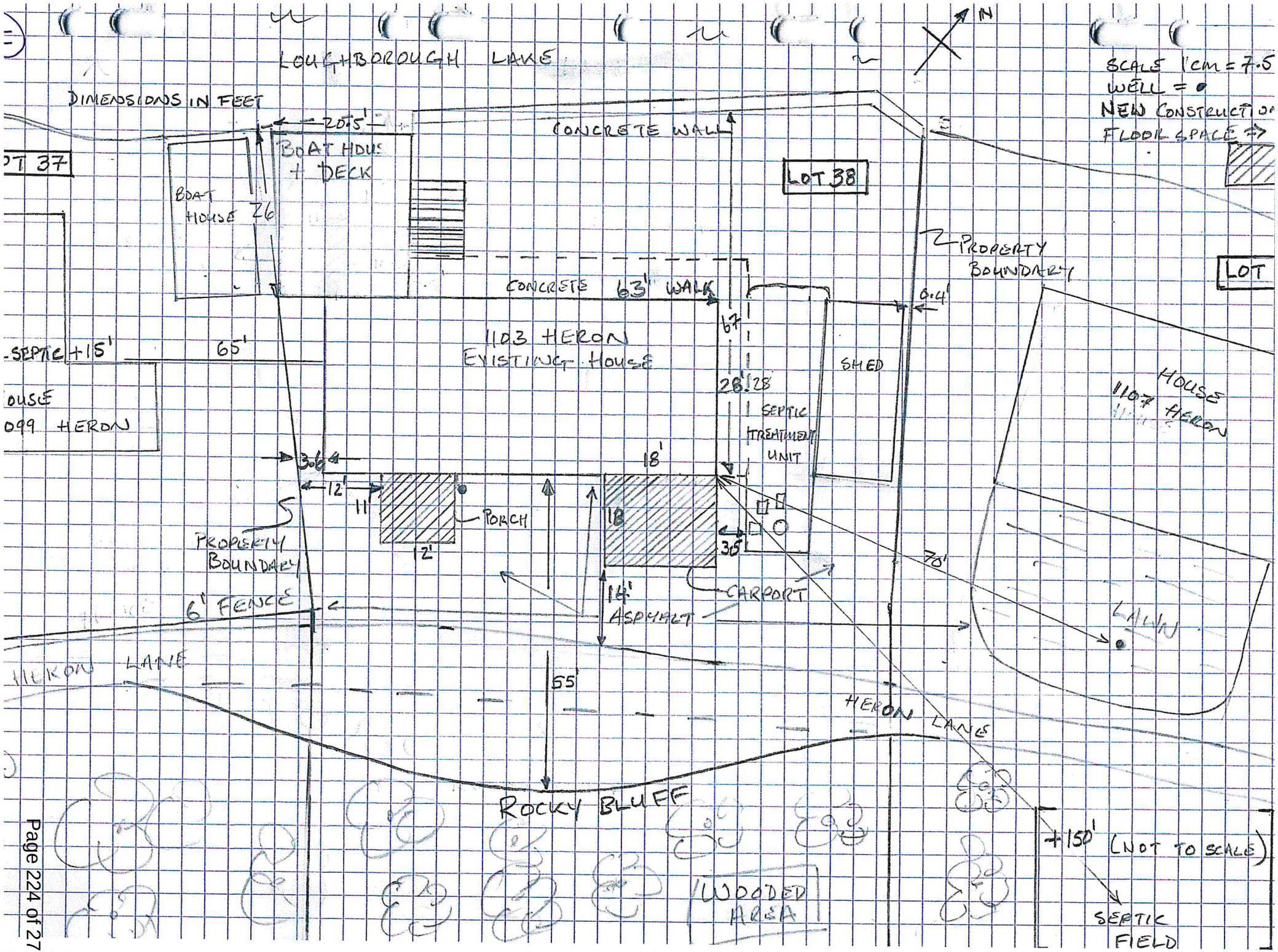
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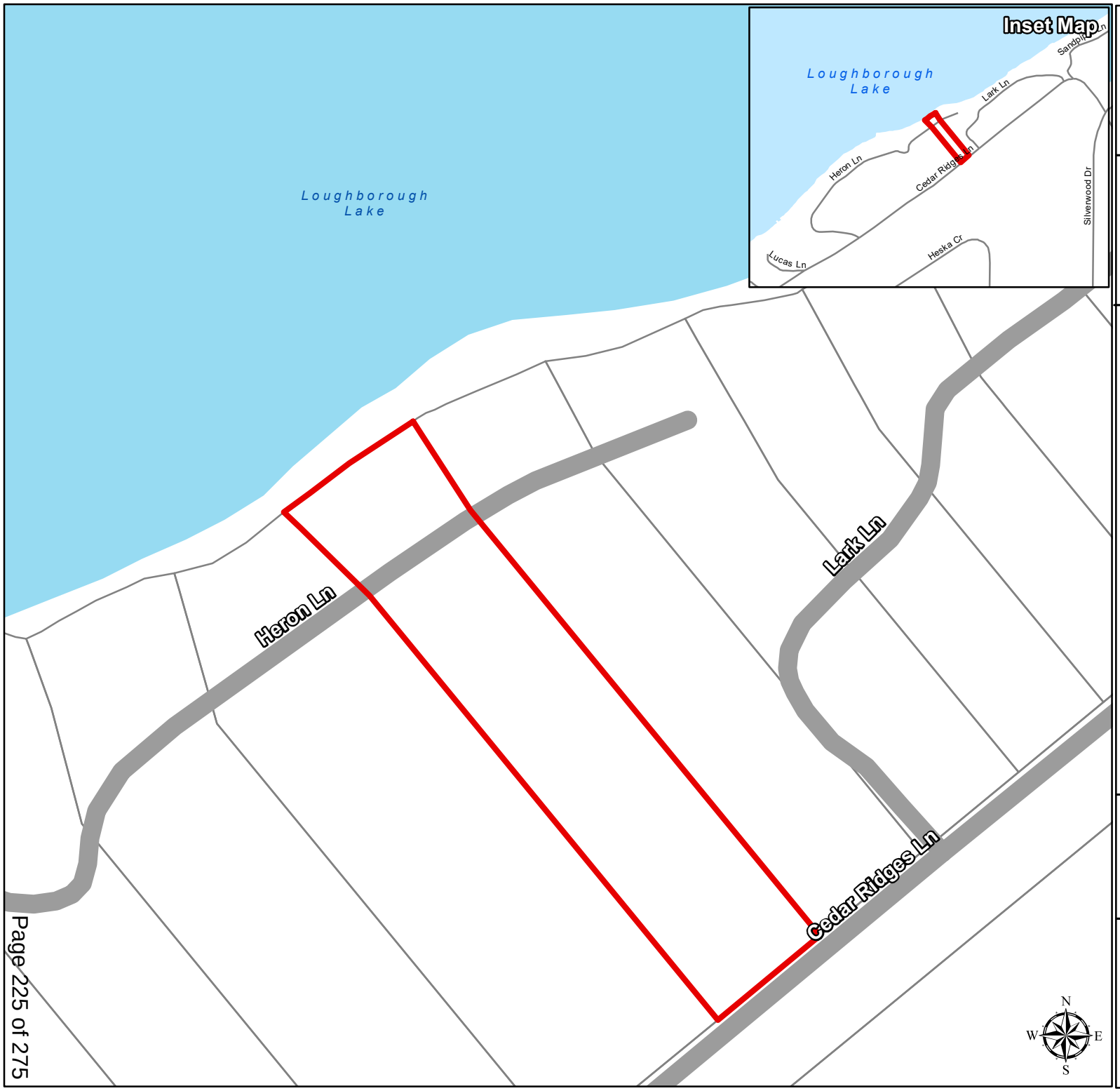
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DATED AT THE TOWNSHIP OF SOUTH FRONTENAC

[redacted]

9


LOUGHBOROUGH LAKE
N
SCALE 1CM = 7.5
WELL = ●
NEW CONSTRUCTION
FLOOR SPACE =>
DIMENSIONS IN FEET
20.5'
BOAT HOUSE + DECK
BOAT HOUSE
26
CONCRETE WALL
LOT 38
PROPERTY BOUNDARY
LOT
CONCRETE
63' WALK
9.4'
67'
1103 HERON
EXISTING HOUSE
65'
SEPTIC +15'
SHED
28'
28'
SEPTIC TREATMENT UNIT
HOUSE
1107 HERON
18'
3.6'
12'
11'
PORCH
18'
3.5'
PROPERTY BOUNDARY
6' FENCE
14'
ASPHALT
CARPORT
70'
LAWN
HERON LANE
55'
HERON LANE
ROCKY BLUFF
+150' (NOT TO SCALE)
SEPTIC FIELD
WOODED AREA



MV-14-20-S
(Maycock)

1103 HERON LANE

Legend

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

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

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

Scale 1:1,087

0 5 10 20 30 40

Meters

UTM Projection NAD 83

July 29, 2020 File: MV/FRS/138/2020

Sent by E-mail

Ms. Claire Dodds, Director of Development Services
Township of South Frontenac
P.O. Box 100
Sydenham, Ontario
K0H 2T0

Dear Ms. Dodds:

Re: Application for Minor Variance MV-14-20-S (Maycock)
Part Lot 10, Concession 1; 1103 Heron Lane
Loughborough District, Township of South Frontenac
Waterbody: Loughborough Lake (West Basin)

Cataraqui Conservation staff have reviewed the above-noted application for minor variance and provide the following comments for the Committee of Adjustment's consideration.

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

- Reduce the required setback from the highwater mark from 30 metres, as required by Section 5.8.2.a) and Section 10.3.1 of the South Frontenac Zoning By-law, to 20.4 metres in order to permit the construction of an addition.

Site Description

The property is located on the north side of Heron Lane on the south shore of the west basin of Loughborough Lake. The topography of the site can be characterized as rising up quickly from the shoreline and then levelling out in the location of the rear of the dwelling and Heron Lane, then rising rapidly again toward the south. Currently, the property contains a single family dwelling and associated development.

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

The west basin of Loughborough Lake is designated at a highly sensitive Lake Trout lake in the Official Plan.

Discussion

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

Natural Hazards

Flooding: The highest recorded water level for Loughborough Lake is 125.03 metres geodetic. For Loughborough Lake, the highest recorded water level is used in lieu of an engineered flood plain. Cataraqui Conservation's Environmental Planning Policy (April 2015) requires all development and site alteration to be setback a minimum of 6 metres from the regulatory floodplain of a waterbody. Based upon elevation mapping data, the development proposal complies with this policy.

