



TOWNSHIP OF SOUTH FRONTENAC
Committee Of Adjustment Meeting
Agenda



TIME: 7:00 PM,
DATE: Thursday, September 8, 2022
PLACE: Council Chambers/Virtual via Zoom.

1. Call to Order

- a) Resolution

2. Adoption of Agenda

- a) Resolution

3. 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) PowerPoint Presentation Staff has prepared a PowerPoint Presentation that will be displayed on the screen of the meeting, you can also follow along with the PDF version that is in the attachment of this agenda item. 3 - 61

4. Declaration of pecuniary interest

- a) None declared

5. Approval of Minutes – August 11, 2022

- a) Resolution

6. Consent Applications from Previous Meetings:

- a) PL-BDJ-2022-0073 (Clark) (Clark & Williams) 62 - 80

Property Address: 2937 Campbell Road

Purpose and Effect of the Application:

Consent for the creation of one new residential lot. The severed parcel would be a minimum of 2.5 acres in area with a minimum of 82 metres of frontage on Campbell Road. The retained parcel would be approximately 12.5 acres in area with 192 metres of road frontage. The retained parcel contains a house.

7. New Minor Variance Applications:

- a) MV-38-21-B (Corke) 81 -

Property Address: 147 Space Lane, Godfrey, ON 101

Purpose and Effect of the Proposed Variance:

The applicant is requesting permission under section 45(2) of the Planning Act to enlarge the dwelling on the property to allow the construction of a basement which accommodate additional living space and a utility room. The dwelling is setback 25 metres (82 feet) from the highwater mark.

- b) PL-ZNA-2022-0108 (Piekkola & Dagley) 102 -
Property Address: 51Meadow Lane 120

Purpose and Effect of the Proposed Variance:

The applicants are requesting to enlarge a legal non-conforming building by enclosing a portion of the existing deck located within 30 meters of the highwater mark of Bobs Lake. The applicants are proposing to enclose a 15 square metre portion of the existing deck convert it to a sunroom.

- c) PL-ZNA-2022-0112 (Lillicrap) (Gervan) 121 -
Property Address: 2009 McAndrews Lane 141

Purpose and Effect of the Proposed Variance:

A new cottage is under construction on the property. The new cottage is more than 30 metres from the highwater mark of Devil Lake. The Owner proposes to convert the original cabin to an accessory storage building. The original cabin is setback 8.6 metres from the highwater mark, and is in the front yard of the new cottage. A minor variance is being requested to recognize the location of the accessory storage building in the front yard of the new cottage (section 5.24.2 of the Zoning By-Law).

- d) PL-ZNA-2022-0116 (Lloyd) 142 -
Property Address: 2024 Meredith Lane 164

Purpose and Effect of the Proposed Variance

The proposal is to construct a 3 car garage near the existing dwelling on the property. The garage will be constructed in front of the dwelling. The application also seeks to acknowledge existing two sheds, which were also constructed in front of the dwelling. The application is requesting to vary section 5.24.2 of the Zoning By-law to permit the construction of the garage being located in the projected front yard and to acknowledge the existing two sheds that are also located in the front yard.

8. Other Business

- a) Consents Approved by Delegated Authority - Report 165 -
167

9. Adjournment

- a) Resolution



**SOUTH
FRONTENAC**

Committee of Adjustment Meeting

Thursday, September 8, 2022

7:00 p.m. Virtual Meeting from Council Chambers

4432 George Street, Sydenham, ON

Welcome to the 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

- Randy Ruttan (Chair)
- Alan Revill
- Norm Roberts
- Mike Nolan
- Doug Morey
- Mike Howe
- Tom Bruce
- Ken Gee

Township Staff

- Christine Woods (Senior Planner)
- Anna Geladi (Planner)
- Sarah Cadue (Planner)
- Michelle Hannah (Secretary Treasurer & Planning Assistant)

Adoption of Agenda

- Call to Order
- Adoption of Agenda
- Declaration of Pecuniary Interests
- Approval of Minutes of Previous Meeting
- Hearings for Applications
- Consent Granting Authority Report
- Other Business
- Adjournment

Format for Each Hearing

1. The Chair will introduce the file
2. The Planner will provide an overview of the application
3. Questions or comments from the Applicant / Agent / Members of the Public
4. The Planner will make a recommendation on the application
5. Committee deliberation and vote
6. The Chair will state whether the vote was carried

Appeal Rights

- Township staff will be in contact with the applicant following the meeting. Where a decision has been made, it will be forwarded to the applicant and anyone who has requested to be notified within 15 days.
- If a person or public body does not make oral submissions at the hearing or make written submissions to the Township before a decision is made, the person or public body is not entitled to appeal the decision.
- Anyone may appeal the decision to the Ontario Land Tribunal. The appeal must be filed with the Secretary-Treasurer of the Committee of Adjustment within 20 days of the notice of decision. The notice of appeal must set out the reasons for the appeal and be accompanied by the fee required by the Tribunal.
- If you have any questions after the meeting, please reach out to staff.

How to Speak to 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 participating 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 joining virtually disconnects from the meeting, the meeting will proceed if there is still quorum. The Committee member will attempt to reconnect.
- If quorum cannot be met 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 if the meeting is postponed.

Agenda

- Call to Order
- Adoption of Agenda
- Declaration of Pecuniary Interests
- Approval of Minutes of Previous Meeting
- Hearings for Applications
- Consent Granting Authority Report
- Other Business
- Adjournment

Consent Applications

Application PL-BDJ-2022-0073

Consent

Applicant: Roland Clark

Agent: Leann Clark and Emmett Williams

Location: 2937 Campbell Road

Proposal

Create one residential lot

Severed Parcel

0.8 acres (1 ha)

82 m on Campbell Road

Vacant

Retained Parcel

12.5 acres (5 ha)

192 m on Campbell Road

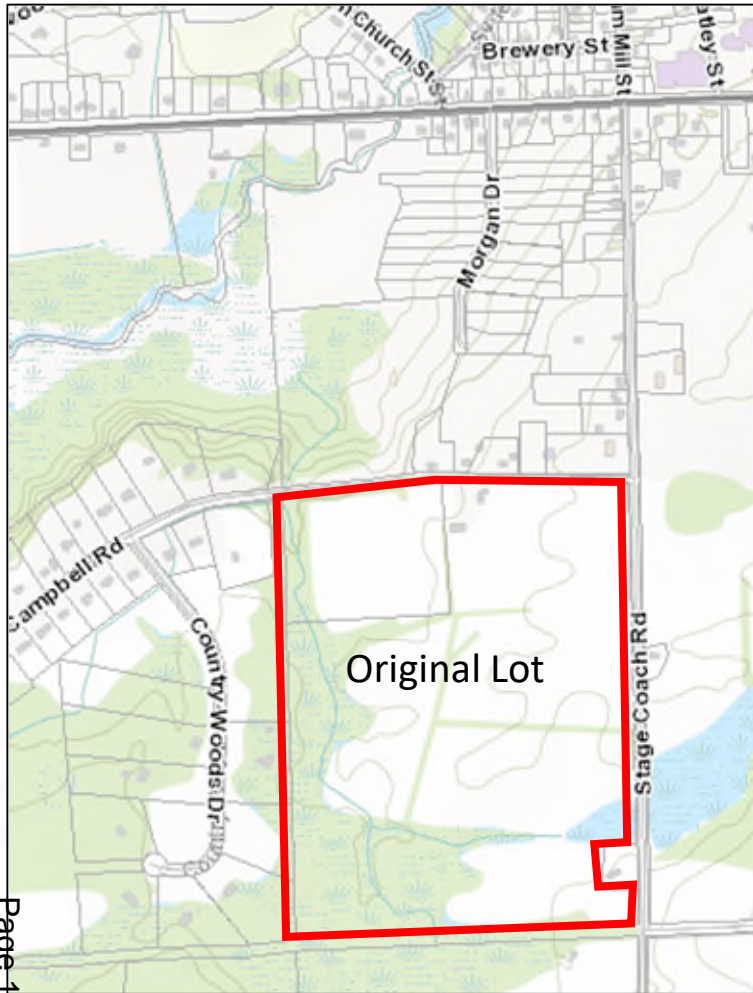
Dwelling



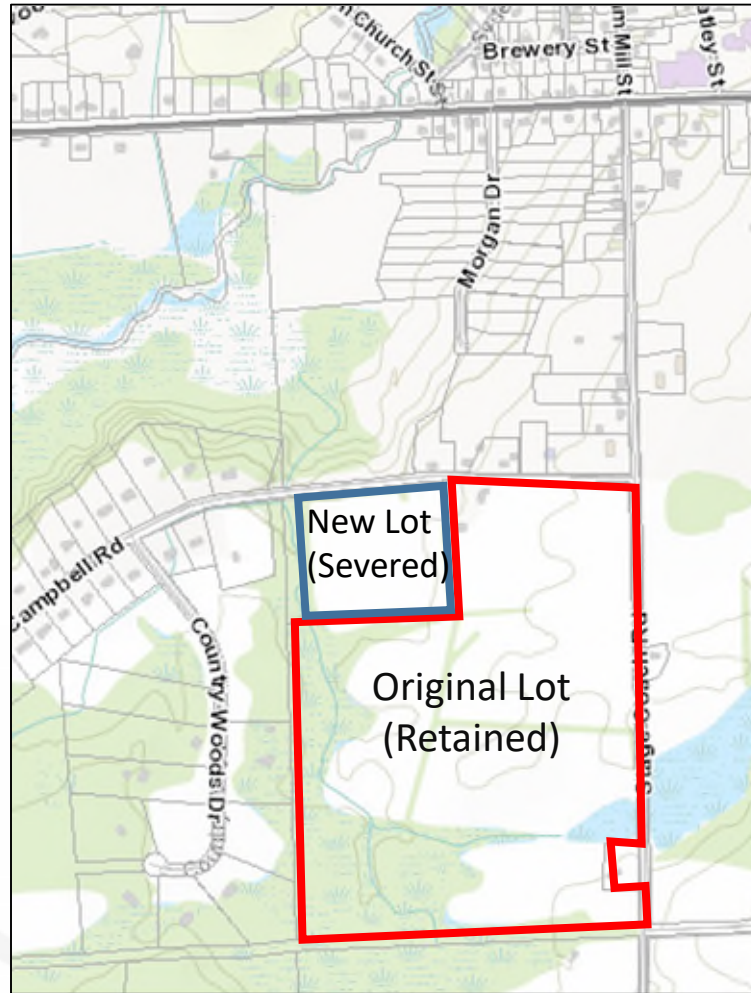
Analysis

- Application does not conform to Township Official Plan
- A maximum of three severances may be permitted from a lot that existed when the OP was adopted (September 2000)
- Rural lots created after September 2000 are not eligible for severances
- Property was created in 2019 through consent S-79-18-L
- It is not eligible for severance
- Severance potential remains with the retained parcel from S-79-18-L

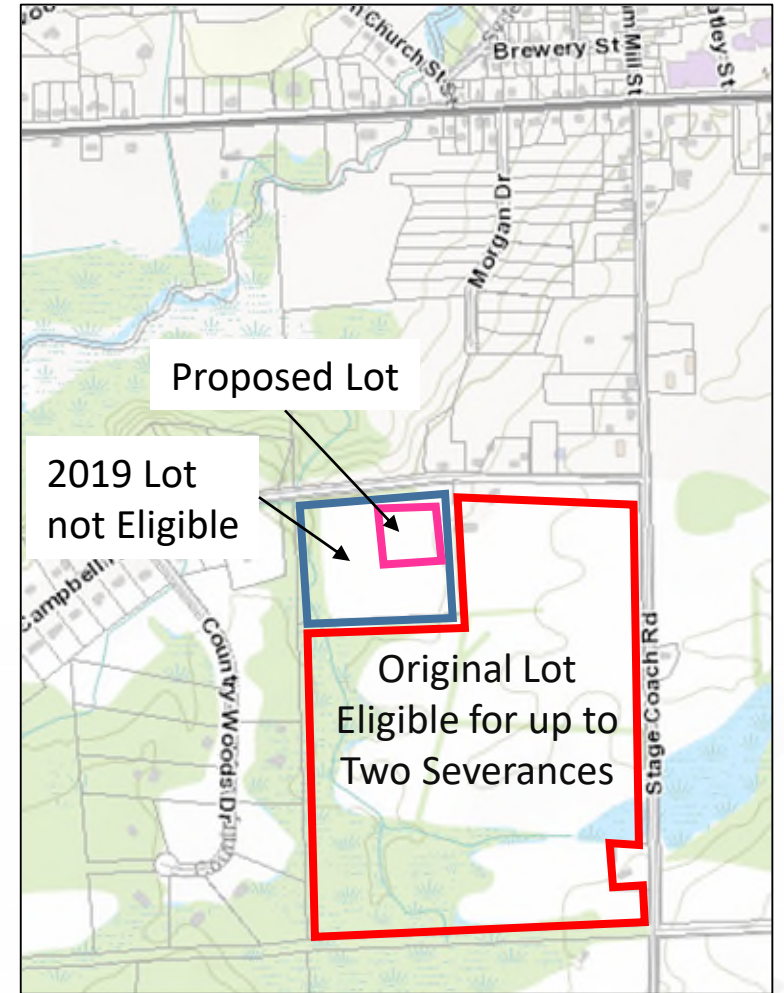
Original lot that existed in 2000



Original Lot after S-79-18-L in 2019



PL-BDJ-2022-0073



PL-BDJ-2022-0073

Staff Recommendation: Denial

Public Questions and Comments

If you would like to speak:

- Use “Raise Hand” feature at the bottom of your screen.
- Dial*9 (star nine) for phone.
- Please wait to speak until you hear your name and your microphone has been unmuted.

PL-BDJ-2022-0073

Committee Deliberation and Vote

Application MV-38-21-B (Corke)

Permission

Applicant: Sheila Corke

Property: 147 Space Lane

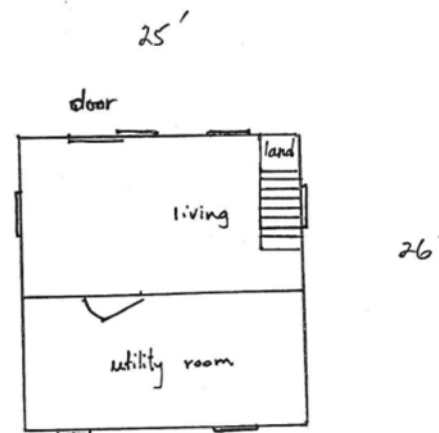
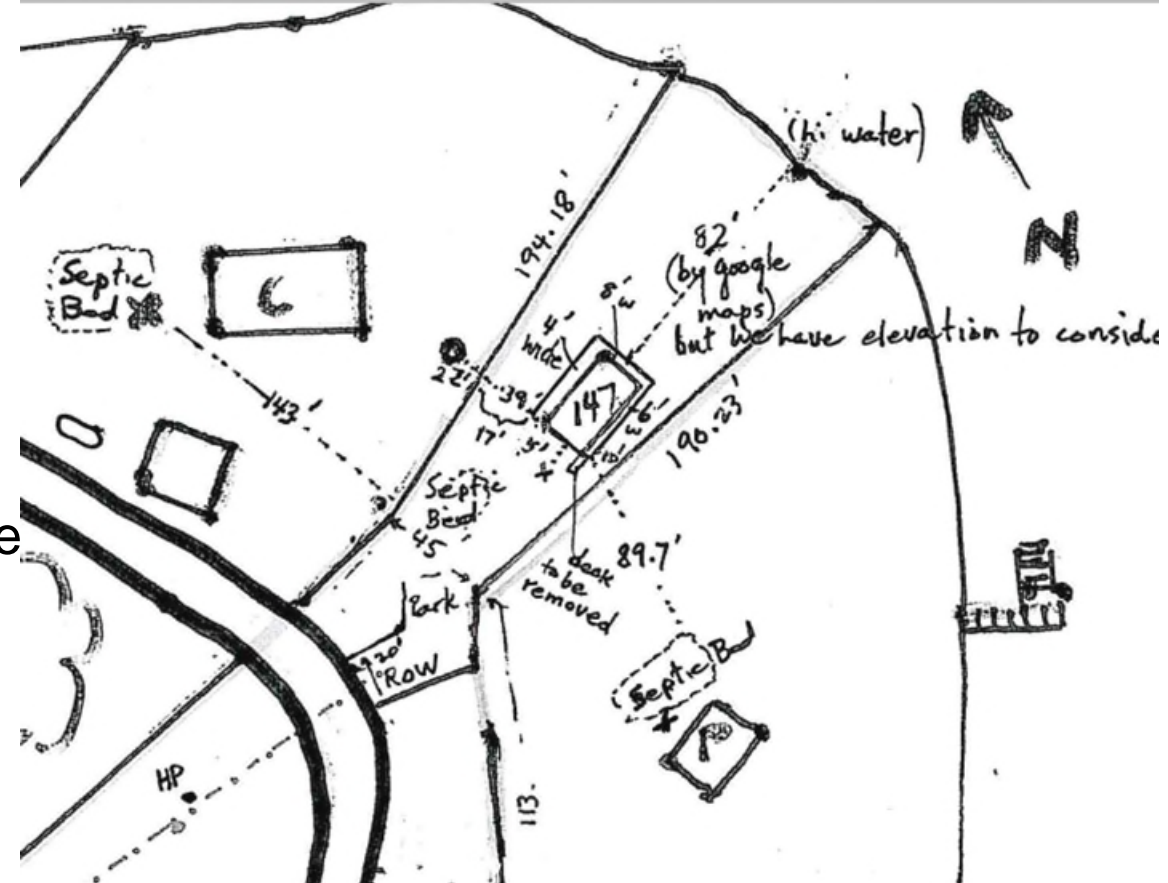
Property Description

- Rural designation
- RLSW Zone
- 1.86 acres
- Steep slope
- Existing dwelling



Proposal

- Permission under section 45(2) of the Planning Act to enlarge the legal non-conforming the residence on the property within 30 metres of the highwater mark
- Construct a basement under the existing dwelling
- Basement would include living space and utility room
- Slope Stability Study in support of the application.
 - Site is stable and foundation is supported by bedrock.





View from bottom of deck



View from driveway



View of the shoreline



View of the cement blocks under house



View from shoreline to house

Department, Agency and Public Comments

Rideau Valley Conservation Authority – no objection

- Reviewed slope stability study – no concerns
- Permit will be required

Public Comments – none received

Planning Analysis - Permission

- Dwelling is legal non-conforming
- Proposed basement would result in increase in gross floor area and addition of living space below
- Basement will be on the same footprint as the dwelling
- No increase in height
- Increase will not aggravate the situation, is not anticipated to have any negative impacts on vegetation than what currently exists and will not result in land use incompatibility not anticipated to have any adverse impacts on the neighboring properties
- No concerns with respect to natural hazards
- The enlargement allows for a more functional, accessible building for the owners

Recommendation

- Approval
- Pending any comments received
- Subject to conditions
 - The application is approved in accordance with submitted plans
 - Development Agreement
 - Building permit is required for ALL demolition and construction on the property

Public Questions and Comments

If you would like to speak:

- Use “Raise Hand” feature at the bottom of your screen.
- Dial*9 (star nine) for phone.
- Please wait to speak until you hear your name and your microphone has been unmuted.

MV-38-21-B (Corke)

Committee Deliberation and Vote

Application PL-ZNA-2022-0108

Permission

Applicant: Darcine Dagley & Grant Piekola

Property: 51 Meadow Lane, District of Bedford

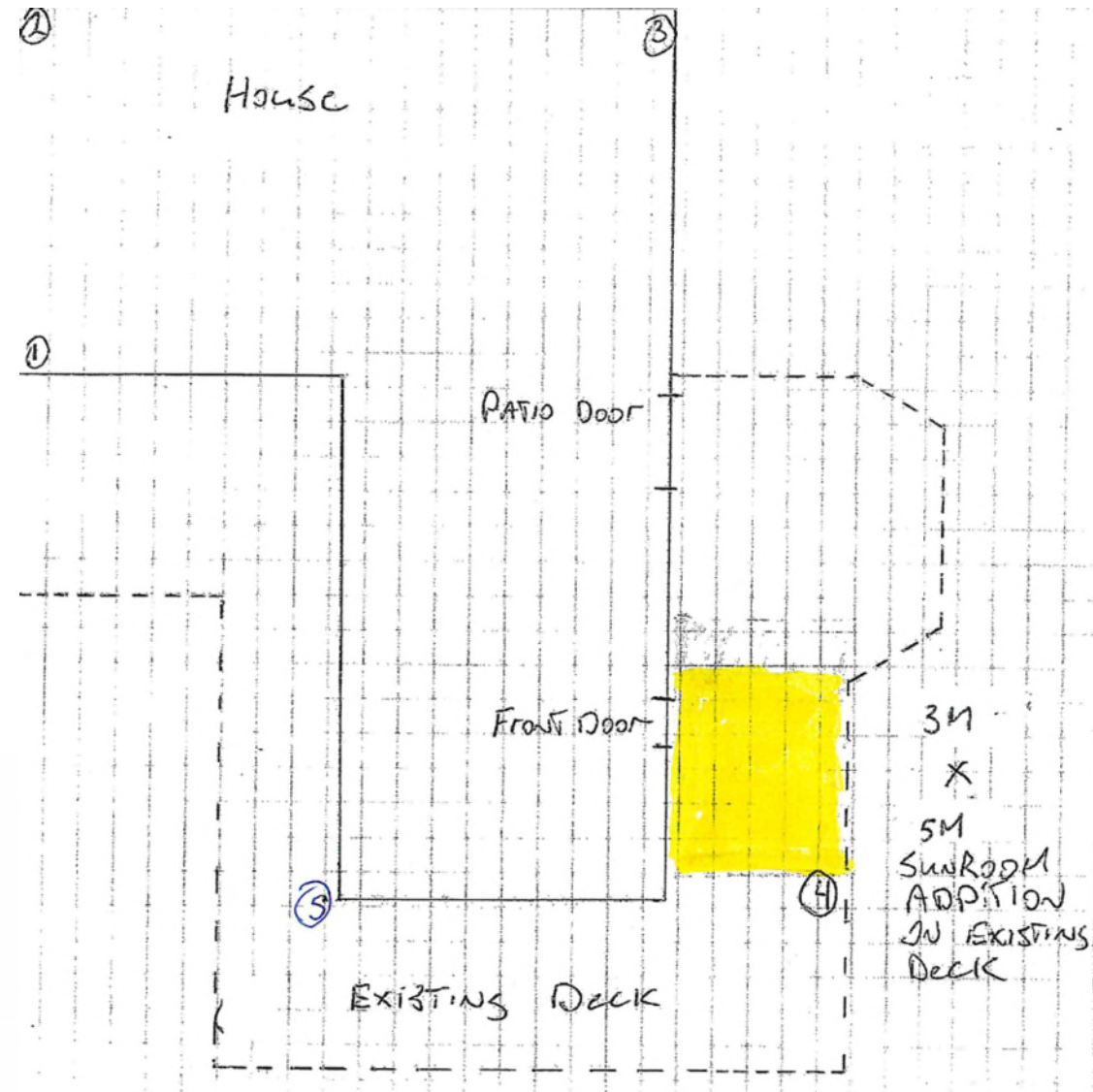
Property Description

- Rural designation
- RLSW Zone
- 0.88 acres
- Slopes down to the water
- Developed with dwelling, garage and boathouse



Proposal

- Permission under section 45(2) of the Planning Act to enlarge the legal non-conforming the residence on the property within 30 metres of the highwater mark
- Build an enclosed sunroom on a portion of the existing deck
- The enclosed sunroom will be located on the north side
- Ground Floor Area: 15 square metres (161.5 square feet)
- Setback 27 metres from highwater mark





View of proposed sunroom



View from Edge of the Deck



View from shoreline

Department, Agency and Public Comments

Rideau Valley Conservation Authority – no objection

- No permit required

Public Comments – none received

Planning Analysis - Permission

- Dwelling is legal non-conforming
- The footprint of the dwelling and deck will not increase nor will lot coverage
- No increase in height
- The sunroom would be no closer to the highwater mark of than the deck that currently exists. The existing deck extends further out, closer to the highwater mark than where the sunroom is being proposed
- Increase will not aggravate the situation, is not anticipated to have any negative impacts on vegetation than what currently exists and will not result in land use incompatibility not anticipated to have any adverse impacts on the neighboring properties
- No concerns with respect to natural hazards
- The enlargement allows for a more functional, accessible building for the owners

Recommendation

- Approval
- Pending any comments received
- Subject to conditions
 - The application is approved in accordance with submitted plans
 - Building permit is required for ALL demolition and construction on the property

Public Questions and Comments

If you would like to speak:

- Use “Raise Hand” feature at the bottom of your screen.
- Dial*9 (star nine) for phone.
- Please wait to speak until you hear your name and your microphone has been unmuted.

PL-ZNA-2022-0108

Committee Deliberation and Vote

Application PL-ZNA-2022-0112

Minor Variance

Applicant: Timothy Lillicrap

Agent: Mac Gervan

Property: 2009 McAndrews Lane

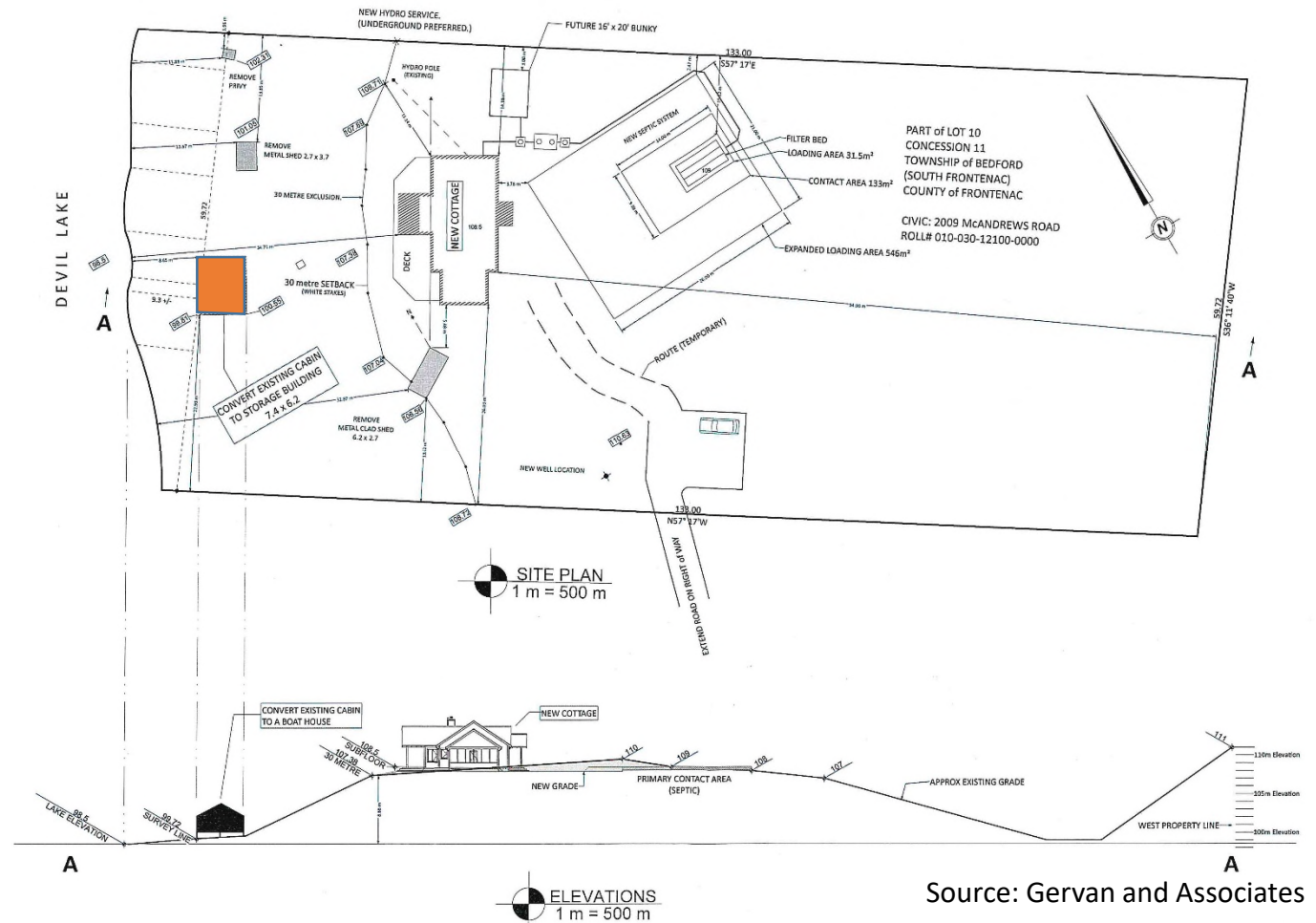
Property Description

- Rural designation
- RLSW zone
- Devil Lake
- 0.84 ha (2 acre)
- Seasonal dwelling under construction
- Cabin
- Two sheds



Proposal

- Convert cabin to accessory storage building
 - 494 square feet
 - 8.6m from highwater mark
 - In front yard (between dwelling and shoreline)



Source: Gervan and Associates



Seasonal dwelling under construction



Cabin with new dwelling in background



Shoreline in front of cabin

Department, Agency and Public Comments

- **Cataraqui Conservation** – no objection
- **Public Comments** – supportive comments received from two nearby landowners

Planning Analysis

Variance meets four tests of a minor variance

1. Maintains the general intent and purpose of the Township of South Frontenac Official Plan
2. Maintains the general intent and purpose of Zoning By-law No. 2003-75
3. Is desirable for the appropriate development of the lands in question
4. Is minor

Recommendation

- Approval
- Pending any comments received
- Subject to conditions
 - The application is approved in accordance with submitted plans
 - Building permit is required for ALL demolition and construction on the property

Public Questions and Comments

If you would like to speak:

- Use “Raise Hand” feature at the bottom of your screen.
- Dial*9 (star nine) for phone.
- Please wait to speak until you hear your name and your microphone has been unmuted.

