TOWNSHIP OF SOUTH FRONTENAC
Committee Of Adjustment Meeting
Agenda

TIME: 7:00 PM,
DATE: Thursday, August 14, 2025
PLACE: Storrington Centre/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. 4 - 61

4. *Declaration of pecuniary interest*

a) There are none.

5. *Approval of Minutes – July 10, 2025*

a) Resolution. 62 - 69

6. *Consent Applications from a Previous Meetings: (if applicable)*

7. *New Consent Applications:*

a) PL-BDJ-2025-0074 (Pittman) (Fotenn) - Portland District 70 - 208

Property Address: 3629 Quinn Road East

Purpose & Effect of the Application:

Applications PL-BDJ-2025-0074 and PL-BDJ-2025-0075 are for the creation of two vacant residential lots on Quinn Road East. Both lots would be 1.0ha (2.5 acres) in size with 63m frontage. The retained lands (3629 Quinn Road East) would be 35.8ha (88.6 acres) with 64m frontage. Associated minor variance application PL-ZNA-2025-0076 is requesting reduced frontages for each of the lots because

the RU zone normally requires 76m frontage.

b) PL-BDJ-2025-0075 (Pittman) (Fotenn) - Portland District 209 - 347

Property Address: 3629 Quinn Road East

Purpose & Effect of the Application:

Applications PL-BDJ-2025-0074 and PL-BDJ-2025-0075 are for the creation of two vacant residential lots on Quinn Road East. Both lots would be 1.0ha (2.5 acres) in size with 63m frontage. The retained lands (3629 Quinn Road East) would be 35.8ha (88.6 acres) with 64m frontage. Associated minor variance application PL-ZNA-2025-0076 is requesting reduced frontages for each of the lots because the RU zone normally requires 76m frontage.

8. *Minor Variance / Permission Applications from a Previous Meetings: (if applicable)*

a) PL-ZNA-2025-0060 (Delage) - Bedford District 348 - 392

Property Address: 282 Island Drive Lane

Purpose & Effect of the Application:

The minor variance would permit the construction of a seasonal dwelling and detached garage. The proposed seasonal dwelling with a footprint of ~182.9sqm and ~90sqm of attached decking requires zoning relief to permit a 15.3m setback from the highwater mark of Bob's Lake and the front lot line, a 5m setback from the top of bank and to establish a lot coverage of 8.5%. The proposed detached garage with a building footprint of ~111sqm requires zoning relief to permit a maximum building height of 8.3m.

9. *New Minor Variance / Permission Applications:*

a) PL-ZNA-2025-0065 (Fischer) (Myers) - Loughborough District 393 - 413

Property Address: 1179 Old Mine Lane

Purpose & Effect of the Application:

The following minor variance application is to permit the construction of a dwelling and attached deck with a maximum footprint of 2000sqft (~185.8sqm). The structure requires zoning relief to be setback 10m from the top of bank, whereas a 15m setback would be required.

b) PL-ZNA-2025-0067 (Smith) - Storrington District 414 - 436

Property Address: 4569 Stair Step Lane

Purpose & Effect of the Application:

To request permission under section 45(2) of the planning act to enlarge the legal non-conforming dwelling within 30m of the highwater mark of Dog Lake. The applicant proposes to enlarge the

existing 73.5sqm one-storey dwelling with a building height of 4.5m. The proposed enlargement would Involve adding a second storey addition to half of the dwelling of approx. 33 sqm and expanding the eave of the dwelling toward the lake by 1.5m. The enlarged dwelling would have an approximate gross floor area of 107sqm, a building height of approximately 7.4m, and eave projection 1.5m toward the lake. The main building would maintain the setback of 16m from the highwater mark of Dog Lake.

c) PL-ZNA-2025-0076 (Pittman) (Fotenn) - Portland District 437 - 488

Property Address: 3629 Quinn Road East

Purpose & Effect of the Application:

The minor variance application is requesting reduced frontages for each of the lots created by associated consent applications PL-BDJ-2025-0074 and Pl-BDJ-2024-0075. Both lots would have 63m frontage, whereas the RU zone normally requires 76m.

10. *Other Business*

a) Delegated Authority Consent Report 489 - 493

11. *Adjournment*

a) Resolution.

Committee of Adjustment Meeting

Thursday, August 14, 2025

7:00 p.m. Storrington Centre

3910 Battersea Road, Sunbury, ON

and Virtual on Zoom

Joining us on Zoom? Your camera won't be turned on. Your microphone will stay muted unless you ask to speak during a comment period.

Roll Call

Committee Members

Norm Roberts
Scott Trueman
Ray Leonard
Steve Pegrum
Alan Revill
Brett Moreland
Mike Howe

Staff

Christine Woods, Manager of Planning
Noah Perron, Planner
Colin Herrewynen, Planner
Kate Kaestner, Planning Clerk/ Secretary-Treasurer

SOUTH FRONTENAC

Agenda

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

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Format for Each Hearing

1. Chair introduces application
2. Planner presents application
3. Applicant/agent permitted to address Committee
4. Members of the public permitted to address Committee (maximum 5 minutes per individual)
5. Staff and/or applicant to provide response to public comments / questions
6. Questions from Committee members (no comments or debate)
7. Secretary-Treasurer reads the resolution
8. Committee discussion and vote

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After the Meeting

- Township staff will contact the applicant following the meeting. Where a decision is made, it will be forwarded to the applicant and anyone who requested to be notified within 15 days.
- The applicant, the Minister or a specified person or public body as defined by the *Planning Act* subsection 1(1) 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.

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How to Speak to an Application

- The Chair of the meeting will open the floor to public comments
- In person
  - Raise your hand and wait for the Chair to acknowledge you
  - Move to the table and clearly state your name for the record
- On Zoom
  - Click “Raise Hand” button to request to speak or dial *9 (star nine) when participating by telephone
  - The Chair will acknowledge you, and the Meeting Host will unmute you
  - Once you are done speaking or the Committee has no further questions, the Meeting Host will mute your microphone

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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.

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Notice of Collection

- Personal information is collected to gather feedback and communicate with interested parties about applications.
- This information is collected under the authority of the *Planning Act* and in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*.
- With the exception of e-mail addresses and telephone numbers, all information and comments will become part of the public record and will appear on the Township's website.
- Meetings are broadcast live over the internet for the public to view. Your voice will be heard in the broadcast if you speak at the meeting. Broadcasts are archived and continue to be publicly available.
- Questions regarding the collection, use and disclosure of this personal information should be directed to the Township Clerk.

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Declaration of Pecuniary Interests

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Approval of Minutes of Previous Meeting

New Consent Applications

Consent Applications PL-BDJ-2025-0074 and PL-BDJ-2025-0075
Minor Variance Application PL-ZNA-2025-0076

Owner: Robert Pittman

Agent: Elysia Ackroyd (Fotenn Planning + Design)

Property: 3629 Quinn Road East

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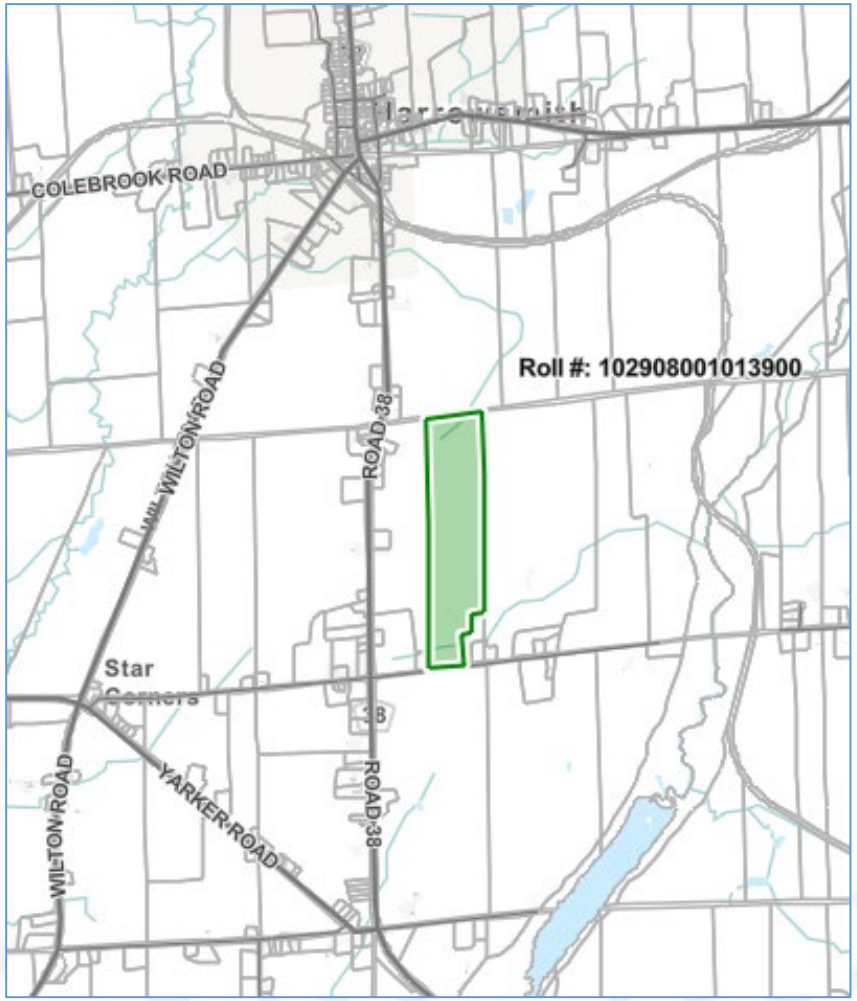
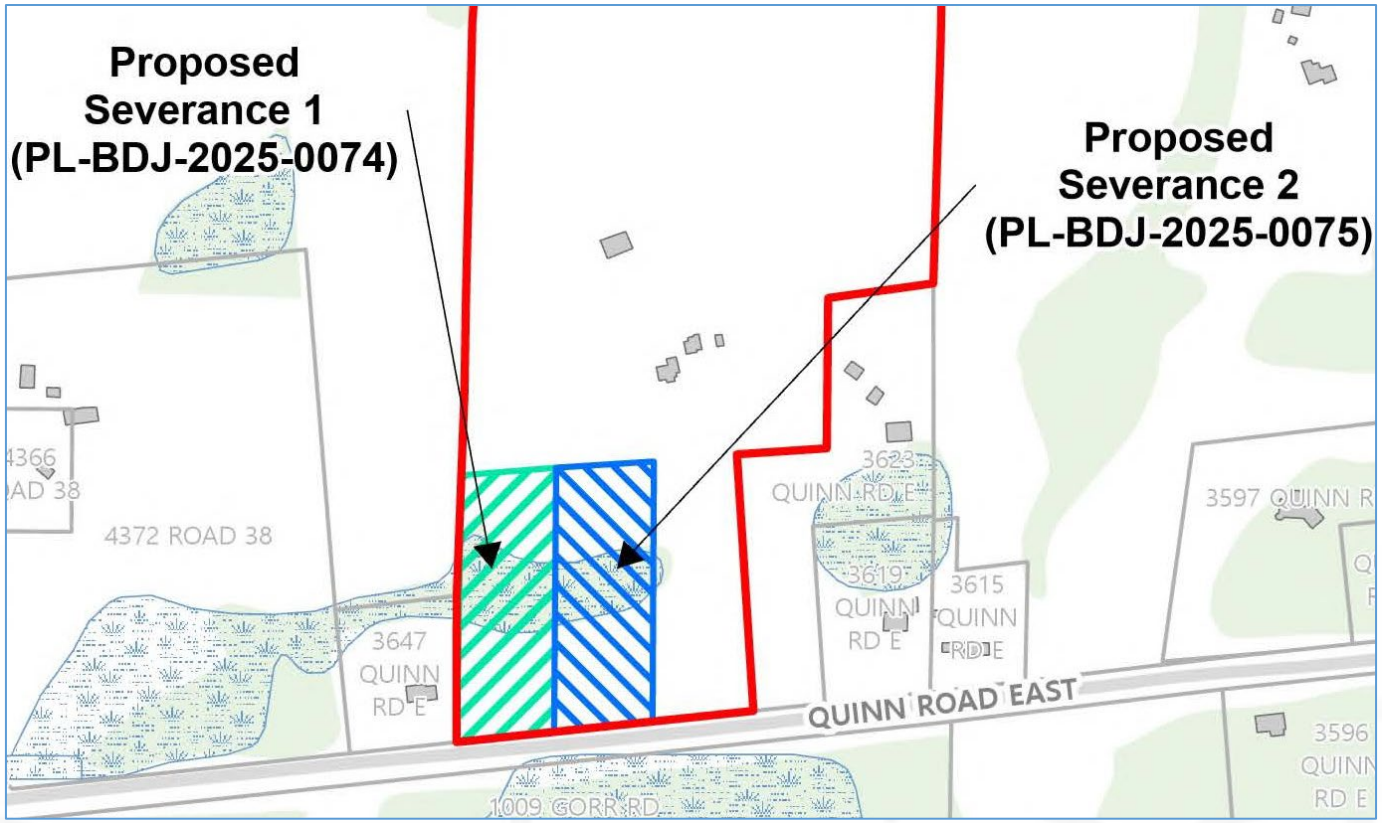
Location


COLEBROOK ROAD
WILTON ROAD
ROAD 38
Roll #: 102908001013900
Star
Corners
YARKER ROAD
WILTON ROAD
ROAD 38

3629 QUINN ROAD EAST
3623 QUINN ROAD EAST
3619 QUINN ROAD EAST
3615 QUINN RO
3647 QUINN ROAD EAST
QUINN ROAD EAST

Proposal

- Two severed parcels
  - New residential lots
  - 1.0ha (2.5 acres)
  - 63m frontage
- Retained parcel
  - Agricultural/residential lot
  - 35.8ha (88.6 acres)
  - 64m frontage
- Minor variances required for frontages



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Department, Agency and Public Comments

- **Public Services**
  - No objection
  - Adequate sight lines for driveway entrances on Quinn Road East
  - Road allowance widening may be required
- **Cataraqui Conservation**
  - No objection
  - Recommended different lot configurations be considered to avoid watercourse
  - Potential for karst features on site
- **Public Comment**
  - None Received

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Recommendations

- Deferral at the request of the applicant to consider different lot configurations that may require additional variances

Questions & Comments

1. Applicant/Agent
2. Members of the Public
3. Committee Member questions

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Committee Deliberation and Vote

PL-BDJ-2025-0074
PL-BDJ-2025-0075
PL-ZNA-2025-0076

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Minor Variance Applications from a Previous Meeting

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Application PL-ZNA-2025-0060

Minor Variance

Applicant: Kevin & Antonietta Delage

Property: 282 Island Drive Lane

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Background

The application for a single detached dwelling was previously presented at the Committee of Adjustment meeting on July 10, 2025. The application was deferred to allow the applicant time to revise their application to request an additional variance for increased building height for a proposed detached garage.