Erosion: Section 5.8.2.b) of the Zoning by-law requires that no building or structure or septic tank installation shall be located within 15 metre horizontal of the top of bank of any embankment, the slope of which is greater than 30% from horizontal. Cataraqui Conservation defines the extent of potential erosion hazards to include an allowance for toe erosion (estimated to be 2 metres), a stable slope allowance for till shorelines of 3(h):1(v) (estimated to be 9 metres), plus an erosion access allowance of 6 metres. Therefore, the erosion hazard limit extends 17 metres inland from the stable toe of slope. Staff note that the proposed development will be located outside of the erosion hazard limit.

Staff have no concerns with the proposal from a natural hazards perspective.

Water Quality

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

Staff recognize that the existing residential dwelling is in non-compliance with the current zoning by-law for the Township of South Frontenac and is entirely situated within the required 30 metre setback from the highwater mark of Loughborough Lake. The proposed construction of the proposed additions onto the structure will therefore also be within the water setback.

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

The proposed additions are to be constructed on the rear / road side of the dwelling, do not encroach closer to the water than existing development, the setback is as far back from the water as is reasonably possible due to site constraints (e.g. Heron Lane) and complies with lot coverage provisions of the zoning by-law. Also, although Section 5.2.8 requires the submission of an Environmental Impact Assessment (EIA), it is the opinion of staff that an EIA is not required in this instance due to the mitigating factors noted above.

In addition, staff note that Section 5.2.8 of the Official Plan requires that development adjacent to a sensitive lake trout lake will be subject to site plan control. *Staff recommend that as part of site plan control, that roof runoff be directed away from the lake, and that the area between the dwelling and the lake be maintained as a vegetated buffer.*

Recommendation

Staff have no objection to the approval of application MV-14-20-S based on our consideration for natural hazards, natural heritage, and water quality protection policies.

<u>Ontario Regulation 148/06</u>
Please note that a portion of the property is subject to Ontario Regulation 148/06: Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses, which is administered by Cataraqui Conservation. The purpose of the

regulation is to ensure that proposed changes (e.g. development and site alteration) to a property are not affected by natural hazards, such as flooding and erosion, and that the changes do not put other properties at greater risk from these hazards. The proposed additions will require a permit from Cataraqui Conservation prior to development taking place.

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

Yours truly,

Andrew Schmidt

Andrew Schmidt
Supervisor, Development Review

/as
c.c. Andrew & Clarke Maycock, applicants (via e-mail)
Anna Geladi, South Frontenac Township (via e-mail)
Michelle Hannah, South Frontenac Township (via e-mail)

REPORT TO COMMITTEE OF ADJUSTMENT
PLANNING DEPARTMENT

Report Date: August 10, 2020

Application No: MV-18-20-P
Owners: Jim & Jen McNeely
Location of Property: Part of Lot 8, Concession 11, District of Portland, Township of South Frontenac, municipally known as 1124 Storms Lane, Verona Rock Lake
Purpose of Application: To vary Sections 5.8.2(a) & 10.3.2 of the Township of South Frontenac Zoning By-law
Date of Hearing: July 9, 2020

Recommendation: That provisional approval be:

✓ granted with conditions (attached)

___ deferred

___ denied

Purpose:

✓ zoning relief for construction of a new building

___ zoning relief for replacement of an existing building

___ zoning relief for other

Official Plan Designation:	**Zoning:**
Rural & Environmental Protection	Limited Service Residential – Waterfront (RLSW)
Zoning Relief Requested:	
Section 5.8.2 a): Flooding and Shoreline Erosion Hazards	**Relief:** To permit the construction of a detached garage with a highwater mark setback of 16 metre (52.5 feet), whereas the Zoning By-law requires a minimum 30 metre (98.4 feet) setback from the highwater mark for all buildings and structures.
Section 10.3.2: High water Mark Setback	**Relief:** To permit the construction of a detached garage with a highwater mark setback of 16 metre (52.5 feet), whereas the Zoning By-law requires a minimum 30 metre (98.4 feet) setback from the highwater mark for all accessory buildings and structures.

Review:

This application for a variance:

✓ Is consistent with the Provincial Policy Statement (s. 3(5) *Planning Act*);

✓ Maintains with the general intent and purpose of the County of Frontenac Official Plan;

✓ Maintains with the general intent and purpose of the Township of South Frontenac Official Plan;

✓ Maintains with the general intent and purpose of the Township of South Frontenac Zoning By-law 2003-75 (or will subject to approval for the minor variance);

✓ Is desirable for the appropriate development of the land, building or structure in question; and

✓ Is minor.

Proposal

An application for minor variance was received to permit the construction of a 67 square metre (720 square foot) accessory building (one-storey detached garage) 14.9 metres (49 feet) from the highwater mark of Verona Rock Lake. Since the application was submitted, the proposed setback from the new garage to the highwater mark of Verona Rock Lake was revised to 16 metres (52.5 feet). The revised setback reflects a more accurate delineation of the highwater mark on the property. The proposed location of the garage is the only location on the 0.3 hectare (0.7 acre) lot that would not infringe on the existing power line, septic system and well. The proposed garage would be set back farther from the highwater mark than the existing single detached dwelling.

The applicants have removed an existing wooden shed, and will remove a second shed, that overlap with the proposed location of the garage. An existing 35.7 square metre (384 square foot) shed will remain in its current location in the southeast corner of the property.

Agency Analysis and Comments

Public Services Department – Public Services was not circulated the application as the property is located on a private lane.

Building Department – The Building Department has no objections to the application as presented and will review the detailed building plans through the Building Permit process, should the application be approved.

KFL&A Public Health – KFL&A Public Health was not circulated the application as the garage would not contain plumbing fixtures and would not be in proximity to the existing septic system.

Quinte Conservation – Quinte Conservation staff completed a floodplain survey on the property, and are satisfied that there is room for the proposed garage outside of the flood hazard. They have no objection to the application as presented.

Public Comments – At the time of the writing of this report, one written comment was received from adjacent landowners. The landowners supported the proposed garage.

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 variance maintain the general intent and purpose of the Official Plan?

- The proposed variances maintain the general intent and purpose of the Official Plan as the proposed garage is consistent with the permitted residential use of the property.
- The proposed garage is located outside of the Environmental Protection designation on the property. The Environmental Protection designation corresponds with the 1:100 year floodplain of Verona Rock Lake.

Does the variance maintain the general intent and purpose of the Zoning By-law?

- The proposed variances maintain the general intent and purpose of the Zoning By-law as the proposed garage (accessory building) is a permitted use on the subject property, it would not exceed the maximum lot coverage permitted for accessory buildings, and the

proposed location complies with the setback requirements of the RLSW zone, with the exception of the reduced front yard and high water mark setback. The proposed garage would be set back farther from the highwater mark than the existing single detached dwelling. The proposed location and orientation of the detached garage is practical on the subject property.

Is the requested variance desirable for the appropriate development or use of the land, building or structure in question?

- The variances are desirable for the appropriate development of the subject property, as a detached garage would be accessory to the existing single detached dwelling. The proposed garage would be set back farther from the high water mark than the existing single detached dwelling. The proposed location of the garage is the only location on the lot that would not infringe on the existing power line, septic system and well, and would avoid a hill.

Is the variance minor?

- The variances are minor as there will be no negative impact on the lake and on surrounding properties as a result of constructing the garage at the proposed location on the property. The proposed garage is in a reasonable location for its purpose.

Conclusion

It is recommended that the Committee of Adjustment receive comments from the public and, pending comments received, **approve** minor variance application MV-18-20-P, 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 67 square metre (720 square foot) one-storey detached garage to be constructed to the south of the existing single detached dwelling, as per the drawings submitted with MV-18-20-P. The garage will be located a minimum of 16 metres (52.5 feet) from the high water mark of Verona Rock 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-18-20-P is applicable only to South Frontenac Township Comprehensive Zoning By-law 2003-75 and not to any subsequent zoning by-laws.

Submitted by: Christine Woods, MCIP RPP, Senior Planner

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

Date of Site Visit: June 24, 2020

Attachment: Map of the McNeely property

Complete application June 18, 2020

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

Date Received: June 6th, 2020 File No: MV-18-20-P

1. Name of Owner(s): Jim & Jen McNeely

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: XI Lot Number: 8

Street Number: 1124 Name of Road/Street: Storms Lane

Reference Plan Number: 13R Part Number(s): 2287

Roll Number: _____

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

Frontage (on water): 219' Frontage (on road/lane): Lot is located on a lane. Right of way.

Depth: Irregular 150' 93' Area: Appx 1 acre

5. The current zoning of the subject land:

Residential

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

Permission to build within 30m from high water mark but no closer then the existing dwelling.

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

Only location that isn't infringing on power lines, Septic, hills and well.

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

Name of Road/Lane:

Storms Lane

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

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

Residential

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

☒ Yes ☐ No

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

Type of Structure (E.g. residence)	(1) House	(2) Shed on hill	(3) Small Shed	(4) Wood storage Shed
Setback from Front Lot Line	37'	105'	60'	80'
Setback from Rear Lot Line	63'	2'	70'	45'
Setback from Side Lot Line	55'	1'	2'	10'
Height of Building (Also indicate if it is one story or two story)	one story 15'	10' one story	7'	8'
Dimensions of Floor Area	1800 square feet	384 square feet	100 Square feet	100 Square feet
Setback from High Water Mark (If applicable)	37'	105'	60'	80'

13. The proposed uses of the subject land:

Residential

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

☒ Yes ☐ No

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

	(1)	(2)	(3)	(4)
Type of Structure (E.g. residence)	Garage (one story)			
Setback from Front Lot Line	49'			
Setback from Rear Lot Line	60'			
Setback from Side Lot Line	14'			
Height of Building (Also indicate if it is one story or two story)	19' one story			
Outside Dimensions of Building/Structure	24' x 30'			
Setback from High Water Mark (If applicable)	49'			

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:

Taking down 10'x10' wood storage shed

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

If yes, please provide details:

18. What are the uses of the proposed development?

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

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

June 1, 2001

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

1960's

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

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:

Private Well

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

Private Septic.

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

Natural drainage

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

☐ Yes ☒ No

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

---

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

☐ Yes ☒ No

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

---

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.

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

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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.