PL-ZNA-2022-0112

Committee Deliberation and Vote

Application PL-ZNA-2022-0116

Minor Variance

Applicant: Timothy & Stasia Lloyd

Property: 2024 Meredith Lane

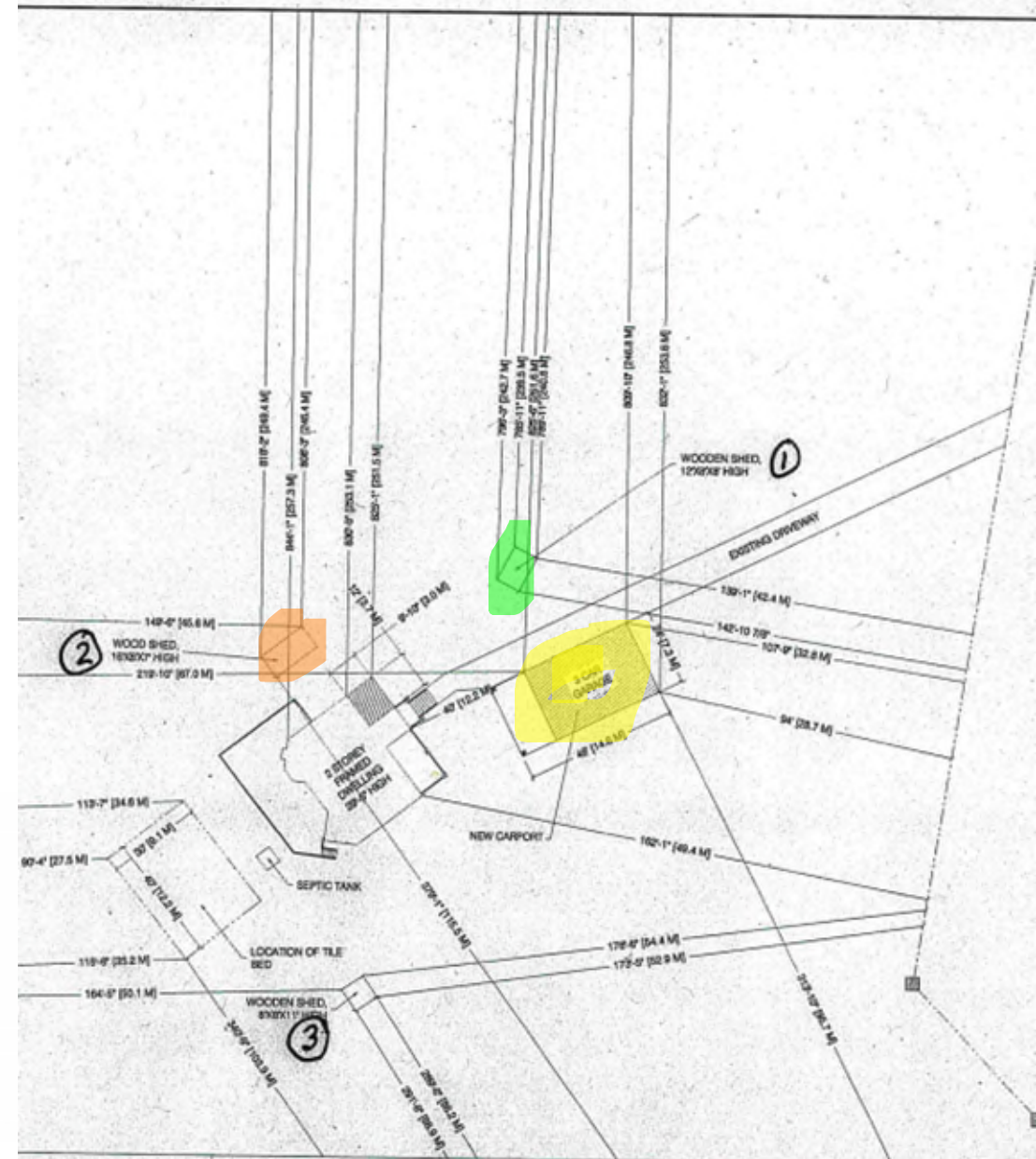
Property Description

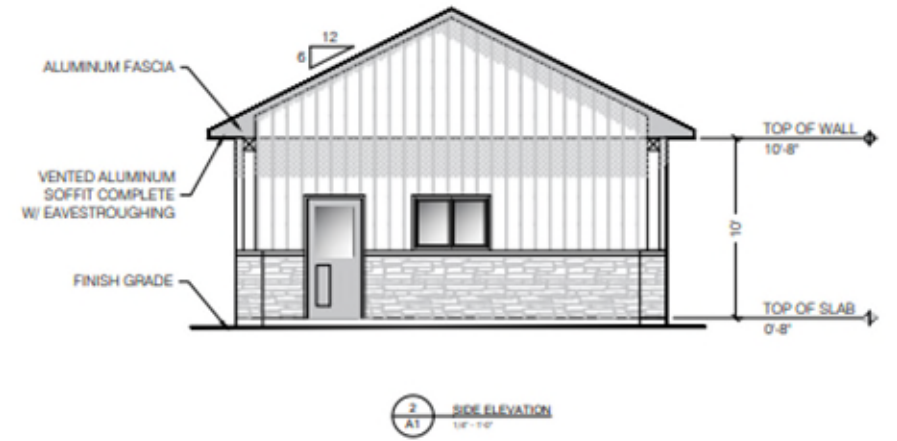
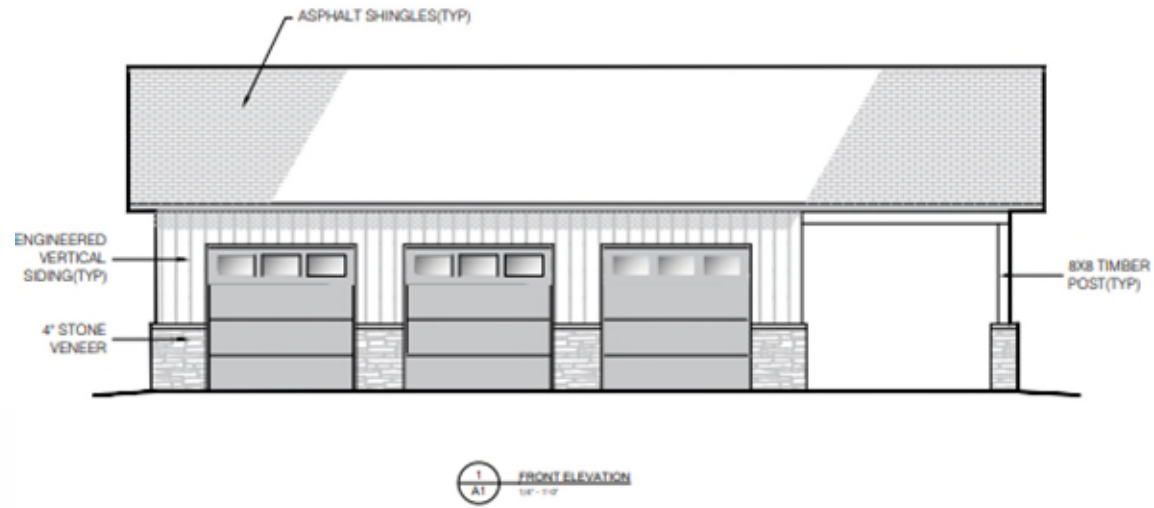
- Rural designation
- Residential Zone
- 11.39 acres
- Has frontage on Meredith Lane and Bauder Drive
- Bauder Drive is the Front Yard
- Buffy Lake
- Developed with a dwelling and sheds



Proposal

- Locate three accessory buildings (one detached garage and two sheds) in the front yard of the dwelling
- The proposed detached garage is:
 - 7.3 metres by 14.6 metres (24 feet by 48 feet)
 - Single storey
 - Height of 5.1 metres (17 feet)
 - Located between the dwelling and Meredith Lane
 - 246 metres from Bauder Drive
 - 95 metres from Buffy Lake
- Sheds are also located in the front yard







Department, Agency and Public Comments

- **Public Services** – No objections
- **Quinte Conservation** – No objections
- **Public** – none received

Planning Analysis

Variance meets four tests of a minor variance

1. Maintains the general intent and purpose of the Township of South Frontenac Official Plan
2. Maintains the general intent and purpose of Zoning By-law No. 2003-75
3. Is desirable for the appropriate development of the lands in question
4. Is minor

Recommendation

- Approval
- Pending any comments received
- Subject to conditions
 - The application is approved in accordance with submitted plans
 - Building permit is required for ALL demolition and construction on the property

Public Questions and Comments

If you would like to speak:

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- Dial*9 (star nine) for phone.
- Please wait to speak until you hear your name and your microphone has been unmuted.

PL-ZNA-2022-0116

Committee Deliberation and Vote

Consent Granting Authority

- S-36-21-B – Pinteá – New Lot
- PL-BDJ-2022-0053 – 2599432 Ontario Inc. (Fotenn) – New lot
- PL-BDJ-2022-0054 – 2599432 Ontario Inc. (Fotenn) – New lot
- PL-BDJ-2022-0080 – Noordhof – Lot addition
- PL-BDJ-2022-0082 – Noordhof – New lot
- PL-BDJ-2022-0085 – Rodenburg – Lot addition
- PL-BDJ-2022-0091 – Ogilvie – New lot
- PL-BDJ-2022-0094 – Berry (Fraser) – New lot
- PL-BDJ-2022-0106 – RD Equipment & Rentals – Easement
- PL-BDJ-2022-0110 – 11188615 Canada Inc. (Cooke) – Easement
- PL-BDJ-2022-0111 – 11188615 Canada Inc. (Cooke) – Lot Addition

Conclusion/Adjournment

Committee of Adjustment Meeting



Application Requirements

The following items must be submitted with your application. Any application which does not include the below required information may not be accepted or will not be considered complete.

- 1. A pre-consultation meeting is a requirement prior to submission of the application.

Pre-consultation meeting fee	\$105.00
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- 2. One hard copy of this completed application form signed and commissioned.
- 3. A Sketch of your proposal (see Question 25 for details on what to include). The sketch must be drawn with accurate dimensions and measurements. It is recommended that you take your time to carefully assemble the data and create the sketch. You may wish to secure the assistance of a person who specializes in the drafting of sketches.
- 4. The applicable **non-refundable** application fee, payable to the Township of South Frontenac:

Application Type:	Planning Fee:	Building Fee:	TOTAL:
Consent Application	\$927.00	\$97.00	\$1,024.00
Change of conditions	\$209.00	Nil	\$209.00
Change of conditions requiring re-circulation	\$365.00	\$97.00	\$462.00

- 5. Agency Review Fees (as applicable). A separate **cheque**, payable to the applicable Conservation Authority, is to be submitted to the Township with the completed application. The on-site sewage disposal review fee may be included in the payment of the application fee to the Township.

Agency:	TOTAL:
Township of South Frontenac onsite sewage disposal review (per new lot)	\$515
Cataraqui Conservation (per new lot or lot addition)	\$425
Quinte Conservation (per new lot or lot addition)	\$358
Rideau Valley Conservation Authority (per new lot or lot addition)	\$490

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

- 6. Required studies & Supporting Information identified at pre-consultation (if applicable)
- 7. Deed or transfer, or authorization for Township Staff to acquire title documents (if applicable)

TOWNSHIP OF SOUTH FRONTENAC CONSENT APPLICATION

Collection of Personal Information:

Personal information requested on the application form is required under the *Planning Act*. This information will be used by the Township for the purpose of reviewing the application. It may be made available to those boards, Commissions, Authorities, Agencies and Persons having an interest in this matter. Any questions regarding the collection of this information should be directed to the Secretary Treasurer of the Committee of Adjustment (P.O. Box 100, Sydenham, Ont., K0H 2T0, Phone 613-376-3027 ext. 2224).

What is considered when reviewing an application?

In considering an application, the decision making approval authority, shall have regard, among other matters, to the health, safety, convenience and welfare of the present and future inhabitants of the municipality and to:

- The effect of development on matters of provincial interest as referred to in Section 2 of the *Planning Act*.
- Whether the proposed severed lot is premature or in the public interest.
- Whether the consent conforms to the intent of the Official Plan and adjacent plans of subdivision (if any)
- The suitability of the land for the purposes for which it is being severed
- If affordable housing units are being proposed, the suitability of the proposed units for affordable housing
- The number, width, location and proposed grades and elevations of roadways and their adequacy in relation to any proposed roadway linking the proposed severed area with the established roadway system.
- The dimensions and shape of the proposed lot.
- Any restrictions on the subject land (or on the buildings and structures to be erected on it) and any restrictions on abutting lands.
- Conservation of natural resources and flood control.
- The adequacy of utilities and municipal services.
- The adequacy of schools.
- The area of land, if any, exclusive of roadways, that is to be conveyed or dedicated for public purposes (such as for parks).
- The physical configuration of the new lot having regard to energy conservation.
- Site Plan Control
- County of Frontenac Official Plan
- Township of South Frontenac Official Plan
- Township of South Frontenac Zoning By-Law
- Provincial Policy Statement

TOWNSHIP OF SOUTH FRONTENAC CONSENT APPLICATION

For Office Use Only

Date Received: _____ File Number: _____

1. Name of Owner(s): Roland Clark

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, be provided below.

Name of Authorized Applicant/Agent: Leann Clark, Emmett Williams

Full Mailing Address of Authorized Applicant/Agent: [Redacted]

Phone number of Authorized Applicant/Agent: [Redacted]

Email Address of Authorized Applicant/Agent: [Redacted]

Agent as named above is hereby authorized to act on behalf of the owners for purposes of processing this application (please fill out the last page).

* [Redacted Signature]

Signature(s) of Owner(s)

Communications are to be sent to:

Owner(s)

Agent

3. **Permission to Enter Subject Lands:** Permission is hereby granted to the relevant staff, committee members, and necessary commenting agencies to enter the premises (subject lands) subject to this development application for the purposes of making inspections associated with this application.

[Redacted Signature]

(Signature of the property owner)

April 24/22
(Date)

TOWNSHIP OF SOUTH FRONTENAC CONSENT APPLICATION

4. Have you consulted with Township Planning Staff regarding this application?

Yes No

Date Fee Paid: _____

Name of Planner: _____

Date of Meeting: _____

5. The description of the subject land:

District: Bedford Portland Loughborough Storrington

Civic Address: 2937 Campbell Rd.

Concession Number: 4 Lot Number: 3

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

Roll Number: 102904001009102

Property Identification Number (PIN): _____ 362760560

6. Indicate the frontage(s), depth and area of the subject land. The subject land is the whole property prior to any changes. Please indicate the name of the road/lane and waterbody (if applicable).

Frontage on water (m): _____

Frontage on road/lane (m): 274 m

Name of Waterbody: _____

Name of Road/Lane: Campbell Rd.

Depth(m): 221.5

Area(acres/ha): _ _ 15 acres

7. Select the type of consent being applied for:

- Creation of a New Lot
- Easement (right of way)
- Lot Addition
- Charge/Discharge of Mortgage

- Correction of Title
- Lease
- Other: _____



8. Please provide a brief description of your application. Indicate the reason why you are applying for a consent.

We are wanting to build a family home

TOWNSHIP OF SOUTH FRONTENAC CONSENT APPLICATION

9. Create a NEW LOT – Complete this section ONLY if you are applying to create a new lot.

The following information is regarding the land intended to be severed (created) and the land to be retained.

	Severed Lot (Proposed new lot):	Retained Lot:
Frontage on Road/Lane (m):	82 m	192 m .
Name of Road/Lane:	Campbell Rd .	Campbell Rd .
Frontage on Water (m):	N/A	
Name of Waterbody:	N/A	
Depth (m):	125 m	196.5 (E) 221.5 (W)
Acres (acres or ha):	2.5 acres	12.5 acres .

Please list the existing and proposed **USES** and **STRUCTURES**.

	Severed Lot (Proposed new lot):	Retained Lot:
Existing Use of Lot:		
Existing Buildings/Structures:		
Proposed Use of Lot:	To build a family home	
Proposed Buildings/Structures:	House .	

TOWNSHIP OF SOUTH FRONTENAC CONSENT APPLICATION

10. LOT ADDITION – Complete this section ONLY if you are applying for a lot addition.
 The following information is regarding the land intended to be severed (created) and the land to be retained.

	Proposed Lot Addition (Severed parcel):	Retained Lot:
Frontage on Road/Lane (m):		
Name of Road/Lane:		
Frontage on Water (m):		
Name of Waterbody:		
Depth (m):		
Acres (acres or ha):		

The following information is regarding the Benefitting Lands also known as the land being enlarged which are receiving the lot addition.

	Existing Benefitting Lot: (Before Lot Addition)	Enlarged Lot with added Land: (After Lot Addition)
Frontage on Road/Lane (m):		
Name of Road/Lane:		
Frontage on Water (m):		
Name of Waterbody:		
Depth (m):		
Acres (acres or ha):		

TOWNSHIP OF SOUTH FRONTENAC CONSENT APPLICATION

Please list the existing and proposed **USES** and **STRUCTURES**.

	Lot Addition:	Retained Lands:	Benefitting Lands:
Existing Use of Lot:			
Existing Buildings/Structures:			
Proposed Use of Lot:			
Proposed Buildings/Structures:			

11. EASEMENTS & RIGHT OF WAY – Complete this section if you ONLY are applying for an easement or a right-of-way

Length: _____ Depth: _____ Width: _____ Area: _____

Civic address of Benefitting lands: _____

Roll Number of Benefitting Lands: _____

Describe the purpose and effect of the easement and the property that will benefit:

12. Type of Servicing Proposed – WATER (Indicate the method by which water will be provided):

(NEW LOT) Severed Parcel

Retained Parcel

- Municipal water system
- Privately owned and operated well
- Lake water
- Other: _____

- Municipal water system
- Privately owned and operated well
- Lake water
- Other: _____

TOWNSHIP OF SOUTH FRONTENAC CONSENT APPLICATION

13. Type of Sewage Disposal System Proposed (How will sewage disposal system be provided?):

(NEW LOT) Severed Parcel

Retained Parcel

- | | |
|--|---|
| <input type="checkbox"/> Publicly owned and operated communal septic system | <input type="checkbox"/> Publicly owned and operated communal septic system |
| <input checked="" type="checkbox"/> Privately owned and operated individual septic system: | <input type="checkbox"/> Privately owned and operated individual septic system: |
| <input checked="" type="checkbox"/> Leaching Bed (Class 4) | <input type="checkbox"/> Leaching bed (Class 4) |
| <input type="checkbox"/> Holding Tank (Class 5) | <input type="checkbox"/> Holding Tank (Class 5) |
| <input type="checkbox"/> Greywater Pit (Class 2) | <input type="checkbox"/> Greywater Pit (Class 2) |
| <input type="checkbox"/> Privy/Outhouse (Class 1) | <input type="checkbox"/> Privy/Outhouse (Class 1) |

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

Leann Clark, Emmett Williams

15. Are there any existing easements or restrictive covenants? Yes No Unknown
If Yes, please provide a description of each easement or covenant and its effect:

16. Are you aware of any abandoned wells on the subject property? Yes No

17. Name of road or lane which accesses:

The new lot (lot addition or Right of Way): Campbell Rd

The retained lot: Campbell Rd

Please indicate whether access to the land will be by:

- | | |
|--|--|
| <input type="checkbox"/> Provincial highway | <input type="checkbox"/> Lane |
| <input checked="" type="checkbox"/> Municipal Road - maintained year round | <input type="checkbox"/> A right of way |
| <input type="checkbox"/> Municipal Road - seasonally maintained | <input type="checkbox"/> Water (see next page) |

TOWNSHIP OF SOUTH FRONTENAC CONSENT APPLICATION

If access is by water only, describe the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road. Parking and Docking for water access only properties MUST be legally deeded access. Please provide confirmation.

The New Lot: _____

The Retained Lot: _____

18. What is the zoning of the subject lands? (Check www.frontenacmaps.ca)

Rural _____

19. What is the current [Official Plan Designation](#) of the subject lands?

Rural _____

20. Please describe how the application conforms with the [Township Official Plan](#) & [County Official Plan](#) by citing specific applicable sections and sub sections. Please make sure to look at Sections 5 and 7 in the Township Official Plan and Section 3 in the County Official Plan. If you are unsure, please indicate that you do not know.

21. Is the application consistent with the 2020 *Provincial Policy Statement*?

Yes No Unknown

Please explain:

TOWNSHIP OF SOUTH FRONTENAC CONSENT APPLICATION

22. Has the subject land ever been, or is currently, the subject of an application for approval of a plan of subdivision under section 51 of the *Planning Act*, for a consent under section 53 of the *Planning Act*, for a minor variance, for approval of a site plan, or for an amendment to an official plan, an amendment to the zoning by-law or a Minister's zoning order? Complete all applicable

<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown			
Application Type	Application Number	Date of Application	Decision
<input type="checkbox"/> Plan of Subdivision			
<input type="checkbox"/> Consent			
<input type="checkbox"/> Minor Variance			
<input type="checkbox"/> Site Plan Approval			
<input type="checkbox"/> Official Plan Amendment			
<input type="checkbox"/> Zoning By-law Amendment			
<input type="checkbox"/> Minister's Zoning Order			

23. Has land been previously severed from the subject property, since September 5, 2000? If yes, please provide date of transfer; name of transferee and uses of the land.

Yes _____

No

24. Did the current owner acquire the subject land as a result of a consent? Yes No

25. **A SKETCH** must be submitted. For more information on what the sketch needs to show, please see "A guide to completing your consent application form". If your application is approved and then the required survey shows different frontages, area and location than was submitted, a new consent may be required including submission of a new application and fees.**

Please note that the sketch must include the same metric as on the application, switching between meters and feet will not be acceptable unless both are shown.

The sketch must include the following:

TOWNSHIP OF SOUTH FRONTENAC CONSENT APPLICATION

- A directional arrow with North at the top of the page.
- The boundaries and dimensions of the whole property. LABEL the part that is to be severed and the part that is to be retained, including the total area (acres or hectares), road frontages on all roads/lanes for each and waterbodies.
- Indicate if the owner of the subject property also owns other lands near the proposal.
- The distance between the subject land and the nearest road, bridge or railway crossing
- The location of all land previously severed from the parcel (if applicable) originally acquired by the current owner of the subject land.
- All natural and artificial features that are located on the subject property and on land beside the subject property. Please label and show the approximate location of:
 - a. Existing Buildings, wells and septic systems, bridges, railways, roads, hydro lines
 - b. Waterbodies, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas
 - c. Landfills, propane facility, quarry's and pits
 - d. Barns

Note: The existence of a nearby barn will require you to complete a Minimum Distance Separation Calculation in order to consider compatibility issues. Please check with the Planning Department regarding the implications of any farm structure, on your application.

- Please include any information on natural and artificial features (as listed above) that in the applicant's opinion may affect the application
- Please indicate the current uses of land that is surrounding the property, such as residential, agricultural and commercial uses (if agricultural, please indicate the approximate distance of any barn structure from the proposed new lot).
- The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way.
- If access to the subject land is by water only, please show the location of the parking and boat docking facilities to be used, and the title documents to demonstrate legal deeded use of these facilities
- The location and nature of any easement affecting the subject land.
- The location of any abandoned wells on the property

TOWNSHIP OF SOUTH FRONTENAC CONSENT APPLICATION

PERMISSION, ACKNOWLEDGEMENT, AGREEMENT AND DECLARATION OF APPLICATION

I/ We, the undersigned, being the registered property owner(s) and/or agent acting on behalf of the owner agree that the information recorded in this Consent Application Form is accurate and agrees that representatives of the Township and relevant commenting agencies may enter onto the subject property for the purpose of determining the appropriateness of the site for the proposed development.

ACKNOWLEDGEMENT OF ADDITIONAL REQUIREMENTS

I/ We, the undersigned, being the registered property owner(s) and/or agent acting on behalf of the owner, acknowledge that additional studies and/or peer review and/or legal review may be required by the Township as a part of the review of my/our application. Should the need arise, I/we are responsible for completing the studies as requested in order for the application to be deemed complete.

Attached to this application is payment to the Township of South Frontenac in the correct amount representing payment of the application fee, and additional payment (or proof of payment) for any required commenting agency review fees.

AGREEMENT TO INDEMNIFY

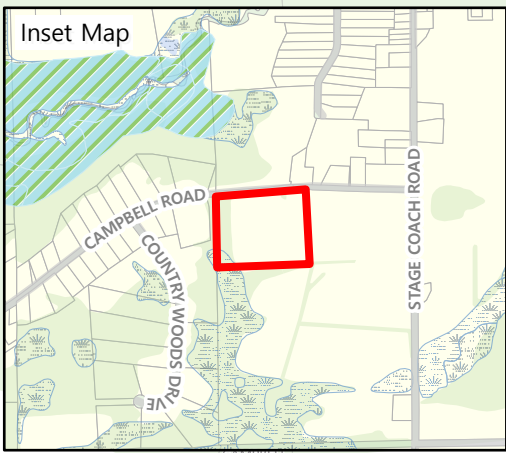
The applicant hereby agrees to indemnify and save harmless The Corporation of the Township of South Frontenac ("the Municipality") from all costs and expenses that the Municipality may incur in connection with the processing of the applicant's application for approval under the *Planning Act*.

Without limiting the foregoing, such costs will include all legal, engineering, planning, and consulting fees and charges incurred or payable by the Municipality to process the application together with all costs and expenses arising from or incurred in connection with the Municipality being required, or requested by the applicant, to appear at the hearing of any appeal to the Ontario Land Tribunal from any decision of the Council, Delegated Decision of Council, or Committee of Adjustments, of their designated approval authority, as the case may be, hearing the applicant's application.

The Owner/Applicant further agrees to provide the Municipality, upon request and in cases where an application has been appealed to the Ontario Land Tribunal, 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 to prepare for and participate in the hearing. 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 applicant/owner acknowledges and agrees that if any amount owing to the Municipality in respect of the application is not paid when due, the Municipality will not appear before the Ontario Land Tribunal in connection with the application until the invoice has been paid in full.

Inset Map
















SOUTH FRONTENAC

**PL-BDJ-2022-0073
(CLARK & WILLIAMS)**

CAMPBELL ROAD

Legend

-  Subject Property
-  Proposed Severance
-  Assessment Parcel
-  Provincially Significant Wetland
-  Wetland
-  Wooded Area
-  Lake Trout Lake - At Capacity
-  Lake Trout Lake - Not at Capacity
-  Non-Lake Trout Lake - At Capacity
-  Waterbody
-  Township Boundary
-  Road
-  Railway

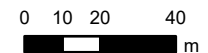
Proposed Severance →

Retained Lands

Produced by the Township of South Frontenac under license with the Ontario Ministry of Natural Resources © Queen's Printer for Ontario, 2020.

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

Scale: 1:2,000



UTM Zone 18 NAD 83

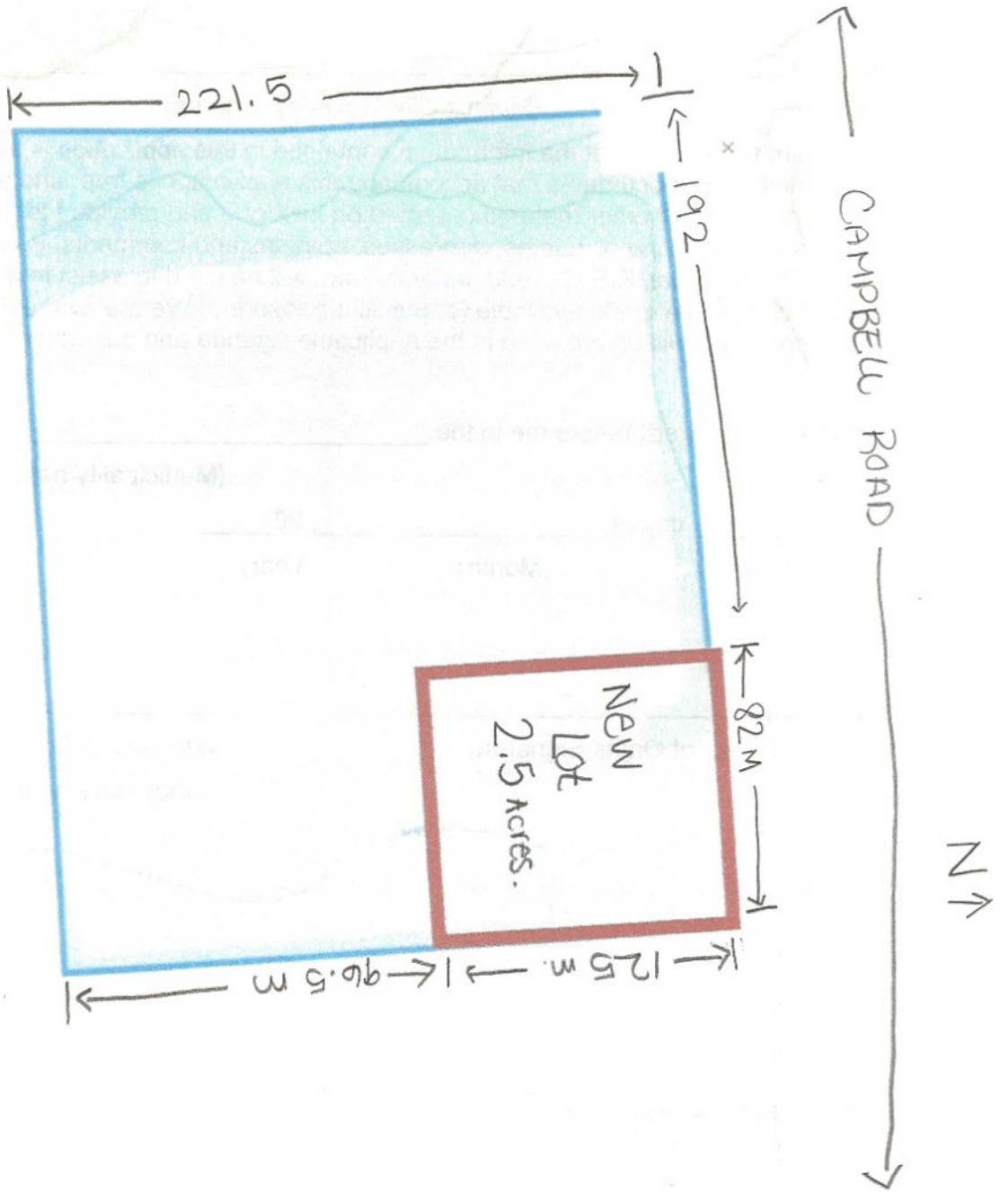
Date: 2022-05-19

I want to...

102904001009102

2937 CAMPBELL RD

Land Information System



Report from Public Services

Application Number: PL-BDJ-2022-0073

Applicant's Name: Roland Clark

Concession: 4 **Lot:** 3 **District:** Loughborough

Road: Campbell Road

Road Maintenance: Year-round Seasonal

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

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

The proposed severance has sufficient frontage to enable the development of a safe access onto the roadway.

Road Conditions:

1. Are there any special drainage/ditching concerns related to creation of new lot(s)?
Yes No

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

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

Yes No

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

Road Widening Required?

Yes No To be determined by an Ontario Land Surveyor

Any specific requirement?


Local road - rural classification. Ensure that there is a 20m (66ft road allowance) otherwise applicant to dedicate any shortfall of 10m from centerline.

Approved by the Public Services?

Yes Yes, with conditions No

If yes, with conditions, please describe conditions below.

- Field Entrance to be decommissioned and removed.



Signature on behalf of Public Services

Date

Township of South Frontenac Staff Report



To: Committee of Adjustment

Prepared by: Development Services Department

Meeting Date: September 8, 2022

Subject: **Consent Application PL-BDJ-2022-0073, Roland Clark (Leann Clark and Emmett Williams), 2937 Campbell Road, Loughborough District**

Summary

This application is for the creation of a residential lot. This report recommends denial of the application as it does not conform to the Township of South Frontenac Official Plan. Specifically, the property is not eligible for a consent since the property did not exist as a lot on the day the Official Plan was adopted in September 2000.

Background

The Committee of Adjustment held a public hearing on this application on August 11, 2022. The Committee deferred making a decision on the application so that they could further review the reason why it does not conform to the Township of South Frontenac Official Plan.

Designation and Zoning

The subject property is designated Rural and is zoned Rural (RU).

Application Table

	Severed Parcel	Retained Parcel
Area (ha)	1	5
Frontage on Campbell Road (m)	82	192

Related Applications

The subject property is not subject to any other applications under the *Planning Act*.

Review

This application:

- ✓ Conform to section 51(24) of the *Planning Act*;
- ✓ Does not require a plan of subdivision for the proper and orderly development of the municipality (s. 53(1) *Planning Act*);
- ✓ Is consistent with the Provincial Policy Statement (s. 3(5) *Planning Act*);
- ✓ Conforms to the County of Frontenac Official Plan (s. 3.2 & 7.1);
- X Does not conform to the Township of South Frontenac Official Plan (s. 5.7.4 & 7.1);
- ✓ Complies with Zoning By-law No. 2003-75 (or will comply subject to a standard condition of rezoning or minor variance); and
- ✓ Has no unresolved objections/concerns raised from agencies or the public.