Property Description

- 0.83Ac with frontage on Bob's Lake & Island Drive Lane
- Seasonal dwelling w/ attached deck (red), detached outhouse
- Downward slope towards shoreline
- Granite outcrop on east side of the property (purple)
- Designated Rural
- Zoned RLSI

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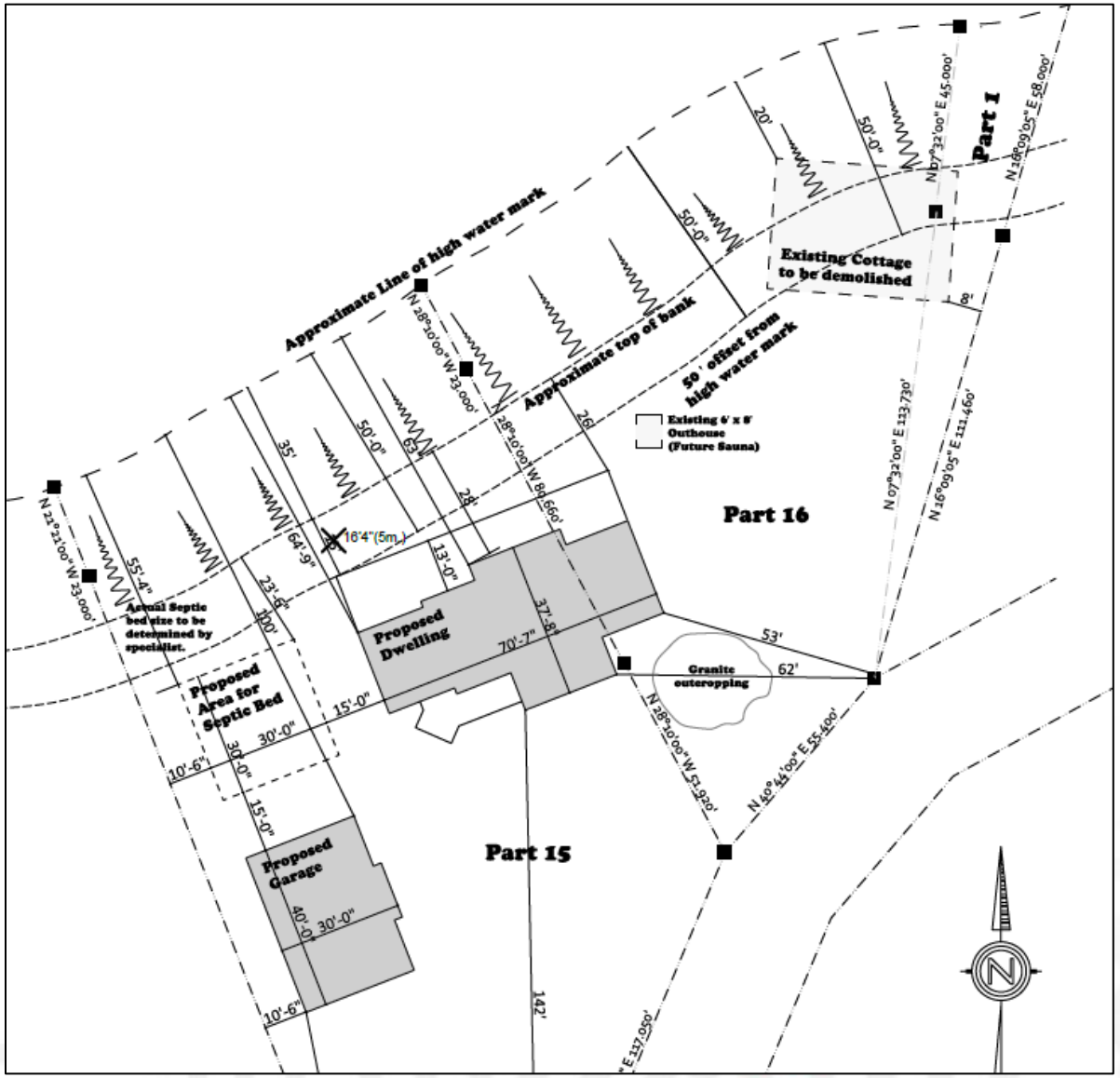
Proposal

- New, larger cottage
  - 182.9sqm walkout basement & main floor
  - 41.4sqm second storey loft
  - 76.6sqm waterside deck & 13sqm entrance deck
- Zoning relief requested
  - 5m setback from top of bank
  - 15m setback from highwater mark
  - 15m setback from front lot line
  - Maximum lot coverage of 8.5%
- **Proposed detached garage**
  - **111sqm building footprint & 8.3m building height**
- **Zoning relief requested**
  - **Increase building height for garage**



Plot Plan

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Existing Cottage

Proposed building envelope (looking north)

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Granite outcrop

Shoreline slope

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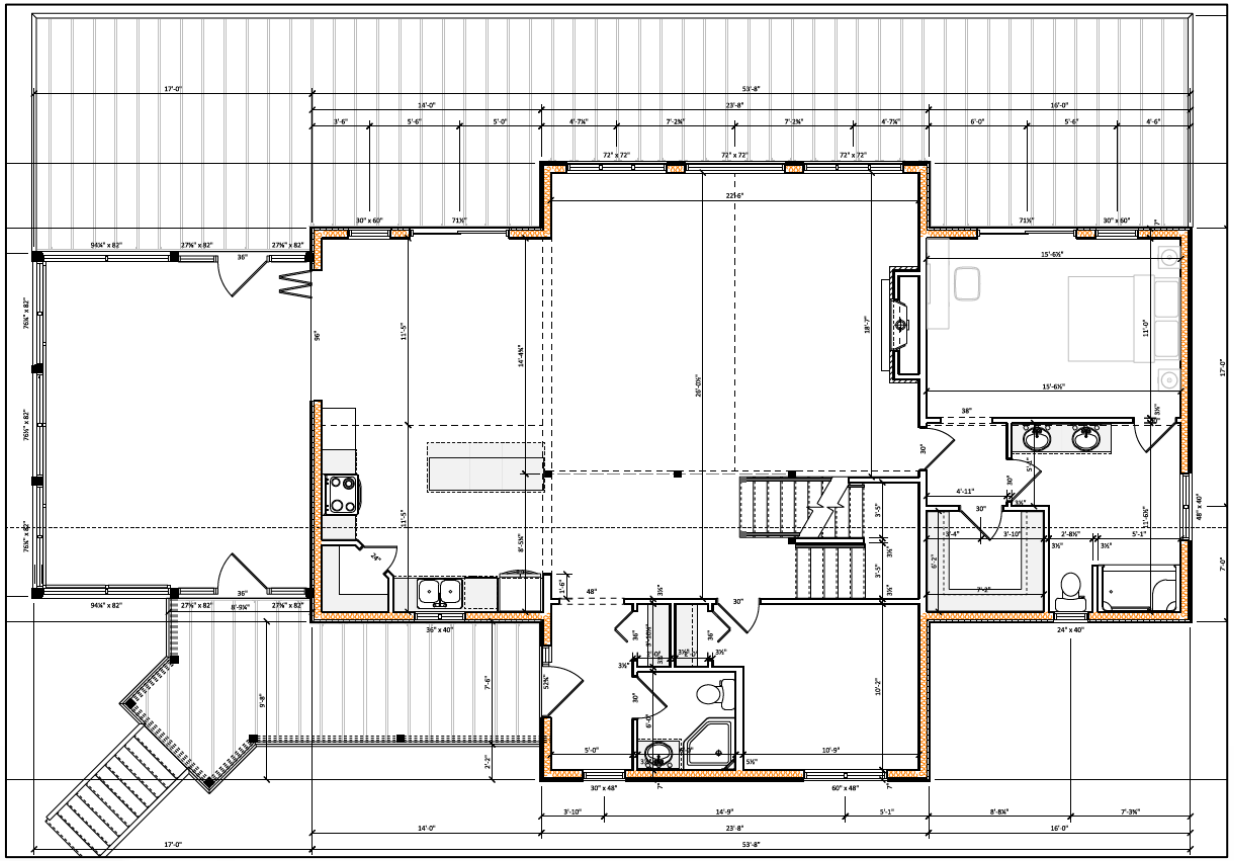

Main floor plans

Conceptual front view (Lakeside)

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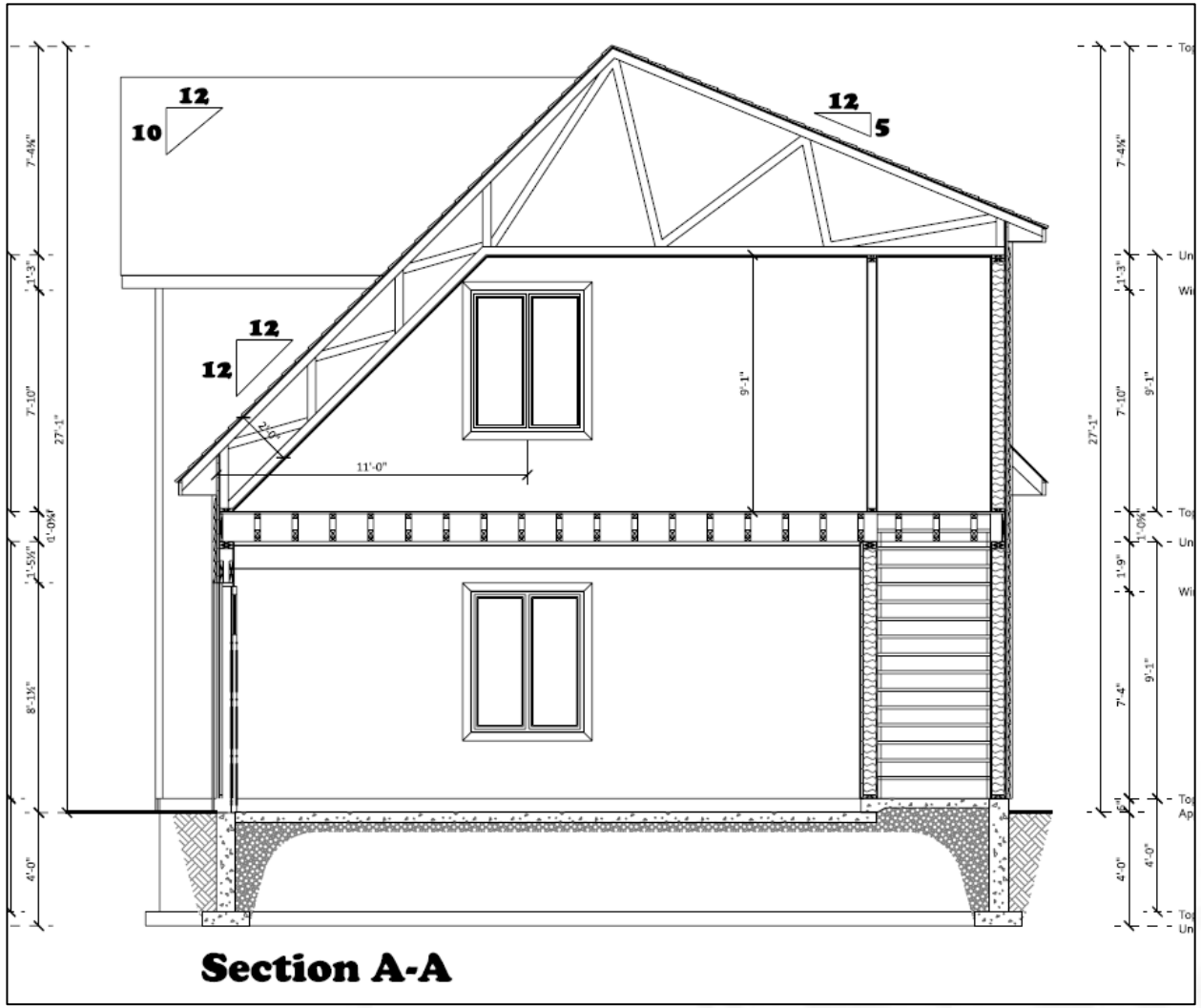
Approximate location of proposed garage



Proposed garage elevation

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Submitted Documentation

- **Slope Stability Assessment Memo (Kollard Associates, June 20, 2025; Rev: July 7, 2025)**
  - Proposed cottage would be founded on bedrock, setback 5m from the top of bank.
  - The proposed development would have no effect on the stability of the slope and would pose no adverse effects on the adjacent slope
  - Due to subsurface conditions, there are no risks that erosion of other unforeseen conditions could negatively impact the stability of the slope.
  - The proposed development will have no effect on rockfall from the granite outcrop. The face of the granite outcrop will be cleaned to remove all loose rocks/material.