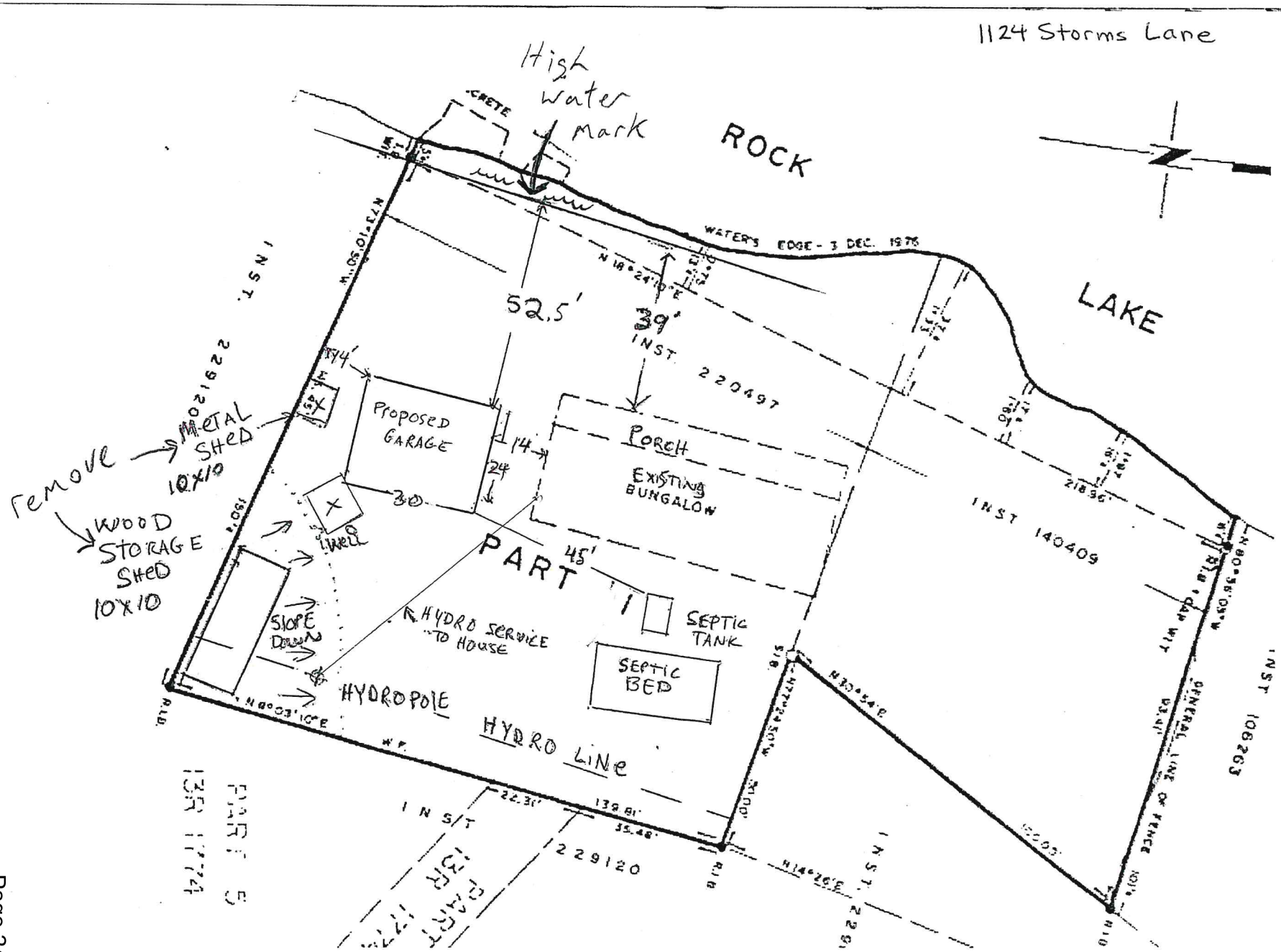
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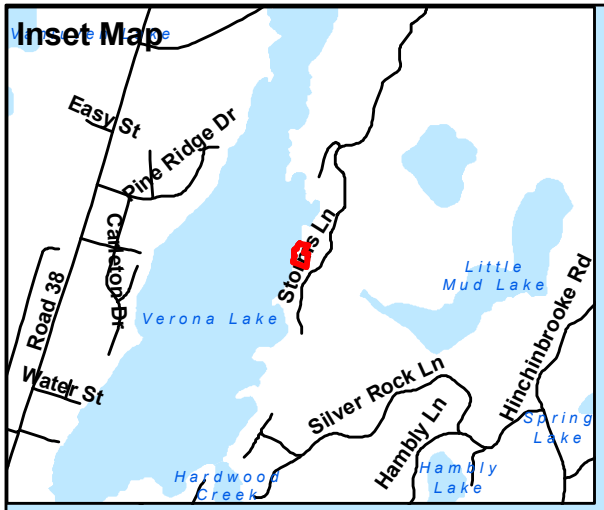
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The Owner/Applicant/Agent further agrees that, until such requests have been complied with, the municipality will have no continuing obligation to process the application or attend or be represented at the Ontario Municipal Board or any court or other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

DATED AT THE TOWNSHIP OF SOUTH FRONTENAC

[redacted]


1124 Storms Lane
High water mark
ROCK
LAKE
WATER'S EDGE - 3 DEC. 1976
CRETE
52.5'
39'
INST 220497
PROPOSED GARAGE
PORCH
EXISTING BUNGALOW
INST 140409
INST 108293
PART
45'
Remove
METAL SHED 10X10
WOOD STORAGE SHED 10X10
SLOPE DOWN
HYDRO SERVICE TO HOUSE
SEPTIC TANK
SEPTIC BED
HYDRO POLE
HYDRO LINE
GENERAL LINE & FENCE
INST 229120
PART OF PIN 37524



Verona Lake

Storms Ln

N
W
E
S

Page 241 of 275

TOWNSHIP OF SOUTH FRONTENAC

McNEELY
MV-18-20-P

1124 STORMS LANE

Legend

- Road
- Subject Property
- Parcel Fabric
- Provincially Significant Wetland
- Waterbody
- Wetland

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Scale 1:800

0 5 10 20 30 40

Meters

UTM Projection NAD 83

Quinte CONSERVATION

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

QUINTE CONSERVATION - PLANNING ACT REVIEW

QC File No. PL0136-2020

Municipality:	**Township of South Frontenac**		
Owner	**Jim & Jen McNeely**		
Location:	**1124 Storms Lane**	**Lot 8, Concession 11**	**Portland**
Roll #:	**1029080050116000000**		
Application Description:	**Minor Variance** File No. MV-18-20-P	**Provide relief of the 40m setback for new garage**	
Feature:	**Verona Lake & associated unnamed wetland**		
Comments:	***Planning Act* - Natural Hazard policies of the Provincial Policy Statement and Quinte Conservation Planning Act Review policy** Conservation Authorities have Provincially delegated responsibilities to represent Provincial interests regarding natural hazards under section 3.1 of the Provincial Policy Statement (PPS) (2020). 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. Staff are satisfied that the application as presented is consistent with section 3.1 of the PPS as there is sufficient area for development outside the flood hazard. **Ontario Regulation #319/09 (Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses** The subject lands lie within the regulated area of Verona Lake and the unnamed wetland (by virtue of Ontario Regulation #319/09 – Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses). 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 45 metres of the 1:100 year floodplain of Verona Lake and within 120meters of the unnamed wetland. There will be a fee associated with the permit application. The permit fee is separate from the fee required for this planning application. **Quinte Region Source Protection Plan** Quinte Conservation provides Risk Management services as prescribed by the *Clean Water Act*, 2006 on behalf of member municipalities. Part of this is reviewing building and planning applications to ensure no new significant drinking water threats as outlined in the Quinte Region Source Protection Plan are created. Policies for significant threats in the Quinte Region Source Protection Plan are not applicable as the subject property lies outside of an intake protection zone or wellhead protection area for a municipal drinking water system. As such no Section 59 Clearance Notice is required. ***Planning Act* - Natural Heritage policies of the Provincial Policy Statement** 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.		
Final Comments:	Quinte Conservation has no objection to the application as presented. Staff completed a site visit on July 15, 2020 to survey the 1:100 year floodplain of Verona Lake and are satisfied that there is room for the proposed garage outside of the flood hazard.		

Elizabeth Lowe
Planning and Regulations Technician

July 23, 2020
Date

Sharlene Richardson
Regulations Officer

REPORT TO COMMITTEE OF ADJUSTMENT
PLANNING DEPARTMENT

Report Date: August 10, 2020

Application No: MV-20-20-S
Owner: Kevin Peacock
Location of Property: Part of Lot 14, Concession 8, District of Storrington, Township of South Frontenac, municipally known as 4080 Hideaway Lane, Dog Lake
Purpose of Application: To vary Sections 5.8.2(a), 10.3.1 & 10.3.2 of the Township of South Frontenac Zoning By-law
Date of Hearing: August 13, 2020

Recommendation: That provisional approval be:

✓ granted with conditions (attached)

___ deferred

___ denied

Purpose:

✓ zoning relief for construction of a new building

✓ zoning relief for replacement of an existing building

___ zoning relief for other

Official Plan Designation:	**Zoning:**
Rural	Limited Service Residential – Waterfront (RLSW)
Zoning Relief Requested:	
Section 5.8.2 a): Flooding and Shoreline Erosion Hazards	**Relief:** To permit the construction of a single detached dwelling with a minimum setback of 12.8 metres (42 feet), and a storage shed with a minimum setback of 22.2 metres (73 feet) from the highwater mark of Dog Lake, whereas the Zoning By-law requires a minimum 30 metre (98.4 feet) setback from the highwater mark for all buildings and structures.
Section 10.3.1: Front Yard and High water Mark Setback (Dwelling)	**Relief:** To permit the construction of a single detached dwelling with a minimum front yard depth and highwater mark setback of 12.8 metres (42 feet), whereas the Zoning By-law requires a minimum 30 metre (98.4 feet) front yard and setback from the highwater mark for the principal dwelling.
Section 10.3.2: High water Mark Setback (Storage shed)	**Relief:** To permit the construction of a storage shed with a minimum setback of 22.2 metres (73 feet) from the highwater mark, whereas the Zoning By-law requires a minimum 30 metre (98.4 feet) setback from the highwater mark for all accessory buildings and structures.

Review:

This application for a variance:

✓ Is consistent with the Provincial Policy Statement (s. 3(5) *Planning Act*);

- ✓ Maintains with the general intent and purpose of the County of Frontenac Official Plan;
- ✓ Maintains with the general intent and purpose of the Township of South Frontenac Official Plan;
- ✓ Maintains with the general intent and purpose of the Township of South Frontenac Zoning By-law 2003-75 (or will subject to approval for the minor variance);
- ✓ Is desirable for the appropriate development of the land, building or structure in question; and
- ✓ Is minor.