Discussion/Analysis

Property Description

The subject property is located on Campbell Road south of Sydenham. The property consists of farmland. It is developed with a single detached dwelling.

Summary of Proposal

The purpose of this application is to create one new residential lot. The severed parcel would be approximately 1 hectare (2.5 acres) in area and have 82 metres of frontage on Campbell Road. The severed parcel is vacant. The retained parcel would be approximately 5 hectares (12.5 acres) in area and have 192 metres of frontage on Campbell Road. The single detached dwelling would be located on the retained parcel.

Department Comments

Public Services reported on July 7, 2022, that they have no objection to the approval of the consent application. They noted that the proposed lot would have sufficient frontage to enable the development of a safe access onto the roadway, and that an entrance permit will be required. The existing field entrance will need to be removed and decommissioned. A road widening may be required. If the application were to be approved, the surveyor who prepares a reference plan would need to determine by survey the width of Campbell Road to be 20 metres (100 feet).

Building Services reported on August 8, 2022, that the severed parcel is capable of providing flexibility in siting a sewage disposal system dependent on any future proposal submitted through an Application to Construct a Sewage System. Building Services have no objection to the approval of the consent application.

Public Comments

No comments were received from the public.

Planning Analysis

The Provincial Policy Statement 2020 permits residential development on rural lands, including lot creation, that is locally appropriate. The County of Frontenac Official Plan (Section 3.3) also permit residential development in rural areas. The subject lands are designated Rural in the Township of South Frontenac Official Plan.

Section 5.7.4(ii)(c) of the Township Official Plan states that new lots for rural residential purposes should be created by plan of subdivision. This policy also states that a maximum of three rural residential severances may be permitted from a lot existing on the day of adoption of the Plan by Council (i.e. in September 2000) in accordance with the lot creation policies of Section 7 when the consent approval authority is satisfied that a plan of subdivision is not warranted. Rural lots created after September 2000 are not eligible to sever new rural residential lots.

The subject property was created in 2019 following the Committee of Adjustment approval of consent application S-79-18-L. Since the subject property did not exist as a lot in September 2000, when the Official Plan was adopted, the property is not eligible for the proposed rural residential severance. A severance cannot be taken from a lot that was itself created through a severance after September 2000. The potential for any further severances remains with the retained parcel from S-79-18-L (2901 Campbell Road).

This severance application does not conform to Section 5.7.4(ii)(c) of the Township Official Plan. As such, staff cannot recommend approval of this application. This was discussed with the agent during the pre-consultation process prior to the application being submitted.

Without a change to the policy included in Section 5.7.4 (ii)(c) by the applicant undertaking a property-specific Official Plan Amendment that would need to be adopted by South Frontenac Council and approved by the County of Frontenac, this application does not meet the requirement of conforming to the policies of the Township Official Plan.

Staff recommend that the Committee of Adjustment deny this application, as it does not conform to the Official Plan as described above.

Notice/Consultation

Notice of the Application was given pursuant to the requirements of the Planning Act, at least 14 days before the scheduled hearing on August 11, 2022. This included notice given:

- by mail to every owner of land within 60 metres of the subject lands
- by posting notice signs on the subject lands
- by posting on the Township's Current Planning Application webpage
- by e-mail to prescribed persons and public bodies

Recommendation

It is recommended that application PL-BDJ-2022-0073 be denied.

Submitted By:

Christine Woods, MCIP RPP, Senior Planner

Reviewed By:

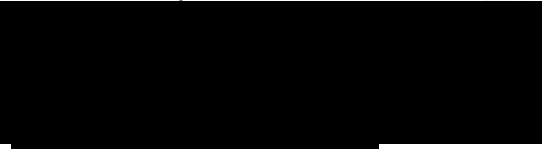
Claire Dodds, MCIP, RPP, Director of Development Services

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

Date Received: 18 Aug 2021

File No: MV-38-21-B

1. Name of Owner(s): Sheila Corke

Full Mailing Address of Owner(s): 

Phone number of Owner(s): 

Email Address of Owner(s): 

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

Name of Authorized Agent: _____

Full Mailing Address of Authorized Agent: _____

Phone number of Authorized Agent: _____

Email Address of Authorized Agent: _____

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

Signature(s) of Owner(s) _____

3. The description of the subject land:

District: Bedford Portland Loughborough Storrington

Concession Number: 7 Pt Lot Number: 23 and 24 RP

Street Number: _____ Name of Road/Street: Space Lane

Reference Plan Number: 13 R 12829 Part Number(s): 1 and 2 RP

Roll Number: 13 R 18242 1 to 11
1029010050291000000

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): 97.17'

Frontage (on road/lane): 546 ft (estimate)

Depth: 434.38'

Area: 1.86 acres (estimate)

(81301.08 sf)

5. The current zoning of the subject land:

limited service residential - waterfront

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

10-20'. Note there is land elevation at the cottage.

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

cottage to get a basement is within 100' of the lake.

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

Yes

No

Name of Road/Lane:

Space 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?

Summer rental property

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

Yes

No

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

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

Type of Structure (E.g. residence)	(1)	(2)	(3)	(4)
	Summer Cottage			
Setback from Front Lot Line (hi water mark)	82'			
Setback from Rear Lot Line	448.74'			
Setback from Side Lot Line	17' westside 10' eastside			
Height of Building (Also indicate if it is one story or two story)	14-15' 1 storey			
Dimensions of Floor Area	25' x 26'			
Setback from High Water Mark (If applicable)	82'			

13. The proposed uses of the subject land:

Summer Rental Property

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

Yes No

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

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

Type of Structure (E.g. residence)	(1)	(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)				
Outside Dimensions of Building/Structure				
Setback from High Water Mark (If applicable)				

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

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

If yes, please provide details:

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

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

If yes, please provide details:

18. What are the uses of the proposed development?

- (a) Increase in number of bedrooms 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:

Aug. 21 1998 (Bell Baker letter Sept 4, 1998)

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

1978 est. by J Rivington & Assoc. Appraisal Report

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

22 years

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

lake water is pumped up every summer

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:

4141 L (1094 Gal) private septic system upgraded and

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

drains by grade and grass surface around building

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

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

Yes No

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

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

Yes No

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

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

- i) THE SKETCH **MUST** HAVE A NORTH ARROW AT THE TOP OF THE PAGE.
- ii) The boundaries and dimensions of the subject land including the location of any existing and proposed buildings.
- iii) The location of a reference point.....i.e. distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing.
- iv) The location of all abutting (neighbours') lands.
- v) The approximate location of all natural and artificial features on the subject land and on the land that is adjacent to the subject land. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, barns, wetlands, wooded areas, wells and septic tanks. Show distance of these features from the applicant's property lines.

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

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

AGREEMENT TO INDEMNIFY

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

The Owner/Applicant/Agent agrees that the information recorded in this Minor Variance Application Form is accurate. The Owner/Applicant/Agent agrees that representatives of the Township 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,

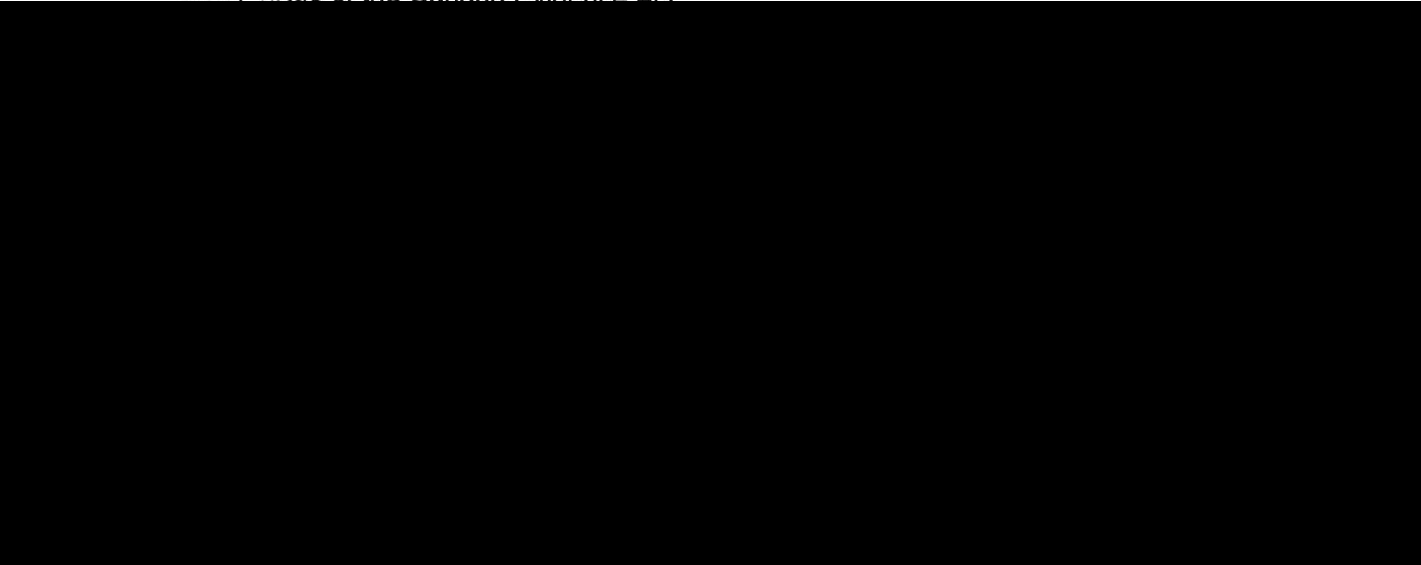
The Owner/Applicant/Agent further agrees that, until such requests have been complied with, the municipality will have no continuing obligation to process the application or attend or be represented at the Ontario Municipal Board or any court or other administrative proceeding in connection with the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

DATED AT THE TOWNSHIP OF SOUTH FRONTENAC

THIS 18th DAY OF August, 2021

I, Sheila Corke OF Godfrey, ON

solemnly declare that all the statements contained in this application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.



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

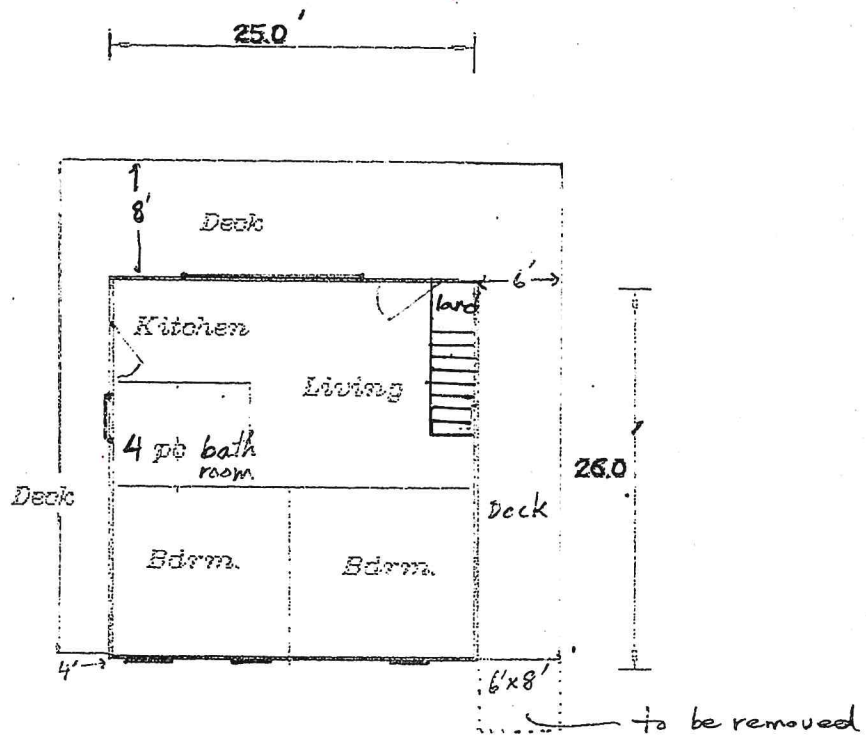
A Guide to Completing the Minor Variance Form

- 1) The names of **all** owners must appear in this section, even if they live in separate residences, and the address(es) should be the **full mailing address, complete with postal code**.
- 2) You may wish to appoint someone to act on your behalf during the variance process. If so, that person's name, address and phone number should appear here. All owner's must sign the authorization.
- 3) Description of the Subject Land:
 - a. District: The Districts are the same as the former Townships. If you are not sure, check the roll number (the long number beginning with 1029) on your tax bill. If the numbers are 010, 020 or 030, your district is Bedford; if the numbers are 040-050, your district is Loughborough; if the numbers are 060 or 070, your district is Storrington; and if the numbers are 080, your district is Portland.
 - b. Concession and Lot Numbers: if you are not sure, check your tax bill
 - c. Street Number: Your civic address – if a civic number has not been assigned, leave this space blank.
 - d. Name of Road/Street: This question applies whether or not you are on a private lane or a public road.
 - e. Reference Plan No: If your property has been surveyed, it will have a plan number, and one or more parts on that plan. If your property has not been surveyed, leave this space blank.
 - f. Roll No: This is the number beginning with '1029' which appears on your tax bill. Please take time to look it up before submitting the application.
- 4) Frontage, depth, area, acres: All parts of this question must be completed.
- 5) Current zoning: You may not be aware of the zoning on your property and this can be determined when you come in for pre-consultation with planning staff.
- 6) Nature and Extent of Relief: This question is asking what you are asking to do that requires the variance – for example, it could be that you are asking to be 25 m rather than 30 m from the high water mark, or that you are asking to increase the height of a structure within 30 m of the high water mark, or that you are seeking a variance to construct an accessory building closer to the front lot line than the principal building.
- 7) Reason why you can't comply: In other words, why can you not meet the required setbacks. It could be, for example, because you are seeking a variance to add on to an existing structure that is already too close to the water, or that developing further from the water would be impossible because of a steep embankment.
- 8) Roads: Municipally maintained roads are looked after by the Township; private roads are lanes that residents maintain themselves (not private driveways, but lanes that provide access to your property and that are generally shared with others).

FLOOR PLAN

EXISTING
&
PROPOSED

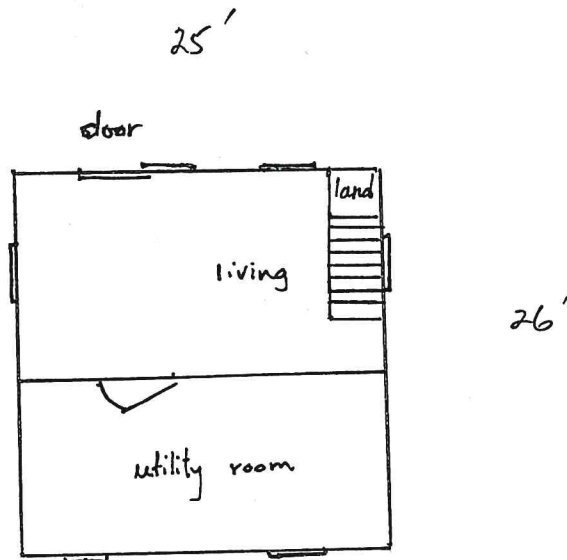
MAIN LEVEL

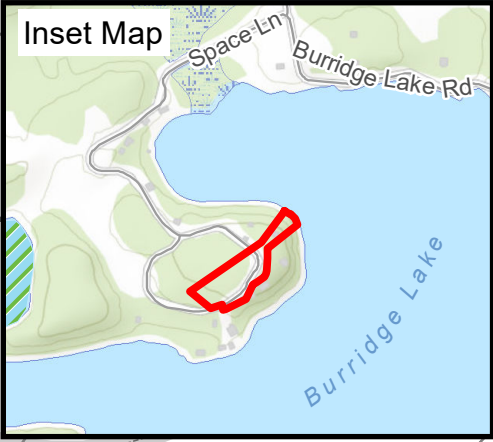


All Measurements / Layout are approximate Only

Sheila and Graham Corke
sacorke@sympatico.ca
613-273-8829 (cottage)

FLOOR PLAN
PROPOSED BASEMENT





MV-38-21-B (CORKE)

147 SPACE LANE



Legend

-  Subject Property
-  Parcel Fabric
-  Provincially Significant Wetlands
-  Wetland
-  Waterbody
-  Road

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

Scale 1:1,000

03.25 5 13 19.5 26



Meters

UTM Projection NAD 83

Date: 2021-08-31



Technical Review Memorandum

July 25, 2022

To: Sarah MacLeod-Neilson

From: Terry K. Davidson

Subject: Slope Stability Assessment
147 Space Lane
Godfrey, Ontario

As requested, I have reviewed the report entitled "Slope Stability Assessment" (Report No. 220142) dated May 24, 2022 by Kollaard Associated.

The report appears to have been completed primarily for the purpose of determining the stability of the slope for the proposed concrete foundation for the existing cottage.

The analysis and supporting field work have been carried out an appropriate level of detail for that purpose. The report has documented the present geometry of the slope in sufficient detail, and suitable methods have been used to characterize the soil characteristics. The report from the consultant indicates that they analyzed the slope at one (1) Section which had a Factor of Safety greater than 1.5.

I trust this is satisfactory for your purposes.

A handwritten signature in black ink that reads "Terry K. Davidson". The signature is written in a cursive style with a large initial 'T' and 'D'.

Terry K. Davidson, P.Eng.
Director of Engineering & Regulations



3889 Rideau Valley Drive
PO Box 599, Manotick ON K4M 1A5
T 613-692-3571 | 1-800-267-3504
F 613-692-0831 | www.rvca.ca

July 28, 2022
21-SFR-MVA-0018 (BEDFORD)

Township of South Frontenac
Committee of Adjustment
P.O. Box 100
4432 George Street
Sydenham, ON
K0H 2T0

Attention: Anna Geladi, Planner

Subject: **Corke, Sheila;** Minor Variance Application – File **No. MV-38-21-B** – 147 Space Lane., Lot 23, Concession ;7, Former Township of Bedford, Now the Township of South Frontenac; Roll Number: 01290100502910000000

Dear Ms. Geladi,

The following is provided as an update to comments previously provided by our office, dated September 17, 2021. At that time a request was made to defer a decision pending a geotechnical opinion of the slope on-site. A Slope Stability Assessment (prepared by Kollaard Associates Engineers, File 220253, dated May 24, 2022) was received by our office. Technical staff at our office review this report and supported the analysis indicating a stable slope. Through the provision and review of this report, our office is satisfied that Section 3.1 of the PPS has now been addressed.

The following mitigation measures are recommended to allow for the protection and improvement of water quality as required by the PPS. Should the committee approve the minor variance the following should be considered in any implementing agreement or notes on the decision.

- All materials from construction (such as demolished materials or excess soil) will be disposed of 30m or more from the normal highwater mark of Burrigde Lake at a proper disposal site
- Surface and roof water runoff management shall be implemented by directing runoff from eaves through placement and outlets to natural or constructed French drains or

**Proudly working in partnership
with our 18 watershed municipalities**

Athens, Augusta, Beckwith, Central Frontenac, Clarence-Rockland,
Drummond/North Elmsley, Elizabethtown-Kitley, Merrickville-Wolford, Montague,
North Dundas, North Grenville, Ottawa, Perth, Rideau Lakes, Smiths Falls, South Frontenac, Tay Valley, Westport

areas to allow for maximum infiltration of roof runoff and as much as possible away from services and the lake

- Erosion and sediment control measures shall be implemented around the construction site upland of the lake. These controls should be either silt fencing or straw bales properly staked into the ground and should remain in place until the disturbed areas has revegetated. Removal of sediment and erosion control should be done carefully, and all trapped sediment should be disposed of at least 30 m or more from the normal highwater mark of Burrige Lake at a proper disposal site
- Should any work be undertaken along the shoreline of Burrige Lake permits would be required by the Rideau Valley Conservation Authority in accordance with Ontario Regulation 174/06 ("Development, Interference with Wetlands and Alteration to Shorelines and Watercourses").

Conclusions

In conclusion, our office has no objection to the requested application. Thank you for the opportunity to comment and please do not hesitate to contact the undersigned at (613) 692-3571 x1109 should you have any questions.

Please advise us on the Committee's decision respecting this application or any changes in the status of the application.

Yours Truly,



Sarah MacLeod-Neilson
Planner, RVCA

cc – Sheila Corke, owner

Township of South Frontenac Staff Report



To: Committee of Adjustment

Prepared by: Development Services Department

Date of Meeting: September 8, 2022

Subject: **Permission Application MV-38-21-B, Corke, 147 Space Lane,
District of Bedford**

Summary

This report recommends that the Committee of Adjustment grant approval of this application for permission to enlarge a legal non-conforming building, per section 45(2) of Planning Act, subject to conditions.

Background

Relief Requested

The application seeks permission under Section 45(2) of *the Planning Act* to enlarge a single detached dwelling, by adding living space below grade and increasing the gross floor area, within the required setback from the highwater mark.

Discussion/Analysis

Property Description

The subject property is 1.86 acres (0.75 hectares), and is located on the west side of Burrige Lake. Space Lane runs through the middle of the property. The dwelling is located between Space Lane and the water in an area where the lot slopes steeply towards Burrige Lake. The slope is greater than 30% and consists of trees with a stone walkway leading from the dwelling to the water. The area to the west of Space Lane is relatively flat. The sewage system is located in this area. The sewage system was upgraded in 2019.

The dwelling with attached deck has a footprint of 110.6 square metres (1190 square feet). The dwelling is 60.4 square metres (650 square feet) and the deck has a footprint of 50.2 square metres (540 square feet). It is located 25 metres (82 feet) from the highwater mark of Burrige Lake. The dwelling is one storey and is approximately 4.6 metres (15 feet) high. The dwelling is constructed on cement blocks.

Summary of Proposal

The proposal is to permit the construction of a basement under the existing dwelling. The basement will be fully located under the dwelling, not the deck. It would have a gross floor area of 60.1 square metres (650 square feet). The walkout basement would include living space and a utility room. It would also provide access to the outdoor walkway that leads to the water.

This proposal is being applied for to allow the applicants more living space and easier access to their dwelling when storing items that are used in the water.

Slope Stability Study

The applicant submitted a Slope Stability Study in support of the application (Kollard Associates, dated May 24, 2022) which speaks to the stability of the lakeside slope on the subject property. The study concluded that the slope at the site is stable and the foundation is supported by bedrock. They noted that there are no conditions that would prevent the construction of the poured foundation for the existing dwelling to replace the existing block piers within the existing building footprint. This means that the construction of the foundation under the dwelling as proposed by this application will not negatively impact the stability of the slope. The consultant recommended that any soil overburden be removed, that the footings be poured directly onto sound bedrock and that frost protection be considered.

Department and Agency Comments

Public Services – This application did not meet the criteria for circulation as it is located on a private lane.

Building Services (Sewage System Review) – This application did not meet the criteria for circulation as the living space is not increasing by more than 15%.

Rideau Valley Conservation Authority – Comments were received from Rideau Valley Conservation Authority on September 17, 2021 and updated comments were received on July 28, 2022. A slope stability study was requested by Rideau Valley Conservation on September 17, 2021. Rideau Valley Conservation Authority peer reviewed the slope stability study submitted. The Director of Engineering and Regulations for RVCA provided comments in a letter dated July 25, 2022 indicating that the analysis and field work have been carried out an appropriate level of detail. Their revised comments also speak to the received slope stability study and indicate that Staff have no objection to the approval of the application.

Furthermore, RVCA staff provide three recommendations listed below:

- All materials from construction will be disposed of 30 metres or more from the highwater mark of Burrigge Lake at a proper disposal site

- Surface and roof water runoff management shall be implemented by directing runoff from eaves through placement and outlets to natural constructed French drains or areas to allow for maximum infiltration from roof runoff and as much as possible away from services and the lake
- Erosion and sediment control measures shall be implemented around the construction site upland of the lake.

It was noted that a permit under O. Reg 174/06 may be required for the proposed development. The applicant must contact Rideau Valley Conservation Authority at the building permit stage.

Public Comments

No comments were received from the public at the time of the writing of this report.

Planning Analysis

Section 5.10.2 of Zoning By-law 2003-75 states that existing buildings with less than the minimum 30 metre setback from the highwater mark of a waterbody may be repaired, renovated or strengthened to a safe condition provided there is no enlargement of the gross floor area or increase in height, and no addition of living space below the building.

The dwelling is a legal non-conforming building because it was constructed prior to the passing of Zoning By-law No. 2003-75, and it is setback less than 30 metres from the highwater mark of Burrige Lake.

The proposed basement would result in an increase in gross floor area and the addition of living space below the building. The applicants indicated that there will not be an increase in height. The basement will provide a more secure foundation than the pillars that currently exist today.

In this situation, the Committee of Adjustment should consider whether to grant permission to enlarge the legal non-conforming building, by increasing its gross floor area, under Section 45(2) of *the Planning Act*.

The basement will contain living space and a storage and utility space. There will be no additional bathrooms. The proposed dwelling has the same footprint as the existing dwelling so no overall changes to lot coverage will result through this application. The applicants are going to lift the dwelling to construct the basement. The dwelling will not be demolished. The setback from the highwater mark is not changing.

There are no visual impacts anticipated. Adding a basement to the existing dwelling will not affect surrounding properties as the height of the dwelling is not changing. The proposed development is similar to what exists on the property today, therefore, the limited increase in living space and gross floor area is not anticipated have any impact to adjacent properties beyond what currently exists. There are trees along the shoreline that will continue to screen the dwelling from the waterfront. The cottage sits on concrete pillars above the slope. The basement will be constructed into the slope. This means that the building height will not change. The lattice under the deck would be replaced with an open space so provide access to the basement.

There are no concerns from a natural hazards perspective. The applicant submitted a satisfactory slope stability report which indicated that the slope is stable. Requiring a development agreement on the property will ensure that the development is undertaken in accordance with the Township's environmental standards, and will implement the recommendations for roof run-off outlined by the Conservation Authority.

It is the opinion of staff that it is appropriate for the Committee of Adjustment to grant permission to enlarge the legal non-conforming building, as described in this report.

Notice/Consultation

Notice of the Statutory Public Hearing was given pursuant to the requirements of the Planning Act, at least 10 days in advance of the Public Hearing. This included notice given:

- by mail to every owner of land within 60 metres of the subject lands
- by posting notice signs on the subject lands
- by posting on the Township's Current Planning Application webpage
- by e-mail to prescribed persons and public bodies

Recommendation

That the Committee of Adjustment receive comments from the public and, pending comments received, **approve** for application MV-38-21-B, subject to the following conditions.

1. Permission is granted to enlarge a legal non-conforming building on the subject property. The existing dwelling is permitted to have a basement as per the submitted drawings, floor plans and application, that will be 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 Township

environmental policies, recommendations from the Slope Stability Study (Kollard Associates, dated May 24, 2022) and Rideau Valley Conservation Authority recommendations outlined in their letter dated July 28, 2022, including:

- All materials from construction will be disposed of 30 metres or more from the highwater mark of Burrige Lake at a proper disposal site
 - Surface and roof water runoff management shall be implemented by directing runoff from eaves through placement and outlets to natural constructed French drains or areas to allow for maximum infiltration from roof runoff and as much as possible away from services and the lake
 - Erosion and sediment control measures shall be implemented around the construction site upland of the lake.
3. A building permit is required for ALL demolition and construction on the property. There shall be no additional development, or demolition of existing structures, on the property without the approval from the Township of South Frontenac.

Report Prepared By:

Anna Geladi, MCIP, RPP, Planner

Reviewed By:

Christine Woods, MCIP RPP, Senior Planner

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

Date Received: _____

File No: _____

1. Name of Owner(s): DARCINE DAGLEY GRANT PIEKCOLA

Full Mailing Address of Owner(s): _____

Phone number of Owner(s): _____
Email Address of Owner(s): _____

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

Name of Authorized Agent: _____

Full Mailing Address of Authorized Agent: _____

Phone number of Authorized Agent: _____

Email Address of Authorized Agent: _____

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

Signature(s) of Owner(s) _____

3. The description of the subject land:

District: Bedford Portland Loughborough Storrington

Concession Number: 3 Lot Number: 24

Street Number: 51 Name of Road/Street: MEADOW LANE

Reference Plan Number: RD 91 Part Number(s): 81

Roll Number: 020-020-28100-0000

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): 36.4 M Frontage (on road/lane): 61.1 M

Depth: 77.24 M Irregular Area: 0.8 Acre

5. The current zoning of the subject land:

Limited service Residential Waterfront

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

Sun Room Being Built 2.7 Metres From
Waters Edge

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

Being Built On Existing Deck

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

Name of Road/Lane:

Meadow Lane

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

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

Residential

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

Yes No

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

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

Type of Structure (E.g. residence)	(1)	(2)	(3)	(4)
	House	Deck	GARAGE	BOAT House
Setback from Front Lot Line	28.58 M	35 M	39.21 M	77 M
Setback from Rear Lot Line				
Setback from Side Lot Line	4.39 M	2.2 M	4.76 M	12.3 M
Height of Building (Also indicate if it is one story or two story)	1 STORY Road side 3.91 LAKE side 3.38		1 STORY 3.66 M	1 STORY 3.51 M
Dimensions of Floor Area	123.6 SQ M	90.2 SQ M	37.53 SQ M	42.37 SQ M
Setback from High Water Mark (If applicable)	27.0 M	24 M	33 M	1.07 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

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

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

Type of Structure (E.g. residence)	(1)	(2)	(3)	(4)
Setback from Front Lot Line	Sun Room			
Setback from Rear Lot Line	4.0 M			
Setback from Side Lot Line	2.1 M			
Height of Building (Also indicate if it is one story or two story)	1 Storey 2.25 M			
Outside Dimensions of Building/Structure	15 SQ M			
Setback from High Water Mark (If applicable)	27 M			

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

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

If yes, please provide details:

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

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

If yes, please provide details:

18. What are the uses of the proposed development?

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

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

OCTOBER 15TH 2019

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

UNKNOWN

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

UNKNOWN

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

PRIVATE Well

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

PRIVATE SEPTIC

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

No

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

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

Yes No

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

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

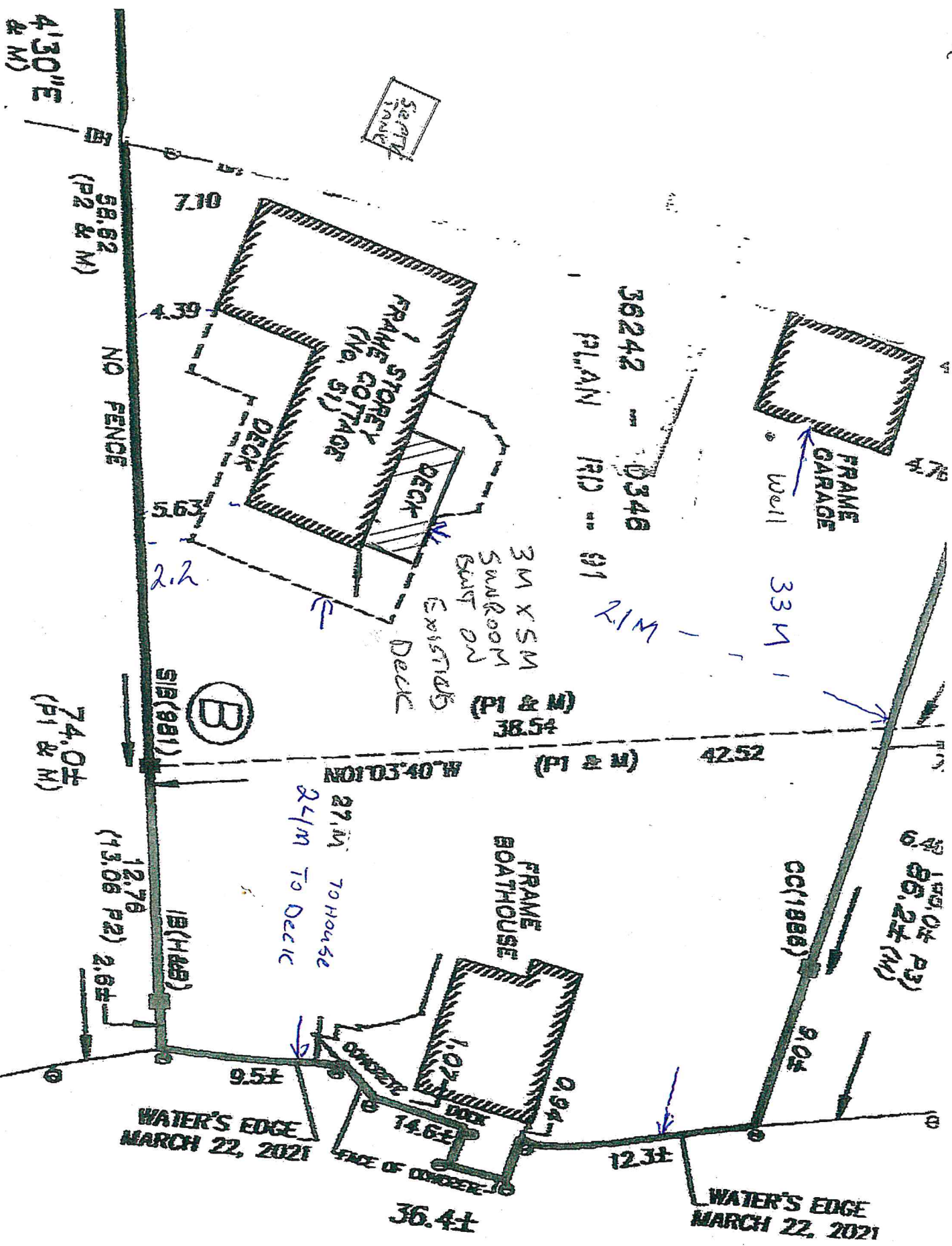
28. If the answer to item 27 is yes, please give the file number of the application and the status of the application.