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Department, Agency and Public Comments

- **Rideau Valley Conservation**
  - RVCA Staff reviewed the Slope Stability Assessment Memo and noted its conclusions.
  - Requested that the Slope Stability Assessment be updated to address any risks associated with rockfall from the granite outcropping.
  - Revised study was submitted on July 7th, RVCA staff re-submitted comments on July 8th indicating that they had no objections with the proposed variance.
- **Public Comments –** None received

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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 drawings
  - Development agreement to address erosion control, roof runoff and maintenance of shoreline vegetation
  - Setbacks to be confirmed by OLS

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Questions & Comments

1. Applicant/Agent
2. Members of the Public
3. Committee Member questions

PL-ZNA-2025-0060
Committee Deliberation and Vote

SOUTH FRONTENAC

New Minor Variance / Permission Applications

Application PL-ZNA-2025-0065

Minor Variance

Applicant: Cheryl & Mike Fischer

Agent: Myers Design & Build

Property: 1179 Old Mine Lane

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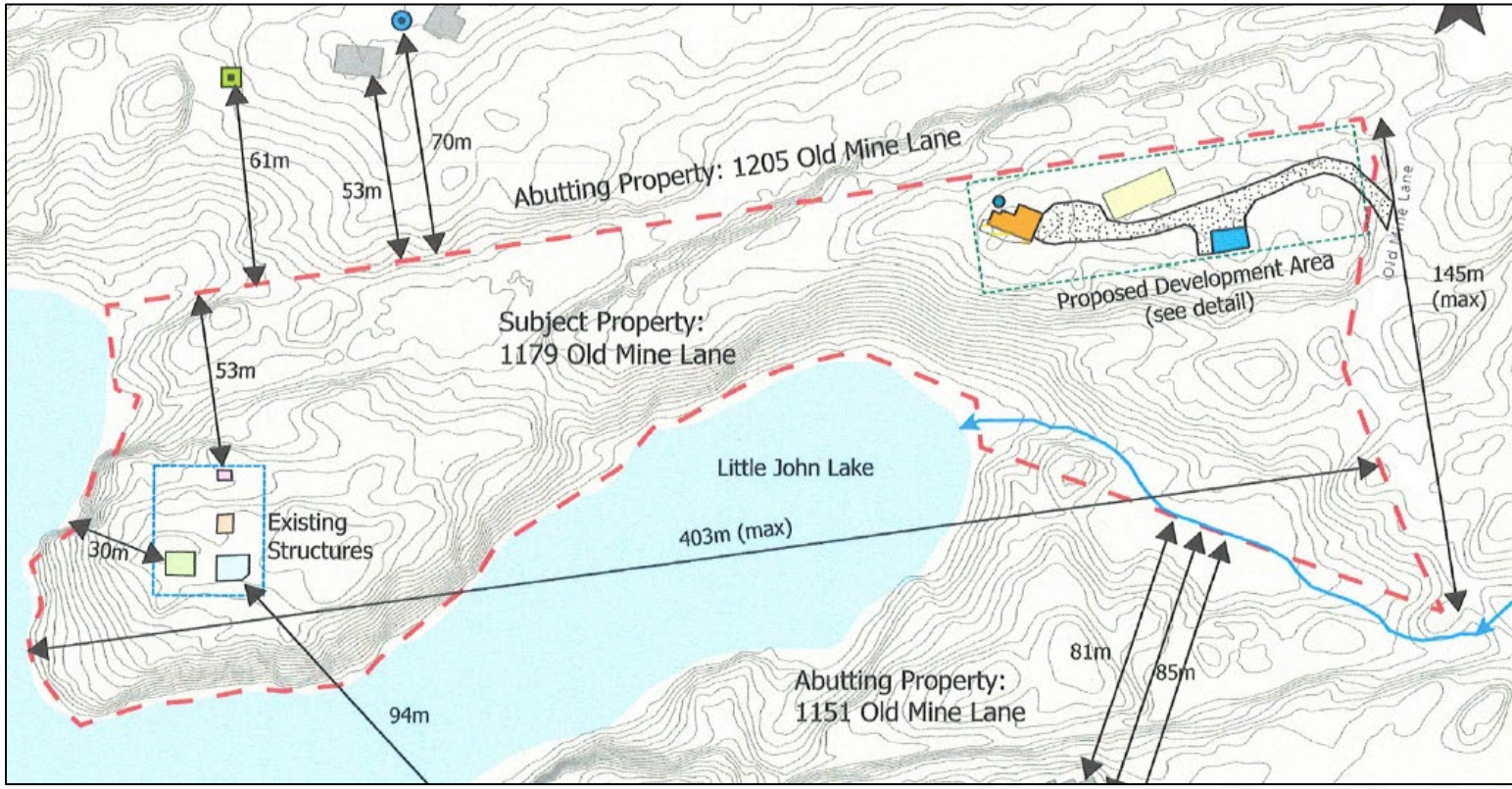
Property Description

- 8.4Ac in area
- Frontage on Old Mine Lane and Little John Lake
- Steep slopes along the shoreline
- Well vegetated
- Existing development on west side of property
- Rural Designation
- RLSW Zone



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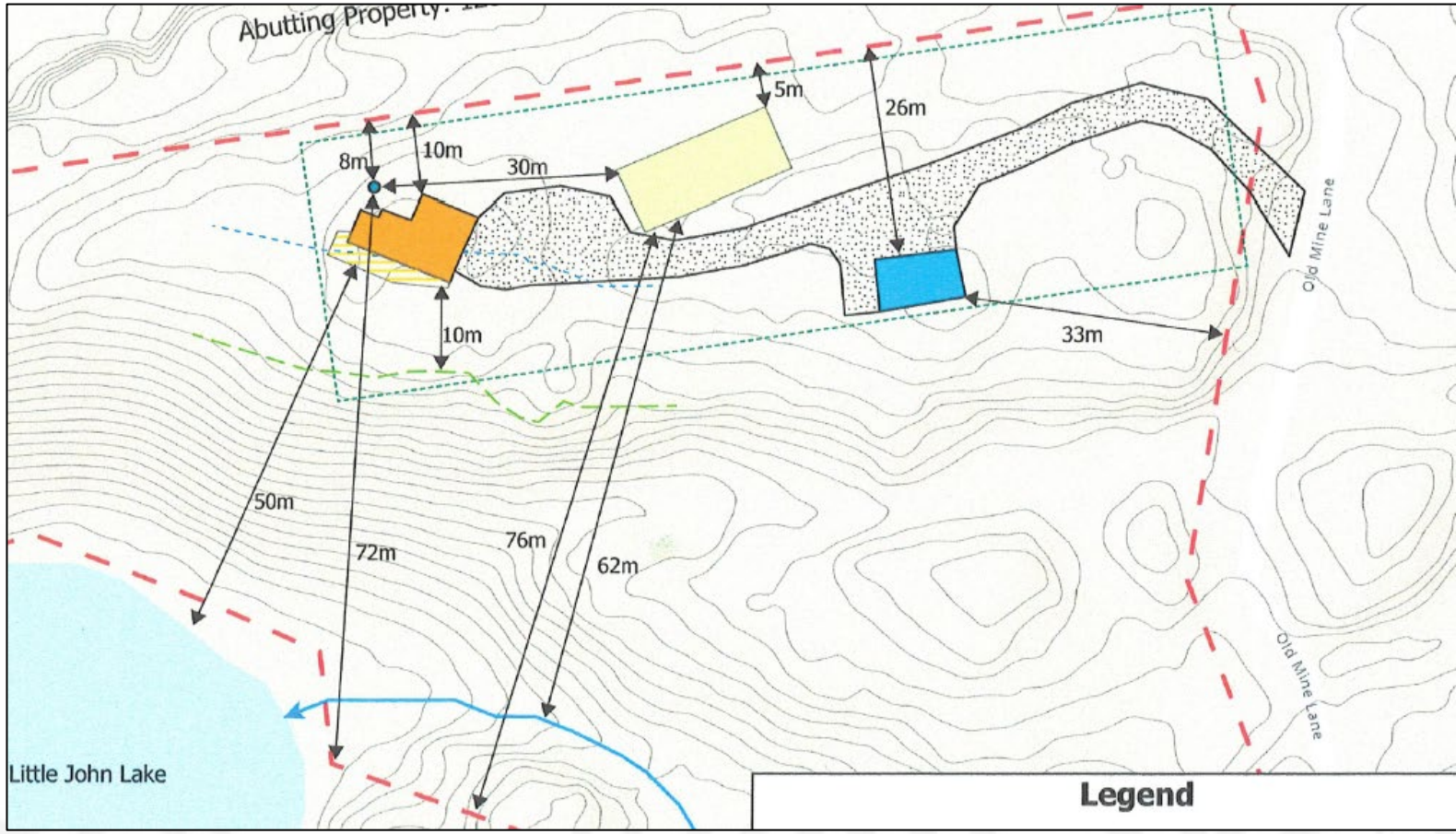
Proposal

- Dwelling with attached deck
  - Max footprint of ~2000sqft (186sqm)
  - NE corner of property
- Zoning relief requested
  - 10m setback from top of bank of the shoreline
- Compliant with all other zoning requirements



Plot Plan

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Proposed building location (Looking SW towards shoreline)

Proximity of proposed dwelling to shoreline slope

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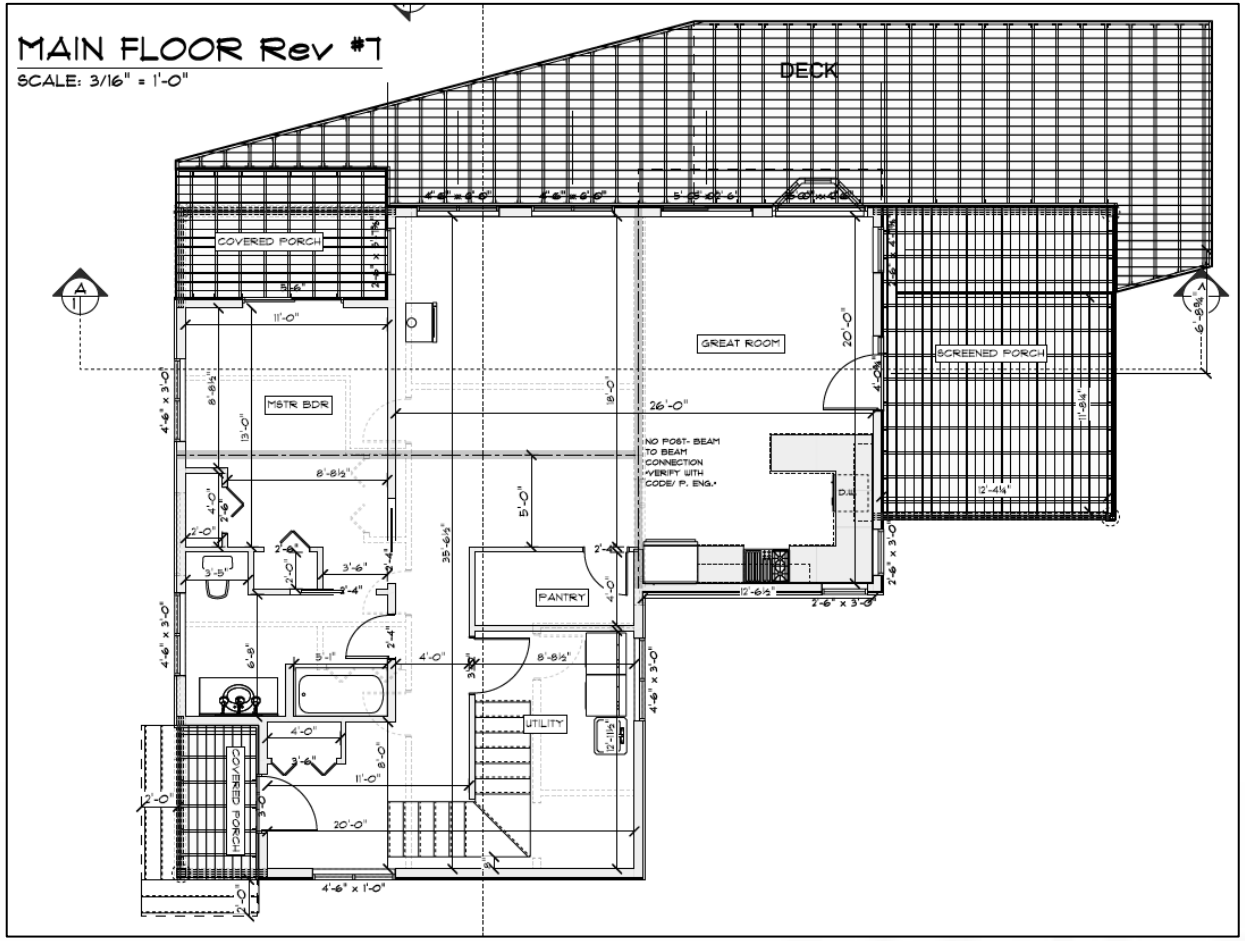
Closer look at shoreline slope



Main floor plans

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Department, Agency and Public Comments

- **Quinte Conservation** – No objection
- **Public Comment** – 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 drawings
  - Development agreement to address erosion control, roof runoff and maintenance of shoreline vegetation
  - Convert existing seasonal dwelling to an accessory building (prior to issuance of building permit for the proposed dwelling)
  - Setbacks to be confirmed by OLS