Proposal

An application for minor variance was received to permit the construction of a single detached dwelling with an attached deck within the required 30 metre setback from the highwater mark and the required 30 metre front yard, as well as a storage shed within the required 30 metre setback from the highwater mark.

The subject property is approximately 0.93 hectares (2.3 acres) in area and has water frontage on Dog Lake along its southern and eastern property lines. The property contains an existing 69 square metre (744 square foot) cottage with 1.9 square metre (20 square foot) attached deck and an 8.9 square metre (96 square foot) shed. The existing cottage and shed are located on a rock outcrop that slopes toward the lake and inland to the north.

The applicant proposes to demolish the existing cottage and deck, and to construct a new one-storey dwelling with attached L-shaped deck in the same location of the existing cottage. The dwelling will be 110.4 square metre (1188 square foot) in area and the deck will be 25.1 square metre (270 square foot) in area. The dwelling height would be 0.6 metres (2 feet) greater than that of the existing cottage. The proposed dwelling and attached deck would maintain the minimum 12.8 metre (42 foot) high water mark setback and front yard depth of the existing cottage. The application indicates that the dwelling will have a minimum 14.3 metre (47 foot) setback from the highwater mark and the attached deck will have a minimum 12.8 metre (42 foot) setback from the highwater mark.

The proposed 29.7 square metre (320 square foot) storage shed would be located in a depression on the inland side of the rock outcrop and at the foot of a ridge that runs most of the length of the property, at least 22.2 metres (73 feet) from the high water mark at the eastern shoreline.

The total lot coverage for all buildings on this property will be 1.6%.

A new septic system would be located at the north end of the property, a minimum of 30 metres from the high water mark and a minimum of 15 metres from a wetland.

Agency Analysis and Comments

Public Services Department – Public Services was not circulated the application as the property is located on a private lane.

Building Department – The Building Department has no objections to the application as presented and will review the detailed building plans through the Building Permit process, should the application be approved.

KFL&A Public Health – KFL&A Public Health has no objections to the proposed minor variance.

Rideau Waterway Development Review Team – The Rideau Waterway Development Review Team (RWDRT), represented by Parks Canada and Cataraqui Conservation, coordinate review of

applications that are adjacent to the Rideau Canal within the Cataraqui Watershed. The RWDRT offered no objection to the approval of the application based on its consideration for natural hazard, natural and cultural heritage, and water quality and quantity protection policies.

Public Comments – At the time of the writing of this report, no written comments had 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 variance maintain the general intent and purpose of the Official Plan?

- The proposed variances maintain the general intent and purpose of the Official Plan as the proposed dwelling and storage shed are consistent with the permitted residential use of the property, and the character of Hideaway Lane.

- The existing substandard sewage disposal system would be replaced with a new septic system that would be located at the north end of the property, a minimum of 30 metres from the highwater mark and a minimum of 15 metres from a wetland. A variance is not required for the replacement of an existing substandard system.

Does the variance maintain the general intent and purpose of the Zoning By-law?

- The proposed variances maintain the general intent and purpose of the Zoning By-law as the proposed dwelling and storage shed (accessory building) are permitted uses on the subject property, are within the maximum lot coverage permitted, and the proposed locations comply with the setback requirements of the RLSW zone, with the exception of the reduced front yard and highwater mark setback. The proposed dwelling would maintain the minimum 12.8 metre (43 foot) high water mark setback and front yard depth of the existing cottage. The proposed locations and orientation of the dwelling and storage shed are practical given the physical characteristics of the property.

Is the requested variance desirable for the appropriate development of the land, building or structure in question?

- The variances are desirable for the appropriate development of the subject property, as the proposed dwelling is consistent with the residential use of the property and the proposed dwelling is located in the same general area as the existing cottage. The proposed dwelling would be located on the general footprint of the existing cottage in an area of exposed bedrock and shallow soils. The forested ridge behind the dwelling would be maintained. The storage shed would be accessory to the dwelling. The shed would be located in a depression on the inland side of the rock outcrop and at the foot of the ridge, and would not be visible from the water.

Is the variance minor?

- The variances are minor as there will be no negative impact on the lake and on surrounding properties as a result of constructing the dwelling and storage shed at the proposed locations on the property. The proposed buildings are in reasonable locations for their purpose.

Conclusion

It is recommended that the Committee of Adjustment receive comments from the public and, pending comments received, **approve** minor variance application MV-20-20-S, 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 110.4 square metre (1188 square foot) dwelling with a 25.1 square metre (270 square foot) attached deck. The dwelling will have a minimum 14.3 metre (47 foot) setback from the high water mark and front yard depth and the attached deck will have a minimum 12.8 metre (42 foot) setback from the high water mark and front yard depth, as per the drawings submitted with MV-20-20-S, attached to the Decision as Schedule “A”.

2. The applicant is required to enter into a Development Agreement to be registered on the title of the property to the satisfaction of the Township to address the following matters and environmental standards of the Township prior to the issuance of a building permit:

    a. The use of appropriate erosion control measures (e.g. silt fence, straw bales) during construction.

    b. Maintaining existing trees and vegetation as a natural buffer and so the dwelling will blend in with the surrounding landscape.

    c. The removal of any excavated materials from the site so that it is not used as fill within 30 metres of the lake.

    d. Roof runoff will be directed away from the shoreline of Dog Lake.

    e. Proper decommissioning of the existing septic system.

3. A building permit is required for demolition of the existing cottage and 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.

4. Minor variance MV-20-20-S is applicable only to South Frontenac Township Comprehensive Zoning By-law 2003-75 and not to any subsequent zoning by-laws.

Submitted by: Christine Woods, MCIP RPP, Senior Planner

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

Dates of Site Visit: May 29, 2020
August 10, 2020

Attachment: Map of the Peacock property

Complete application
June 18, 2020

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

Date Received: June 12, 2020 File No: MV-20-20-S

1. Name of Owner(s): KEVIN MATTHEW PEACOCK

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

Phone number of Owner(s): [redacted]

Email Address of Owner(s): [redacted]

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

Name of Authorized Agent: N/A

Full Mailing Address of Authorized Agent: _____

_____

Phone number of Authorized Agent: _____

Email Address of Authorized Agent: _____

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

_____
Signature(s) of Owner(s)

3. The description of the subject land:

District: ☐ Bedford ☐ Portland ☐ Loughborough ☒ Storrington

Concession Number: 8 Lot Number: 14

Street Number: 4080 Name of Road/Street: HIDEAWAY LANE

Reference Plan Number: 1588 Part Number(s): 13R13998 PART 1

Roll Number: 060-060-01782-0000

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

Frontage (on water): 722 FT Frontage (on road/lane): 490 FT

Depth: 377 FT Area: 2.30 ACRES

5. The current zoning of the subject land:

LSWR

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

PROPOSING TO BUILD RESIDENCE AND STORAGE SHED WITHIN 30 METRE FROM HIGH WATER MARK

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

EXISTING BUILDING IS ALREADY WITHIN 30 METRE SET BACK AND STEEP, ROCKY TERRAIN LIMITS OTHER OPTIONS

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

Name of Road/Lane:

HIDEAWAY LANE

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

N/A

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

RESIDENTIAL

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

☒ Yes ☐ No

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

Type of Structure (E.g. residence)	(1) RESIDENCE	(2) SHED	(3) DECK	(4)
Setback from Front Lot Line	51 FT	110 FT	42 FT	
Setback from Rear Lot Line	262 FT	208 FT	298 FT	
Setback from Side Lot Line	94.7 FT	91.7 FT	102 FT	
Height of Building (Also indicate if it is one story or two story)	14 FT 1 STORY	8 FT 1 STORY	4 FT 1 STORY	
Dimensions of Floor Area	744 SQ FT	96 SQ FT	20 SQ FT	
Setback from High Water Mark (If applicable)	51 FT	110 FT	42 FT	

13. The proposed uses of the subject land:

RESIDENTIAL

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

☒ Yes ☐ No

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

Type of Structure (E.g. residence)	(1) RESIDENCE	(2) STORAGE SHED	(3) DECK	(4) STAIRS
Setback from Front Lot Line	47 FT	144 FT	42 FT	100 FT
Setback from Rear Lot Line	262 FT	172 FT	272 FT	197 FT
Setback from Side Lot Line	91.7 FT	123 FT	79.7 FT	110 FT
Height of Building (Also indicate if it is one story or two story)	16 FT 1 STORY	14 FT 1 STORY	4 FT	4 FT
Outside Dimensions of Building/Structure	36' X 33'	16' X 20'	10' X 20' 14' X 5' L-SHAPED	16' X 4'
Setback from High Water Mark (If applicable)	47 FT	144FT	42 FT	100 FT

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

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

If yes, please provide details:

DEMOLISH EXISTING COTTAGE IN ORDER TO BUILD A NEW RESIDENCE

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:

JANUARY 6, 2020

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

1948

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

72 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:

A PRIVATE WELL ON PROPERTY

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

OTHER MEANS - UNSURE OF DISPOSAL SYSTEM

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

NO. NATURAL DRAINAGE

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

☐ Yes ☒ No

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

---

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

☐ Yes ☒ No

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

---

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

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

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

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

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

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

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

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

AGREEMENT TO INDEMNIFY

Attached to this application is a cheque payable to the Township of South Frontenac in the amount of $747.00 representing payment of the application fee.