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

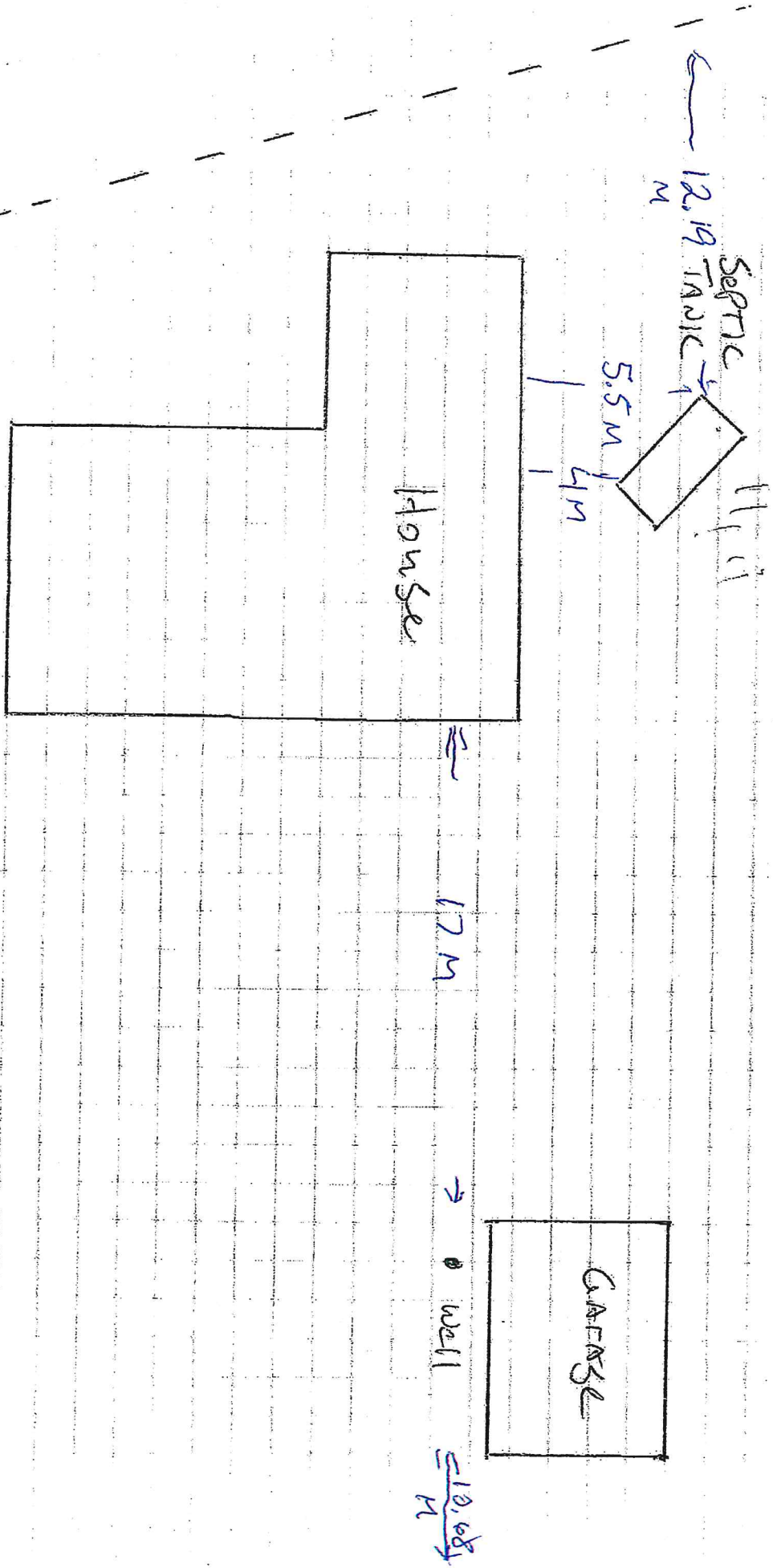
- i) THE SKETCH **MUST** HAVE A NORTH ARROW AT THE TOP OF THE PAGE.
- ii) The boundaries and dimensions of the subject land including the location of any existing and proposed buildings.
- iii) The location of a reference point.....i.e. distance between the subject land and the nearest township lot line 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.

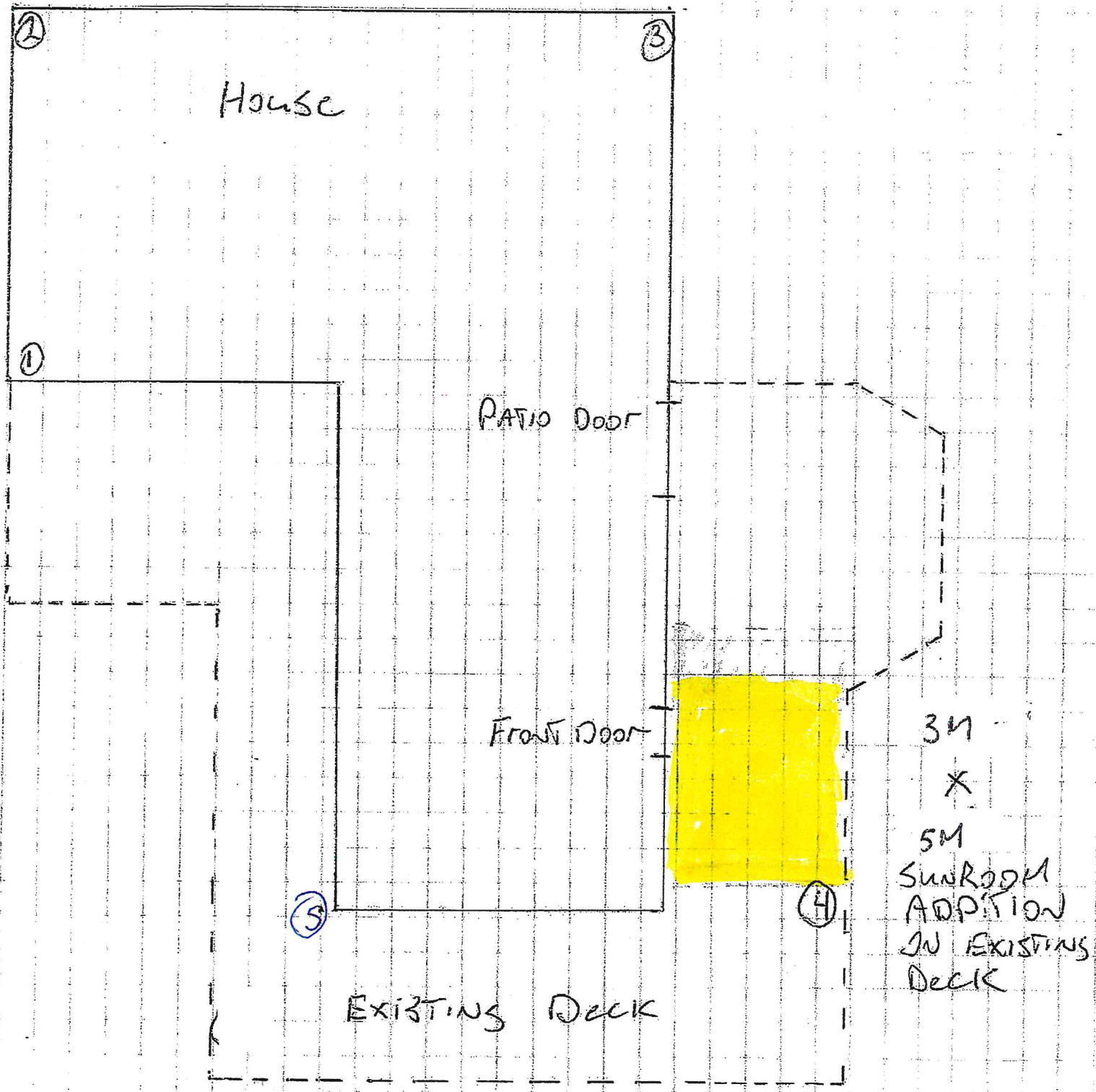
27



- ① Well is 17m' From House 10.68m' From Property Line
- ② SEPTIC RUNS ON DIAGONAL 4-5.5m From House
APPROXIMATELY 12.19m From SW Property Line



INDICATES NEAREST PROPERTY LINES



Point	Distance (Metres)	To	Property	Line
①	4.39	Metres	To	Property Line
②	7.10	"	"	"
③	28.25	"	"	"
④	21.1	"	"	"
⑤	5.63	"	"	"

3M
X
5M
SUNROOM
ADDITION
IN EXISTING
DECK














SOUTH FRONTENAC

**PL-ZNA-2022-0108
(DAGLEY / PIEKKOLA)**

51 MENDOW LANE

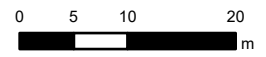
Legend

-  Subject Property
-  Assessment Parcel
-  Township Boundary
-  Lake Trout Lake - At Capacity
-  Lake Trout Lake - Not at Capacity
-  Non-Lake Trout Lake - At Capacity
-  Wooded Area
-  Waterbody
-  Provincially Significant Wetland
-  Wetland
-  Road

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Scale: 1:700



UTM Zone 18 NAD 83

Date: 2022-07-31



3889 Rideau Valley Drive
PO Box 599, Manotick ON K4M 1A5
T 613-692-3571 | 1-800-267-3504
F 613-692-0831 | www.rvca.ca

August 29, 2022
22-SFR-MVA-0055 (Bedford)

Township of South Frontenac
Committee of Adjustment
PO Box 100
4432 George Street
Sydenham, ON
K0H 2T0

Attention: Anna Geladi RPP, MCIP

Subject: **Dagley, Darline & Piekkola, Grant**; Application for Minor Variance, PL-ZNA-2022-0108 – 51 Meadow Lane, Lot 24, Concession 3; Geographic Township of Bedford, Now the Township of South Frontenac; Roll Number: 1029 0200 2028 1000 0000

Dear Ms. Geladi,

The Rideau Valley Conservation Authority (RVCA) has reviewed the subject applications within the context of:

- Section 2.1 Natural Heritage, 2.2 Water and 3.1 Natural Hazards of the Provincial Policy Statement under Section 3 of the Planning Act;
- The Rideau Valley Conservation Authority ("Development, Interference with Wetlands and Alteration to Shorelines and Watercourses" regulation 174/06 under Section 28 of the Conservation Authorities Act);
- The Mississippi-Rideau Source Water Protection Plan;
- The Tay-River-Bobs Lake Catchment Report

The Proposal

The RVCA understands this application is to construct a 15 m² sunroom on an existing deck approximately 27m from Bobs Lake. The sunroom is to be constructed on the north side of the existing dwelling and will not encroach on the setback established by the dwelling.

**Proudly working in partnership
with our 18 watershed municipalities**

Athens, Augusta, Beckwith, Central Frontenac, Clarence-Rockland,
Drummond/North Elmsley, Elizabethtown-Kitley, Merrickville-Wolford, Montague,
North Dundas, North Grenville, Ottawa, Perth, Rideau Lakes, Smiths Falls, South Frontenac, Tay Valley, Westport

The Property

The subject property is an irregularly shaped 0.32 ha (0.8 acres) lot with 36.4 m of frontage on Bobs Lake (West Basin). The property is developed with a dwelling and attached deck, garage and boat house. The lot slopes steeply to the waterfront and is accessed by a stairway. The lot has several mature trees and manicured lawn, with rock outcrops and natural vegetation along the lot edges. A review of the desktop mapping and a site visit to the subject property on April 1, 2022, indicated the following natural hazards or natural heritage features:

- Our office has a regulated flood level of 163.07 metres above sea level associated with Bobs Lake
- Bobs Lake is considered to be a watercourse for the purpose of our regulation
- The property overlies a highly vulnerable aquifer
- Steep slopes are present along portions of the shoreline

A review of our records does not reveal the presence of marine clays, organic soils, or wetland areas.

Review Comments

Provincial Policy Statement

Regarding Section 2.1 our office has no concerns.

About Section 2.2 of the PPS, our office has no concerns as the sunroom will not encroach into the existing setback and will be built on the existing deck. Recommendations are provided related to the management of stormwater runoff.

Concerning section 3.1 of the PPS our office has no concerns with respect to steep slopes as the sunroom is to be constructed on an existing structure.

Ontario Regulation 174/06

Currently, our office regulates the shoreline of Bobs Lake. Should any development be proposed along the shoreline of Bobs Lake (including, but not limited to, grading, site alteration, dock installation, or erosion protection works) prior written permission is required from our office in accordance with our (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses) made under Section 28 of the Conservation Authorities Act.

The development proposed in the subject application does not include any shoreline alteration and will not require written permission from our office.

Bobs Lake-Crow Lake Catchment Report

This lot is located on West Basin in Bobs Lake, the 2017 report indicates that West Basin has a water quality rating that ranges from "Fair" to "Very Good". Few nutrient exceedances, good fish habitat conditions in late summer, and generally clear water contributed to the rating. The catchment report notes that well-vegetated shorelines are critically important in protecting water quality, and habitat conditions and reducing the potential for erosion. It highlights the

importance of shoreline protection particularly where water setbacks cannot be met and the role in reducing the amount of stormwater runoff to the lake, this is particularly important on sensitive waterfront properties that have steep slopes or shallow soils.

Mississippi Rideau Source Water Protection Plan

This property has been identified as overlying a highly vulnerable aquifer as stated in the catchment report and indicated in the Mississippi-Rideau Source Water Protection Plan. These are aquifers that are vulnerable to surface contaminants due to thin or absent soils overlying bedrock that may be fractured.

Where these conditions exist, it may be possible for contaminants to enter drinking groundwater supplies. For this reason, care should be taken to avoid land uses and practices that may inadvertently lead to undesirable effects on groundwater. For this reason, care should be taken to avoid land uses and practices that may inadvertently lead to undesirable effects on groundwater. Some best practices that could be considered include:

- increased well casing depths;
- increased distance of septic systems from drinking water wells;
- ensuring wells are located upgradient of septic sewage disposal systems
- ensuring that wells and septic systems are properly maintained,
- avoiding the use of pesticides, herbicides, and fertilizers.

Recommendations

Should the Township allow the variance our office would have the following recommendation for conditions of any implementation agreement or notes to be included in any decision:

- A planting plan showing improved shoreline vegetation adjacent to Bobs Lake should be provided and implemented. The planting plan should take the form of a drawing showing where the vegetation would be improved along the shoreline to an area a minimum of 3 m from the high-water mark. It should be noted that this would not preclude the removal of dead or diseased trees. The applicant is encouraged to discuss this with our office if assistance is required. RVCA staff can assist in planning and planting shoreline vegetation, whether trees or shrubs and would be willing to discuss grant programs that the applicants may wish to consider. If the applicants are interested in this service, they should contact Meaghan MacDonald (Meaghan.mcdonald@rvca.ca or 613-692-3571 x 1192) at our Manotick office.

- Roof runoff should be directed to the rear or side yards and to an area of soil depth or containment adequate to allow for absorption, infiltration, and treatment. Collection and management of runoff in this manner helps to control untreated surface water from running overland to Bobs Lake. This assists in preventing nutrients and sediment from reaching these features. This shall be to the satisfaction of the Township.

-Should any work be undertaken along the shoreline of Bobs Lake permits would be required by the Rideau Valley Conservation Authority in accordance with Ontario Regulation 174/06 (“Development, Interference with Wetlands and Alteration to Shorelines and Watercourses”).

Conclusions

In conclusion, our office has no objection to the subject application. Please advise us on the Committee's decision respecting this application or any changes in the status of the application.

Thank you for the opportunity to comment and please do not hesitate to contact the undersigned at (613) 692-3571 x1109 should you have any questions.

Yours truly,



Sarah MacLeod-Neilson
Planner

cc –Darline Dagley & Grant Piekkola, owners
cc – Meaghan McDonald, RVCA

To: Committee of Adjustment

Prepared by: Development Services Department

Date of Meeting: September 8, 2022

**Subject: Permission Application (S. 45(2) of the Planning Act)
PL-ZNA-2022-0108 (Dagley)(Piekkola) – 51 Meadow Lane,
District of Bedford**

Summary

This application is requesting permission to construct a 15 square metre enclosed sunroom on the existing deck within 30 metres of the highwater mark of Bobs Lake, therefore enlarging a legal non-conforming building. This report recommends that the Committee of Adjustment grant approval of this application for permission to enlarge a legal non-conforming building, per section 45(2) of *the Planning Act*, subject to conditions.

Background

Official Plan Designation: Rural

Zoning: Limited Service Residential Waterfront – RLSW

Relief Requested

The application seeks permission under Section 45(2) of *the Planning Act* to increase living space and enlarge a dwelling within 30 metres of the highwater mark.

Discussion/Analysis

Property Description

The subject property is located at 51 Meadow Lane. Meadow Lane is accessed from Maple Grove Lane which is accessed from Steele Road. The property has an area of approximately 0.36 hectares (0.88 acres) and has waterfrontage on Bobs Lake.

The property rises gradually from Bobs Lake to Meadow Lane. There is a flat area closer to the lane where parking is available for cars. The dwelling is built into the slope of the property. The vegetation on the property consists of manicured lawn and trees scattered around the property.

The property is developed with a dwelling, a garage, and a boat house.

The seasonal dwelling has a wrap around deck on the north, east and south sides. The dwelling plus deck have a total footprint of 213.8 square metres (2301 square feet). The dwelling is setback 27 metres from the highwater mark, and the deck is setback 24 metres. The dwelling is single storey.

The garage has a footprint of 37.5 square metres (404 square feet) and is located 33 metres from the highwater mark of Bobs Lake.

Summary of Proposal

The applicants are proposing to build an enclosed sunroom on a portion of the existing deck.

The enclosed sunroom will be located on the north side of the deck. It will have a ground floor area of 15 square metres (161.5 square feet) and will line up with the side of the dwelling facing the water, setback 27 metres from the highwater mark. The proposed roofline of the sunroom will be lower than the existing roof of the dwelling.

The remainder of the deck (on the east and south sides of the dwelling) will remain as it is existing, uncovered. The proposal would not result in the footprint of the building getting any larger, and the sunroom would be no closer to the highwater mark of Bobs Lake than the deck that currently exists. Permission is required to allow an enlargement of the gross floor area of the dwelling within 30 metres of the lake.

The applicants have indicated that they are proposing a sunroom to allow for more indoor useable space before entering the dwelling, similar to a mudroom.

Department and Agency Comments

This application did not meet the criteria for circulation to Building Services for a sewage review because the proposed increase in living space is less than 15%.

Rideau Valley Conservation Authority provided comments on August 29, 2022 which indicate that Staff have no objection to the approval of the application. RVCA Staff note that the sunroom is to be constructed on the north side of the existing dwelling and will not encroach on the setback that is established by the dwelling. RVCA provides two recommendations in their letter including that roof run off be directed to the rear or side yards and that the applicant undertake a planting plan to improve the shoreline vegetation

adjacent to Bobs Lake. RVCA notes that they can help the applicant prepare the planning plan.

RVCA notes that the development proposed in the subject application does not include any shoreline alteration and will not require written permission from their office under O. Reg. 174/06.

Public Comments

No comments have been received from the public to date.

Planning Analysis

The property is zoned RLSW, so the dwelling is a permitted use. The way that the property is being used will not change because of the proposed sunroom.

Section 5.10.2 of Zoning By-law No. 2003-75 states that existing buildings with less than the minimum 30 metre setback from the highwater mark of a waterbody may be repaired, renovated or strengthened to a safe condition provided there is no enlargement of the gross floor area or increase in height. This provision does not allow the enlargement of these existing buildings within 30 metres. This makes them legal non-conforming structures.

According to the Municipal Property Assessment Corporation (MPAC), the existing dwelling was constructed between 1975 and 1985. This means it existed when the Zoning By-law was passed, and is a legal non-conforming building because it is setback 27 metres from the highwater mark at its closest point.

Permission is required to make changes to legal non-conforming buildings. This application is seeking permission to enlarge the gross floor area by 15 square metres (161.5 square feet).

In this situation, the Committee of Adjustment should consider whether to grant permission to enlarge the legal non-conforming building under Section 45(2) of the *Planning Act*.

The dwelling currently has a wrap around deck on the north, east and south sides, predominately facing the lake. The proposal is to build a sunroom on top of a portion on the existing deck. The footprint of the dwelling and deck will not increase nor will lot coverage. The height of the sunroom will not be higher than the height of the existing roof line of the main part of the dwelling.

The sunroom would be no closer to the highwater mark of than the deck that currently exists. The existing deck extends further out, closer to the highwater mark than where the sunroom is being proposed.

The proposal involves enclosing a portion of the deck to be added to the dwelling and is not anticipated to increase the nutrient loading associated with the septic system as no plumbing is being added as part of the proposal. The proposal is designed to preserve as much as possible a site's physical attributes and cause minimal disturbance. At this time, no development agreement is being proposed however the Township also encourages the applicant to work with RVCA to improve planting along the shoreline.

The existing dwelling is compatible with the established built form and character of the surrounding properties.

It is the opinion of staff that it is appropriate for the Committee of Adjustment to grant permission to enlarge the legal non-conforming dwelling, as described in this report.

Notice/Consultation

Notice of the Statutory Public Hearing was given pursuant to the requirements of the Planning Act, at least 10 days in advance of the Public Hearing. This included notice given:

- by mail to every owner of land within 60 metres of the subject lands
- by posting notice signs on the subject lands
- by posting on the Township's Current Planning Application webpage
- by e-mail to prescribed persons and public bodies

Recommendation

That the Committee of Adjustment receive comments from the public and, pending comments received, approve application PL-ZNA-2022-0108, subject to the following conditions:

1. Permission is granted to enlarge the legal non-conforming dwelling on the subject property as per the drawing submitted with PL-ZNA-2022-0108, received on July 21, 2022, that will be attached to the Decision as Schedule "A".
2. A building permit is required for ALL construction and demolition 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.

Report Prepared By:

Anna Geladi, MCIP, RPP, Planner

Reviewed By:

Christine Woods, MCIP RPP, Senior Planner

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

Date Received: 28 Jul 2022

File No: _____

1. Name of Owner(s): TIMOTHY LILLICRAP

Full Mailing Address of Owner(s): _____

Phone number of Owner(s): _____

Email Address of Owner(s): _____

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

Name of Authorized Agent: MAC GERVAN

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: PT LOT 10

Street Number: 2009 Name of Road/Street: MC ANDREWS ROAD

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

Roll Number: 010-030-121000-000

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

4. The frontage(s), depth and area of the subject land. (METRES)
Frontage (on water): 59.72 Frontage (on road/lane): 133
Depth: 133 Area: 0.84 HECTARE

5. The current zoning of the subject land:
SECTION 10 RLSW

6. The nature and extent of the relief from the Zoning By-law:
① CHANGE OF USE: ALLOW EXISTING DWELLING CABIN TO ACCESSORY STORAGE BLDG.
② ALLOW EXISTING CONVERTED BLDG TO REMAIN INSIDE 30M SETBACK FROM HIGH WATER.

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

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

Name of Road/Lane:
M^cANDREWS 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?
SEASONAL RECREATION COTTAGE

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

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

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

Type of Structure (E.g. residence)	(1) NEW COTTAGE UNDER CONSTRUCTION	(2) CABIN	(3) METAL SHED (REMOVED)	(4) METAL SHED 2	PRIVY (REMOVED)
Setback from Front Lot Line	37.71 34.71	8.65	32.87	13.67	11.86
Setback from Rear Lot Line	94	100+	100+	100+	100+
Setback from Side Lot Line	14.18	22.99	13.62	13.85	1.96
Height of Building (Also indicate if it is one story or two story)	6.66m 1 STOREY	5.43	3.1	2.5	2.1
Dimensions of Floor Area	169 sqm	7.4 x 6.2	6.2 x 2.7	2.7 x 3.7	1 x 1
Setback from High Water Mark (If applicable)	37.71 34.71	8.65	32.87	13.67	11.86

NOTE: SEE RECENT SURVEY OF EXISTING.

13. The proposed uses of the subject land:

SEASONAL RECREATION COTTAGE

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

Yes No

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

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

Type of Structure (E.g. residence)	(1) NEW COTTAGE UNDER CONSTRUCTION	(2)	(3)	(4)
Setback from Front Lot Line	34.71			
Setback from Rear Lot Line	94			
Setback from Side Lot Line	14.18			
Height of Building (Also indicate if it is one story or two story)	6.66 1 STOREY			
Outside Dimensions of Building/Structure	169 sq.m			
Setback from High Water Mark (If applicable)	34.71			

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:

REMOVING 2 METAL SHEDS + PRIVY

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

17. Do your plans include the **RAISING** of an existing structure? Yes No
If yes, please provide details:

18. What are the uses of the proposed development?
- (a) Increase in number of bedrooms Yes No
 - (b) Increase in plumbing fixtures Yes No
 - (c) Increase in living space Yes No
 - (d) Will the addition or structure encroach on the existing septic system? Yes No

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

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:

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 NEW 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:
A NEW PRIVATELY OWNED SEPTIC SYSTEM

24. Is storm drainage provided by sewers, ditches, swales or by other means?
No

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

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

Yes No

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

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

Yes No

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

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

- S₁ i) THE SKETCH **MUST** HAVE A NORTH ARROW AT THE TOP OF THE PAGE.
- S₂ ii) The boundaries and dimensions of the subject land including the location of any existing and proposed buildings.
- S₂ 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.
- S₂ iv) The location of all abutting (neighbours') lands.
- S₂ 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.

July 24/22

RE: 2009 McAndrews Rd
Committee of Adjustment Pre-consultation

Attention: Planner
Twsp of South Frontenac

As per the drawings submitted there is an existing cabin 9 metres back from the water.
This building is 24' x 20'.

At this point we have started to build a new cottage behind the 100' mark from the water. We have submitted the documentation and the deposit of \$10,000.00 that states that we are to remove the existing cabin before we will receive our occupancy permit for the new cottage.

This application is to ask permission to leave the existing cabin and make it into a storage building, for several reasons:

- The cabin was built by the present owners grandfather and great uncles over 60 years ago and there is much sentiment around the times that have been spent there over the years.
- At present there is an outhouse by the cabin(which we plan to remove) and another ugly metal storage building by the water, that we also plan to remove so there will be no facilities at lake level for toilet or water, except the lake of course....
- The existing cabin has a small sink and counter space that we will remove...not sure where the waste water goes, but the water comes from the lake...we are drilling a new well near the new cottage this summer for the new build.
- There is a steep hill from the cabin to the new cottage location with a narrow path that leads alongside of the hill...great for mountain goats...see the photos enclosed...to carry a chair, let alone a canoe would be a real challenge...it is a narrow, winding, steep path
- the cottage was built by bringing all materials in by boat and to demolish it we would have to set up a barge operation to remove it....you would be hard pressed for two people to carry a canoe up the path to the top of the hill.
- We would like to convert this cabin into a storage building, for a place for lawn furniture, canoe, and in the winter or long terms of absence, small motor boat
 - as per the plans, we are proposing to add a double door at one end with a ramp to allow to get boats, canoes etc into this space
 - we are proposing to close up the door facing the water, which as per the photos has no stairs or accessibility to the ground
 - at some time in the future we will also re-side and clean up the appearance of the cabin
- At this point, although raised in Kingston, the owner lives mainly in England, so he needs a place to keep his lakeside chairs, canoe etc safe and accessible
- we have no plans to use this for a sleeping cabin. The new cottage will have the only plumbing and toilet facilities. We just need some sort of building at water level for storage of canoes, boats and furniture.
- Also, the building exists and would be a shame to move it all to a dump somewhere when it can made into a useful space

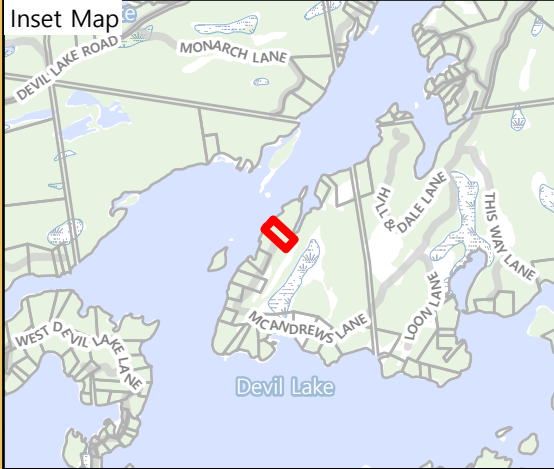
I hope you will find this application acceptable. I look forward to meeting with you to discuss.

Sincerely,



Mac Gervan, agent

Mac GERVAN
& Associates Ltd.













SOUTH FRONTENAC

**PL-ZNA-2022-0112
(LILLICRAP) (GERVAN)**

2009 MCANDREWS ROAD

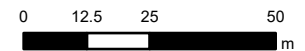
Legend

-  Subject Property
-  Township Boundary
-  Lake Trout Lake - At Capacity
-  Lake Trout Lake - Not at Capacity
-  Non-Lake Trout Lake - At Capacity
-  Wooded Area
-  Waterbody
-  Provincially Significant Wetland
-  Wetland
-  Road

Produced by the Township of South Frontenac under license with the Ontario Ministry of Natural Resources © Queen's Printer for Ontario, 2020.

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

Scale: 1:1,500



UTM Zone 18 NAD 83

Date: 2022-08-09

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2175103

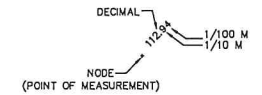
THIS PLAN IS NOT VALID
UNLESS IT IS AN UNCORRECTED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
IN ACCORDANCE WITH
REGULATION 1025, SECTION 29(3).