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Questions & Comments

1. Applicant/Agent
2. Members of the Public
3. Committee Member questions

PL-ZNA-2025-0065
Committee Deliberation and Vote

SOUTH FRONTENAC

Application PL-ZNA-2025-0067

Permission to Enlarge Legal Non-Conforming Use

Applicant: Hunter Smith

Property: 4569 Stair Step Lane

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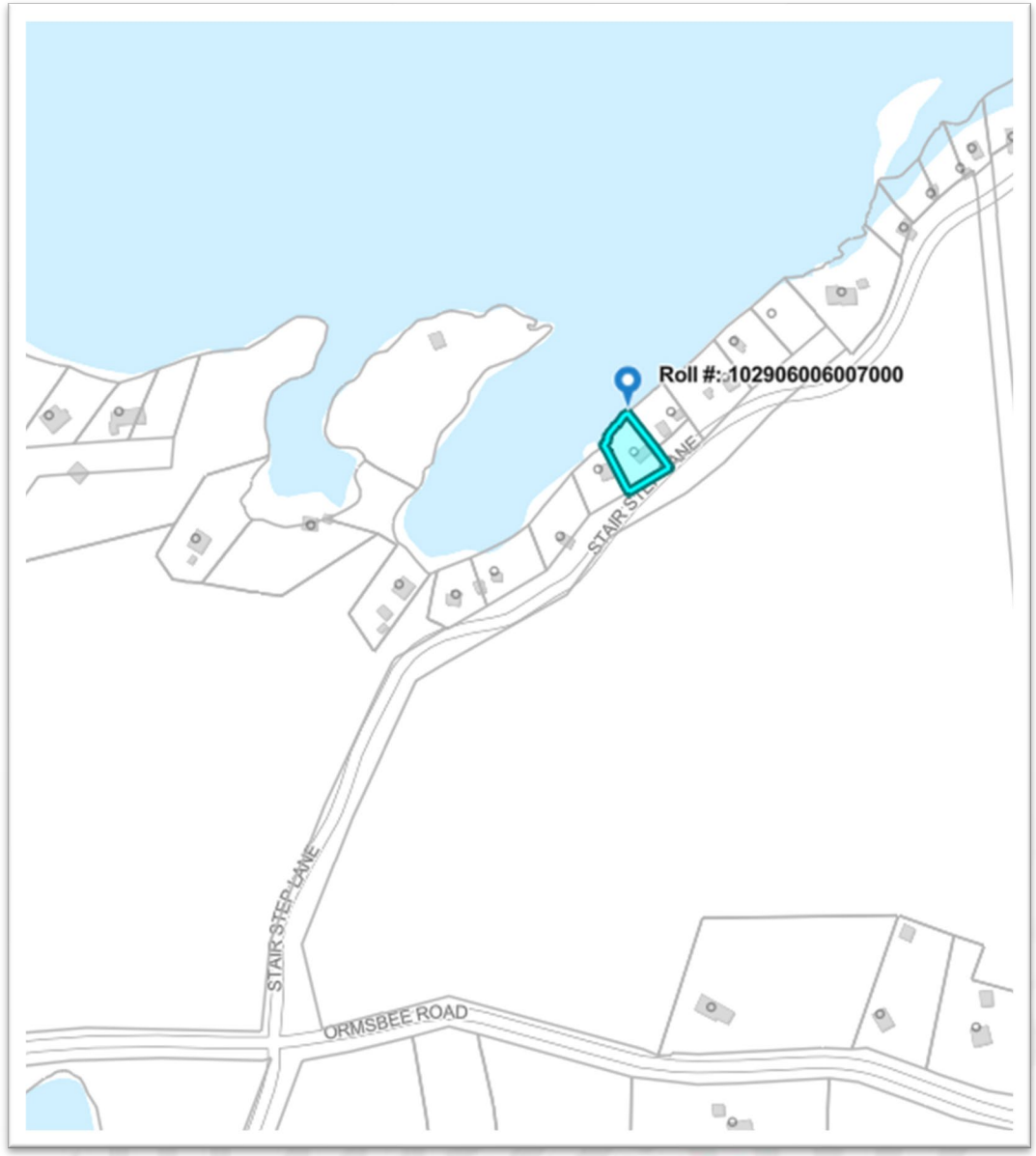
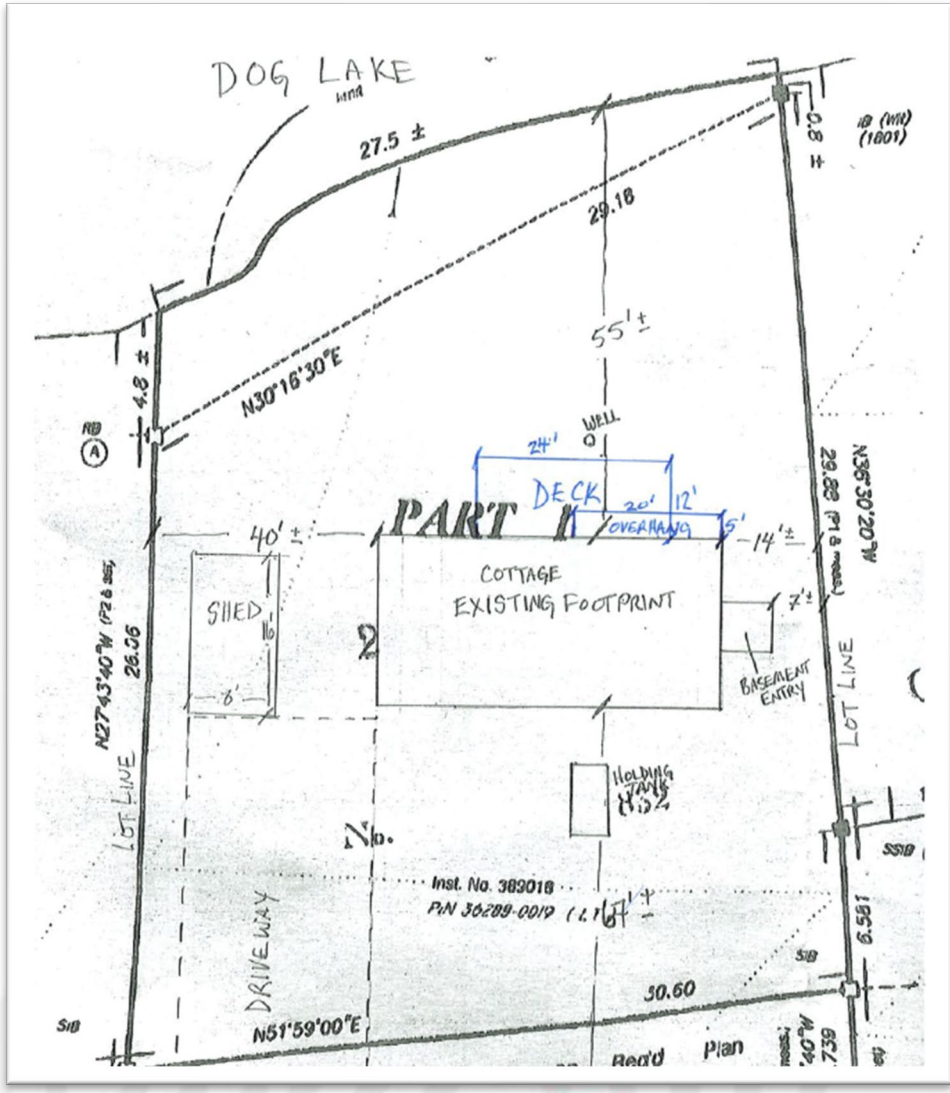
Property Description

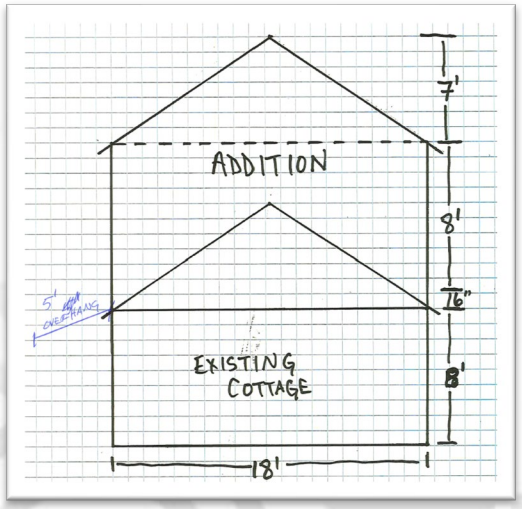
- Stair Step Lane
- Located along Dog Lake
- 0.2 acres
- Existing Buildings
  - Dwelling
  - Detached Shed
  - Attached deck
  - Dock along lake
- Rural Designation & RLSW Zone

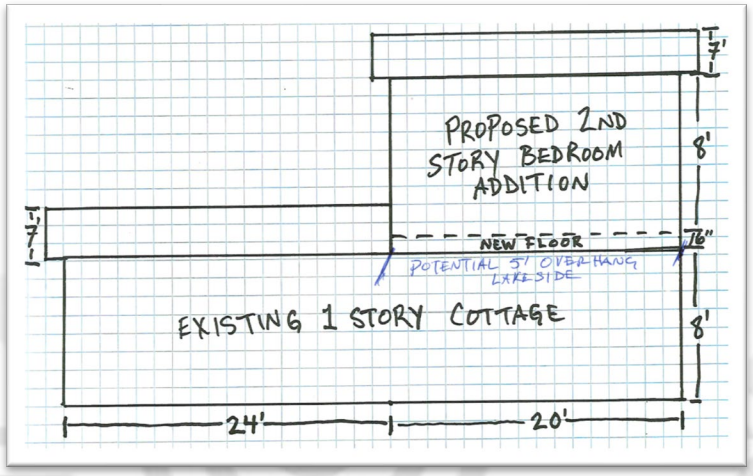


Proposal

- Expand dwelling that is within 30m of the lake
- Increase gross floor area within the existing dwelling footprint by adding second storey and expand eave by 1.5m
- Gross floor area to increase from ~73.5sqm to ~107sqm (45%)







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Existing Dwelling (Front View)

Existing Dwelling (Rear View)

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Department, Agency and Public Comments

- **Cataraqui Conservation**
  - No objections
  - Recommend maintenance and enhancement of vegetation buffer between buildings and water to address erosion avoidance and slope stability.
  - CA permit required

- **Public Comment**
  - None received

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Planning Analysis

- The criteria for considering an application under section 45(2) are:
  - Whether the application is desirable for the appropriate development of the subject property; and
  - Whether the application will result in undue adverse impacts on the surrounding properties and neighborhood.

Recommendation

- Approval
- Pending any comments received
- Subject to conditions
  - The proposal must be generally consistent with submitted plan.
  - Development Agreement
    - Erosion Control
    - Runoff
    - Natural Vegetated Buffer Maintained

Questions & Comments

1. Applicant/Agent
2. Members of the Public
3. Committee Member questions

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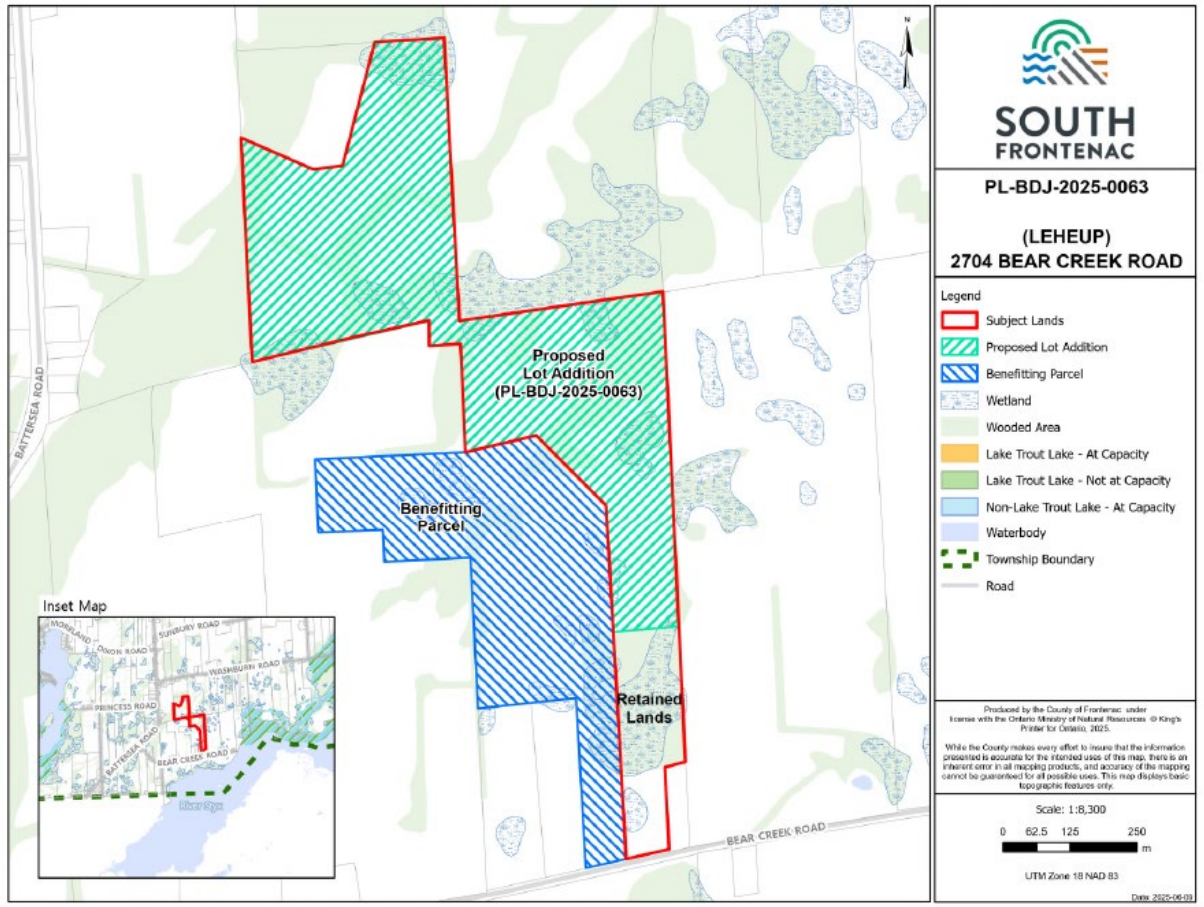
PL-ZNA-2025-0067
Committee Deliberation and Vote