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

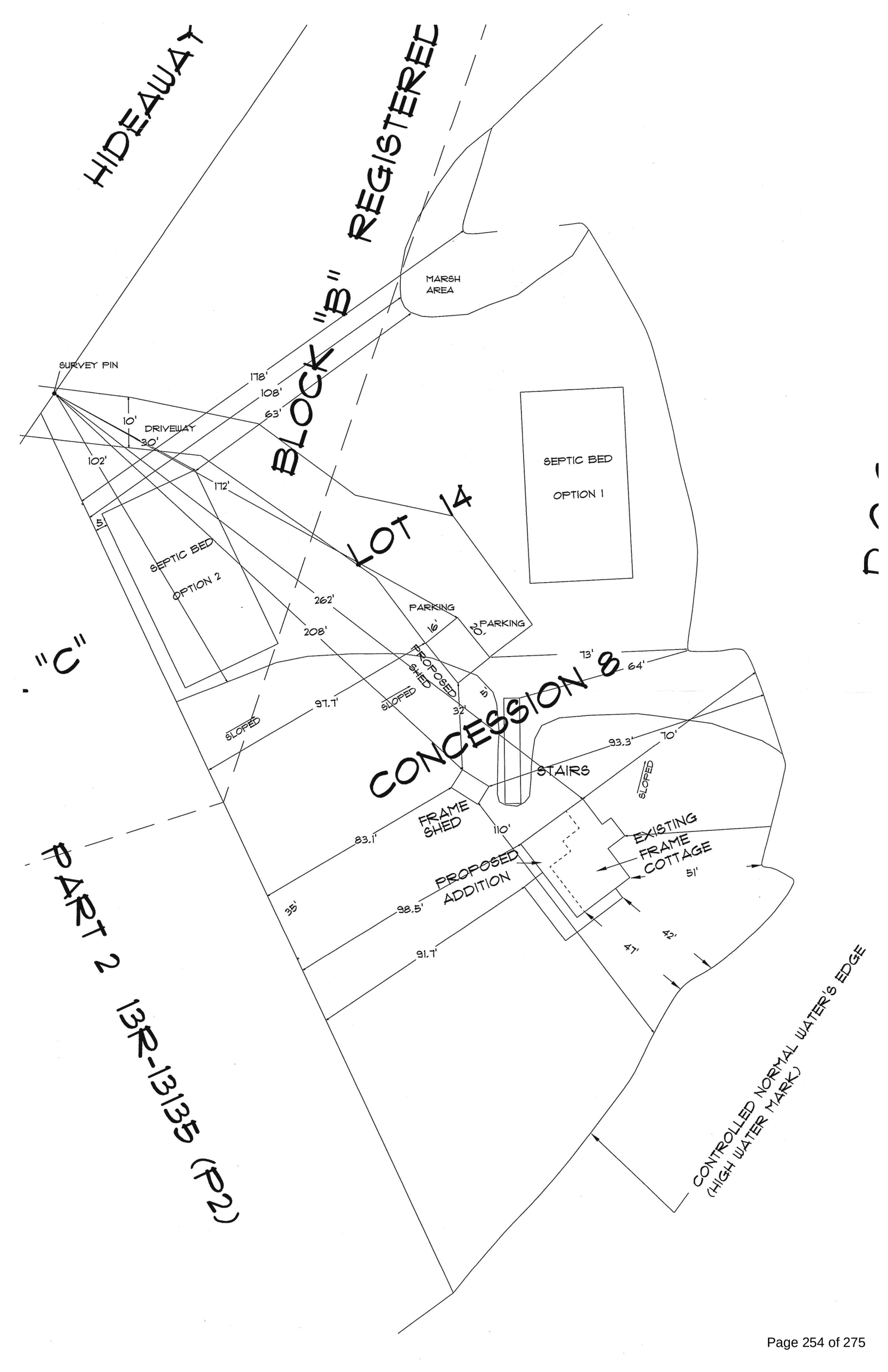
The Owner/Applicant/Agent agrees to reimburse and indemnify the municipality for all fees and expenses incurred by the municipality to process the application, including any fees and expenses attributable to proceedings before the Ontario Municipal Board or any court or other administrative tribunal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

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

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

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

[redacted]

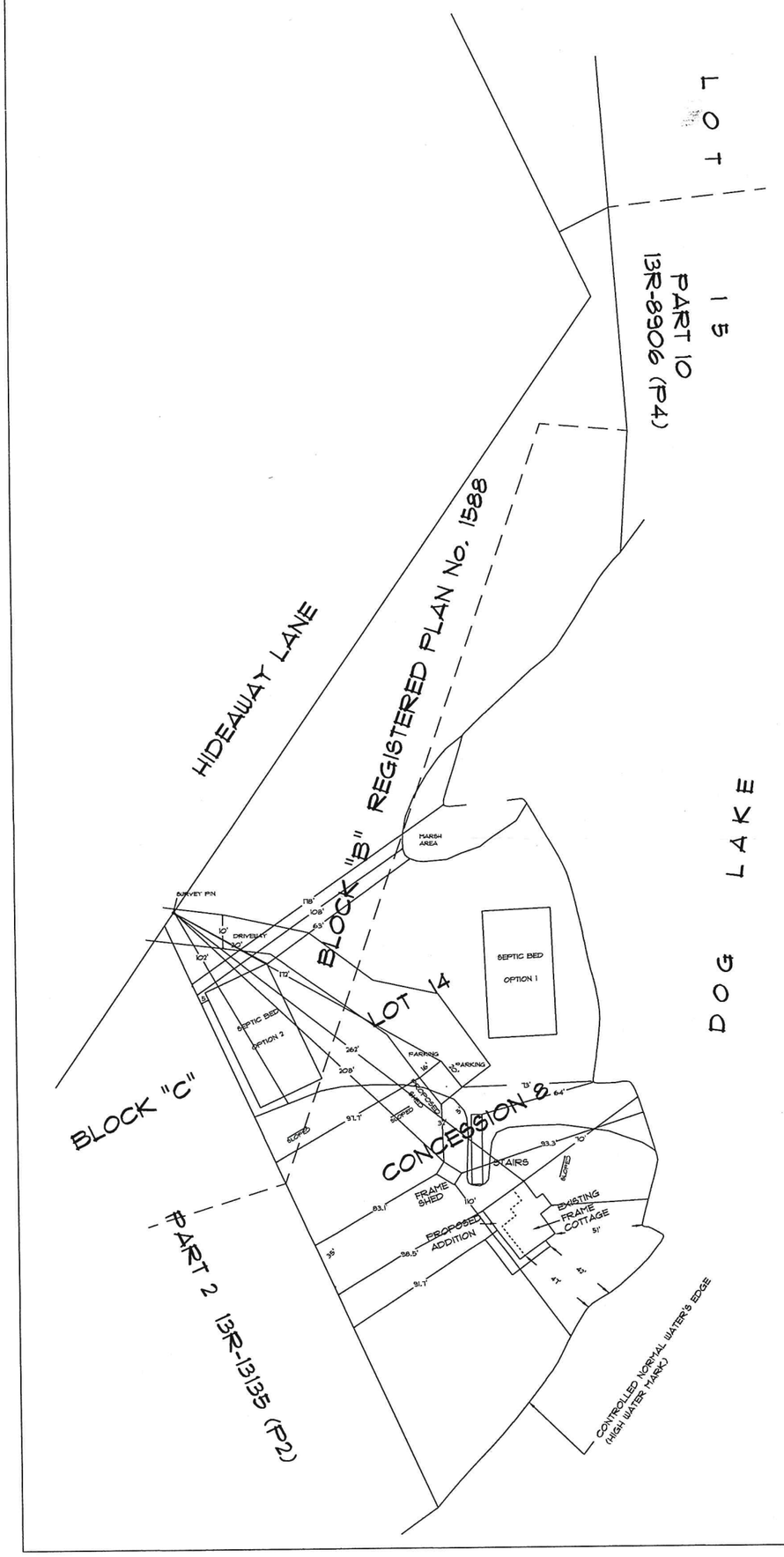

HIDEAWAY
REGISTERED
BLOCK "B"
MARSH AREA
SURVEY PIN
178'
108'
63'
10'
DRIVEWAY
30'
102'
172'
5'
SEPTIC BED
OPTION 1
SEPTIC BED
OPTION 2
LOT 14
262'
208'
PARKING
16'
20'
PARKING
PROPOSED SHED
5'
32'
73'
64'
97.7'
SLOPED
SLOPED
93.3'
70'
CONCESSION 8
STAIRS
SLOPED
FRAME SHED
110'
83.1'
EXISTING FRAME COTTAGE
51'
PROPOSED ADDITION
35'
98.5'
91.7'
41'
43'
"C"
PART 2 13R-13135 (P2)
CONTROLLED NORMAL WATER'S EDGE
(HIGH WATER MARK)

SKETCH TO SHOW
BLOCK "B", REGISTERED PLAN No. 1588
AND PART OF LOT 14
CONCESSION 8
MUNICIPAL TOWNSHIP OF STORRINGTON
TOWNSHIP OF SOUTH FRONTENAC
COUNTY OF FRONTENAC

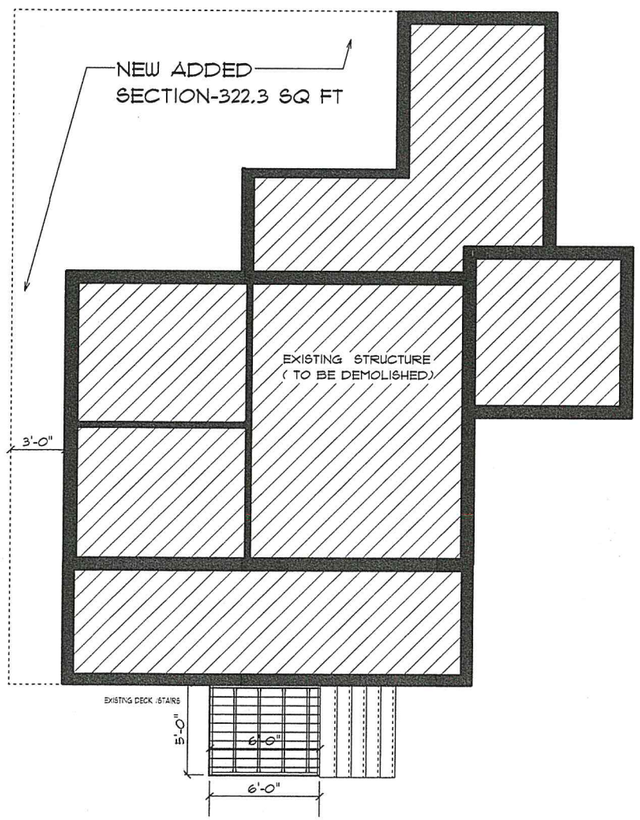
SCALE: 1"=50'