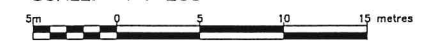
NOTE & LEGEND:

BEARINGS ARE ASTRONOMIC DERIVED FROM THE
NORTHERLY LIMIT OF PART 1 ON PLAN 13R-9043
HAVING A BEARING OF N63°20'40"W AS SHOWN HEREON.

- DENOTES SURVEY MONUMENT PLANTED
- SSIB SURVEY MONUMENT FOUND
- SIB SHORT STANDARD IRON BAR
- IB STANDARD IRON BAR
- IP IRON PIPE
- WT WITNESS
- WT CALC WITNESS CALCULATED
- S SET
- M MEASURED
- 1054 GEO W. BRACKEN O.L.S.
- 593 HORACE H. LAWSON O.L.S.
- P1 PLAN 13R-9043
- P2 PLAN BY HORACE H. LAWSON O.L.S.
(DATED MARCH 5, 1949
(ATTACHED TO INST. No. 6370))
- HP HYDRO POLE
- CHTL OVERHEAD HYDRO TRANSMISSION LINE



PLAN OF SURVEY
OF PART OF LOT 10
CONCESSION 11
TOWNSHIP OF BEDFORD
(GEOGRAPHIC TOWNSHIP OF SOUTH FRONTENAC)
COUNTY OF FRONTENAC
SCALE: 1 : 200



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

HOPKINS CHITTY LAND SURVEYORS INC.
2022

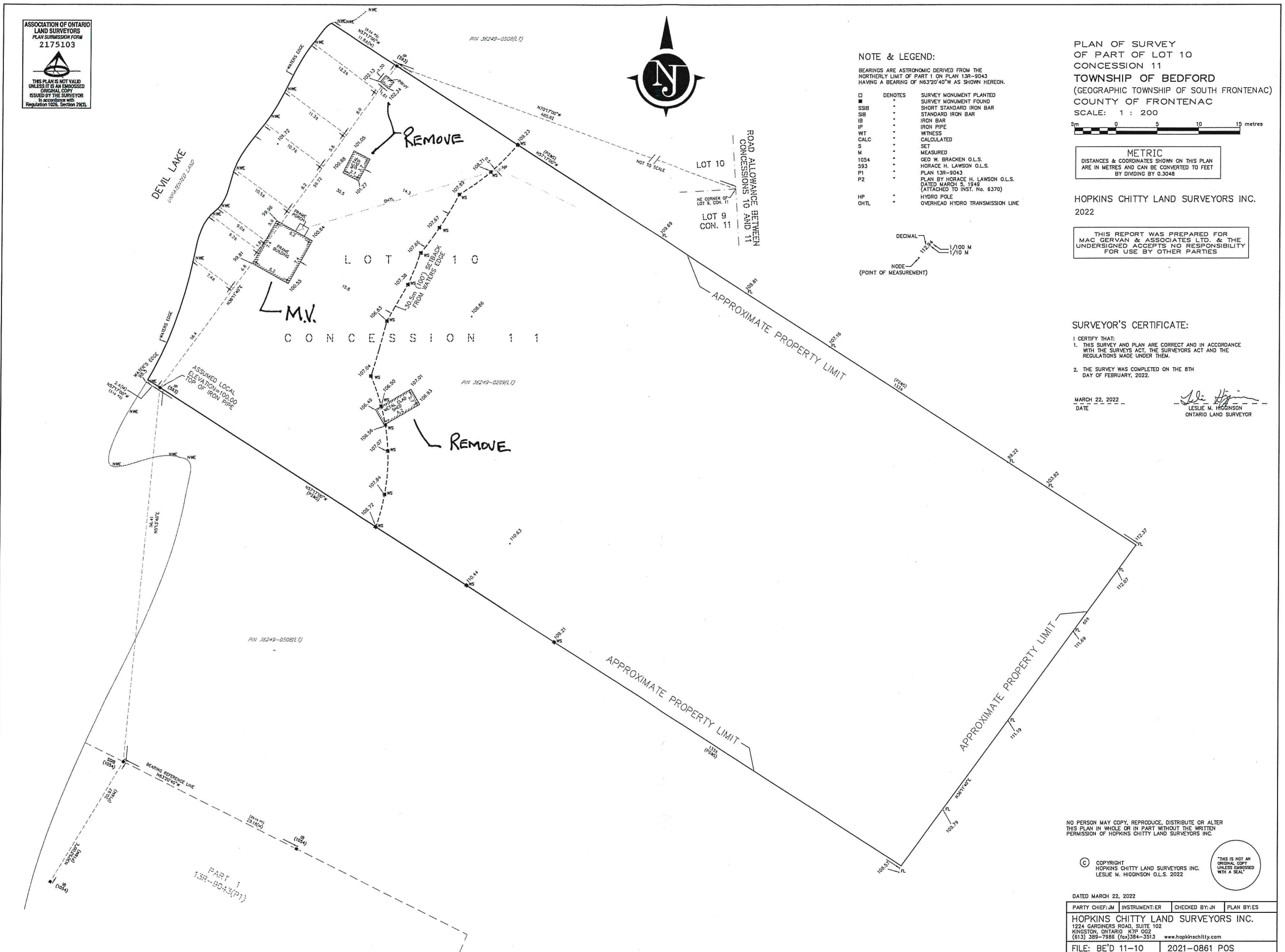
THIS REPORT WAS PREPARED FOR
MAC GERVA & ASSOCIATES LTD. & THE
UNDERSIGNED ACCEPTS NO RESPONSIBILITY
FOR USE BY OTHER PARTIES

SURVEYOR'S CERTIFICATE:

1. I CERTIFY THAT:
THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE
REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 8TH
DAY OF FEBRUARY, 2022.

MARCH 22, 2022
DATE

Leslie M. Higginson
LESLIE M. HIGGINSON
ONTARIO LAND SURVEYOR



NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER
THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN
PERMISSION OF HOPKINS CHITTY LAND SURVEYORS INC.

© COPYRIGHT
HOPKINS CHITTY LAND SURVEYORS INC.
LESLIE M. HIGGINSON O.L.S. 2022

THIS IS NOT AN
ORIGINAL COPY
UNLESS EMBOSSED
WITH A SEAL

DATED MARCH 22, 2022			
PARTY CHIEF: JM	INSTRUMENT: ER	CHECKED BY: JH	PLAN BY: ES
HOPKINS CHITTY LAND SURVEYORS INC. 1224 GARDINERS ROAD, SUITE 102 KINGSTON, ONTARIO K7F 0G2 (613) 389-7986 (fax) 384-3513 www.hopkinschitty.com			
FILE: BE'D 11-10	2021-0861 POS		

Contents:

S-1	Site Plan	
S-2	Site Zoning	
A-1	COVER	PHOTOS
A-2	Floor Plan	
A-3	Elevations	

Revisions:

**MAC GERVAN
& ASSOCIATES Ltd.**

Residential and Commercial
Design Services

Consulting and Project
Management

phone 546-5097
fax 546-6249
e-mail mac@gervan.ca
Company BCIN # 33630
Mac Gervan BCIN# 21054

Project:

**TIM LILLICRAP
2009 McANDREWS RD**

**CONVERT CABIN
TO STORAGE SHED**

Drawing:

Site Plan

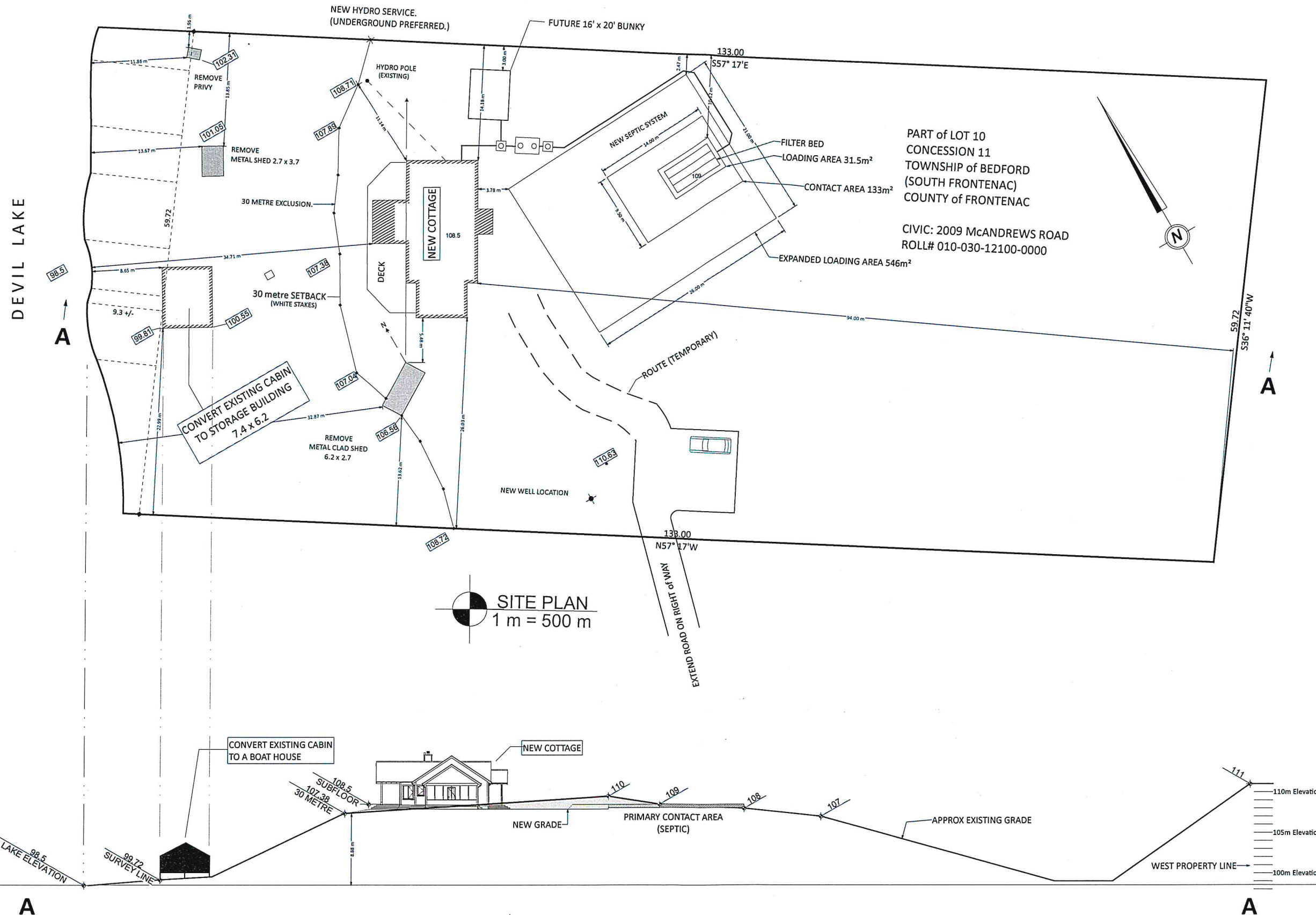
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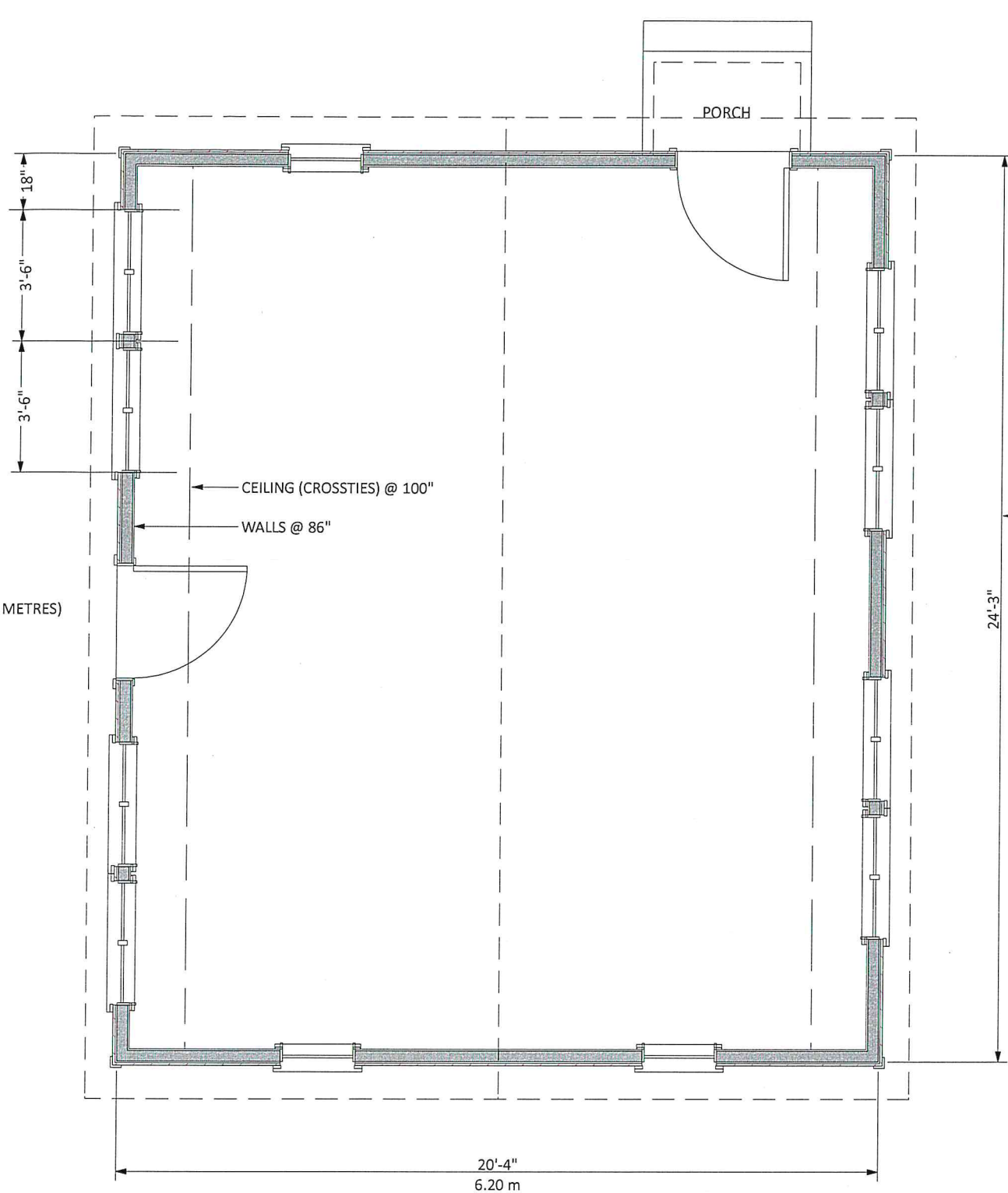
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Drawn By: **MG/GF**

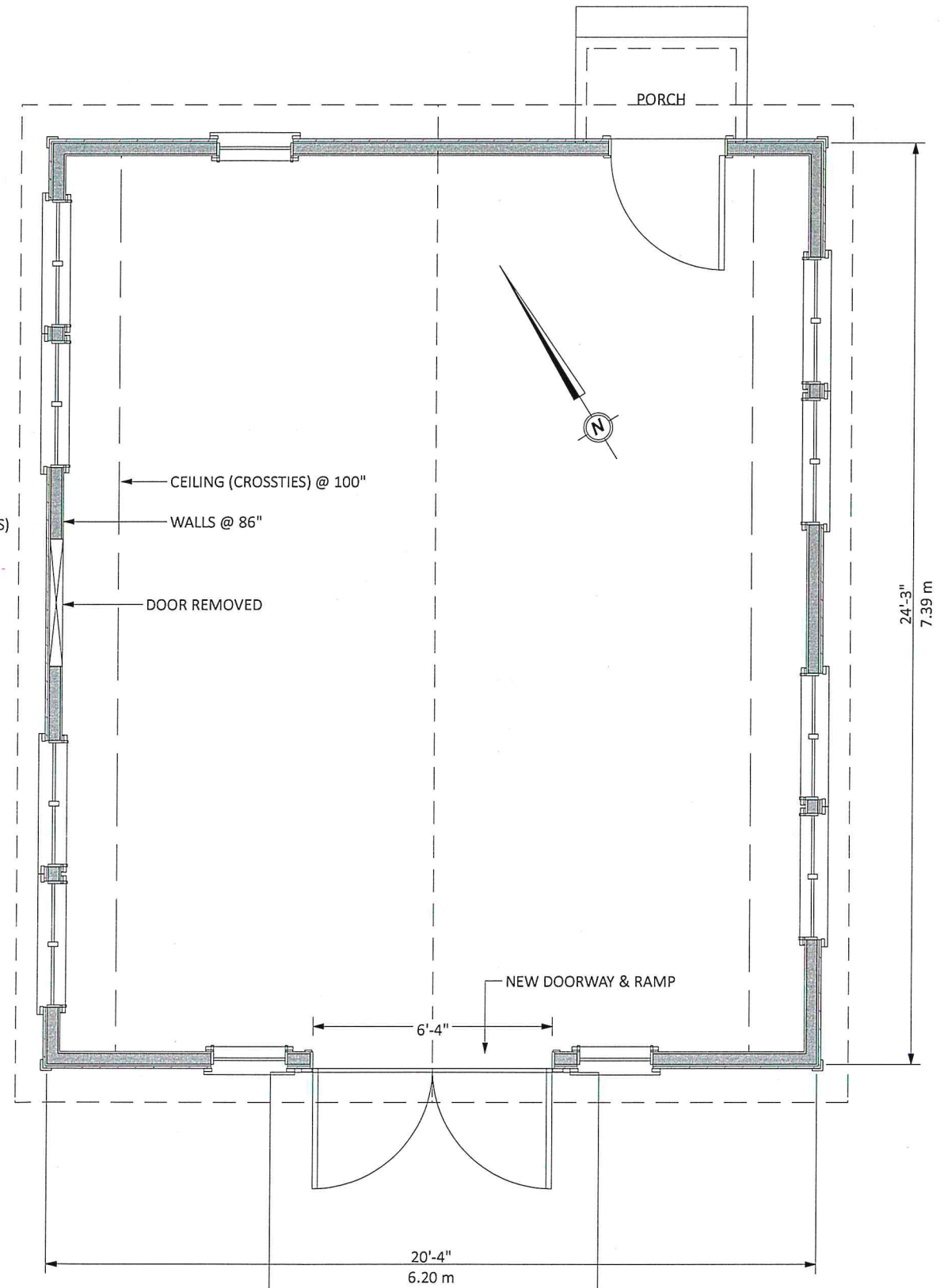
File:
LILLICRAP CABIN JUL 8
2022
printed 2022-07-27


Drawing #:
S-1






EXISTING PLAN VIEW
 1/4 in = 1 ft




NEW PLAN VIEW
 1/4 in = 1 ft

Contents:

S-1	Site Plan	
S-2	Site Zoning	
A-1	COVER	PHOTOS
A-2	Floor Plan	
A-3	Elevations	

Revisions:

MAC GERVAN & ASSOCIATES Ltd.

 Residential and Commercial Design Services
 Consulting and Project Management

 phone 546-5097
 fax 546-6249
 e-mail mac@gervan.ca
 Company BCIN # 33630
 Mac Gervan BCIN# 21054

Project:
TIM LILLCRAP
2009 McANDREWS RD

CONVERT CABIN TO STORAGE SHED

Drawing:
Floor Plan

Date: **JULY 11, 2022**

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

Drawn By:
MG/GF

File:
 LILLCRAP CABIN JUL 8 2022
 printed 2022-07-27

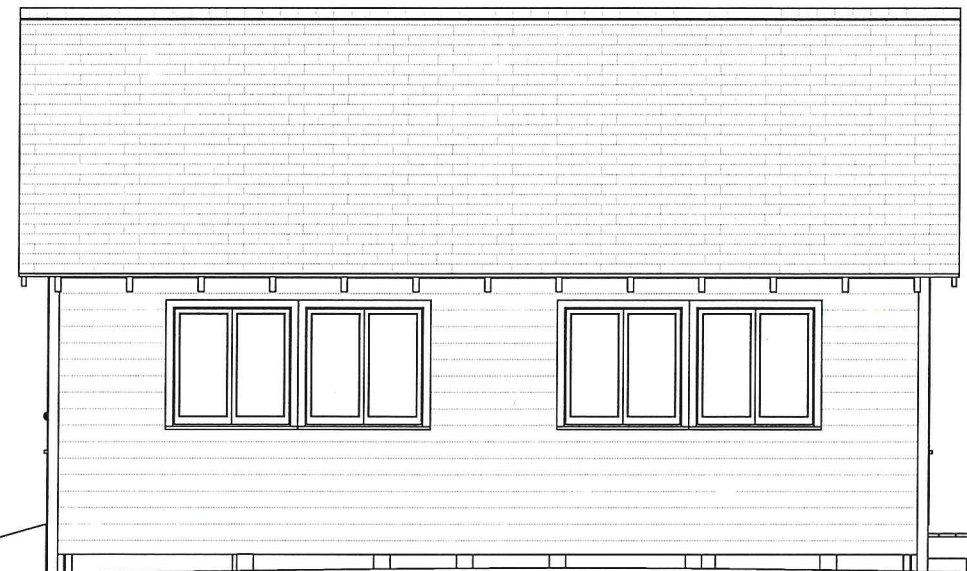
Drawing #:
A-2



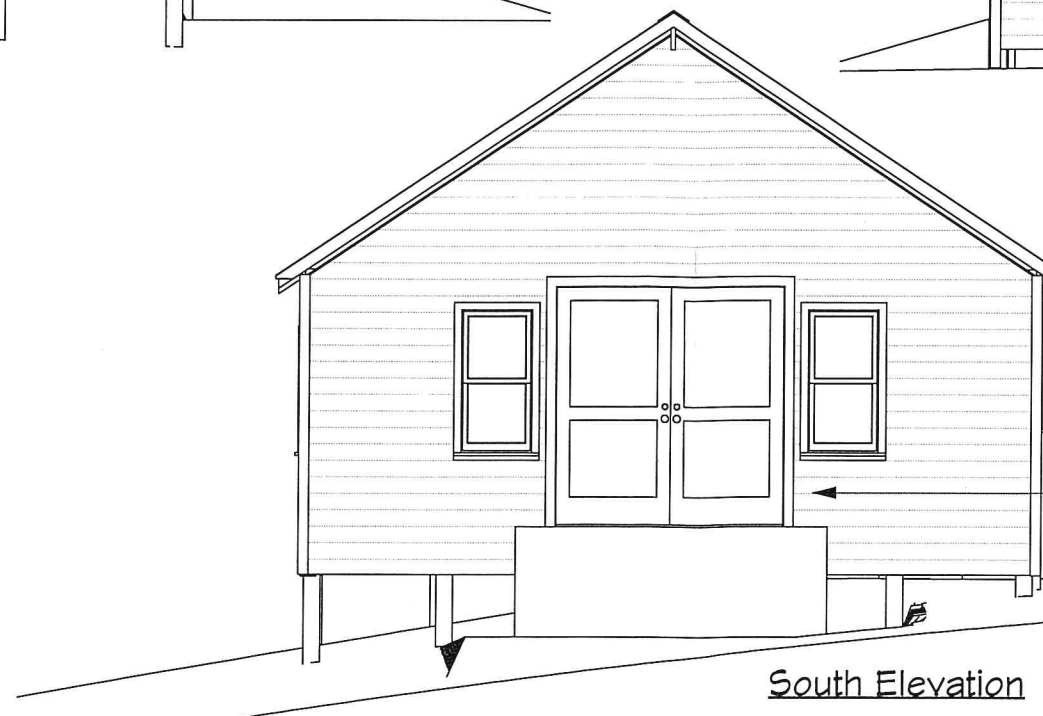
North Elevation



West Elevation



East Elevation



South Elevation

Contents:

S-1	Site Plan	
S-2	Site Zoning	
A-1	COVER	PHOTOS
A-2	Floor Plan	
A-3	Elevations	

Revisions:

**MAC GERVAN
& ASSOCIATES Ltd.**

Residential and Commercial
Design Services

Consulting and Project
Management

phone 546-5097
fax 546-6249
e-mail mac@gervan.ca
Company BCIN # 33630
Mac Gervan BCIN# 21054

Project:

**TIM LILICRAP
2009 McANDREWS RD**

**CONVERT CABIN
TO STORAGE SHED**

Drawing:

Elevations

Date:

JULY 11, 2022

Scale:

3/16" = 1' - 0"

Drawn By:

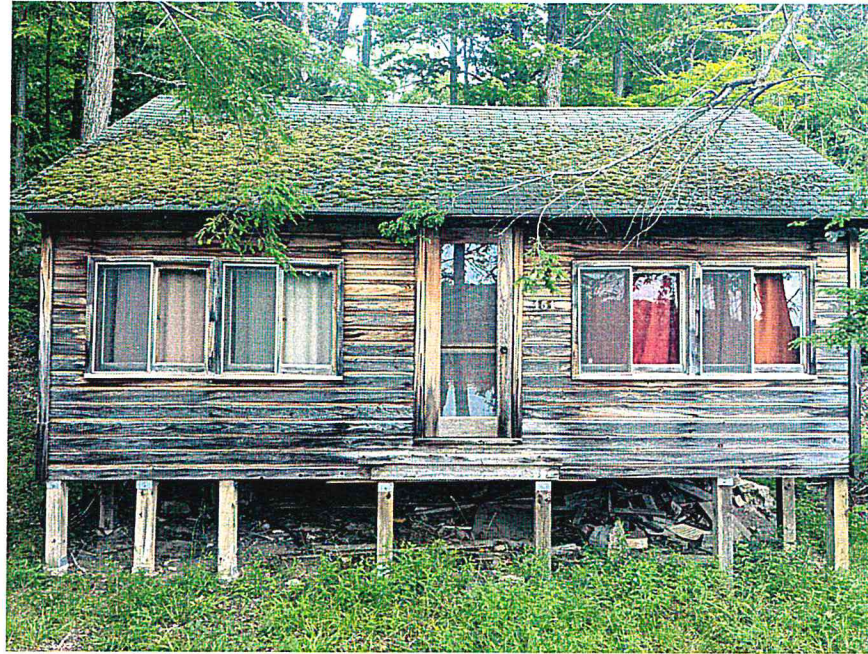
MG/GF

File:

LILICRAP CABIN JUL 8
2022
printed 2022-07-27

Drawing #:

A-3



View From the Water



View from the West



Steep incline Down to Existing Cabin

RE: 2009 McAndrews Rd
Committee of Adjustment Pre-consultation

July 24/22


Attention: Planner
Twp of South Frontenac

As per the drawings submitted there is an existing cabin 9 metres back from the water. This building is 24' x 20'. At this point we have started to build a new cottage behind the 100' mark from the water. We have submitted the documentation and the deposit of \$10,000.00 that states that we are to remove the existing cabin before we will receive our occupancy permit for the new cottage. This application is to ask permission to leave the existing cabin and make it into a storage building, for several reasons:

- The cabin was built by the present owners grandfather and great uncles over 60 years ago and there is much sentiment around the times that have been spent there over the years.
- At present there is an outhouse by the cabin(which we plan to remove) and another ugly metal storage building by the water, that we also plan to remove so there will be no facilities at lake level for toilet or water, except the lake of course....
- The existing cabin has a small sink and counter space that we will remove...not sure where the waste water goes, but the water comes from the lake...we are drilling a new well near the new cottage this summer for the new build.
- There is a steep hill from the cabin to the new cottage location with a narrow path that leads alongside of the hill...great for mountain goats...see the photos enclosed...to carry a chair, let alone a canoe would be a real challenge...it is a narrow, winding, steep path
- the cottage was built by bringing all materials in by boat and to demolish it we would have to set up a barge operation to remove it....you would be hard pressed for two people to carry a canoe up the path to the top of the hill.
- We would like to convert this cabin into a storage building, for a place for lawn furniture, canoe, and in the winter or long terms of absence, small motor boat
 - as per the plans, we are proposing to add a double door at one end with a ramp to allow to get boats, canoes etc into this space
 - we are proposing to close up the door facing the water, which as per the photos has no stairs or accessibility to the ground
 - at some time in the future we will also re-side and clean up the appearance of the cabin
- At this point, although raised in Kingston, the owner lives mainly in England, so he needs a place to keep his lakeside chairs, canoe etc safe and accessible
- we have no plans to use this for a sleeping cabin. The new cottage will have the only plumbing and toilet facilities. We just need some sort of building at water level for storage of canoes, boats and furniture.
- Also, the building exists and would be a shame to move it all to a dump somewhere when it can be made into a useful space

I hope you will find this application acceptable. I look forward to meeting with you to discuss.

Sincerely,


Mac Gervan, agent

Mac GERVAN
& Associates Ltd.

256 Mowat Ave. - Kingston - Ontario - K7M 1K9 - phone 546-5097 - fax 546-6249 - e-mail mac@gervan.ca

Contents:

S-1	Site Plan	
S-2	Site Zoning	
A-1	COVER	PHOTOS
A-2	Floor Plan	
A-3	Elevations	

Revisions:

MAC GERVAN
& ASSOCIATES Ltd.

Residential and Commercial
Design Services

Consulting and Project
Management

phone 546-5097
fax 546-6249
e-mail mac@gervan.ca
Company BCIN # 33630
Mac Gervan BCIN# 21054

Project:

TIM LILLICRAP
2009 McANDREWS RD

CONVERT CABIN
TO STORAGE SHED

Drawing:

COVER
PHOTOS

Date: **JULY 11, 2022**

Scale:

Drawn By:

MG/GF

File:
LILLICRAP CABIN JUL 8
2022
printed 2022-07-27

Drawing #:

A-1

1 Kilometre

900

800

700

600

500

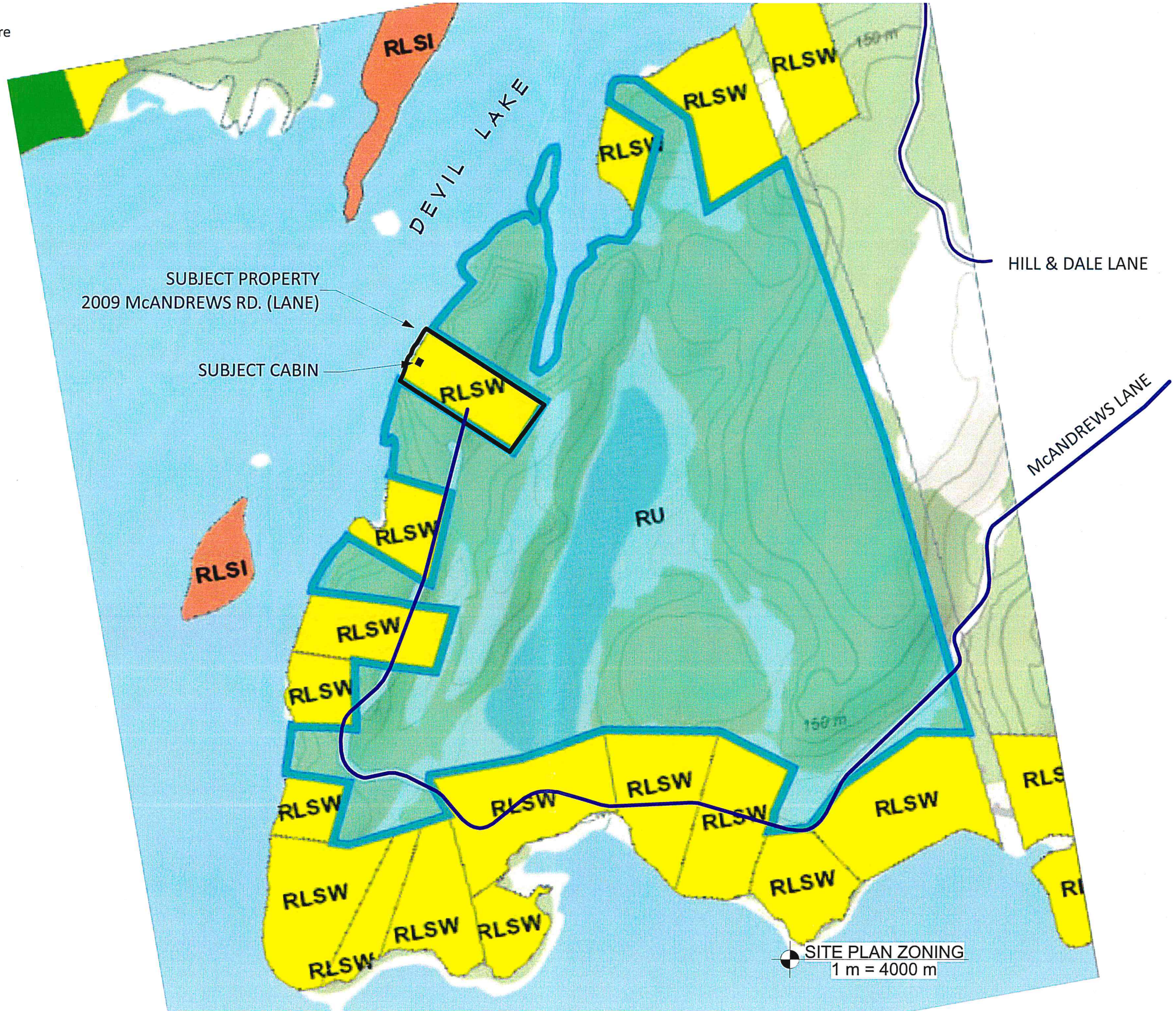
400

300

200

100

0 Metres



Contents:

S-1	Site Plan	
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**CONVERT CABIN
TO STORAGE SHED**

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Site Zoning

Date:

JULY 11, 2022

Scale:

1 : 4000

Drawn By:

MG/GF

File:

LILLICRAP CABIN JUL 8
2022
printed 2022-07-27

Drawing #:

S-2

August 31, 2022

File: MV/FRS/270/2022

Sent by E-mail

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

Dear Ms. Hannah:

**Re: Application for Minor Variance PL-ZNA-2022-0112 (Lillicrap) (Gervan)
Pt Lot 10, Concession 11; 2009 McAndrews Road
Bedford District, Township of South Frontenac
Waterbody: Devil Lake**

Cataraqui Conservation staff have reviewed the above-noted application for minor variance and provide the following comments for the Committee of Adjustment.