SOUTH FRONTENAC

Delegated Consent Authority Report

PL-BDJ-2025-0063

- Storrington District
- Granted July 20, 2025
- 76 acre lot addition from 2704 Bear Creek Road to 2734 Bear Creek Road
- 2704 Bear Creek Road
  - 11 acres in area
- 2734 Bear Creek Road
  - 123 acres in area



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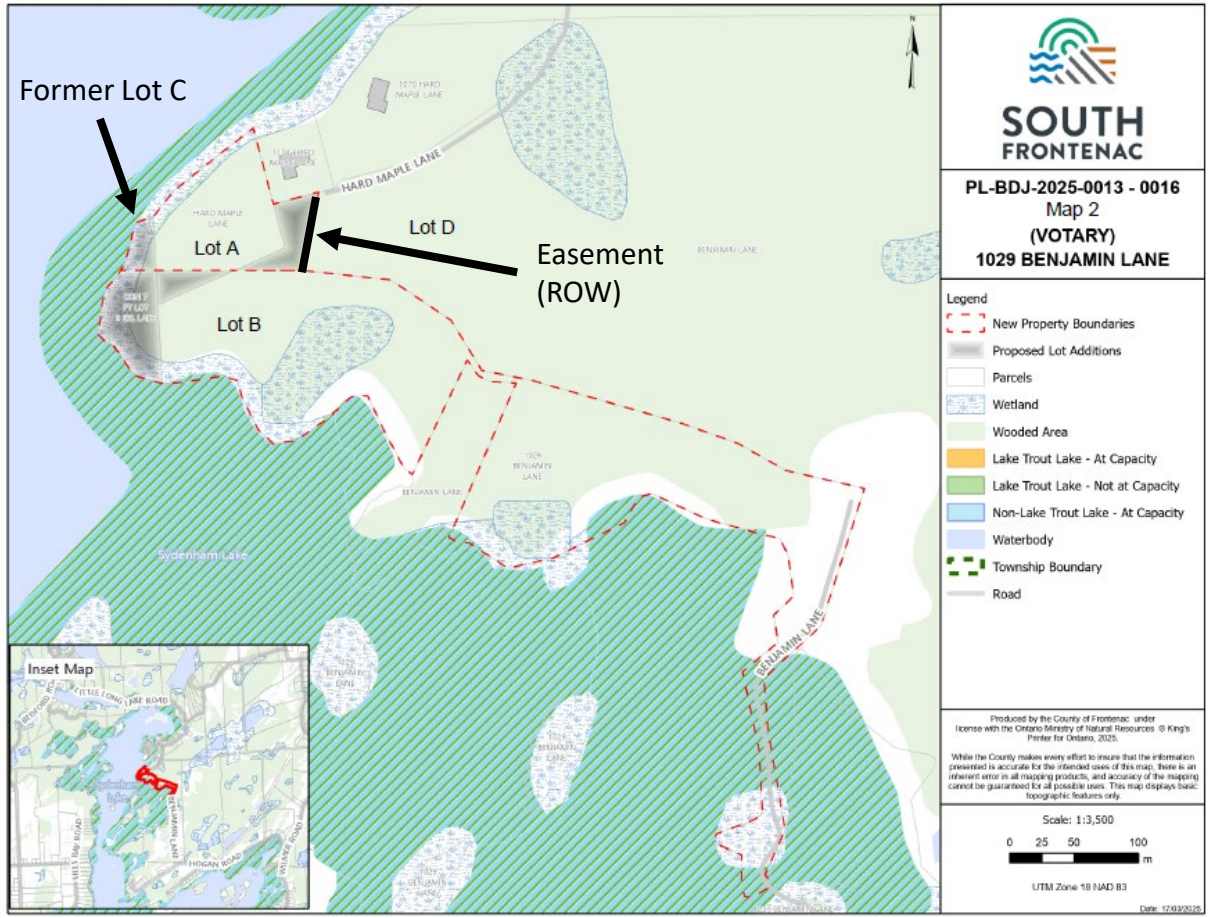
Delegated Consent Authority Report

PL-BDJ-2025-0013 to 0016

- Loughborough District
- Granted July 20, 2025
- Lot additions between properties on Benjamin Lane and Hard Maple Lane
  - Lot A would gain frontage on Hard Maple Lane
  - Lot B will be enlarged and is already developed
  - Lot C will cease to exist
- Easement between Benjamin Lane and Hard Maple Lane in favour of Lots B & D



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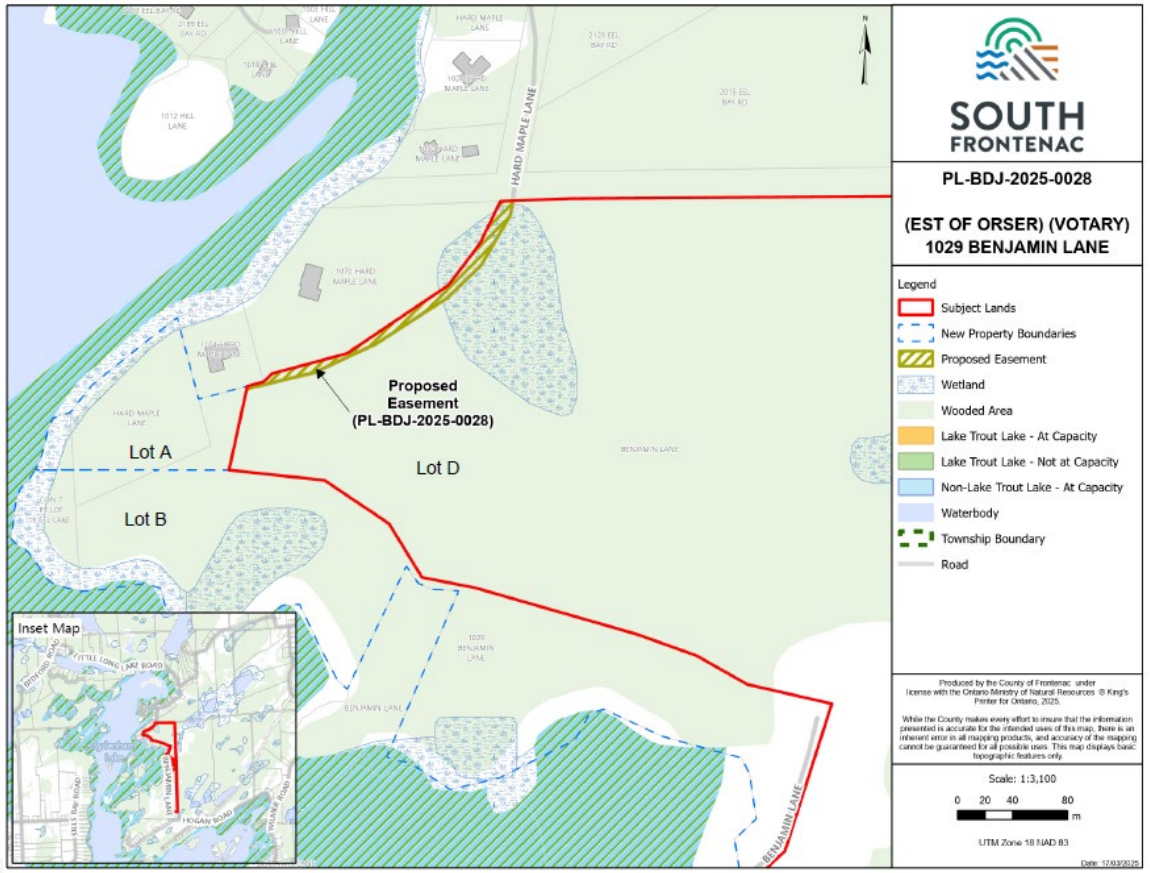
Delegated Consent Authority Report

PL-BDJ-2025-0028

- Loughborough District
- Granted July 20, 2025
- Easement over Hard Maple Lane on Lot D in favour of Lots A and B



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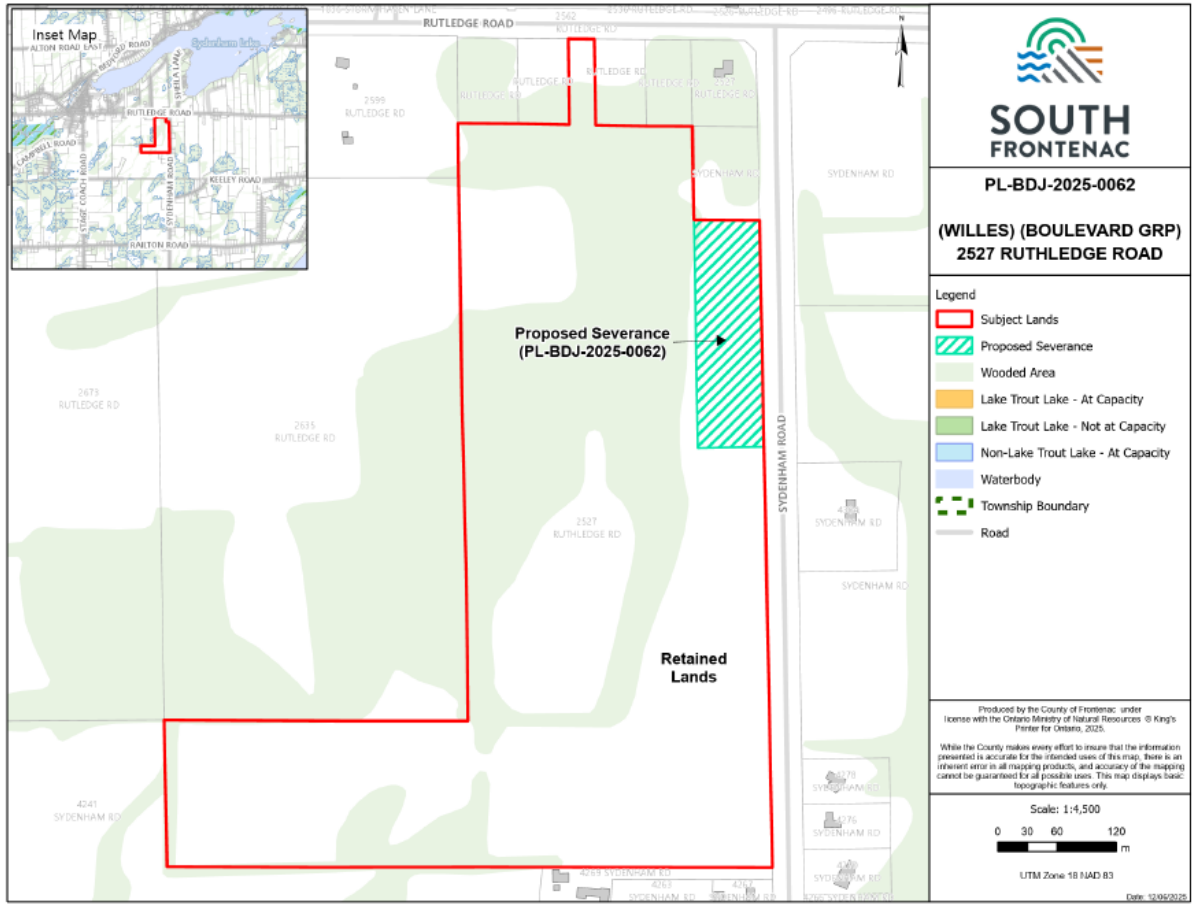
Delegated Consent Authority Report

PL-BDJ-2025-0062

- Loughborough District
- Granted July 28, 2025
- 2527 Rutledge Road
- Creation of one new industrial lot
- Severed parcel
  - 4 acres in area
  - 231 metres frontage on Sydenham Road
  - Warehouse to be constructed on new lot
- Retained lands
  - 66 acres in area
  - 423m metres frontage on Sydenham Road and 26.5 metres frontage on Rutledge Road
  - Continue to be farmed



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Adjournment

Township of South Frontenac Committee of Adjustment Meeting Minutes

Meeting # 2025-06

Time: 7:00 PM
Location: Storrington Centre/Virtual Via Zoom

Present: Norm Roberts, Ray Leonard, Steve Pegrum, Alan Revill, Brett Moreland, Mike Howe, Scott Trueman (arrived: 7:15PM)

Absent:

Staff: Christine Woods, Manager of Planning, Noah Perron, Planner, Colin Herrewynen, Planner, Kate Kaestner, Secretary-Treasurer & Planning Clerk

1 Call to Order

a) Resolution.

Resolution No. 2025-06-01
Moved by: Brett Moreland
Seconded by: Norm Roberts

THAT the Committee hereby adopts the agenda for the July 10, 2025 Committee of Adjustment meeting.

2 Adoption of Agenda

a) Resolution.

Resolution No. 2025-06-02
Moved by: Brett Moreland
Seconded by: Norm Roberts

THAT the Committee hereby adopts the agenda for the July 10, 2025 Committee of Adjustment meeting.

Carried

3 Electronic Meeting Information

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

b) PowerPoint Presentation Staff prepared a PowerPoint Presentation that was displayed on the screen of the meeting.