50ft 25ft 0 50ft 150ft

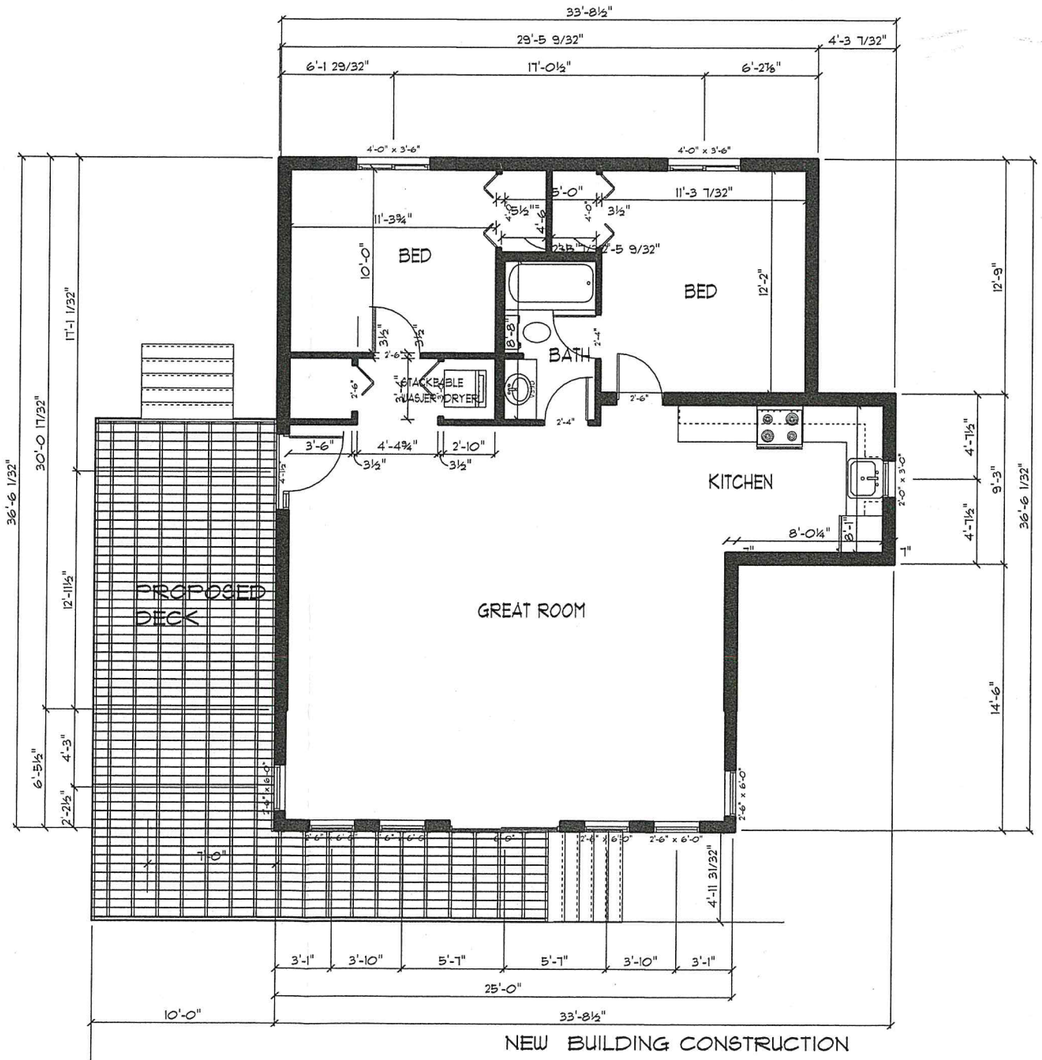
HOPKINS CHITTY LAND SURVEYORS INC.
2020



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



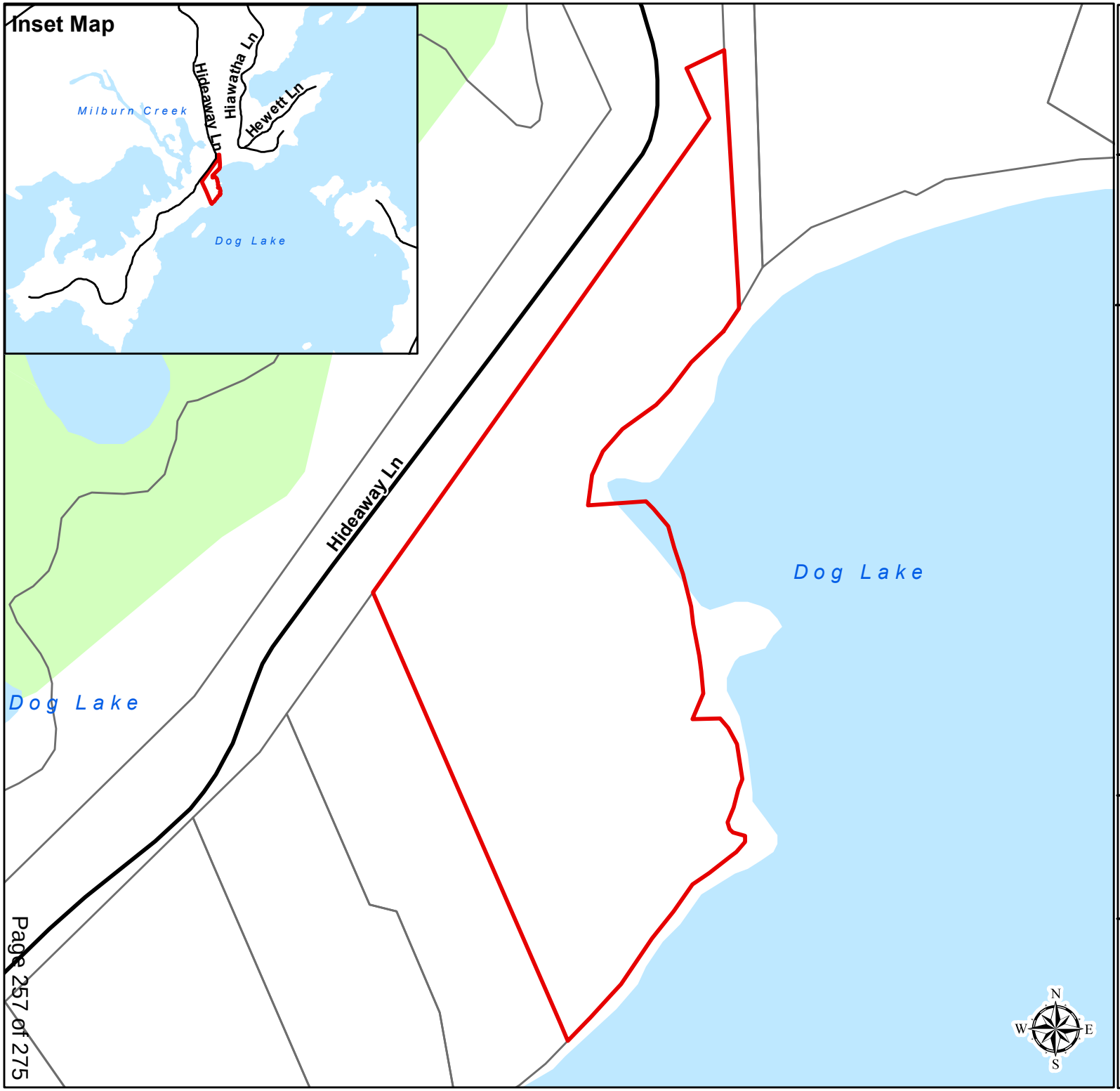
EXISTING BUILDING
TO BE DEMOLISHED
744.4 SQ FT.



NEW BUILDING CONSTRUCTION

TOTAL NEW BUILDING =1066.7 SQ FT

REVISED JUNE 9



PEACOCK
MV-20-20-S

4080 HIDEAWAY LANE

Legend

- Road
- Subject Property
- Parcel Fabric
- Provincially Significant Wetland
- Waterbody
- Wetland

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

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

Scale 1:1,250

0 5 10 20 30 40

Meters

UTM Projection NAD 83

Rideau Waterway Development Review Team

July 31, 2020 File: MV/FRS/139/2020

Sent by E-mail

Ms. Claire Dodds, Director of Development Services
Township of South Frontenac
P.O. Box 100
Sydenham, Ontario
K0H 2T0

Dear Ms. Dodds:

Re: Application for Minor Variance MV-20-20-S (Peacock)
Lot 14, Concession 8; 4080 Hideaway Lane
Storrington District, Township of South Frontenac
Waterbody: Dog Lake

The Rideau Waterway Development Review Team (RWDRT), made up of staff from Cataraqui Conservation and Parks Canada, has reviewed the above-noted application for minor variance, and provide the following comments for the Committee of Adjustment's consideration. The property was visited by Cataraqui Conservation staff on July 30, 2020.

Summary of the Proposal
The proposal involves the re-construction of a dwelling with a larger footprint than the existing dwelling and a storage shed on the subject property. The variance is requested to:

- Reduce the required setback from the highwater mark from 30 metres, as required by Section 5.8.2.a) of the South Frontenac Zoning By-law, to 12.8 metres in order to permit the construction of a new residence and deck.
- Reduce the required setback from the highwater mark from 30 metres, as required by Section 5.8.2.a) of the South Frontenac Zoning By-law, to 22.25 metres in order to permit the construction of a shed.

Site Description
The property is located on west shore of Dog Lake, south of Hideaway Lane. The topography of the property can be described as rising relatively quickly from the shoreline up to a plateau area where the existing cottage is situated, then continuing to rise up toward the west. Drainage is primarily west to east on the property with some of the land draining in a southerly direction.

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

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

Natural Hazards
Flooding: The maximum recorded water level for Dog Lake is 98.95 metres geodetic. For Dog Lake, the highest recorded water level is used in lieu of an engineered flood plain. Cataraqui Conservation's Guidelines for Implementing Ontario Regulation 148/06 (see description below) requires that all development be set back a minimum of 6 metres from the regulatory floodplain of a waterbody. Based upon elevation mapping data and site observations, staff note that the proposed development will be located outside of the setback from the regulatory flood plain.

Erosion: Section 5.8.2.b) of the Zoning by-law requires that no building or structure or septic tank installation shall be located within 15 metre horizontal of the top of bank of any embankment, the slope of which is greater than 30% from horizontal. Cataraqui Conservation policy defines the extent of potential erosion hazards to include an allowance for toe erosion, a stable slope allowance for bedrock shorelines of 1(h):1(v), plus an erosion access allowance of 6 metres. Based upon elevation mapping data and site observations, staff note that the proposed development will be located outside of the erosion hazard allowance as defined by the Cataraqui Conservation.

Water Quality
Section 5.8.2 (1.) of the Zoning By-Law for South Frontenac Township suggests that a 30 metre setback from the highwater mark is required to be maintained as a buffer in order to protect water quality. The Official Plan also requires that this buffer area be maintained as a natural vegetative buffer strip adjacent to the water's edge to filter pollutants from runoff.