Proposal

The proposal involves the conversion of an existing cabin to an accessory storage building on a property which is currently undergoing the construction of a new principal dwelling. The change of use requires relief from section 5.24.2 of the South Frontenac Zoning By-law, which requires accessory buildings to be erected to the rear of the projected front or exterior side wall of the main building. Relief is also requested to allow the proposed accessory building to remain within the 30 metre setback from the highwater mark, as required by section 5.8.2(a) of the South Frontenac Zoning By-law.

Site Description

The property is located on the north shore of Devil Lake. The topography of the property can be described as rising quickly from the shoreline, then continuing to rise steadily toward the east where the main dwelling is being constructed. There is an existing cabin approximately 9 metres from the shoreline located in the centre of the lot. The property is densely covered in mature tree and vegetation growth.

The property is designated 'Rural' in the Official Plan and zoned 'Limited Service Residential – Waterfront Zone' (RLSW) in the implementing Zoning By-law. Devil Lake is designated as a moderately sensitive Lake Trout Lake in the Official Plan and is zoned 'Environmental Protection' (EP) in the Zoning By-law.

Discussion

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

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 metre water setback requirement, and that there will be no negative impacts to fish habitat or water quality.

Staff recognize that the existing cabin (proposed accessory structure) is in non-compliance with the current zoning by-law and is entirely situated within the required 30 metre setback from the highwater mark of Devil Lake. Cataraqui Conservation's Environmental Planning Policy (EPP) considers new development, including a change in land use, within the 30 metre water setback area only if there are no reasonable alternatives for locating the development outside of the water setback area, the development is no closer to the water than existing buildings or structures on the property, and is set back as far as possible from the water in all directions, complies with the maximum lot coverage provisions of the Zoning By-law, and suitable methods to minimize negative impacts on water quality are incorporated into the development.

Given that the proposal involves some minor renovations to the existing cabin (i.e. addition of double doors and a ramp) and a change of use, staff recognize that the development is located in a reasonable location, is not encroaching closer to the water, and complies with the maximum lot coverage provisions of the zoning by-law. However, staff emphasize that any future rebuild of the existing cabin would need to be reviewed by the CRCA to determine if the construction complies with our policies and guidelines.

In order to protect the shoreline and water quality in the long-term, **staff recommend maintenance and enhancement of a healthy buffer of native vegetation between all buildings/structures and the water and use of runoff controls to direct stormwater from hardened surfaces away from the lake where natural infiltration can occur.**

Natural Hazards

Flooding: The maximum recorded water level for Devil Lake is 131.96 metres geodetic. For Devil 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 existing cabin is located outside of any area that may be subject to potential flood risk.

Ms. Hannah (PL-ZNA-2022-0112)
August 31, 2022

Erosion: The CRCA, in accordance with provincial technical standards, defines the extent of potential erosion hazards to include an allowance for toe erosion (2 metres), a stable slope allowance for till shorelines of 3(h):1(v) (6 metres), plus an erosion access allowance of 6 metres. Therefore, the total erosion hazard allowance has been determined to be 14 metres (2 + 6 + 6). Staff note that the existing structure is located within the 6 metre access allowance but not within the stable slope hazard itself. Since the structure is already there, staff do not believe that the proposal will further restrict access to the slope, and thus does not further aggravate the hazard. Additionally, since the proposal involves a change of use from a dwelling to accessory structure, the proposal does not have an adverse effect on public safety, from an erosion hazard perspective.

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

Recommendation

In summary, staff have no objection to the approval of application PL-ZNA-2022-0112 based on our consideration for natural hazards, natural heritage, and water quality and quantity protection policies.

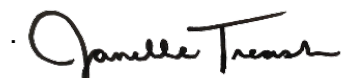
We also recommend implementation of the above-noted environmental mitigation measures (in bold text).

Ontario Regulation 148/06

Please note that portions of the subject lands are subject to Ontario Regulation 148/06: *Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses*, which is administered by the CRCA. The purpose of the regulation is to ensure that proposed changes (e.g. development and site alteration) to a property are not affected by natural hazards, such as flooding and erosion, and that the changes do not put other properties at greater risk from these hazards. The proposed change of use associated with this application does not require a permit from our office, but any rebuild of the existing cabin, or any other development proposed within 15 metres of the floodplain of Devil Lake (131.96 metres geodetic) or 15 metres of the erosion hazard of Devil Lake (8 metres measured inland from the toe of slope) is subject to O. Reg. 148/06 and will require a permit from our office.

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. 239, or by e-mail at jtreash@crca.ca.

Yours truly,



Janelle Treash
Resource Planner

cc: Christine Woods, Senior Planner, South Frontenac Township, via e-mail

Township of South Frontenac Staff Report



To: Committee of Adjustment

Prepared by: Development Services Department

Date of Meeting: September 8, 2022

Subject: **Minor Variance Application (S. 45(1) of the Planning Act)**
**PL-ZNA-2022-0112, Timothy Lillicrap, 2009 McAndrews Lane,
Bedford District**

Summary

The subject application seeks zoning relief to permit an accessory building to be located within the projected front yard of an existing dwelling.

This report recommends that the Committee of Adjustment grant approval of this application subject to conditions, as this application meets the four tests of a minor variance outlined in section 45(1) of Planning Act.

Background

Official Plan Designation: Rural

Zoning: Limited Service Residential – Waterfront (RLSW)

Zoning Relief Requested

Section 5.24.2 – to permit an accessory building to be located in front of the projected front wall of the dwelling 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.

Related Applications

The subject property is not subject to any other applications under the Planning Act.

Discussion/Analysis

Property Description

The 0.84 hectare (2 acre) property on Devil Lake is accessed from McAndrews Lane. The shoreline consists of a steep bank. The lands within 15 metres of the lake are generally

level. The lands beyond 15 metres consist of a high, steep slope. There is a generally level area at the top of the slope. The lands are forested.

A new 1819 square foot (169 square metre) seasonal dwelling is under construction on the property. The new dwelling is more than 30 metres from the highwater mark of Devil Lake. The property also contains the original cabin, and two sheds.

Summary of Proposal

The owners propose to convert the original cabin to an accessory storage building. The two sheds are proposed to be removed. The cabin has a 494 square foot (45.9 square metre) floor area. It is setback 8.6 metres from the highwater mark, and is in the front yard of the new dwelling. A minor variance is being requested to recognize the location of the accessory storage building in the front yard of the new dwelling.

Department and Agency Comments

Cataraqui Conservation indicated on August 31, 2022, that it has no objection to the application. They noted that the proposed change of use associated with this application does not require a permit from under O. Reg. 148/06, but any rebuild of the existing cabin, or any other development proposed within 15 metres of the floodplain of Devil Lake (131.96 metres geodetic) or 15 metres of the erosion hazard of Devil Lake (8 metres measured inland from the toe of slope) is subject to O. Reg. 148/06 and will require a permit from their office.

Public Comments

No comments were received from the public at the time of the writing of this report.

Planning Analysis

The proposal needs to be assessed against the four tests of a minor variance outlined in Section 45(1) of the Planning Act. It is the opinion of Planning staff that the proposal meets the four tests as explained below.

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

The proposed variance maintains the general intent and purpose of the Official Plan. The subject lands are designated Rural in the Official Plan on Schedule A. The proposed accessory building is a use associated with the permitted residential use of the property.

Vegetation and the soil mantle will not be altered since the building exists, thereby minimizing any potential environmental and visual lake impacts from the change of use.

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

The proposed variance maintains the general intent and purpose of the Zoning By-law. The original cabin was constructed more than 60 years ago according to the application. Its location less than 30 metres from the highwater mark is legal non-conforming. There will be no enlargement of the gross floor area or increase in the height of the building as part of its conversion to an accessory storage building. The variance would allow the existing building to be used as a storage building that would be accessory to the new dwelling.

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

The requested variance is desirable for the appropriate development of the land. The original cabin has existed in its current location for more than 60 years. Permitting its continued existence, but as an accessory storage building, is desirable as it allows the adaptive reuse of an existing building. Two existing sheds, also within 30 metres of the highwater mark, are proposed to be removed once the new dwelling and cabin conversion are complete. Vegetation and the soil mantle will not be altered since the building exists, thereby minimizing any potential environmental and visual lake impacts from the change of use.

Is the variance minor?

The requested variance is minor as it maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land. There is no development on the neighbouring property immediately adjacent to this building and to this property to be impacted by the change of use.

Notice/Consultation

Notice of the Statutory Public Hearing was given pursuant to the requirements of the Planning Act, at least 10 days in advance of the Public Hearing. This included notice given:

- by mail to every owner of land within 60 metres of the subject lands
- by posting notice signs on the subject lands
- by posting on the Township's Current Planning Application webpage
- by e-mail to prescribed persons and public bodies

Recommendation

It is recommended that the Committee of Adjustment receive comments from the public and, pending comments received, **approve** minor variance application PL-ZNA-2022-0112 for the property at 2009 McAndrews Lane, subject to the following conditions.

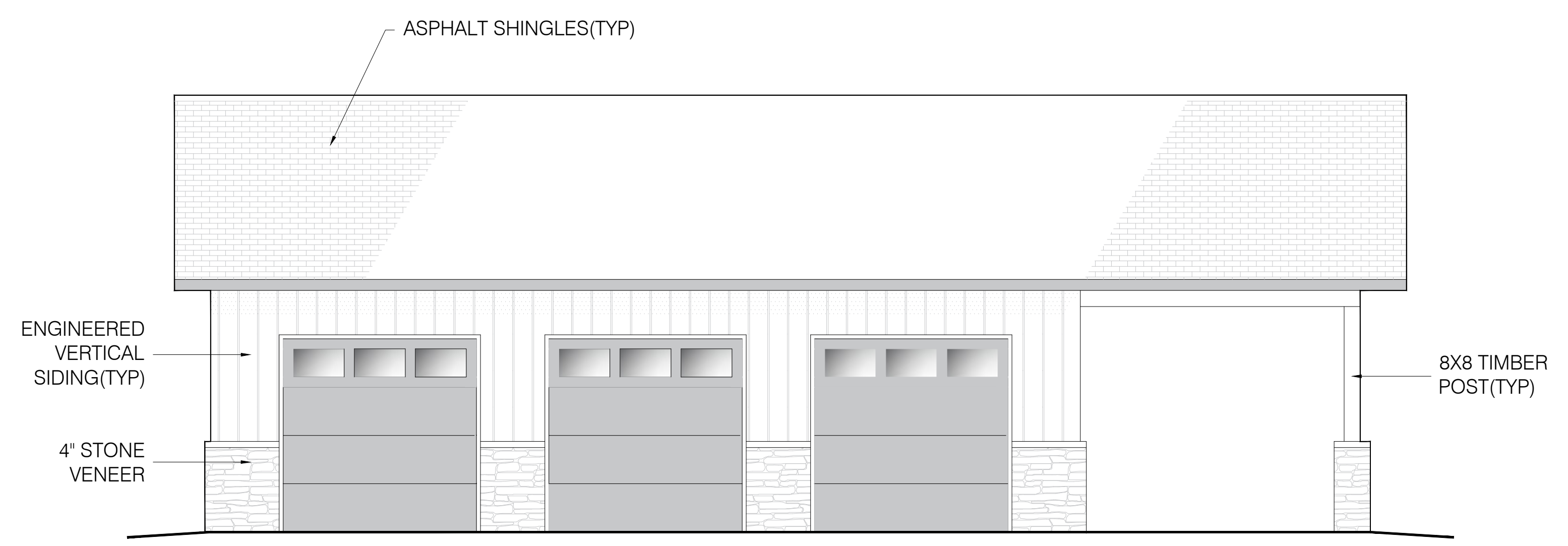
1. The minor variance is for an accessory building (storage building). The storage building is permitted to be located in the front yard of the dwelling, and setback a minimum of 8.6 metres from the highwater mark of Devil Lake, all as per the submitted sketches (Drawing S-1, Mac Gervan & Associates Ltd., July 11, 2022), which would be attached to the Decision as Schedule "A".
2. A building permit is required for ALL demolition and construction on the property. There shall be no additional development on the property without the approval from the Township of South Frontenac.
3. Minor variance PL-ZNA-2022-0112 is applicable only to Zoning By-law No. 2003-75 and not to any subsequent zoning by-laws.

Report Prepared By:

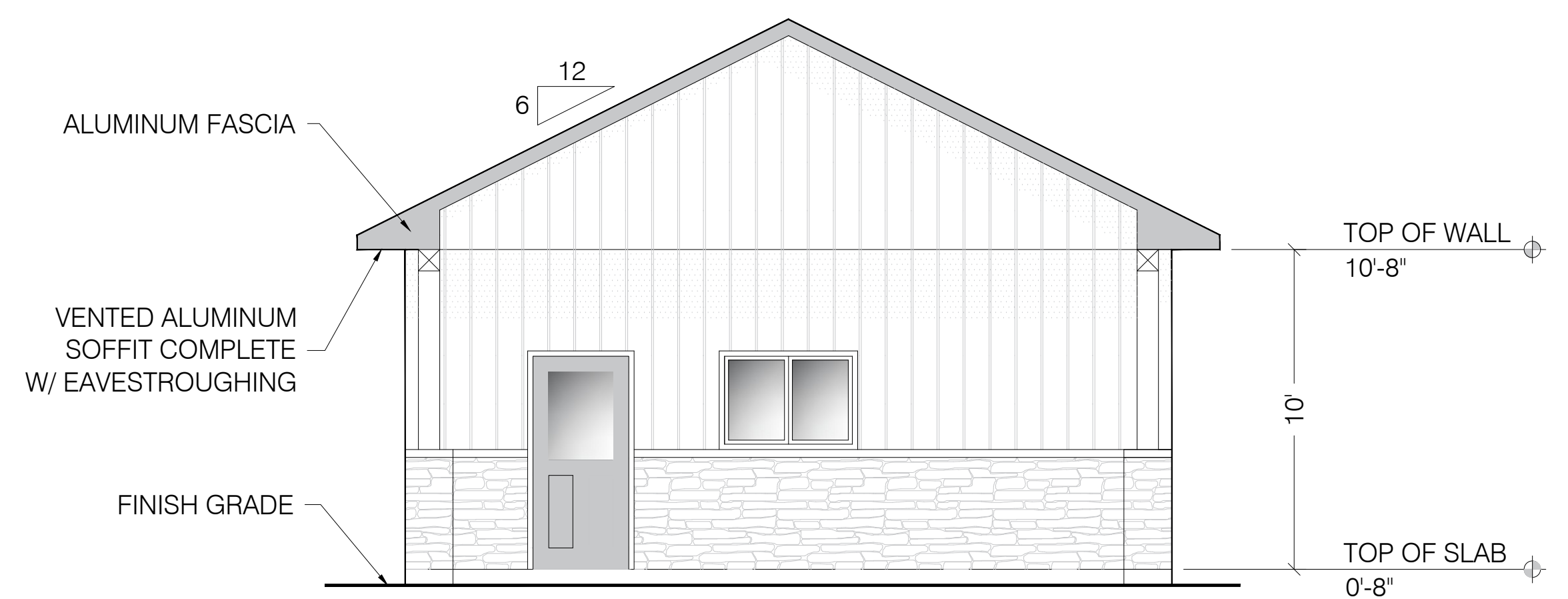
Christine Woods, MCIP RPP, Senior Planner

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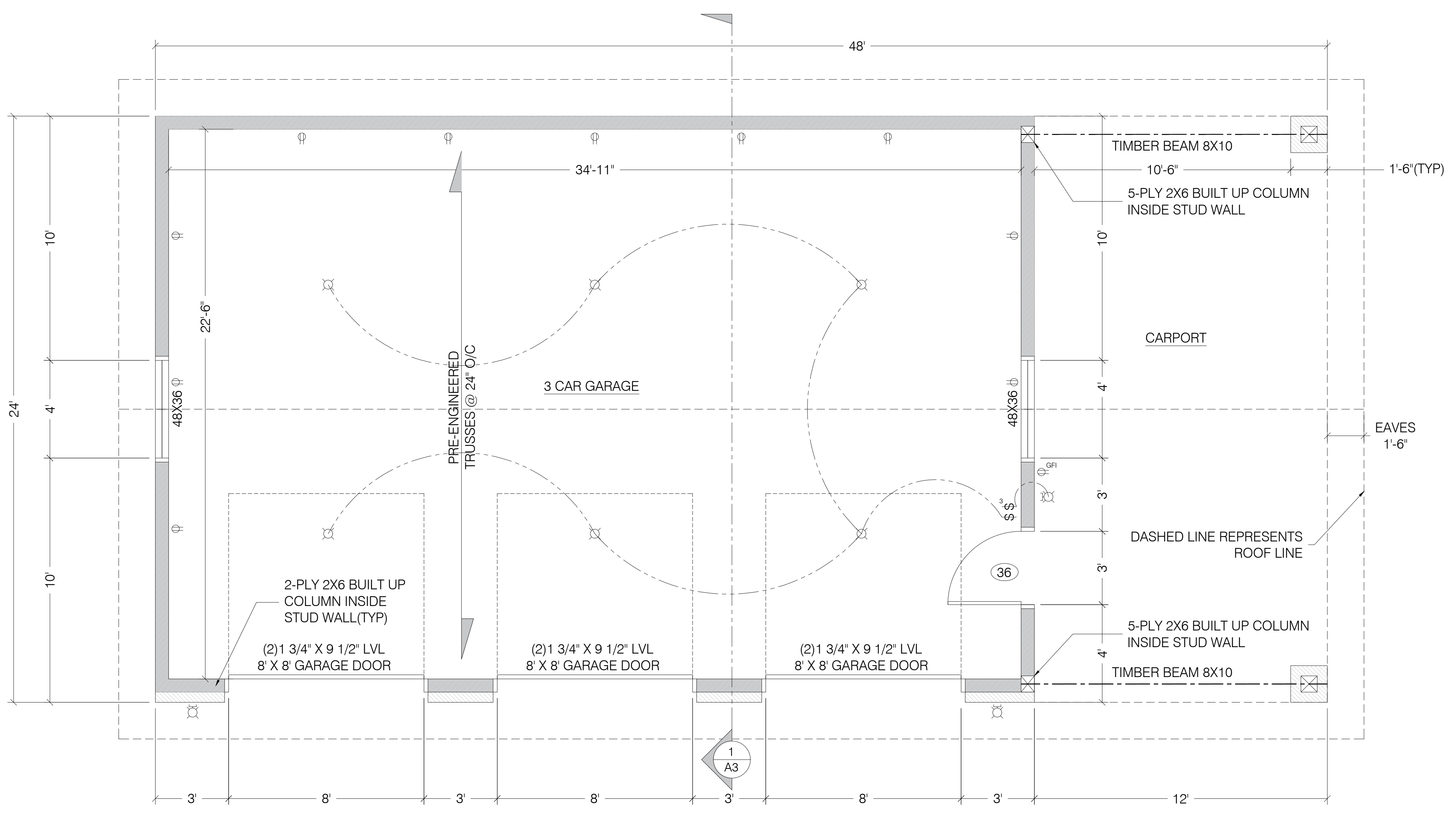
- GENERAL NOTES:
1. BASEMENT SLAB AND ALL FOOTINGS TO BE CONSTRUCTED ON COMPACTED GRANULAR 'A' GRANULAR
 2. USE 25 MPa CONCRETE WITH MAXIMUM SLUMP OF 4" AND ENTRAINED AIR OF 5-7% FOR CONCRETE FOOTINGS AND FOUNDATION WALLS.
 3. ALL EXTERIOR CONCRETE WORK INCLUDING STEPS, PORCH SLABS, AND GARAGE SLABS TO BE 32 MPa WITH ENTRAINED AIR OF 5-8%.
 4. FOOTINGS MUST BE A MINIMUM OF 4" BELOW GRADE OR DOWN TO BEDROCK. IF FOOTINGS DO NOT EXTEND 4" BELOW GRADE, ENGINEERED DESIGN OF APPROPRIATE FROST PROTECTION IS REQUIRED.
 5. ALL FOOTINGS ARE 6" DEEP, UNLESS NOTED OTHERWISE
 6. EAVE PROTECTION TO CONFORM WITH SECTION 9.26.5.1 O.B.C.
 7. ALL LINTELS ARE (2)X10, UNLESS NOTED OTHERWISE
 10. INSTALL ATTIC VENTILATION TO CONFORM WITH SECTION 9.19.1, O.B.C.
 8. ALL WOOD USED FOR DECKS, EXTERIOR STAIRS AND EXTERIOR RAILINGS TO BE PRESSURE TREATED.
 9. ANY STRUCTURAL CONCERNS THAT A BUILDING OFFICIAL MAY HAVE AND REQUIRE INSPECTION FROM A PROFESSIONAL ENGINEER, MUST REMAIN EXPOSED UNTIL THE PROFESSIONAL ENGINEER HAS MADE THE INSPECTION. THE CONTRACTOR CAN EXPECT TO DEMOLISH ANY MATERIAL THAT PREVENTS A ADEQUATE INSPECTION OF THE STRUCTURAL ELEMENTS
 10. ALL GIRDER TRUSSES TO BE SUPPORTED BY A MINIMUM NUMBER OF STUDS FORMING A COLUMN INSIDE THE STUD WALL AS INDICATED ON TABLE A-35 O.B.C. P287. ALL GIRDER TRUSSES REQUIRE A MINIMUM BEARING LENGTH OF 140mm UNLESS SPECIFIED OTHERWISE BY THE TRUSS MANUFACTURER
 11. IF ANY GIRDER TRUSSES BEAR ON A LINTEL OR TRANSFER THE APPLIED LOAD FROM THE GIRDER TRUSS DOWN TO A LINTEL, THE CONTRACTOR MUST CONTACT PROFESSIONAL ENGINEER TO VERIFY LINTEL SIZING.
 12. ALL DIMENSIONS TO BE CONFIRMED BY CONTRACTOR PRIOR TO ORDERING MATERIALS
 13. ALL ELECTRICAL TO BE CONFIRMED BY OWNER PRIOR TO ORDERING ELECTRICAL COMPONENTS



1
A1 FRONT ELEVATION
 1/4" = 1'-0"



2
A1 SIDE ELEVATION
 1/4" = 1'-0"



3
A1 PLAN VIEW
 3/8" = 1'-0"

ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
☉	CEILING MOUNTED LIGHT FIXTURE: SURFACE/PENDANT
⊗	WALL MOUNTED LIGHT FIXTURE: FLUSH MOUNTED
⊕	110V RECEPTACLE: DUPLEX
⊕	GFI: GROUND FAULT RECEPTACLES
\$	SINGLE POLE SWITCH
\$	3-WAY SWITCH

WALL LEGEND		
SYMBOL	DESCRIPTION	SIZE
[Pattern]	NEW EXTERIOR WALL CONSTRUCTION: - STONE VENEER - 1" AIR SPACE - 1" R-10 CONTINUOUS RIGID INSULATION W/ ALL SEEMS TUCK TAPE - 1/2" OSB - 2X6 STUD WALL @ 16" O/C - 5 1/2" R-24 BATT INSULATION - 6 MIL POLY VAPOUR BARRIER - 1/2" GYPSUM BOARD	12 1/2"
[Pattern]	NEW EXTERIOR WALL CONSTRUCTION: - VERTICAL ENGINEERED SIDING - 1" R-10 CONTINUOUS RIGID INSULATION W/ ALL SEEMS TUCK TAPE - 1/2" OSB - 2X6 STUD WALL @ 16" O/C - 5 1/2" R-24 BATT INSULATION - 6 MIL POLY VAPOUR BARRIER - 1/2" GYPSUM BOARD	8 1/2"

No.	DATE	DESCRIPTION	BY
REVISIONS			



DRAWINGS MUST NOT BE SCALED CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND SHALL REPORT ANY DISCREPANCY TO THE ENGINEER BEFORE PROCEEDING

THESE PLANS WERE DESIGNED IN ACCORDANCE WITH THE ONTARIO BUILDING CODE. THESE PLANS FORM THE BASIS FOR PERMIT ISSUANCE AND ANY DEVIATIONS FROM THESE PLANS AND DETAILS, INCLUDING THE VENTILATION SYSTEM, HEATING SYSTEM, WOODSTOVE, FIREPLACES, DECKS, BALCONIES AND FINISHED BASEMENTS, WILL REQUIRE A REVISED DRAWING AND CLEARANCE BY THE BUILDING DEPARTMENT.

RENOVATIONS TO RESIDENCE

LOCATION:
2024 MEREDITH STREET VERONA

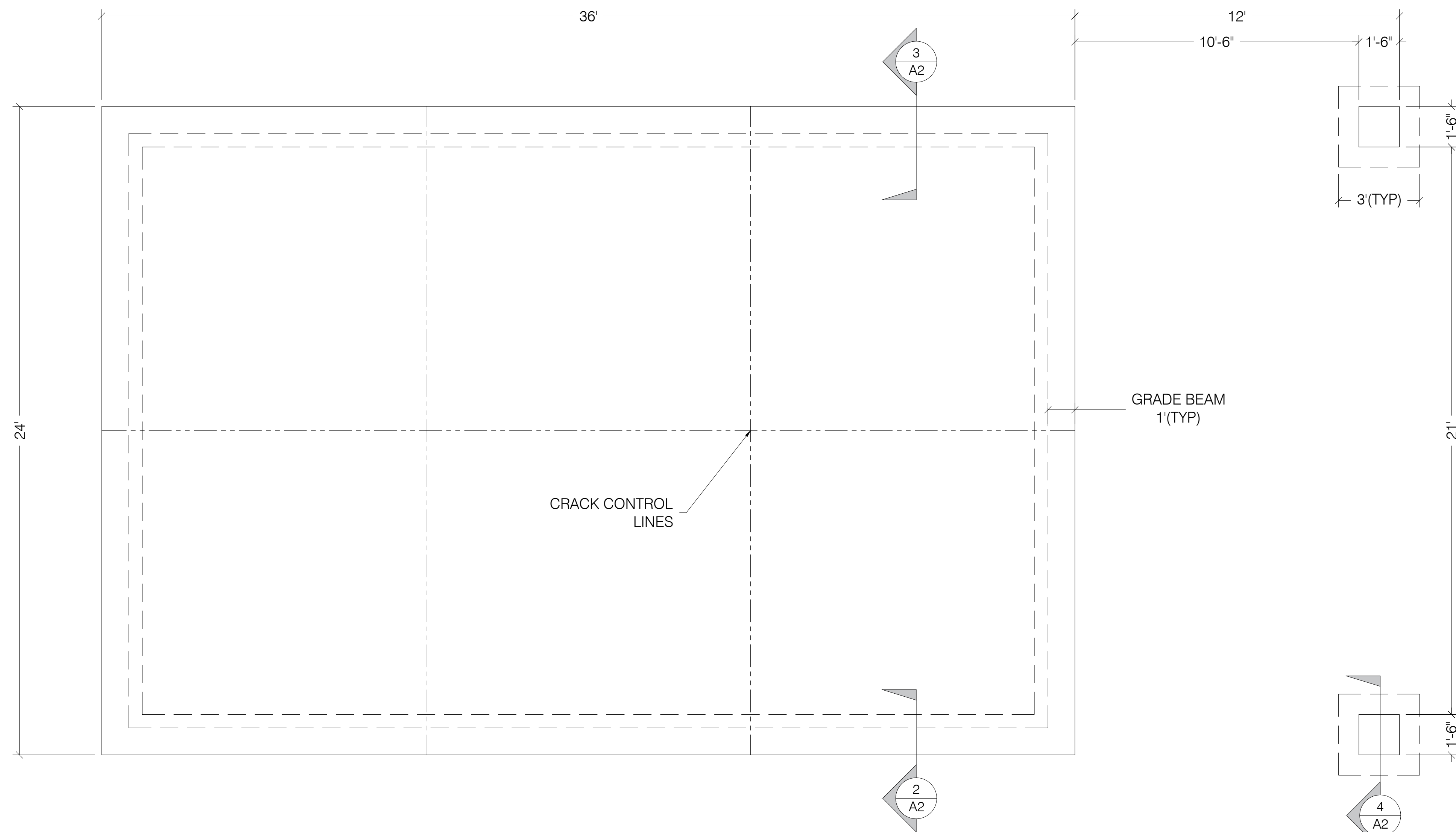
FOR:
TIM LLOYD

DRAWING:
ELEVATION & PLAN VIEWS

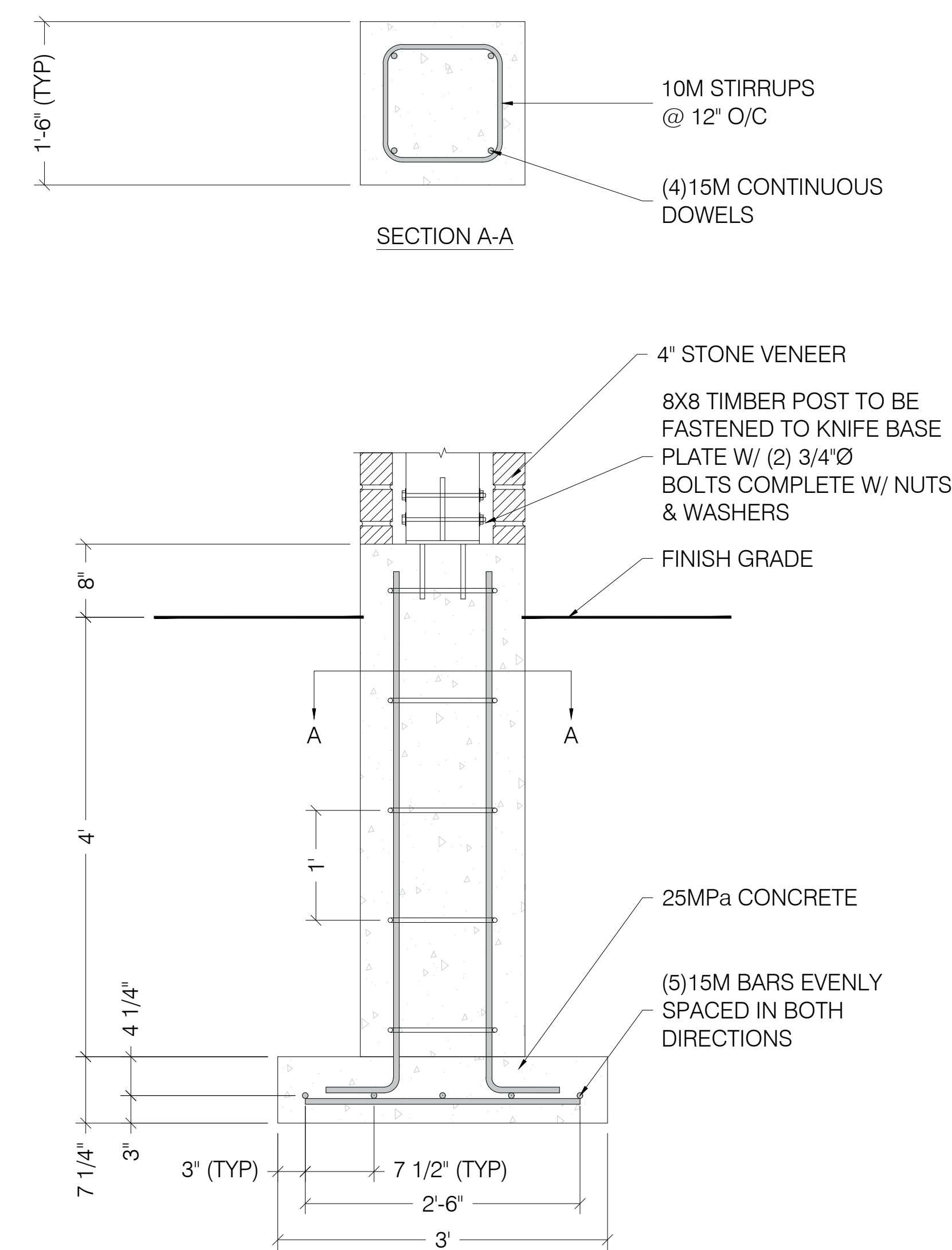
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ARCH. JM		
STR. ET		
MEC. NA		
ELE. NA	DATE	
	APR 7, 2022	
JOB #: 21339B	SHEET: 1 OF 3	21338B