4 Declaration of pecuniary interest

a) None declared

5 Approval of Minutes – June 12, 2025

a) Resolution.

Resolution No. 2025-06-03

Moved by: Mike Howe
Seconded by: Alan Revill

THAT the Committee hereby approves the minutes of the June 12, 2025 Committee of Adjustment meeting.

Carried

6 Consent Applications from a Previous Meetings: (if applicable)

7 New Consent Applications:

a) PL-BDJ-2025-0023 (Dog Lake Dreams Inc) (Freeman) - Storrington District

Property Address: 5007 Battersea Road

Purpose & Effect of the Application:

The proposal is to sever a new lot from the property. The severed parcel would be approximately 2 acres in area with approximately 50 metres frontage on Battersea Road. There is currently a residential dwelling and two storage buildings on the proposed severed lot. The retained parcel would be approximately 84 acres in size with approximately 70m of frontage along Battersea Road. The lands to be retained are currently vacant. Minor variances are being requested to allow both the severed and retained lots to have less than 76 metres road frontage.

Colin Herrewynen, Planner, delivered his report to the Committee for Applications PL-BDJ-2025-0023 and PL-ZNA-2025-0024, with a staff recommendation that the applications be approved, subject to conditions outlined in the staff report.

Steve Pegrum, Chair of the Committee, inquired as to whether the applicant or their agent wished to address the Committee.

Sharon Freeman, applicant, attempted to address the Committee via Zoom, however, technical difficulties prevented her from being heard.

Mr. Pegrum inquired (3 times) as to whether any members of the public wished to comment or ask questions regarding the proposal. None heard.

The Chair then asked if there were any questions from Committee members regarding the application. None heard.

Kate Kaestner, Planning Clerk & Secretary-Treasurer, read the resolution for approval of application PL-BDJ-2025-0023, subject to conditions.

Mr. Pegrum gave Committee members the opportunity to comment on the resolution. None heard.

Resolution No. 2025-06-04
Moved by: Alan Revill
Seconded by: Mike Howe

THAT the Committee hereby approves consent application PL-BDJ-2025-0023, for property municipally addressed as 5007 Battersea Road, permitting the creation of one new residential lot, being 2 acres in area and having approximately 50 metres frontage on Battersea Road, subject to conditions.

Carried

b) PL-BDJ-2025-0051 (Carey) (Boulevard Grp.) - Storrington District

Property Address: Unaddressed lands on Washburn Road (ARN: 102906003007000)

Purpose & Effect of the Application:

The proposal is to sever two new lots from the property. Both severed parcels would be 0.8 ha in area with 72.5m of frontage along Washburn Road each. The area along Washburn Road consists of farm fields. The retained parcel extends from Washburn Road to Bear Creek Road which has a dwelling at the south end. The retained parcel would have a frontage of 54.6m along Washburn Road and a 400m frontage along Bear Creek Road. Minor variances are being requested to allow the severed lots to have less than 76 metres road frontage.

Colin Herrewynen, Planner, delivered his report to the Committee for Applications PL-BDJ-2025-0051, PL-BDJ-2025-0052 and PL-ZNA-2025-0061, with a staff recommendation that all three (3) applications be approved, subject to conditions outlined in the staff report.

Steve Pegrum, Chair of the Committee, inquired as to whether the applicant or their agent wished to address the Committee.

Jason Sands (Boulevard Group), agent for the application, thanked staff for their work in processing the application and stated that the inquiry regarding the status of the merged properties is still with the Land Registry Office, but staff circulated the application to adjacent owners of both properties, and that he is satisfied with the recommended conditions of ensuring that the parcels are merged.

Mr. Pegrum inquired (3 times) as to whether any members of the public wished to comment or ask questions regarding the proposal. None heard.

The Chair then asked if there were any questions from Committee members regarding the applications. None heard.

Kate Kaestner, Planning Clerk & Secretary-Treasurer, read the resolution for approval of application PL-BDJ-2025-0051, subject to conditions.

Mr. Pegrum gave Committee members the opportunity to comment on the resolution. None heard.

Resolution No. 2025-06-06
Moved by: Mike Howe
Seconded by: Alan Revill

THAT the Committee hereby approves consent application PL-BDJ-2025-0051, for unaddressed lands on Washburn Road (ARN: 102906003007000), granting permission to create one new rural residential lot, being a minimum of 2 acres in area and having a minimum of 72.5 metres of frontage on Washburn Road, subject to conditions.

Carried

c) PL-BDJ-2025-0052 (Carey) (Boulevard Grp.) - Storrington District

Property Address: Unaddressed lands on Washburn Road (ARN: 102906003007000)

Purpose & Effect of the Application:

The proposal is to sever two new lots from the property. Both severed parcels would be 0.8 ha in area with 72.5m of frontage along Washburn Road each. The area along Washburn Road consists of farm fields. The retained parcel extends from Washburn Road to Bear Creek Road which has a dwelling at the south end. The retained parcel would have a frontage of 54.6m along Washburn Road and a 400m frontage along Bear Creek Road. Minor variances are being requested to allow the severed lots to have less than 76 metres road frontage.

** See minutes of Agenda item 7. b)

Kate Kaestner, Planning Clerk & Secretary-Treasurer, read the resolution for approval of application PL-BDJ-2025-0052, subject to conditions.

Mr. Pegrum gave Committee members the opportunity to comment on the resolution. None heard.

Resolution No. 2025-06-07
Moved by: Alan Revill
Seconded by: Mike Howe

THAT the Committee hereby approves consent application PL-BDJ-2025-0052, for unaddressed lands on Washburn Road (ARN: 102906003007000), granting permission to create one new rural residential lot, being a minimum of 2 acres in area and having a minimum of 72.5 metres of frontage on Washburn Road, subject to conditions.

Carried

8 Minor Variance / Permission Applications from a Previous Meetings: (if applicable)

9 New Minor Variance / Permission Applications:

a) PL-ZNA-2025-0024 (Dog Lake Dreams Inc) (Freeman) - Storrington District

Property Address: 5007 Battersea Road

Purpose & Effect of the Application:

The proposal is to sever a new lot from the property. The severed parcel would be approximately 2 acres in area with approximately 50 metres frontage on Battersea Road. There is currently a residential dwelling and two storage buildings on the proposed severed lot. The retained parcel would be approximately 84 acres in size with approximately 70m of frontage along Battersea Road. The lands to be retained are currently vacant. Minor variances are being requested to allow both the severed and retained lots to have less than 76 metres road frontage.

**See Minutes of Agenda item 7. a).

Kate Kaestner, Planning Clerk & Secretary-Treasurer, read the resolution for approval of application PL-ZNA-2025-0024, subject to conditions.

Mr. Pegrum gave Committee members the opportunity to comment on the resolution. None heard.

Resolution No. 20225-06-05
Moved by Norm Roberts
Seconded by Brett Moreland

THAT the Committee of Adjustment hereby approves minor variance application PL-ZNA-2025-0024, for property municipally addressed as 5007 Battersea Road, to allow the severed lot created by associated consent application PL-BDJ-2025-0023 to have a minimum of 50 metres frontage along Battersea Road and to allow the retained lands to have a minimum of 70 metres frontage along Battersea Road.

Carried

b) PL-ZNA-2025-0060 (Delage) - Bedford District

Property Address: 282 Island Drive Lane

Purpose & Effect of the Application:

The applicant proposes to replace the existing dwelling with a larger dwelling further from the shoreline. The proposed dwelling would have a ~182.9sqm walkout basement, a ~182.9sqm main floor, a 41.4sqm second storey loft, and ~90sqm of attached decking. The structure requires zoning relief to permit a 15.3m (50ft) setback from the highwater mark of Bob’s Lake and the front lot line, a 5m (16.4ft) setback from the top of bank and to establish a lot coverage of 8.5%.

Noah Perron, Planner, delivered his report to the Committee, with a staff recommendation that the application be approved, subject to conditions outlined in the staff report.

Steve Pegrum, Chair of the Committee, inquired as to whether the applicant or their agent wished to address the Committee.

Kevin & Antoinetta Delage, applicants, stated that they had learned the previous day that the garage that they were proposing on the property would also not meet the requirements of the Zoning By-law, as it would exceed the maximum height allowance and they were wondering if the garage could also be included in the Committee's consideration.

Mr. Perron responded that the garage was not considered and evaluated by staff in the application, he does not believe it is something that can be permitted or allowed through this variance application.

Mr. Delage provided more information about the garage and asked about approaching their neighbours as a condition of this application.

Ms. Kaestner informed the applicant that because the garage was not included in the original application and proposal, no consideration can be given to the garage at this meeting as the notification requirements of the *Planning Act* have not been met for this proposal.

She stated that applicants could either move forward with this application as it stands and then apply for a variance for the garage through a separate application, or the Committee could defer this application and the applicants could then revise this proposal to include the garage and a decision could be made for the entire proposal at a later date.

There was discussion between Committee members, the applicants and staff members regarding how quickly a revised application could be processed, and what the associated application costs would be in each situation. The applicant then stated that their preference was that the entire application be deferred.

Ms. Kaestner read the resolution for deferral of the application.

Mr. Pegrum gave Committee members the opportunity to comment on the resolution. None heard.

Resolution No. 2025-06-09
Moved by: Scott Trueman
Seconded by: Norm Roberts

THAT the Committee hereby defers minor variance application PL-ZNA-2025-0060, for property municipally addressed as 282 Island Drive Lane, to allow the applicant or their agent time to include an additional variance for height of proposed detached garage on the subject property.

Carried

c) PL-ZNA-2025-0061 (Carey) (Boulevard Grp.) - Storrington District

Property Address: Unaddressed lands on Washburn Road (ARN: 102906003007000)

Purpose & Effect of the Application:

The proposal is to sever two new lots from the property. Both severed parcels would be 0.8 ha in area with 72.5m of frontage along Washburn Road each. The area along Washburn Road consists of farm fields. The retained parcel extends from Washburn Road to Bear Creek Road which has a dwelling at the south end. The retained parcel would have a frontage of 54.6m along Washburn Road and a 400m frontage along Bear Creek Road. Minor variances are being requested to allow the severed lots to have less than 76 metres road frontage.

** See minutes of Agenda item 7. b)

Kate Kaestner, Planning Clerk & Secretary-Treasurer, read the resolution for approval of application PL-ZNA-2025-0061.

Mr. Pegrum gave Committee members the opportunity to comment on the resolution. None heard.

Resolution No. 2025-06-08
Moved by: Brett Moreland
Seconded by: Norm Roberts

THAT the Committee hereby approves minor variance application PL-ZNA-2025-0061, for unaddressed lands on Washburn Road (ARN: 102906003007000), to allow the new lots created by associated consent applications BDJ-2025-0051 & BDJ-2025-0052, to each have a minimum of 72.5 metres of frontage on Washburn Road.

Carried

d) PL-ZNA-2025-0066 (Brown) (Garrah) - Storrington District

Property Address: 3382 Lakeside Road

Purpose & Effect of Application:

To request permission under section 45(2) of the planning act to enlarge the legal nonconforming dwelling within 30m of the highwater mark of Loughborough Lake. The applicant proposes to enlarge the existing 353sqm one and a half storey dwelling. The applicant is proposing to expand the gross floor area of the existing dwelling by enclosing an existing ground floor porch area within the existing building footprint. The expansion of the gross floor area is proposed to add 11.8 sqm of living space to the gross floor area of the existing dwelling. The proposed new enclosed area is proposed to be used as a home office space.

Colin Herrewynen, Planner, delivered his report to the Committee, with a staff recommendation that the application be approved, subject to conditions outlined in the staff report.

Committee Chair Steve Pegrum inquired as to whether the applicant or their agent wished to address the Committee.

Jason and Sandra Brown, applicants, thanked the Committee for hearing and considering the applicant, and thanked Mr. Herrewynen for his work on the application.

Mr. Pegrum inquired (3 times) as to whether any members of the public wished to comment or ask questions regarding the application. None heard.

The Chair then asked if there were any questions from Committee members regarding the application. None heard.

Kate Kaestner, Planning Clerk & Secretary-Treasurer, read the resolution for approval of the application, subject to conditions.

Mr. Pegrum asked Committee members if they wished to comment on the resolution. None heard.

Resolution No. 2025-06-10
Moved by: Alan Revill
Seconded by: Mike Howe

THAT the Committee of Adjustment hereby approves application PL-ZNA-2025-0066, for property municipally addressed as 3382 Lakeside Road, granting permission to enlarge the existing legal non-conforming dwelling by enclosing an 11.8 square metre porch, within 30m of the highwater mark of Loughborough Lake, subject to conditions.

Carried

10 Other Business

a) Delegated Authority Consent Report

Kate Kaestner, Planning Clerk, delivered her report to the Committee. There were no questions from Committee members.

11 Adjournment

a) Resolution.

Resolution No. 2025-06-11
Moved by: Brett Moreland
Seconded by: Norm Roberts

THAT the July 10, 2025 meeting of the Committee of Adjustment for the Township of South Frontenac is hereby adjourned at 8:00 PM, to reconvene on Thursday, August 14th, 2025 at 7:00 PM or at the call of the Chair.

Carried

_____

Steve Pegrum, Chair

Consent Application

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	$152.00

☐ 2. One hard copy of this completed application form signed and commissioned.

☐ 3. A Sketch of your proposal (see Question 26 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 crate 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:		**FEE:**
Consent Application		$1,368.00
Change of conditions		$325.00
Change of conditions requiring re-circulation		$568.00

☐ 5. Agency Review Fees (as applicable). A separate **cheque or proof or payment**, 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:	**FEE:**
Township of South Frontenac onsite sewage disposal review (per new lot)	$515
Cataraqui Conservation (per new lot or lot addition)	$445
Quinte Conservation (per new lot or lot addition)	$450
Rideau Valley Conservation Authority (per new lot or lot addition)	$500

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): Robert Pittman

   Full Mailing Address of Owner(s): 30 Arran Cresent, Woodbridge, ON L4L 1G5

   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: Fotenn Consultants Inc. c/o Elysia Ackroyd

   Full Mailing Address of Authorized Applicant/Agent: 4 Cataraqui Street 315, Kingston, K7K 1Z7

   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).