Similarly, Cataraqui Conservation's Environmental Planning Policy (April 2015) recommends that new development and site alteration, including septic system tile fields and open or enclosed decks/patios attached to the main dwelling, be set back a minimum distance of 30 metres from the high water mark of a waterbody. However, Cataraqui Conservation's Environmental Planning Policy also suggests that new development within the water setback may be considered when there are no reasonable alternatives for locating the development outside of the water setback area, the development is no closer to the water than existing buildings or structures on the property the development complies with the maximum lot coverage provisions of the Zoning By-law, and suitable methods to minimize negative impacts on water quality are incorporated into the development.

The proposed development is being set back as far as possible because of site constraints caused by a large rock outcrop that is located behind the existing cottage and proposed shed location. Also, the proposed development is no closer to the water than existing development, and the proposal complies with the maximum lot coverage provisions contained in the zoning by-law. *Staff recommend that roof runoff be directed away from the lake if possible.*

Rideau Canal National Historic Site and UNESCO World Heritage Site

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

In this instance, the proposal involves the replacement and enlargement of an existing development that is going no closer to the water, and the addition portion will be located largely at the rear of the dwelling so as not to interfere with the visual character of the landscape. The proposed shed will be located in a heavily treed area and cannot be observed from the water.

The use of building materials and colours for the replacement dwelling that blend in with the surrounding landscape are encouraged. Earth tones and neutral colours are recommended for the finished exterior of the dwelling. Reflective materials, such as galvanized and bare metals, particularly for roof coverings and support structures, are discouraged. The height of the dwelling should not exceed the top of the trees surrounding dwelling.

Recommendation

RWDRT staff have no objection to the approval of application MV-20-20-S based on our consideration for natural hazards, natural and cultural heritage, and water quality and quantity protection policies.

Regulatory Requirements

The Parks Canada Rideau Canal Office is an approval authority for in-water and shoreline works along the Canal waterway. If the landowner wishes to carry out any new in-water and shoreline works for shoreline access, including but not limited to docks, decks, boathouses, launch ramps, beaches, dredging and shoreline stabilization devices, the Rideau Canal Office must be contacted. Written approval must be obtained prior to the commencement of construction. Work must adhere to the Rideau Canal's Policies for In-water and Shoreline Works and Related Activities. Parks Canada/Rideau Canal permitting staff can be reached by contacting Debbie Farmer, A/ Real Property Officer, Ontario Waterways (Debbie.Farmer@Canada.ca ,Tel: 705-750-4923).

Also, please note that a portion of the property is subject to Ontario Regulation 148/06: Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses, which is administered by Cataraqui Conservation. The purpose of the regulation is to ensure that proposed changes (e.g. development and site alteration) to a property are not affected by natural hazards, such as flooding and erosion, and that the changes do not put other properties at greater risk from these hazards. Within a regulated area, written permission must be obtained from Cataraqui Conservation prior to development taking place.

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

Yours truly,

Andrew Schmidt

Andrew Schmidt
Supervisor, Development Review
Cataraqui Conservation

/as
c.c. Kevin Peacock, applicant (via e-mail)
Christine Woods, South Frontenac Township (via e-mail)
Anna Geladi, South Frontenac Township (via e-mail)
Michelle Hannah, South Frontenac Township (via e-mail)
Craig Cunningham, Parks Canada, (via e-mail)

KFL&A Public Health

REQUESTS FOR COMMENTS

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

To:	Michelle Hannah, Secretary-Treasurer Committee of Adjustment, Township of South Frontenac PO Box 100, 4432 George Street Sydenham, Ontario K0H 2T0
Application Number:	MV-20-20-S
Type of Application or Proposal:	Minor Variance
Applicant Name(s):	Peacock, Kevin Matthew
Location:	Part Lot 14, Concession 8; RP # 13R13998, Part 1 4080 Hideaway Lane; Plan 1588, Block B Former Storrington Township
Planning Department or Agency:	Township of South Frontenac (Storrington)
Comments:	KFL&A Public Health has no objections to the proposed minor variance.
Inspector:	Matthew Doyle, CPHI(C), Public Health Inspector
Date:	August 06, 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: August 5, 2020

Application No: MV-23-20-L
Owner: Andrew Soaft
Location of Property: Part Lot 1, Concession 7, being Part 2 on Plan 13R7923, District of Loughborough, Township of South Frontenac municipally known as 3130 Freeman Road.
Purpose of Application: To vary Section 5.24.2 and 7.3.2 of the Township of South Frontenac Zoning Bylaw
Date of Hearing: August 13, 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

Official Plan Designation: Rural	**Zoning:** RU - Rural
Zoning Relief Requested:	
Section 5.24.2: Accessory Buildings	**Relief:** 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.
Section 7.3.2: Rural Zone	**Relief:** To permit the construction of an accessory building (detached garage) with a setback of 1.5 metres (5 feet) from the interior lot line, whereas the Zoning By-law requires a minimum of 3 metres (9.8 feet) from the interior side yard.

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 subject property and situated at 1.5 metres (5 feet) from the side lot line which is less than the minimum 3 metre (9.8 feet) setback from the side lot line required in the Rural zone.

The subject property is located on the north side of Freeman Road and is municipally known as 3130 Freeman Road. The subject parcel is 0.42 hectares (1.03 acres) and has a 67 meter^2 (720 feet^2) single detached dwelling on the property.

The proposed detached garage is 7.3 metres x 9.1 metres (24 feet by 30 feet) and approximately 67 metres^2 (720 feet^2) in size. The proposed garage is single storey with a height of approximately 5.8 metres (19 feet), has a front yard setback of 22.7 metres (74.5 feet) to Freeman Road, and a side yard setback of 1.5 metres (5 feet) to the interior lot line to the east property line. The garage will be approximately 14 metres (46.5 feet) from the proposed dwelling.

The applicant and their agent have indicated that due to the location of the dwelling, the well and the septic system/weeping bed, and driveway, locating the accessory garage to the rear of the dwelling is not possible. The applicant and their agent have also included a letter of support from the neighbour to the east of the subject property indicating that the neighbouring landowner is in agreement with the proposed location of the detached garage and have no concerns with the 1.5 metre reduction in the side yard consistent with this minor variance application.

Agency Analysis and Comments

Public Services Department – Public Services has no concerns regarding the application.

KFL&A Public Health – No development is proposed in proximity to the septic system for this minor variance application, therefore KFL&A Public Health was not circulated. The Application for Review of Performance Level will have to be completed before a building permit is issued by the Township.

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, one 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:

1. Does the variance maintain the general intent and purpose of the Official Plan?

The subject property is designated Rural in the Official Plan. As per Section 5.7, Lands designated Rural are characterized by a rural landscape which reinforces the historical relationship between Settlement Areas and the surrounding farm, rural and seasonal residential communities to which the Settlement Areas provide basic services. The amount and type of development in the Rural area shall be consistent with maintaining its rural, natural heritage and cultural landscape.

As per Section 5.7.7, limited service residential development is generally located in the Rural area of the Township on a body of water or a natural water course where the primary means of access is from a private road or a navigable waterway. Permitted uses include, single detached dwellings, seasonal residential dwellings, seasonal dwellings converted to permanent dwellings and home occupations.

- 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.

2. Does the variance maintain the general intent and purpose of the Zoning By-law?

Section 7 of the Zoning By-law details the permitted uses and zone regulations for rural development, including those regulations applicable to accessory buildings not attached to the principal building, which requires that building setbacks be a minimum of 3 metres (9.8 feet). Section 5.24.2 of the Zoning By-law details the permitted location of an accessory building to be erected to the rear of the projected front or exterior side wall of the main building.

- The variance conforms to the general intent and purpose of the Zoning By-law 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 and that it is closer to the side lot line than the minimum required 3 metres (9.8 feet). The proposed location of the detached garage is adjacent to the proposed driveway which is located on the eastern 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.

3. Is the requested variance desirable for the appropriate development or use of the land, building or structure 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 property line and the neighbour to the east of the property is agreeable to the encroachment of the garage to the property line.

4. Is the variance minor?

- The variance is minor as it will not cause any negative impacts as a result of its location within the projected front yard. The proposed garage does not exceed the maximum lot coverage for accessory structures and complies with the maximum permitted height of 5.8 metres (19 feet). The garage is able to maintain over 20m setback from Freeman Road.

Conclusion

It is recommended that the Committee of Adjustment receive comments from the public and, pending comments received, **approve** minor variance application MV-23-20-L, 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 67 metres^2 (720 feet^2) and a single storey with a height of 5.8 metres (19 feet), to be constructed to the south-west of the proposed single detached dwelling, as per the drawings submitted with MV-23-20-L.The garage will be located a minimum of 22.7 metres (74.5 feet) from the front property line, at least 1.5 metres (5 feet) from the west interior side lot line.

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-23-20-L is applicable only to South Frontenac Township Comprehensive Zoning By-law 2003-75 and not to any subsequent zoning by-laws.

Submitted by: Anna Geladi, Planner, Township of Frontenac

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

Date of Site Visit: August 4, 2020

Attachments: Map of the Soaft property

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

Date Received: July 27/20 File No: S-23-20-L

1. Name of Owner(s): Andrew Soaft

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: Thomas Deming

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.

[redacted]
Signature(s) of Owner(s)

3. The description of the subject land:

District: ☐ Bedford ☐ Portland ☑ Loughborough ☐ Storrington

Concession Number: 7 Lot Number: 1

Street Number: 3130 Name of Road/Street: Freeman Rd

Reference Plan Number: 13R7923 Part Number(s): 2

Roll Number: 102904002001405

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

Frontage (on water): N/A Frontage (on road/lane): 150'

Depth: 300' Area: 1.03 acres

5. The current zoning of the subject land:

RU - Rural Zone

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

5.24.2 - relief to place accessory structure within front yard.

7.3.2 - interior side yard relief to place accessory structure 6 feet from lot line.

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

Due to the locations of the existing well and septic system. Proposed location will also result in the least amount of green space lost.

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

Name of Road/Lane:

Freeman 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?