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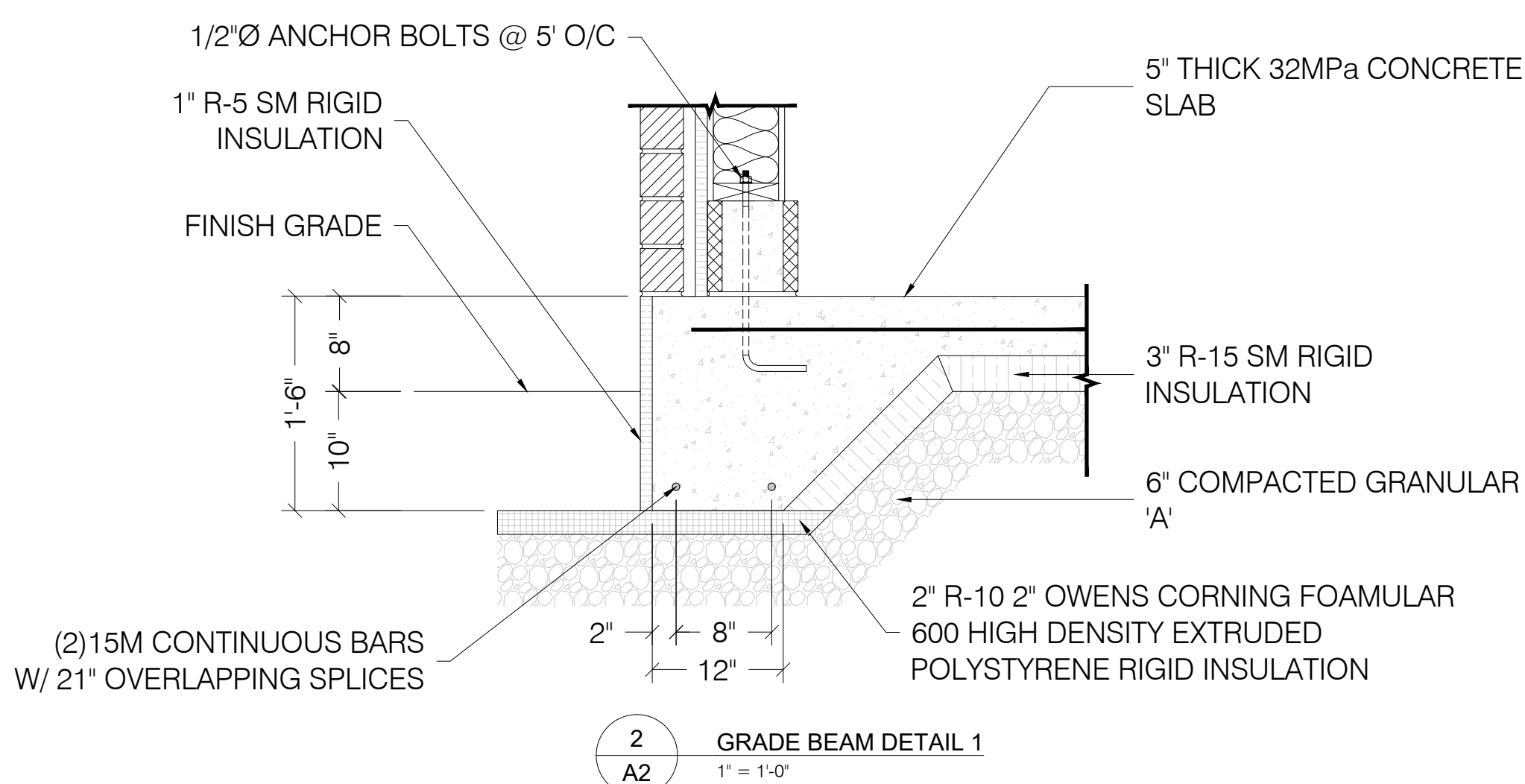
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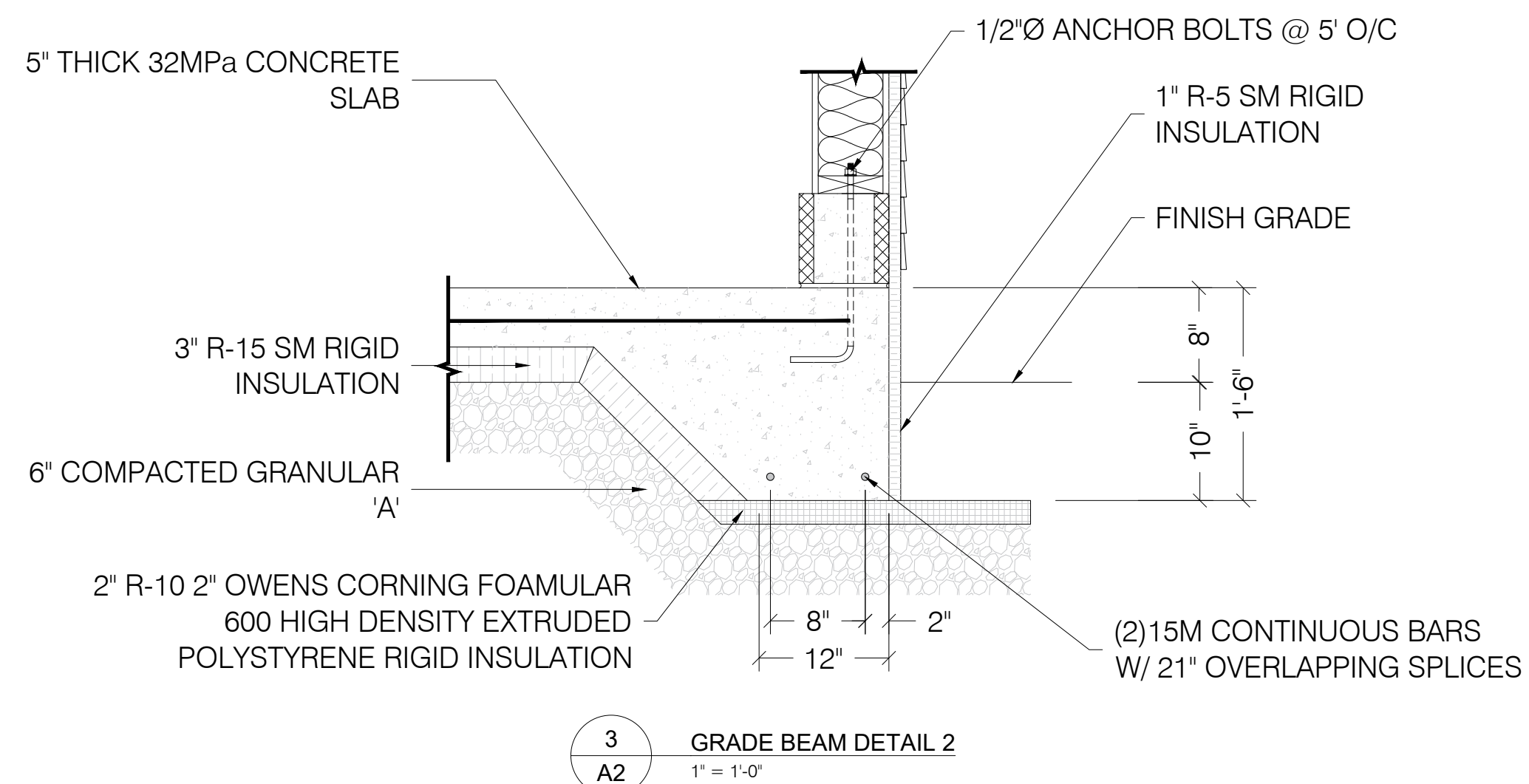
1
 A2
FOUNDATION PLAN
 3/8" = 1'-0"



4
 A2
TYPICAL CONCRETE PIER DETAIL
 1" = 1'-0"



2
 A2
GRADE BEAM DETAIL 1
 1" = 1'-0"



3
 A2
GRADE BEAM DETAIL 2
 1" = 1'-0"

No.	DATE	DESCRIPTION	BY

REVISIONS



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RENOVATIONS TO RESIDENCE

LOCATION:
2024 MEREDITH STREET VERONA

FOR:
TIM LLOYD

DRAWING:
FOUNDATION PLAN & DETAILS

REVIEWED BY:	SCALE	DRAWING No.
DEPT. NAME	AS SHOWN	A2
ARCH. JM		
STR. ET		
MEC. NA		
ELE. NA	DATE	21338B
	APR 7, 2022	
JOB #: 21339B	SHEET: 2 OF 3	

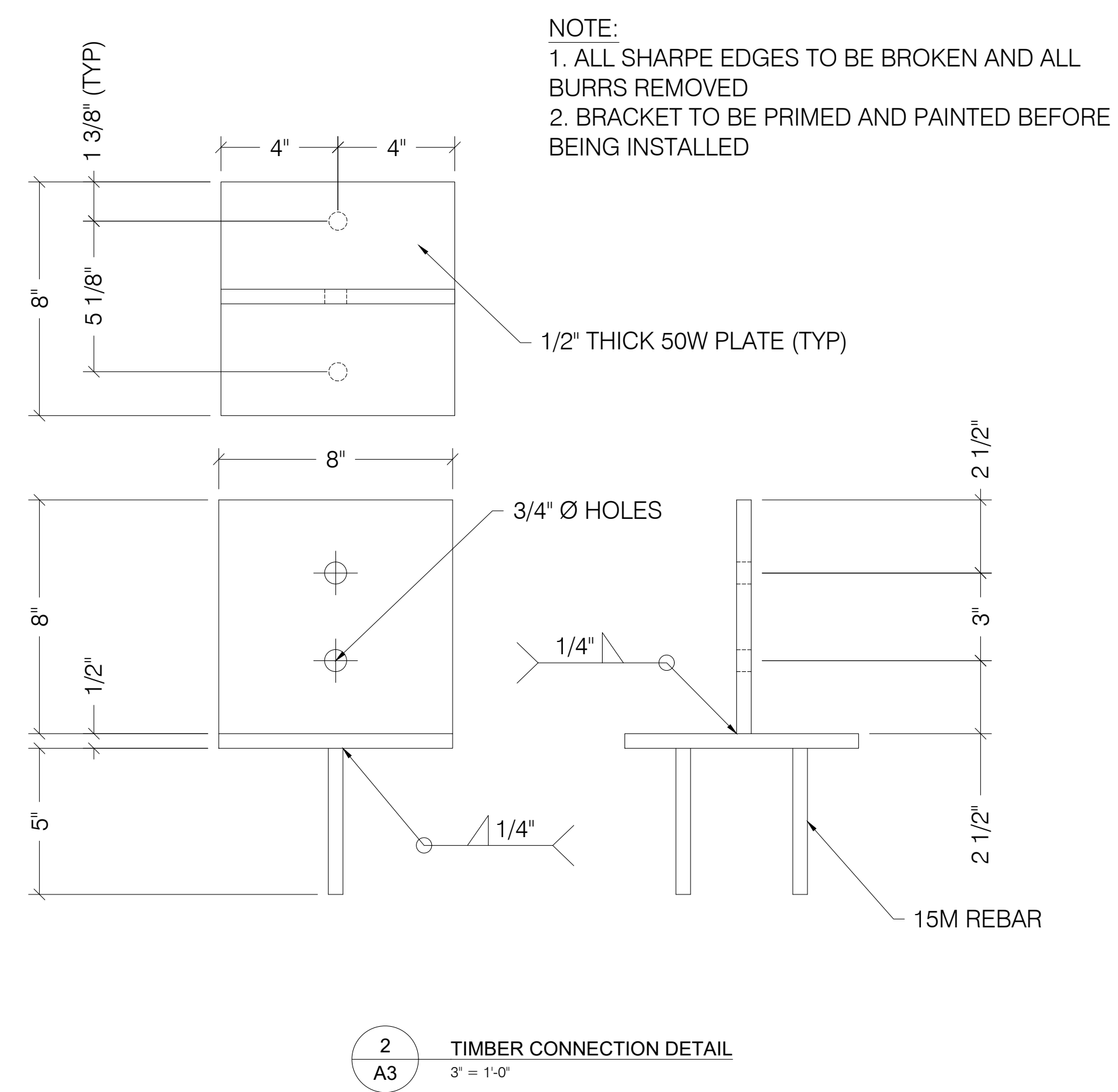
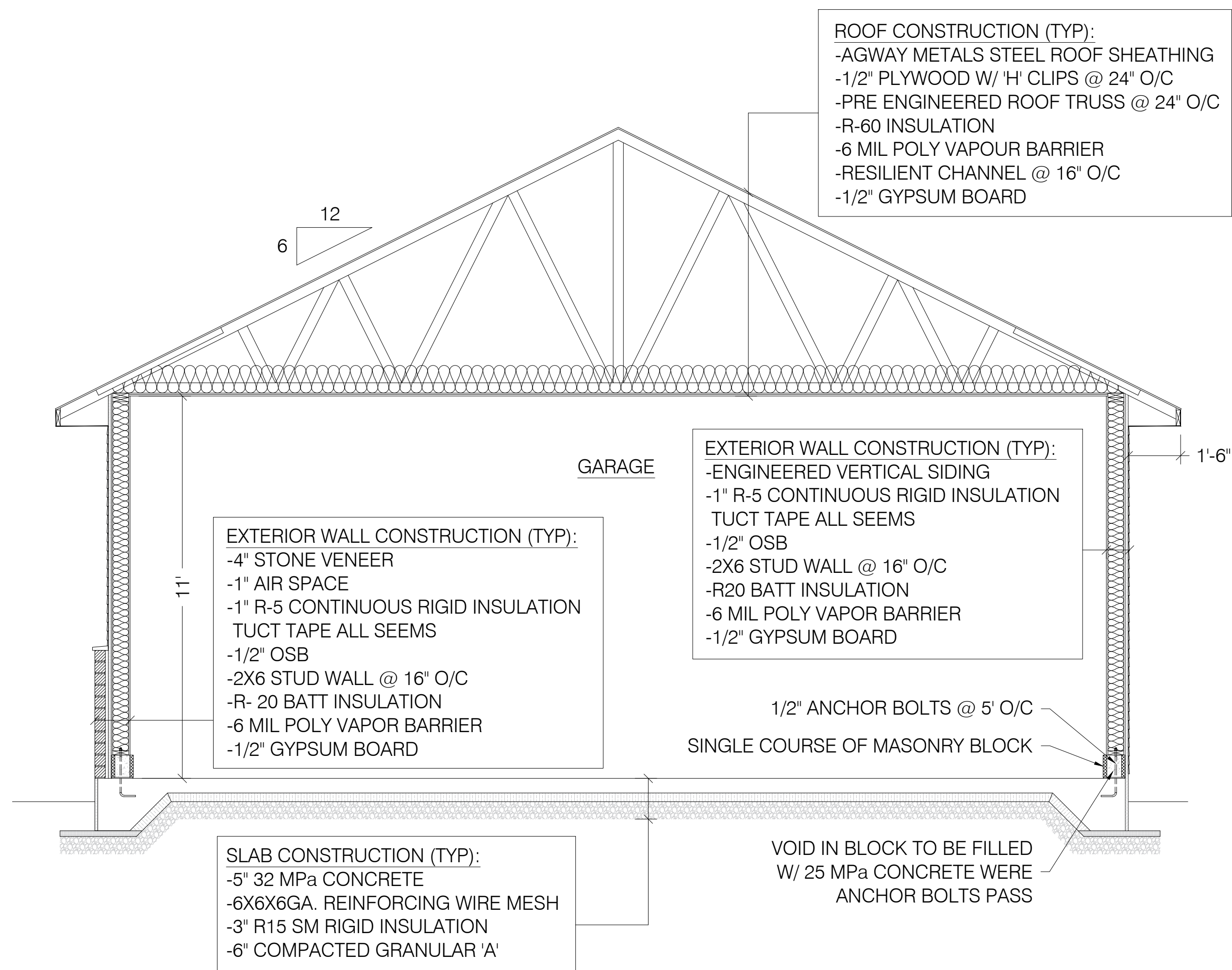


31 HILLENDALE AVE. TEL 613 531-7873
 KINGSTON, ONTARIO CEL 613 561-3428
 K7M 1S2 FAX 613 531-0602

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- GENERAL NOTES:
- BASEMENT SLAB AND ALL FOOTINGS TO BE CONSTRUCTED ON COMPACTED GRANULAR 'A'. GRANULAR 'A' TO BE LAYED IN 6" LIFTS AND COMPACTED TO 98% STD. PROCTOR.
 - USE 25 MPa CONCRETE WITH MAXIMUM SLUMP OF 4" AND ENTRAINED AIR OF 5-7% FOR CONCRETE FOOTINGS AND FOUNDATION WALLS.
 - ALL EXTERIOR CONCRETE WORK INCLUDING STEPS, PORCH SLABS, AND GARAGE SLABS TO BE 32 MPa WITH ENTRAINED AIR OF 5-8%.
 - FOOTINGS MUST BE A MINIMUM OF 4" BELOW GRADE OR DOWN TO BEDROCK. IF FOOTINGS DO NOT EXTEND 4" BELOW GRADE, ENGINEERED DESIGN OF APPROPRIATE FROST PROTECTION IS REQUIRED.
 - ALL FOOTINGS ARE 6" DEEP, UNLESS NOTED OTHERWISE.
 - EAVE PROTECTION TO CONFORM WITH SECTION 9.26.5.1 O.B.C.
 - ALL LINTELS ARE (2)2X10, UNLESS NOTED OTHERWISE.
 - INSTALL ATTIC VENTILATION TO CONFORM WITH SECTION 9.19.1, O.B.C.
 - ALL WOOD USED FOR DECKS, EXTERIOR STAIRS AND EXTERIOR RAILINGS TO BE PRESSURE TREATED.
 - ANY STRUCTURAL CONCERNS THAT A BUILDING OFFICIAL MAY HAVE AND REQUIRE INSPECTION FROM A PROFESSIONAL ENGINEER, MUST REMAIN EXPOSED UNTIL THE PROFESSIONAL ENGINEER HAS MADE THE INSPECTION. THE CONTRACTOR CAN EXPECT TO DEMOLISH ANY MATERIAL THAT PREVENTS A ADEQUATE INSPECTION OF THE STRUCTURAL ELEMENTS.
 - ALL GIRDER TRUSSES TO BE SUPPORTED BY A MINIMUM NUMBER OF STUDS FORMING A COLUMN INSIDE THE STUD WALL AS INDICATED ON TABLE A-35 O.B.C. P287. ALL GIRDER TRUSSES REQUIRE A MINIMUM BEARING LENGTH OF 140mm UNLESS SPECIFIED OTHERWISE BY THE TRUSS MANUFACTURER.
 - IF ANY GIRDER TRUSSES BEAR ON A LINTEL OR TRANSFER THE APPLIED LOAD FROM THE GIRDER TRUSS DOWN TO A LINTEL, THE CONTRACTOR MUST CONTACT PROFESSIONAL ENGINEER TO VERIFY LINTEL SIZING.
 - ALL DIMENSIONS TO BE CONFIRMED BY CONTRACTOR PRIOR TO ORDERING MATERIALS.
 - ALL ELECTRICAL TO BE CONFIRMED BY OWNER PRIOR TO ORDERING ELECTRICAL COMPONENTS.



1
A3
CONSTRUCTION SECTION
 3/8" = 1'-0"

No.	DATE	DESCRIPTION	BY

REVISIONS



DRAWINGS MUST NOT BE SCALED CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND SHALL REPORT ANY DISCREPANCY TO THE ENGINEER BEFORE PROCEEDING

THESE PLANS WERE DESIGNED IN ACCORDANCE WITH THE ONTARIO BUILDING CODE. THESE PLANS FORM THE BASIS FOR PERMIT ISSUANCE AND ANY DEVIATIONS FROM THESE PLANS AND DETAILS, INCLUDING THE VENTILATION SYSTEM, HEATING SYSTEM, WOODSTOVE, FIREPLACES, DECKS, BALCONIES AND FINISHED BASEMENTS, WILL REQUIRE A REVISED DRAWING AND CLEARANCE BY THE BUILDING DEPARTMENT.

RENOVATIONS TO RESIDENCE

LOCATION:
2024 MEREDITH STREET VERONA

FOR:
TIM LLOYD

DRAWING:
CONSTRUCTION SECTION & DETAIL

REVIEWED BY:	SCALE	DRAWING No.
DEPT. NAME	AS SHOWN	A3
ARCH. JM		
STR. ET		
MEC. NA		
ELE. NA	DATE	21338B
	APR 7, 2022	
JOB #: 21339B	SHEET: 3 OF 3	21338B

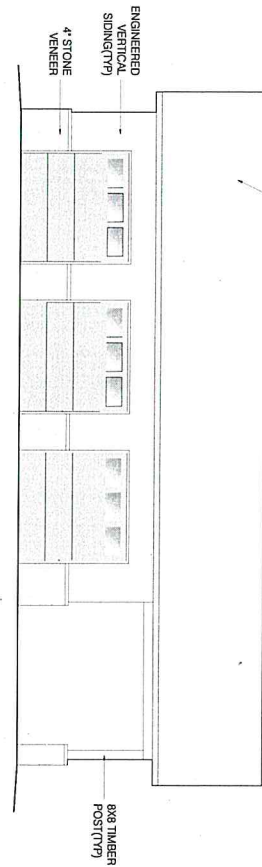


31 RIVERVIEW AVE TEL: 613 571 7763
 1001 152ND STREET, SUITE 100
 KENTVILLE, ONTARIO, CANADA K1A 0S2
 FAX: 613 531 0062

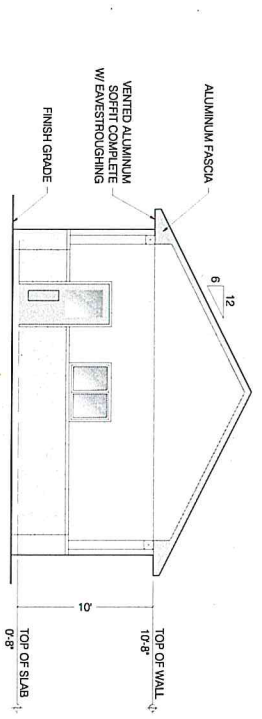
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GENERAL NOTES:

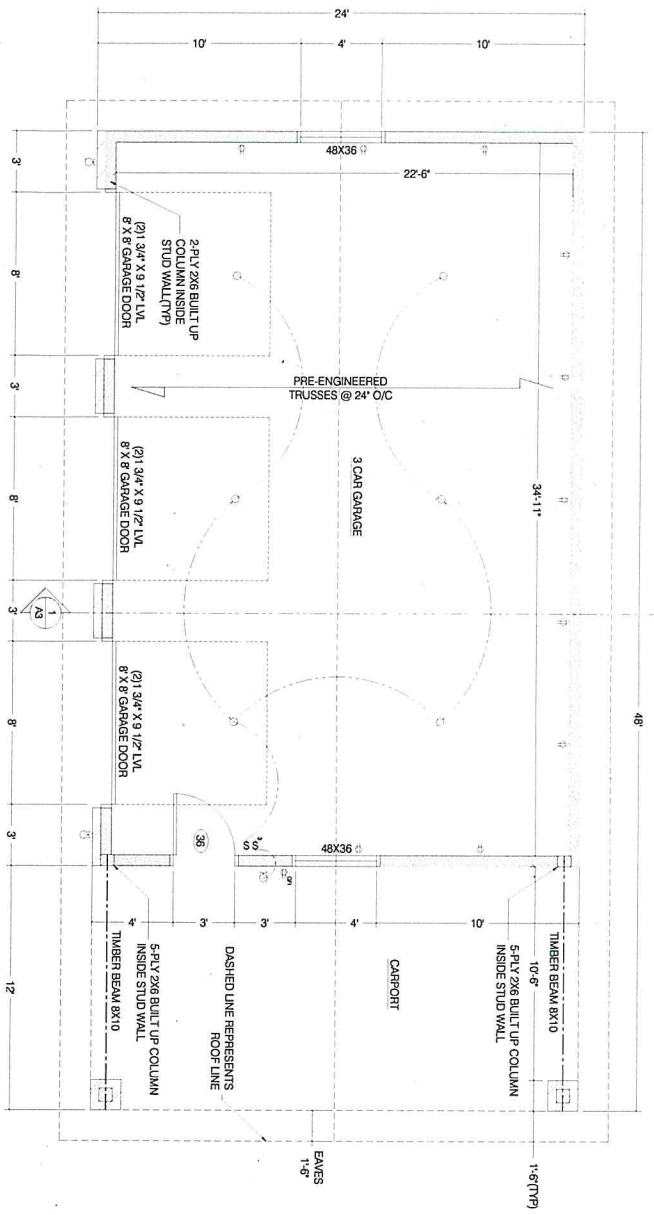
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE (CNBC) AND ALL APPLICABLE BY-LAWS AND ORDINANCES.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL ELECTRICAL CODE (CNCEC) AND ALL APPLICABLE BY-LAWS AND ORDINANCES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL MECHANICAL CODE (CNMCC) AND ALL APPLICABLE BY-LAWS AND ORDINANCES.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL PLUMBING AND HEATING CODE (CNPHC) AND ALL APPLICABLE BY-LAWS AND ORDINANCES.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL FIRE CODE (CNFC) AND ALL APPLICABLE BY-LAWS AND ORDINANCES.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL SAFETY CODE (CNSC) AND ALL APPLICABLE BY-LAWS AND ORDINANCES.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL ENVIRONMENTAL CODE (CNEC) AND ALL APPLICABLE BY-LAWS AND ORDINANCES.
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL OCCUPATIONAL SAFETY AND HEALTH CODE (CNOSHO) AND ALL APPLICABLE BY-LAWS AND ORDINANCES.
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL OCCUPATIONAL HEALTH AND SAFETY ACT (CNOHSA) AND ALL APPLICABLE BY-LAWS AND ORDINANCES.
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL OCCUPATIONAL HEALTH AND SAFETY REGULATIONS (CNOHSR) AND ALL APPLICABLE BY-LAWS AND ORDINANCES.