   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.

   (Signature of the property owner) (Signature of the property owner) June 24, 2025 (Date)

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

☑ Yes ☐ No Date Fee Paid: _____

Name of Planner: Christine Woods Date of Meeting: December 12th, 2022

5. The description of the subject land:

District: ☐ Bedford ☑ Portland ☐ Loughborough ☐ Storrington

Civic Address: 3629 Quinn Road East, South Frontenac

Concession Number: CON 3 Lot Number: Part of Lot 6

Reference Plan Number: 13R-7028 Part Number(s): _____

Roll Number: 102908001013900

Property Identification Number (PIN): 36140-0201

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): N/A Frontage on road/lane (m): +/- 191 metres

Name of Waterbody: N/A Name of Road/Lane: Quinn Road East

Depth(m): +/- 1,337 metres Area(acres/ha): +/- 93 acres, +/- 37.8 hectares

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.

The purpose of these applications is to create two new rural residential lots, to be developed with single detached dwellings. The consent will result in a total of three lots (two severed and one retained). A minor variance application is necessary to allow a reduced frontage for each of the retained and severed lots. Please refer to Planning Justification Letter in support of 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):	63.0 metres	64.6 metres
Name of Road/Lane:	Quinn Road East	Quinn Road East
Frontage on Water (m):	N/A	N/A
Name of Waterbody:	N/A	N/A
Depth (m):	+/- 170.8 metres	+/- 1,337.4 metres
Acres (acres or ha):	1.05 ha	35.8 ha

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

	Severed Lot (Proposed new lot):	Retained Lot:
Existing Use of Lot:	Rural	Rural
Existing Buildings/Structures:	None	Single detached dwelling, and several accessory structures
Proposed Use of Lot:	Rural residential	Rural (no change)
Proposed Buildings/Structures:	Anticipated single detached dwelling	None (no change)

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):	N/A	N/A
Name of Road/Lane:	N/A	N/A
Frontage on Water (m):	N/A	N/A
Name of Waterbody:	N/A	N/A
Depth (m):	N/A	N/A
Acres (acres or ha):	N/A	N/A

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):	N/A	N/A
Name of Road/Lane:	N/A	N/A
Frontage on Water (m):	N/A	N/A
Name of Waterbody:	N/A	N/A
Depth (m):	N/A	N/A
Acres (acres or ha):	N/A	N/A

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

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

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

Length: N/A Depth: N/A Width: N/A Area: N/A

Civic address of Benefitting lands: N/A

Roll Number of Benefitting Lands: N/A

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

N/A

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

(NEW LOT) Severed Parcel		Retained Parcel	
☐	Municipal water system	☐	Municipal water system
☑	Privately owned and operated well	☑	Privately owned and operated well
☐	Lake water	☐	Lake water
☐	Other: _____	☐	Other: _____

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

(NEW LOT) Severed Parcel	Retained Parcel
☐ Publicly owned and operated communal septic system	☐ Publicly owned and operated communal septic system
☑ Privately owned and operated individual septic system:	☐ Privately owned and operated individual septic system:
☑ Leaching Bed (Class 4)	☐ Leaching bed (Class 4)
☐ Holding Tank (Class 5)	☐ Holding Tank (Class 5)
☐ Greywater Pit (Class 2)	☐ Greywater Pit (Class 2)
☐ Privy/Outhouse (Class 1)	☐ 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***):

N/A

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): Quinn Road East

The retained lot: Quinn Road East

Please indicate whether access to the land will be by:

☐ Provincial highway	☐ Lane
☑ Municipal Road - maintained year round	☐ A right of way
☐ Municipal Road - seasonally maintained	☐ Water (see next page)

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: N/A - not a water access lot

The Retained Lot: N/A - not a water access lot

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

Rural (RU) Zone

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.

Please refer to supporting planning justification letter.

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

☑ Yes ☐ No ☐ Unknown

Please explain:

Please refer to supporting planning justification letter.

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

☑ Yes ☐ No ☐ Unknown			
Application Type	Application Number	Date of Application	Decision
☐ Plan of Subdivision			
☑ Consent		1986	Approved
☐ Minor Variance			
☐ Site Plan Approval			
☐ Official Plan Amendment			
☐ Zoning By-law Amendment			
☐ 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 October 10, 1986, ☐ No

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

25. Is the applicant requesting a Certificate of Official for the retained land? ☑ Yes ☐ No

** If yes – the applicant must provide a lawyer's statement that there is no land abutting the subject lands that are owned by the owner of the subject land, other than the land that could be conveyed without contravening section 50 of the *Planning Act*.

26. 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:

☐ 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

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.

TOWNSHIP OF SOUTH FRONTENAC CONSENT APPLICATION

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 in connection with the application until the invoice has been paid in full.

DECLARATION FOR THE PRESCRIBED INFORMATION

Note: Do not sign until in the presence of the Commissioner of Oaths. You will be required to provide photo identification (i.e. driver's license).

I/We, ROBERT PITTMAN,

(Name of Owner / Agent)

of the CITY OF VAUGHAN, ONTARIO

(Municipality, Town, City name)

do solemnly declare that the information contained in this application is true and that the information contained in the documents that accompany this application is true, and acknowledge that personal information and all other material collected on this form and provided to the municipality as part of this application, including all names, addresses, opinions and comments, is collected under the authority of the *Planning Act*, R.S.O. 1990, as amended, will be used to assist in making a decision on this matter and will be made available for public disclosure. I/We are aware the information collected in this Application will be provided in the applicable Agenda and posted on the Township's website.

Sworn (or declared) before me in the CITY OF TORONTO, ONTARIO

(Municipality name)

On this 24TH day of JUNE, 2025.

[redacted]

Affix Commissioner of Oaths stamp below signatures

3629 QUINN ROAD EAST, SOUTH FRONTENAC
CONSENT + MINOR VARIANCE

July 3, 2025

Kate Kaestner
Planning Clerk/Secretary-Treasurer, Committee of Adjustment
Planning Department
Township of South Frontenac

Via Email: kkaestner@southfrontenac.net

RE: 3629 Quinn Road East, South Frontenac
Applications for Consent and Minor Variance
Planning Justification Report

Dear Ms. Kaestner,

Fotenn Planning + Design has been retained by Robert Pittman ("the applicant") to prepare this planning justification report in support of applications for consent to sever and minor variance for the property municipally known as 3629 Quinn Road East ("subject site"), in the Township of South Frontenac. The purpose of these applications is to create two new rural residential lots, to be developed with single detached dwellings. The consent will result in a total of three lots (two severed and one retained). A minor variance application is necessary to allow a reduced frontage for each of the retained and severed lots.

The subject site is designated Rural Lands in the County of Frontenac Official Plan, and Rural on Schedule A - Land Use Plan in the Township of South Frontenac Official Plan. The property is zoned Rural (RU) Zone in the Township of South Frontenac's Comprehensive Zoning By-law 2003-75.

Correspondence with municipal staff identified the following application requirements. Accordingly, the following are submitted to in support of these applications, as required by Township staff:

- Concept Plan;
- Minimum Distance Separation (MDS) Study;
- Scoped Natural Heritage Site Assessment (NHA);
- Hydrogeological Assessment & Terrain Analysis; and,
- This Planning Justification Letter.

Site Description + Surrounding Context

The subject site is in the Township of South Frontanac, southeast of the village of Harrowsmith, and north of the hamlet of Murvale. The subject site is approximately 37.8 hectares (93 acres) and has approximately 191 metres of frontage on Quinn Road East. The subject site is currently developed with a one-storey single-detached dwelling and several accessory structures. Vehicular access to the site is provided from Quinn Road East via a gravel driveway. According to Frontenac Maps, the property contains some wetlands and woodlands in both the northern and southern area of the site. Two watercourses (channels, as referred to by Ecological Services) traverse the site. The surrounding area is characterized by mainly rural, agricultural, and rural residential uses. The lands directly east of the site contain primarily residential uses, and some agricultural uses. Further west of the site is a mineral aggregate extraction operation. To the south, west and north contain primarily rural and agricultural uses, with some residential uses.

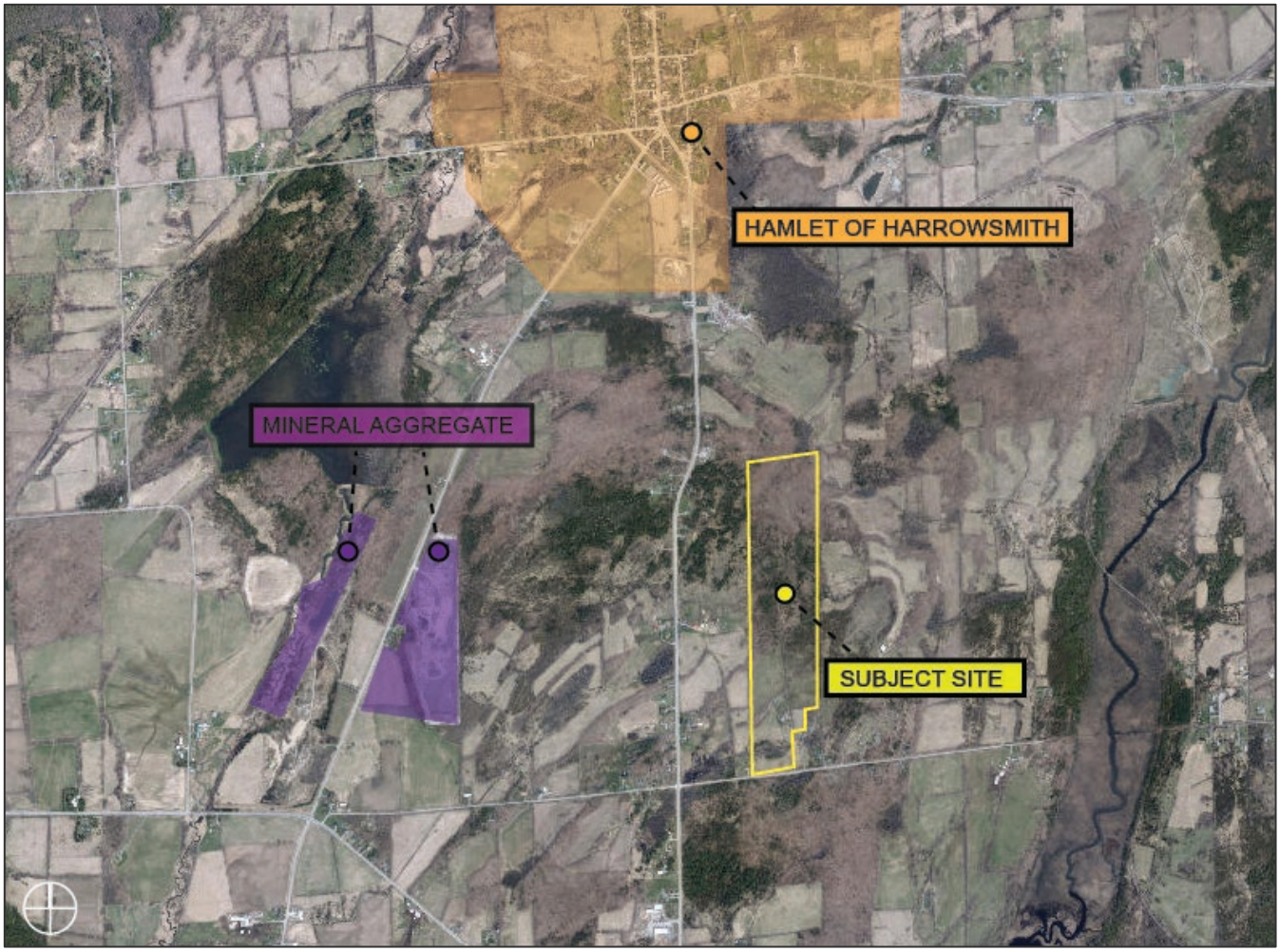

Figure 1: Surrounding Context (Source: Ontario AgMaps, annotated by Fotenn Planning + Design)

Proposed Development

The applicant is proposing to create two new lots for future rural residential development on the south side of the subject site. Applications for consent to sever are required for the creation of the two new lots. The proposed severances will result in a total of three lots (two severed + one retained). The severed lots are anticipated to support the development of single detached dwellings. The severed lots are proposed to have lot areas of approximately 1.05 hectares and approximately 63 metres of frontage on Quinn Road East to accommodate the proposed rural residential development. The Rural (RU) zone in the Township of South Frontenac Comprehensive Zoning By-law 2003-75 requires a frontage of 76 metres for single detached residential uses. The proposed frontage of the retained lot is 64.6 metres, while the proposed frontage for each of the severed lots is 63 metres. A minor variance application is required to permit reduced frontages for single detached residential uses in the Rural (RU) zone.