Single detached dwelling

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

☑ Yes ☐ No

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

Type of Structure (E.g. residence)	(1) Single detached dwelling	(2)	(3)	(4)
Setback from Front Lot Line	69.5 ft			
Setback from Rear Lot Line	196 ft			
Setback from Side Lot Line	5 ft			
Height of Building (Also indicate if it is one story or two story)	19 ft one story			
Dimensions of Floor Area	24 x 30			
Setback from High Water Mark (If applicable)	N/A			

13. The proposed uses of the subject land:

Single detached residential with accessory garage (detached)

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

☑ Yes ☐ No

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

	(1)	(2)	(3)	(4)
Type of Structure (E.g. residence)	Detached garage			
Setback from Front Lot Line	74.5 ft 22.7m			
Setback from Rear Lot Line				
Setback from Side Lot Line	1.5 m			
Height of Building (Also indicate if it is one story or two story)	12 ft ?			
Outside Dimensions of Building/Structure	24 x 30			
Setback from High Water Mark (If applicable)	N/A			

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

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

If yes, please provide details:

_____

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

If yes, please provide details:

18. What are the uses of the proposed development?

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

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

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

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

Since construction (Question 20)

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

Private well

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

Private septic system (septic tank and weeping bed)

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

Ditches

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

☐ Yes ☑ No

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

---

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

☐ Yes ☐ No

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

---

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

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

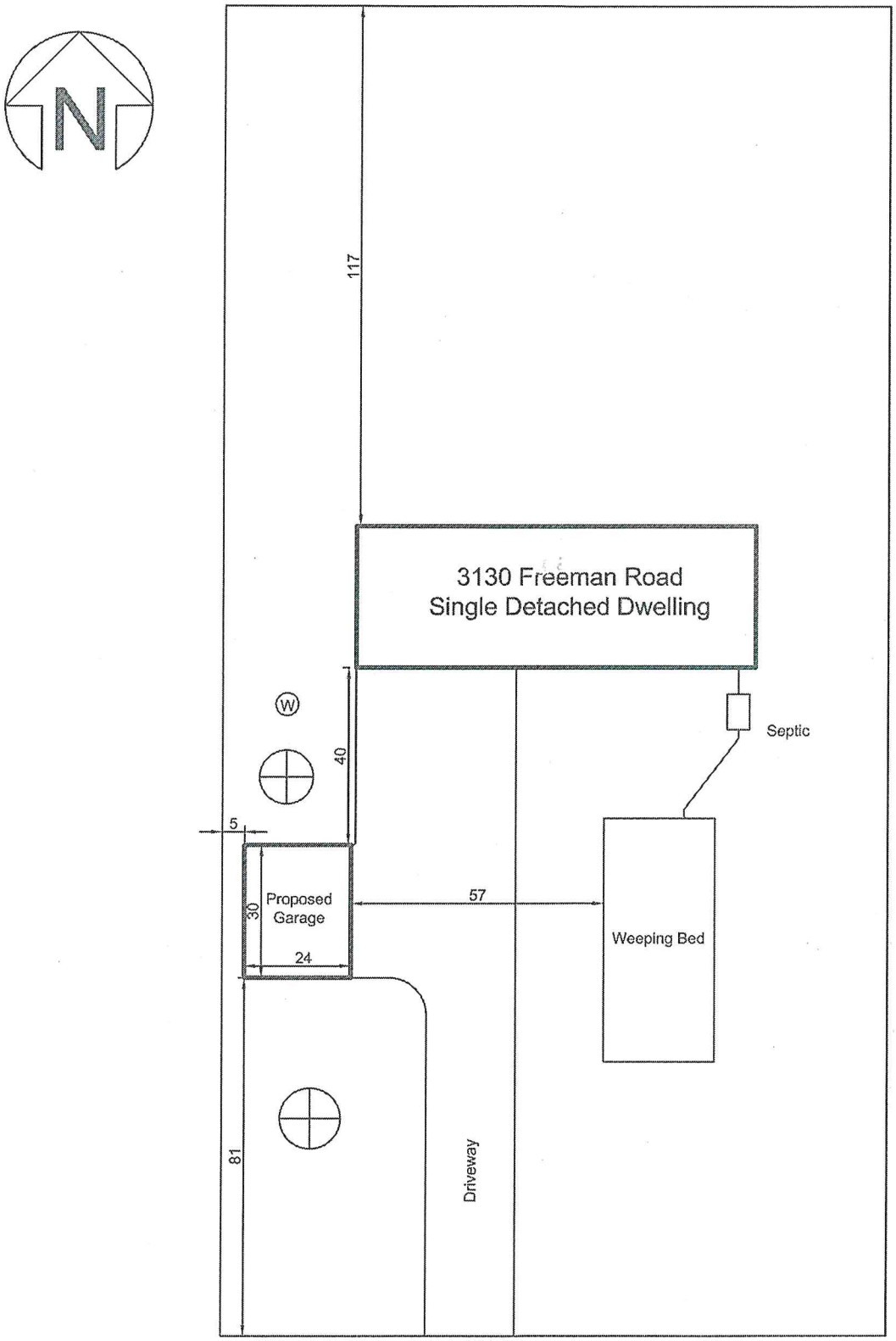
ii) The boundaries and dimensions of the subject land including the location of any existing and proposed buildings.

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

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

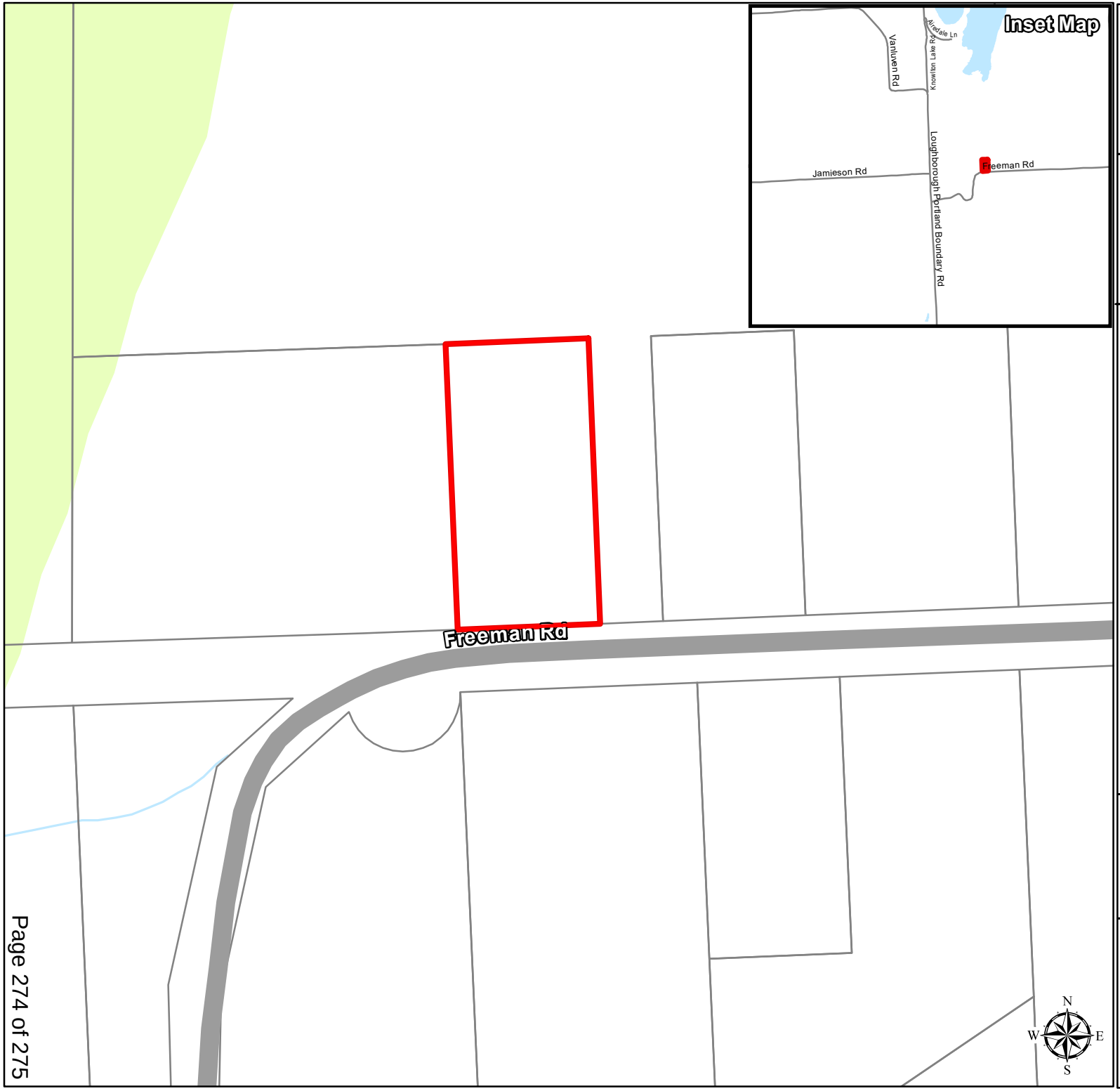
v) The approximate location of all natural and artificial features on the subject land and on the land that is adjacent to the subject land. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, barns, wetlands, wooded areas, wells and septic tanks. Show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

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



N.T.S.

Dimensions are all in feet



TOWNSHIP OF SOUTH FRONTENAC

MV-23-20-L
(Soaft) (Deming)

3130 FREEMAN RD

Legend

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

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

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

Scale 1:1,700

0 5 10 20 30 40

Meters

UTM Projection NAD 83

REPORT TO COMMITTEE OF ADJUSTMENT

DEVELOPMENT SERVICES DEPARTMENT

AGENDA DATE: August 13, 2020

REPORT DATE: August 7, 2020

SUBJECT: Decisions on Delegated Consents

RECOMMENDATION:

THAT the Committee of Adjustment and Council receive this report for information.

BACKGROUND:

The authority to grant undisputed consents is delegated to the Director of Development Services under By-law 2020-27. This report lists the applications which met the criteria for being considered as an undisputed consent and have received provisional consent approval.

Committee of Adjustment is notified for information.

COMMENTS:

a) **S-03-20-L** (Owner & Applicant) Dianne & Rodney Maxam

Location: Part Lot 22, Concession 10, being Parts 3 & 7 on Plan 13R12105 and Parts 2 & 3 on Plan 13R18104, District of Loughborough, Township of South Frontenac, municipally known as Maple Leaf Road.

This undisputed consent was granted provisional consent on July 2, 2020.

The purpose and effect of this application is for the creation of a new residential lot. The proposed land to be severed is approximately 1.063 hectares (2.63 acres) of vacant land. The land to be retained is approximately 22 hectares (54.36 acres) consisting of vacant land.

ATTACHMENTS:

None

Submitted by: Michelle Hannah, Planning Assistant and
Secretary Treasurer of Committee of Adjustment

Approved by: Claire Dodds
Director of Development Services