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



2 SIDE ELEVATION
1/4" = 1'-0"



3 PLAN VIEW
3/8" = 1'-0"

SYMBOL	DESCRIPTION
○	CEILING MOUNTED LIGHT FIXTURE SURFACE MOUNTED
□	WALL MOUNTED LIGHT FIXTURE FLUSH MOUNTED
■	110V RECEPTACLE OUTLET
■	240V RECEPTACLE OUTLET
■	3WAVE SWITCH

SYMBOL	DESCRIPTION	SIZE
○	NEW EXTERIOR WALL CONSTRUCTION:	
○	1" R-10 CONTINUOUS RIGID INSULATION W/ 1" AIR SPACE	12 1/2"
○	2X6 STUD WALL @ 16" O/C	
○	5 1/2" R24 BATT INSULATION	
○	1 1/2" GYPSUM BOARD	
○	NEW EXTERIOR WALL CONSTRUCTION:	
○	ALL SERVIS TUCK TYPE	8 1/2"
○	2X6 STUD WALL @ 16" O/C	
○	5 1/2" R24 BATT INSULATION	
○	8 MIL POLYURETHANE BARRIER	
○	1 1/2" GYPSUM BOARD	



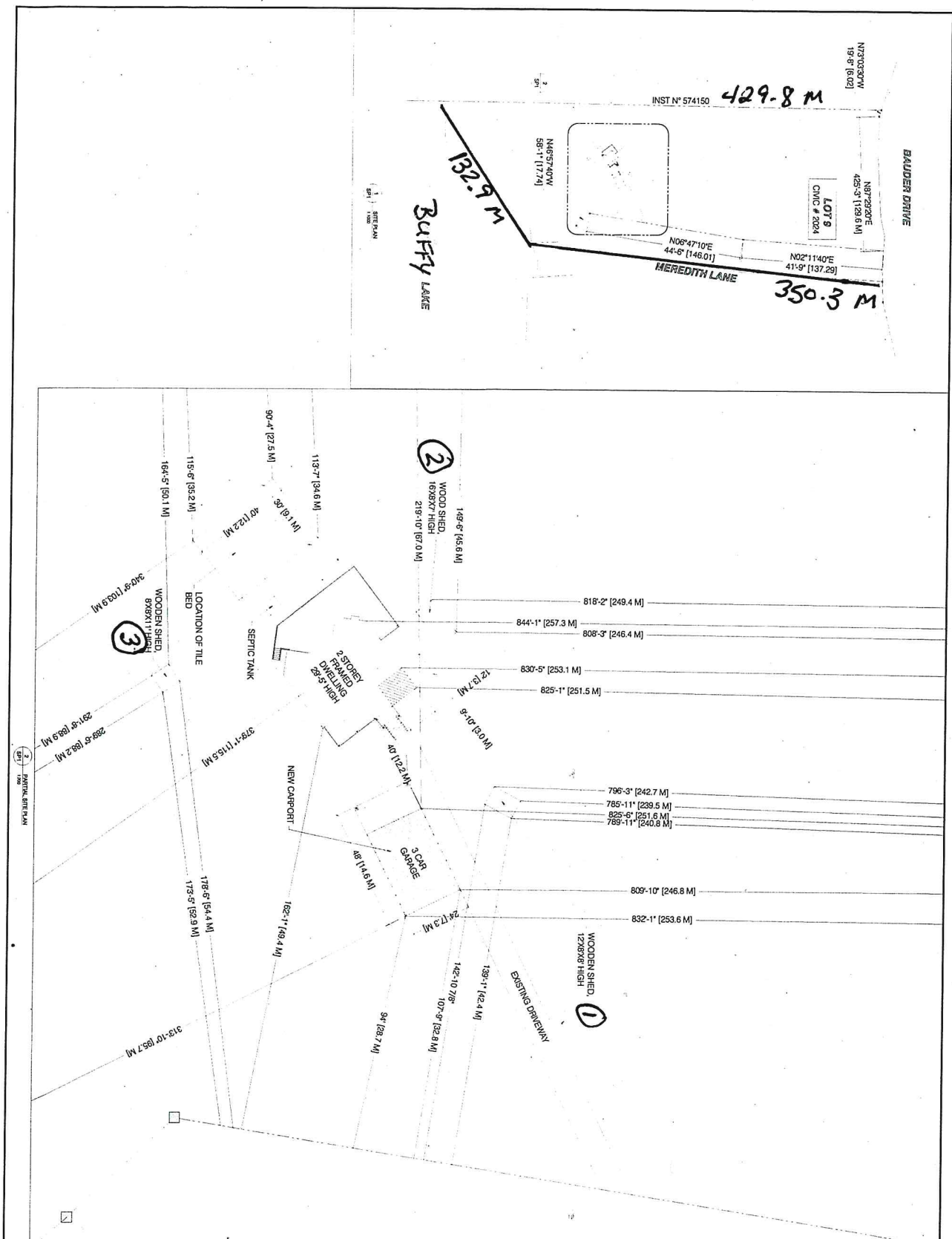
PROFESSIONAL ENGINEER
 E.R. TROUGHT
 152ND STREET, SUITE 100
 KENTVILLE, ONTARIO, CANADA K1A 0S2
 TEL: 613 571 7763
 FAX: 613 531 0062

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJECT INFORMATION

PROJECT NAME: 2024 MEREDITH STREET VERONA
 CLIENT: AS SHOWN
 DATE: APRIL 17, 2022
 SHEET: 1 OF 3
 DRAWING NO: 213280



REVISIONS:

NO.	DATE	DESCRIPTION
1	10/11/11	AS SHOWN

DATE: 10/11/11

PROJECT: 2024 MEREDITH LANE, VERONA

CLIENT: TIM LLOYD

DESIGNER: SP1

SCALE: 1" = 8' 11"

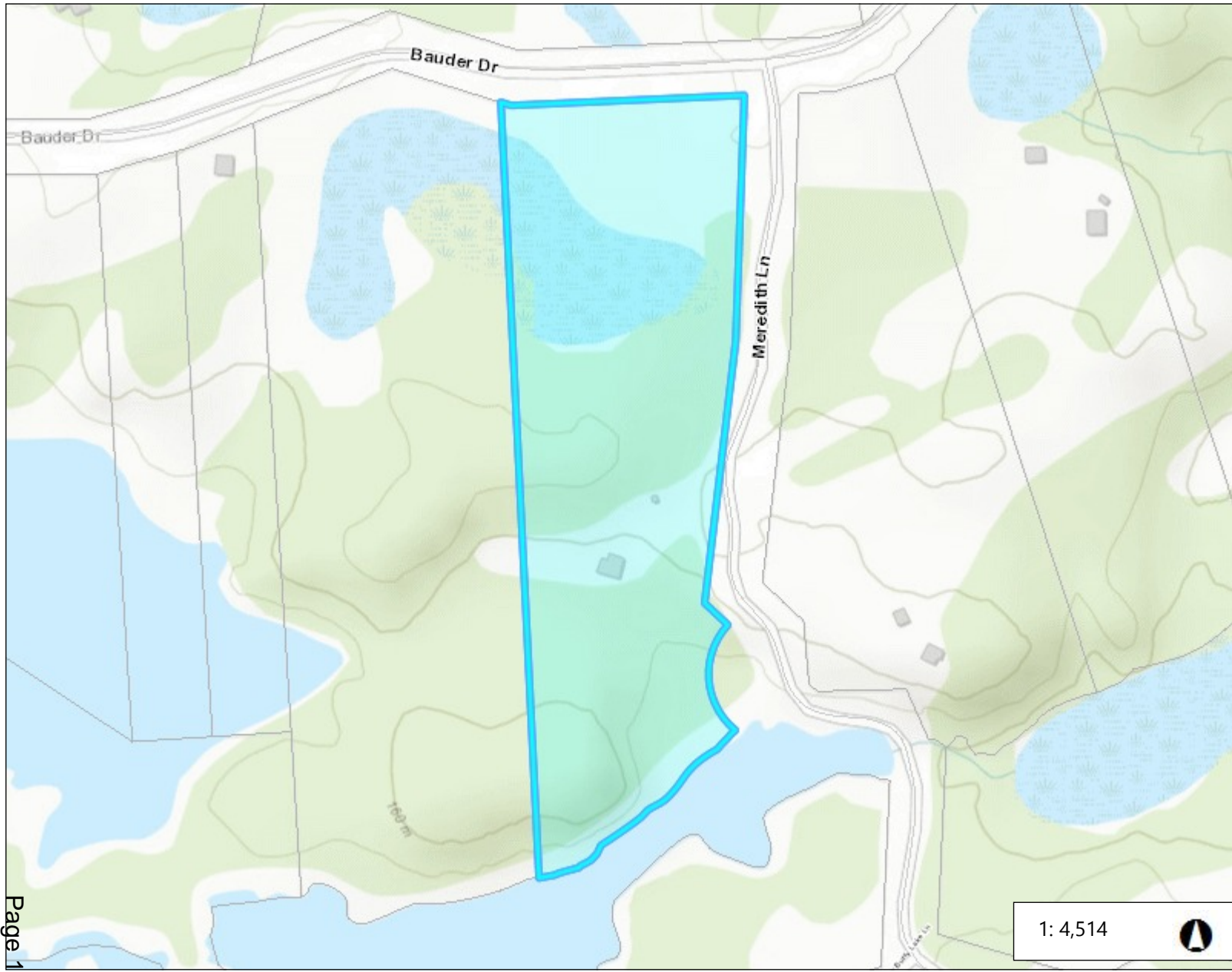
REVISIONS TO RESIDENCE:

1. THE PLAN WERE REVISIONED BY ADDING A CARPORT FROM THE EAST SIDE OF THE DUPLEX AND A GARAGE TO THE SOUTH SIDE OF THE DUPLEX. ALSO, A SEPTIC TANK WAS ADDED TO THE SOUTH SIDE OF THE DUPLEX. THE SEPTIC TANK WAS SIZED TO ACCOMMODATE THE DUPLEX AND GARAGE. THE SEPTIC TANK WAS SIZED TO ACCOMMODATE THE DUPLEX AND GARAGE. THE SEPTIC TANK WAS SIZED TO ACCOMMODATE THE DUPLEX AND GARAGE.

NOTES:

1. THE PLAN WERE REVISIONED BY ADDING A CARPORT FROM THE EAST SIDE OF THE DUPLEX AND A GARAGE TO THE SOUTH SIDE OF THE DUPLEX. ALSO, A SEPTIC TANK WAS ADDED TO THE SOUTH SIDE OF THE DUPLEX. THE SEPTIC TANK WAS SIZED TO ACCOMMODATE THE DUPLEX AND GARAGE. THE SEPTIC TANK WAS SIZED TO ACCOMMODATE THE DUPLEX AND GARAGE. THE SEPTIC TANK WAS SIZED TO ACCOMMODATE THE DUPLEX AND GARAGE.





Legend

Road

- Highway
- Major Road
- Secondary Road
- Ferry Route

- Assessment Parcels
- Citations

1: 4,514



Page 149 of 167



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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

From: Mark Boone MBoone@quinteconservation.ca
Subject: Permit App. 164-2022, 2024 Meredith Lane, Lot 2, Concession 13, Portland
Date: May 17, 2022 at 10:19 AM
To: tdlloyd@kingston.net
Cc: tberriault@southfrontenac.com, Catherine Sinclair CSinclair@quinteconservation.ca



Dear Mr. Lloyd, It was a pleasure meeting you at your property on May 13, 2022. It is understood that you have applied for a permit to construct a new 3 car garage on your property at the location illustrated by the site plan prepared by E.R. Trout Design Inc, Dated May 5, 2022 – Drawing Number SP1 with approximate location shown on the attached map.

During inspection of the site Catherine Sinclair and myself reviewed the location of the proposed garage and surrounding area. A wetland was identified to the southeast of your residence. Quinte Conservation regulates lands within 45 metres of this wetland feature by virtue of Ontario Regulation 319/09. The edge of this wetland feature was flagged and the distance to the proposed garage location is beyond the area regulated by this office and as such a permit from this office is NOT required.

During the site visit we also discussed your future plans of replacing your deck and the possibility of adding a screened in shelter. As per this discussion it was indicated that the replacement deck would be on the same foot print and the screened in shelter would be within this limit. This potential work is also located outside of the regulated area and as such a permit from this office is NOT required.

I trust that the above is satisfactory to your requirements and please let me know should you have any questions.

Regards,

Mark

Mark Boone, P.Geo
Hydrogeologist/Regulations Officer
Quinte Conservation
mboone@quinteconservation.ca

Working, living, and learning on the traditional territories of the Anishnabek, Huron-Wendat, and Haudenosaunee (Iroquois) peoples.



Quinte
CONSERVATION
• 75 Years of Conservation •
1947 - 2022

IMPORTANT COVID-19 NOTICE: In light of health concerns related to the Covid-19 virus, the QC office will be closed to the public until further notice. Events and meetings

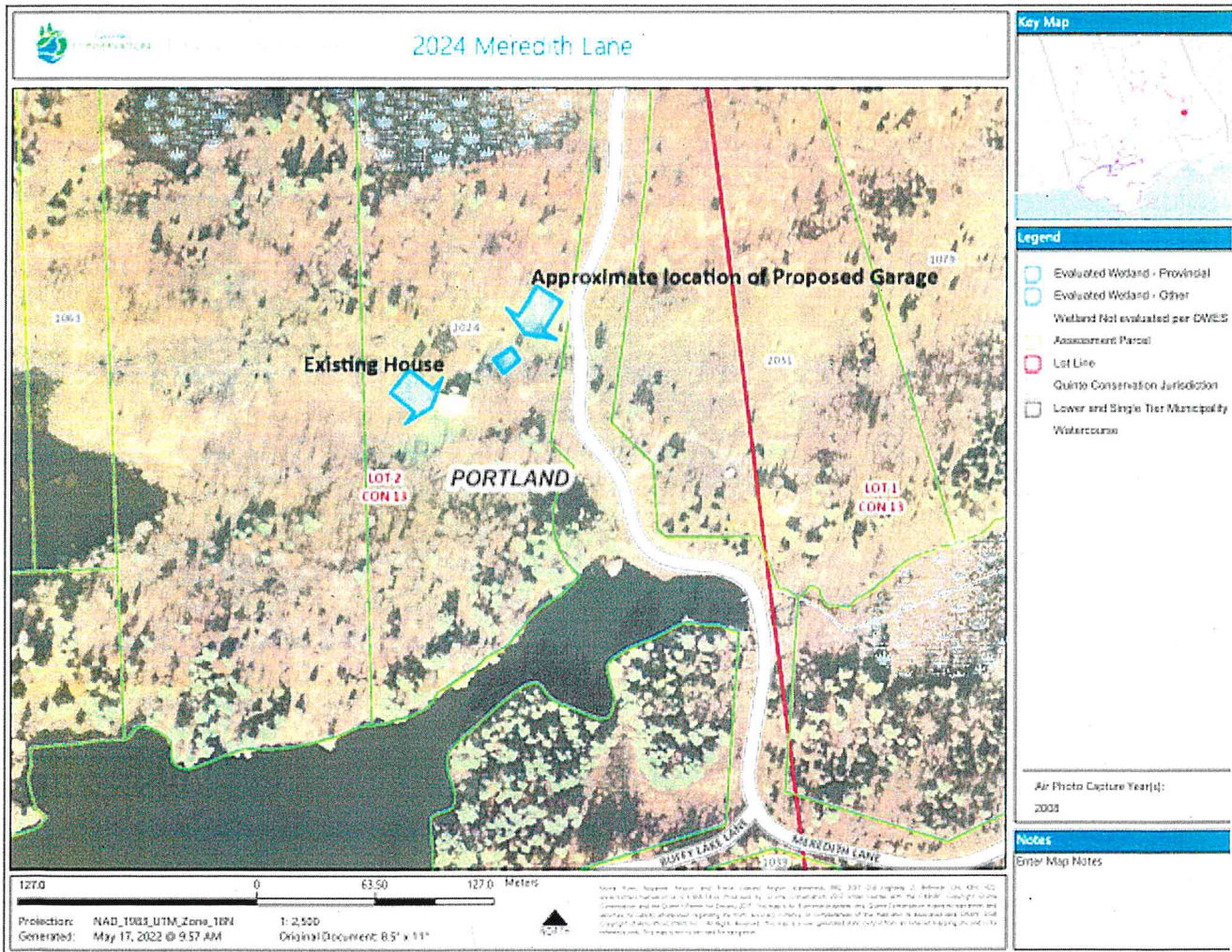
will be postponed until further notice. Residents can reach the office by calling 613-968-3434 or by emailing info@quinteconservation.ca. Documents can be dropped off via the mail slot at the main office or by mail at 2061 Old Hwy 2, Belleville ON, K8N 4Z2.

[Click here to sign up for one of Quinte Conservation's e-newsletters!](#)

www.QuinteConservation.ca
www.QuinteSourceWater.ca

RR#2, 2061 Old Hwy #2, Belleville, ON K8N 4Z2
Phone: (613) 968-3434 or (613) 354-3312 ext 120

Disclaimer: This is intended for the addressee indicated above. It may contain information that is privileged, confidential, or otherwise protected from disclosure under the Municipal Freedom of Information and Privacy Protection Act. If you have received this in error, please notify us immediately.



Township of South Frontenac Staff Report



To: Committee of Adjustment

Prepared by: Development Services Department

Date of Meeting: September 8, 2022

Subject: **Minor Variance Application (S. 45(1) of the Planning Act)**
PL-ZNA-2022-0116 (Lloyd) – 2024 Meredith Lane, District of Portland

Summary

This application is a request for zoning relief to permit three accessory structures to be located within the projected front yard of an existing dwelling. This report recommends that the Committee of Adjustment grant approval of this application, subject to conditions, as this application meets the four tests of a minor variance under section 45(1) of Planning Act.

Background

Official Plan Designation: Rural (RU)

Zoning: Residential (R)

Zoning Relief Requested

Section 5.24.2 – to permit three accessory structures (garage and two sheds) to be in front of the projected front wall of the dwelling 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.

Related Applications

This subject property is not subject to any other applications under the *Planning Act*.

Discussion/Analysis

Property Description

The subject property municipally known as 2024 Meredith Lane is to the south of Bauder Drive and on the west side of Meredith Lane. It has frontage on both Meredith Lane and Bauder Drive. It is a large residential property and has an area of approximately 4.6

hectares (11.39 acres). The property also has waterfrontage on Buffy Lake. The subject property contains a single detached dwelling.

The property slopes gradually from Bauder Drive towards Buffy Lake. The subject property contains a wetland located on the north side along Bauder Drive, approximately 100 metres from the existing dwelling. The rest of the property is well treed and contains various rock outcrops scattered throughout. There is a steep elevation change both to the north and to the south around the location of the existing dwelling; there is a hill located to the north and a steep valley to the south.

The existing dwelling has a footprint of 158 square metres (1700 square feet) and is located 128 metres from Buffy Lake, 253 metres from Bauder Drive and approximately 45 metres from Meredith Lane. It is located at the end of the driveway that is accessed from Meredith Lane.

The sewage system is located to the west of the dwelling between the dwelling and west property line. The surrounding lots are developed with similar residential uses.

Summary of Proposal

The application is requesting permission to locate three accessory buildings (one detached garage and two sheds) in the front yard of the dwelling. The front yard on this property is the public road, Bauder Drive. The private lane (Meredith Road) is an interior side yard and the waterfront (Buffy Lake) is the rear yard.

The proposed detached garage is 7.3 metres by 14.6 metres (24 feet by 48 feet). It will have a total footprint of 107 square metres (1152 square feet). It will be single storey with a height of 5.1 metres (17 feet). It will be located between the dwelling and Meredith Lane off the existing driveway and current area used for parking on the property. The garage will be located 246 metres from Bauder Drive and 95 metres from Buffy Lake.

The garage is located in the front yard because it is located 246 metres from Bauder Drive and the dwelling is located 253 metres from Bauder Drive.

Through the review of this application, it was discovered that there are two sheds on the property that are also located in the front yard as they are located between the dwelling and Bauder Drive. As part of this application, relief is also being requested to formally allow the existing sheds to be located in the front yard.

Shed #1 is a small wooden shed that was built in 2017. Shed #2 was built in 2006. Both sheds are small enough that they do not require a building permit. Shed #1 is located 239 metres from Bauder Drive and Shed #2 is located 246 metres from Bauder Drive. Shed #1 is

located to the north of where the proposed garage will go. Shed #2 is located to the north of the existing dwelling. Both sheds are well setback from Meredith Lane.

Department and Agency Comments

Public Services has no objections to the application. They noted that the proposed garage will have no impacts on municipal road operations and will be accessed from a private lane.

Quinte Conservation provided comments in an e-mail dated August 16, 2022 that the application is seeking relief for an area that is located outside of Quinte Conservation's regulated area and therefore they did not require to be circulated. They have no concerns and no permit will be required for the garage.

Public Comments

No comments were received from the public at the time of the writing of this report.

Planning Analysis

The proposal needs to be assessed against the four tests of a minor variance outlined in Section 45(1) of the Planning Act. All four tests must be met for an application to be approved. It is the opinion of Planning staff that the proposal meets the four tests as explained below.

[Does the variance maintain the general intent and purpose of the Official Plan?](#)

The variance maintains the general intent and purpose of the Official Plan. The subject property is designated Rural in the Township Official Plan. The proposed accessory garage and existing accessory sheds are uses associated with the permitted residential use of a property in the Rural designation. All buildings will be setback more than 30 metres from Buffy Lake.

[Does the variance maintain the general intent and purpose of the Zoning By-law?](#)

The proposed variance maintains the general intent and purpose of the Zoning By-law. The proposed accessory garage and the existing accessory sheds are permitted uses on the subject property. Together, they do not exceed lot coverage for accessory buildings, and they are not larger than the principal building.

The location of the existing dwelling in the middle of the subject property, far from Bauder Drive, as well as the wetlands and steep hill located to the north and the steep valley and lake located to the south, results in any accessory building needing to be placed in the front yard of the dwelling (ie. between the dwelling and Bauder Drive).

The proposed building and existing buildings are located a suitable distance from property lines, all are located more than 200 metres from Bauder Drive and approximately 40 metres from Meredith Lane. These locations are more than six times the distance than the minimum 20 metres required for the principal building from a public road and the minimum 5 metres required from a lane. The detached garage and the sheds also exceed the required minimum side yard for an accessory building in the Residential zone and the minimum setback from the highwater mark.

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

The requested variance is desirable for the appropriate development of the land. As a waterfront property, it is preferable to have the accessory structures in the front yard, between the dwelling and the road, rather than between the dwelling and the lake to maintain protect the environmentally sensitive lands between the dwelling and Buffy Lake, and to avoid impacts to lake water quality.

It is also practical to locate the proposed garage in the front yard off the existing driveway off Meredith Lane. The proposed garage will be located on an existing gravel pad in an area that has previously been cleared. Allowing the garage to be in the front yard on this property is convenient as it facilitates access to the garage and provides safe storage of materials near the garage and near the dwelling.

All the accessory buildings on the property will be visually screened from both the lake and/or the road and the lane by both distance and existing tree cover. They are similarly screened from adjacent properties.

Is the variance minor?

The requested variance is minor as it maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land. The way the subject property is currently being used will not change as a result of the requested variance. The proposed development is not anticipated to impact the existing use of the property nor adjacent uses.

Notice/Consultation

Notice of the Statutory Public Hearing was given pursuant to the requirements of the Planning Act, at least 10 days in advance of the Public Hearing. This included notice given:

- by mail to every owner of land within 60 metres of the subject lands
- by posting notice signs on the subject lands
- by posting on the Township’s Current Planning Application webpage
- by e-mail to prescribed persons and public bodies

Recommendation

That the Committee of Adjustment receive comments from the public and, pending comments received, **approve** minor variance application PL-ZNA-2022-0116 for 2024 Meredith Lane, District of Portland, subject to the following conditions:

1. The Minor Variance is for a new detached garage and to acknowledge the existing storage sheds to be in the front yard. The detached garage and the two storage sheds are permitted to be in the front yard of the dwelling, and to be setback a minimum of 200 metres from Bauder Drive, all as per the site plan drawing (dated August 2, 2022) which was submitted and received with PL-ZNA-2022-0116, attached to the Decision as Schedule “A”.
2. A building permit is required for ALL construction and demolition 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 PLZNA-2022-0116 is applicable only to Zoning By-law No. 2003-75 and not to any subsequent zoning by-laws.

Report Prepared By:

Anne Geladi, MCIP, RPP, Planner

Reviewed By:

Christine Woods, MCIP RPP, Senior Planner

RECEIVED

TOWNSHIP OF SOUTH FRONTENAC APPLICATION FOR MINOR VARIANCE

AUG 11 2022 Planning Act, R.S.O. 1990, c. P.13 as amended

Date Received: _____

File No: PL-ZNA-2022-0116

TOWNSHIP OF
SOUTH FRONTENAC
PLANNING DEPARTMENT

1. Name of Owner(s): TIMOTHY & STASIA LLOYD

Full Mailing Address of Owner(s): _____

Phone number of Owner(s): _____

Email Address of Owner(s): _____

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

Name of Authorized Agent: _____

Full Mailing Address of Authorized Agent: _____

Phone number of Authorized Agent: _____

Email Address of Authorized Agent: _____

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

Signature(s) of Owner(s) _____

3. The description of the subject land:

District: Bedford Portland Loughborough Storrington

Concession Number: _____ Lot Number: 9

Street Number: 2024 Name of Road/Street: MEREDITH LANE

Reference Plan Number: 1843 Part Number(s): _____

Roll Number: 080-050-13409-0000

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): 132.9 M

Frontage (on road/lane): 129.6 M

Depth: 429.8 M

Area: 12.5 ACRES

5. The current zoning of the subject land:

RESIDENTIAL

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

GARAGE TO BE BUILT TO FRONT OF HOUSE IN RELATION
TO BAUDER ROAD

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

TOPOGRAPHY - THE HOUSE IS IN A SMALL VALLEY
WITH STEEP HILL IN BACK

8. Does the subject property front on a municipally maintained road?
OR a privately maintained road?

Yes

No

Yes

No

Name of Road/Lane:

BAUDER 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)	(2)	(3)	(4)
	HOUSE	SHED ①	SHED ②	SHED ③
Setback from Front Lot Line	253.1 M	239.5 M	246.4 M	278.8 M
Setback from Rear Lot Line	128.6 M	152.4 M	161.5 M	120.7 M
Setback from Side Lot Line	49.4 M	42.4 M	60.5 M	52.9 M
Height of Building (Also indicate if it is one story or two story)	2 STOREY 29.5 FT	8 FT	7 FT	11 FT
Dimensions of Floor Area	1700 SQ FT	96 SQ FT	128 SQ FT	64 SQ FT
Setback from High Water Mark (If applicable)	REAR LOT LINE IS THE WATERFRONT SAME AS SETBACK FROM REAR LOT LINE			

13. The proposed uses of the subject land:

RESIDENTIAL + NEW GARAGE

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

Yes No

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

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

Type of Structure (E.g. residence)	(1)	(2)	(3)	(4)
Setback from Front Lot Line	246.8 M			
Setback from Rear Lot Line	95.7 M			
Setback from Side Lot Line	28.7 M			
Height of Building (Also indicate if it is one story or two story)	ONE STOREY 18 FT			
Outside Dimensions of Building/Structure	24' x 48'			
Setback from High Water Mark (If applicable)	95.7 M			

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

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

If yes, please provide details:

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

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

If yes, please provide details:

18. What are the uses of the proposed development?

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

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

OCTOBER 1997

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

HOUSE 1989 SHED (1) 2017 SHED (2) 2006 SHED (3) 1998

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

33 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:

INDIVIDUAL WELL AND WATER SYSTEM

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 INDIVIDUAL

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

DITCHES

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

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

Yes No

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

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

Yes No

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

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

- i) THE SKETCH **MUST** HAVE A NORTH ARROW AT THE TOP OF THE PAGE.
- ii) The boundaries and dimensions of the subject land including the location of any existing and proposed buildings.
- iii) The location of a reference point.....i.e. distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing.
- iv) The location of all abutting (neighbours') lands.
- v) The approximate location of all natural and artificial features on the subject land and on the land that is adjacent to the subject land. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, barns, wetlands, wooded areas, wells and septic tanks. Show distance of these features from the applicant's property lines.

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

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

AGREEMENT TO INDEMNIFY

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

The Owner/Applicant/Agent agrees that the information recorded in this Minor Variance Application Form is accurate. The Owner/Applicant/Agent agrees that representatives of the Township 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.

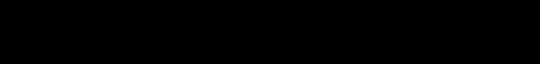

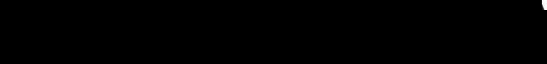
Without limiting the foregoing, such fees and expenses shall include the fees and expenses of consultants, planners, engineers, lawyers and such other professional and technical advisors as the municipality may, in its absolute discretion acting reasonably, consider necessary or advisable to more properly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

THIS 11 DAY OF Aug, 2022

I,  OF SOUTH FRONTENAC TOWNSHIP
solemnly declare that all the statements contained in this application are true and I make this solemn
declaration in the presence of  and knowing that it is of the same force and effect as if made
under  act.

Signature  Signature of Applicant or Authorized Agent 

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

THIS 11th DAY OF August, 2022




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

A Guide to Completing the Minor Variance Form

- 1) The names of **all** owners must appear in this section, even if they live in separate residences, and the address(es) should be the **full mailing address, complete with postal code**.
- 2) You may wish to appoint someone to act on your behalf during the variance process. If so, that person's name, address and phone number should appear here All owner's must sign the authorization.
- 3) Description of the Subject Land:
 - a. District: The Districts are the same as the former Townships. If you are not sure, check the roll number (the long number beginning with 1029) on your tax bill. If the numbers are 010, 020 or 030, your district is Bedford; if the numbers are 040-050, your district is Loughborough; if the numbers are 060 or 070, your district is Storrington; and if the numbers are 080, your district is Portland.
 - b. Concession and Lot Numbers: if you are not sure, check your tax bill
 - c. Street Number: Your civic address – if a civic number has not been assigned, leave this space blank.
 - d. Name of Road/Street: This question applies whether or not you are on a private lane or a public road.
 - e. Reference Plan No: If your property has been surveyed, it will have a plan number, and one or more parts on that plan. If your property has not been surveyed, leave this space blank.
 - f. Roll No: This is the number beginning with '1029' which appears on your tax bill. Please take time to look it up before submitting the application.
- 4) Frontage, depth, area, acres: All parts of this question must be completed.
- 5) Current zoning: You may not be aware of the zoning on your property and this can be determined when you come in for pre-consultation with planning staff.
- 6) Nature and Extent of Relief: This question is asking what you are asking to do that requires the variance – for example, it could be that you are asking to be 25 m rather than 30 m from the high water mark, or that you are asking to increase the height of a structure within 30 m of the high water mark, or that you are seeking a variance to construct an accessory building closer to the front lot line than the principal building.
- 7) Reason why you can't comply: In other words, why can you not meet the required setbacks. It could be, for example, because you are seeking a variance to add on to an existing structure that is already too close to the water, or that developing further from the water would be impossible because of a steep embankment.
- 8) Roads: Municipally maintained roads are looked after by the Township; private roads are lanes that residents maintain themselves (not private driveways, but lanes that provide access to your property and that are generally shared with others).

Township of South Frontenac Staff Report



To: Committee of Adjustment

Prepared by: Development Services Department

Date of Meeting: September 8, 2022

Subject: Decisions on Delegated Consents

Summary

This report is an information report to the Committee of Adjustment summarizing the Consents that have been approved by Delegated Authority since the last Committee of Adjustment Meeting.

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.

Discussion/Analysis

a) S-36-21-B (Pintea)

This undisputed consent was granted provisional consent on August 19, 2022.

The purpose of this consent application was to create one new residential lot.

b) PL-BDJ-2022-0053 (2599432 Ontario Inc.) (Fotenn Planning + Design)

This undisputed consent was granted provisional consent on September 2, 2022.

The purpose of this consent application is to create one new residential lot.

c) PL-BDJ-2022-0053 (2599432 Ontario Inc.) (Fotenn Planning + Design)

This undisputed consent was granted provisional consent on September 7, 2022.

The purpose of this consent application is to create one new residential lot.

d) PL-BDJ-2022-0080 (Noordhof)

This undisputed consent was granted provisional consent on August 19, 2022.

The purpose of this consent application is to create one new lot addition.

e) PL-BDJ-2022-0082 (Noordhof)

This undisputed consent was granted provisional consent on August 19, 2022.

The purpose of this consent application is to create one new residential lot.

f) PL-BDJ-2022-0085 (Rodenburg)

This undisputed consent was granted provisional consent on August 15, 2022.

The purpose of this consent application is to create one new lot addition.

g) PL-BDJ-2022-0091 (Ogilvie)

This undisputed consent was granted provisional consent on September 7, 2022.

The purpose of this consent application is to create one new residential lot.

h) PL-BDJ-2022-0094 (Berry) (Fraser)

This undisputed consent was granted provisional consent on August 15, 2022.

The purpose of this consent application is to create one new residential lot.

i) PL-BDJ-2022-0080 (Noordhof)

This undisputed consent was granted provisional consent on August 19, 2022.

The purpose of this consent application is to create one new residential lot.

j) PL-BDJ-2022-0106 (RD Equipment & Rentals Inc.) (Greer Galloway)

This undisputed consent was granted provisional consent on September 6, 2022.

The purpose of this consent application is to create a drainage easement.

k) PL-BDJ-2022-0110 (11188615 Canada Inc.) (Cooke)

This undisputed consent was granted provisional consent on September 7, 2022.

The purpose of this consent application is to create an easement.

l) PL-BDJ-2022-0110 (11188615 Canada Inc.) (Cooke)

This undisputed consent was granted provisional consent on September 7, 2022.

The purpose of this consent application is to create a lot addition.

Attachments

None.

Approvals

Report Prepared By:

Michelle Hannah, Planning Assistant

Approved by:

Christine Woods, Senior Planner