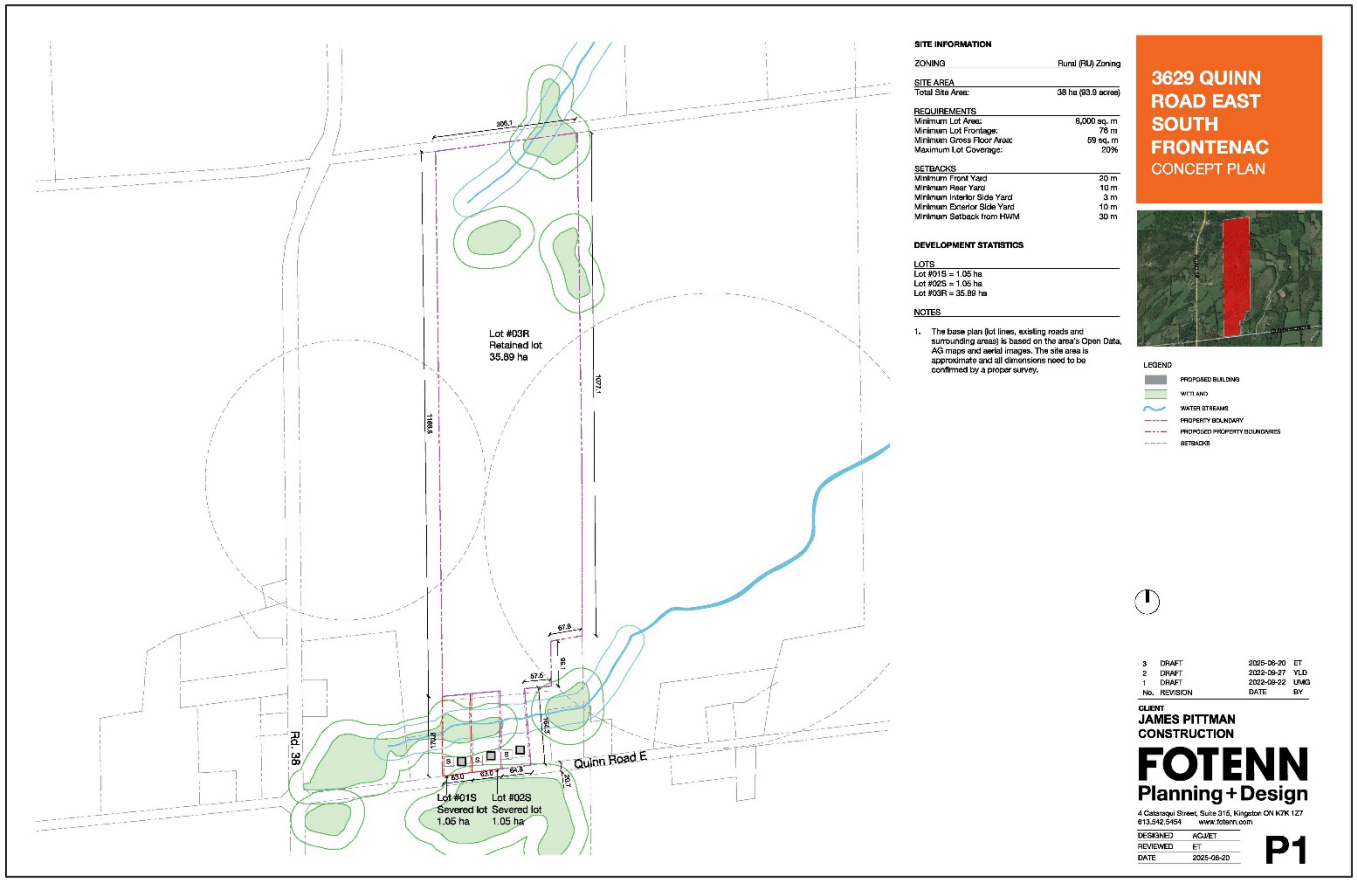

Figure 2: Concept Plan (Source: Fotenn Planning + Design)

The subject site contains two watercourses, and any future development should maintain a minimum 30-metre setback from the channels, as identified through the scoped NHA. This environmental buffer will inform the placement and configuration of future building envelopes, while continuing to accommodate functional and appropriately sized lots. Additionally, due to the subject site's proximity to existing livestock operations, a Minimum Distance Separation (MDS) Study was undertaken. The study confirms that the proposed lots meet the required MDS setbacks, thereby minimizing the potential for land use conflicts and supporting the ongoing viability of adjacent agricultural uses.

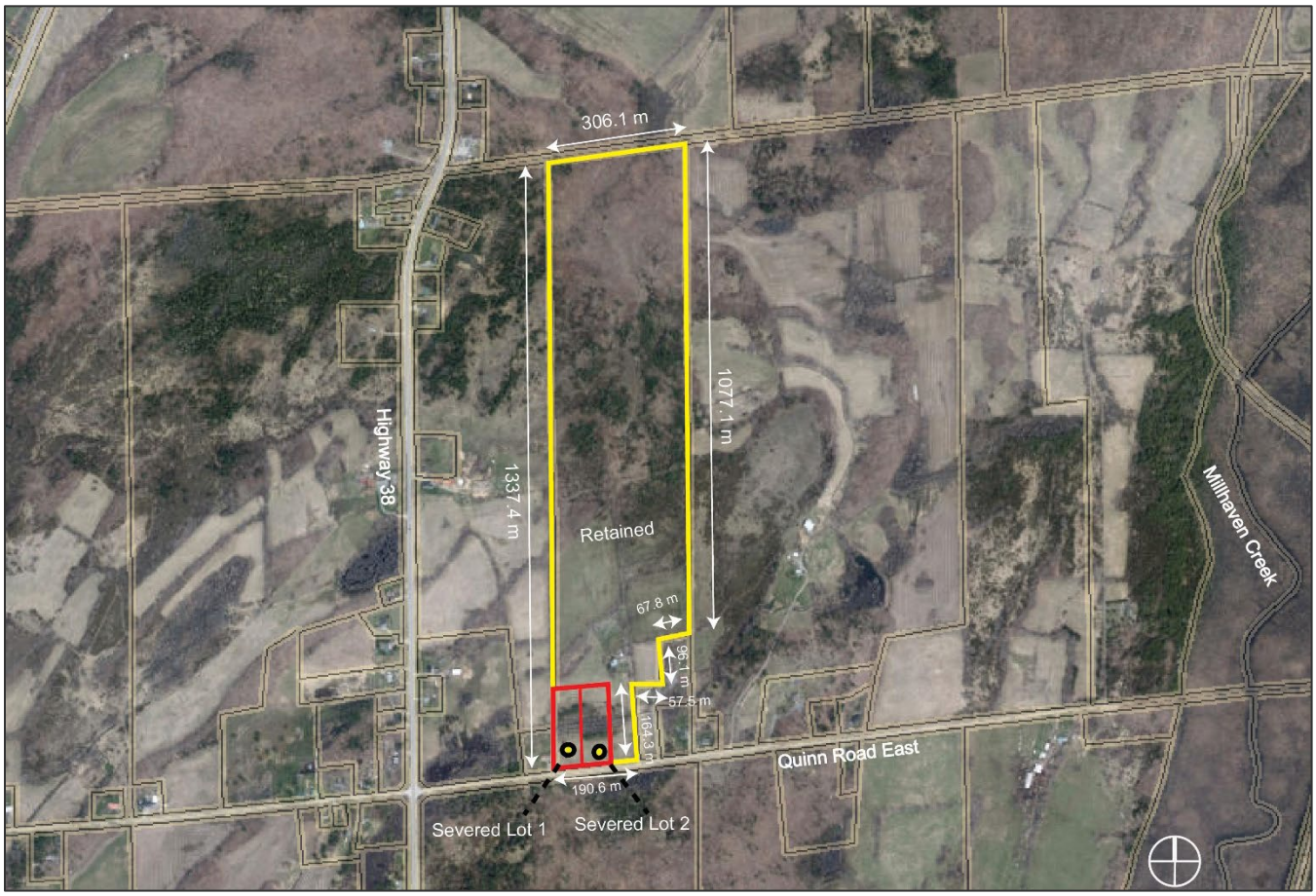

Figure 3: Proposed Severances (Source: Ontario AgMaps, annotated by Fotenn Planning + Design)

Supporting Studies

Minimum Distance Separation Study (See Appendix A)

The subject site is in a predominantly rural and agricultural area, with proximity to several existing livestock facilities. The Minimum Distance Separation (MDS) study applies the March 2017 MDS formulae as provided in Publication 853 issued by the Ministry of Agriculture, Food and Rural Affairs (OMAFRA). Publication 853 includes the definitions, implementation guidelines and factor tables (i.e. calculations) which collectively make up the MDS formulae referenced in the Provincial Policy Statement, as well as additional information to assist with the interpretation and application of the MDS formulae. The factor tables or calculations are conducted using the AgriSuite software supplied by OMAFRA, while the definitions and guidelines provide necessary direction to interpret and apply the calculations.

Publication 853 provides two classes of MDS formulae: MDS I and MDS II. MDS I applies the setbacks between proposed new non-agricultural development and existing livestock facilities. MDS II applies to setbacks from new, enlarged or renovated livestock facilities and existing or approved development.

Requirement for MDS Setback

In accordance with Implementation Guideline (IG) #2, an MDS setback is required for proposed lot creation in accordance with IG #8 and #9. IG #8 requires an MDS I setback where lot creation is proposed, and IG #9 relates

to lot creation for a residence surplus to a farming operation, which is not relevant to the site or proposal. Per Section 7.1 (l) of the Township's Official Plan (OP), all division of land for new farm and non-farm uses must meet the requirements of the MDS Formulae, as amended. Two lots, each approximately 1.05 hectares in size, are proposed to be severed, through applications for consent, from the existing landholding, resulting in the creation of two new non-agricultural uses. As the applications are for the creation of new rural residential lots, MDS I applies.

MDS I setbacks are calculated based on the nature of the proposed land use and are divided into Type A (less sensitive) and Type B (more sensitive) land uses. Type A is described in IG #33 and is characterized by a lower density of occupancy, habitation or activity and includes agriculture-related and on-farm diversified uses, industrial uses, agricultural lot creation, and residential lot creation that does not result in a concentration of four or more lots in immediate proximity, and building permits for dwellings on existing lots outside of a settlement area. Type B (more sensitive) uses are generally higher density in terms of occupancy, habitation or activity as described in IG #34 and include OP and zoning by-law amendments to permit development excluding industrial uses or dwellings, outside of settlement areas. The proposed residential lot creations will result in two new residential lots outside of the settlement area and will not result in four or more lots for development in immediate proximity to one another. Therefore, the proposed lot creation represents Type is A use.

Investigation Distance
Where an MDS setback is required, it must be measured from all existing livestock facilities and anaerobic digesters that are reasonably expected to be impacted by the proposed development. IG #6 establishes the investigation distance for a proposed Type A land use as 750 metres. Using aerial imagery, we identified seven possible livestock facilities within 750 metres of the site, located at 3609 Quinn Road E (Barn #1), 4372 Road 38 (Barn #2), 4414 Road 38 (Barn #3), 4413 Road 38 (Barn #4), 3861 Quinn Road W (Barn #5), 3849 Quinn Road W (Barn #6) and 4173 Road 38 (Barn #7).

Barn #1: 3609 Quinn Road E
The property at 3609 Quinn Road E is located directly east of the site and includes two occupied livestock barns (371.6 square metres and 92.9 square metres in size), multiple accessory structures and a single detached dwelling. The lot area is approximately 6.1 hectares (15.0 acres). The owner indicated the property currently houses two medium frame horses, one goat for meat, 6 chickens (5 layer hens and 1 rooster), 3 guinea fowl and 4 muscovy ducks. The MDS calculations are found in Appendix A to this letter. The MDS calculation resulted in a minimum separation distance of 169 metres. The barn is located approximately 537 metres from the subject site (measured from the closet edge of the barn to the furthest extent of the property line of the fourth lot for development). As such, the livestock facilities located at 3609 Quinn Road E will have no impact on the proposed severances.

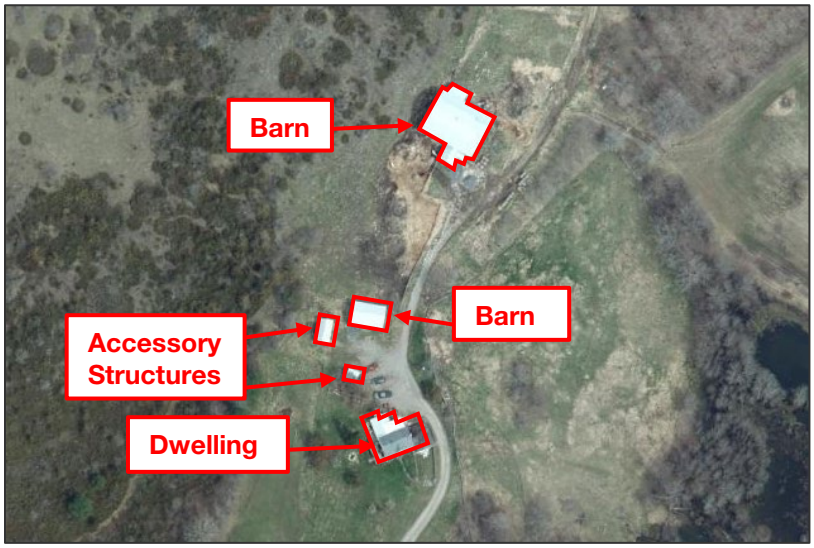

Figure 4: Barn #1 (Source: Ontario AgMaps, annotated by Fotenn Planning + Design)

Barn #2: 4372 Road 38

The property at 4372 Road 38 is located approximately 78.08 metres west of the site (measured from the closest lot line of the property to the subject site) and includes a one 139.4 square metre occupied livestock barn, multiple accessory structures and a single detached dwelling. The lot area is approximately 28.9 hectares (71.5 acres). The owner indicated the property currently houses three medium frame horses. The MDS calculations are found in Appendix A to this letter. The MDS calculation resulted in a minimum separation distance of 94 metres. As such, the livestock facilities located at 4372 Road 38 will have no impact on the proposed severances.

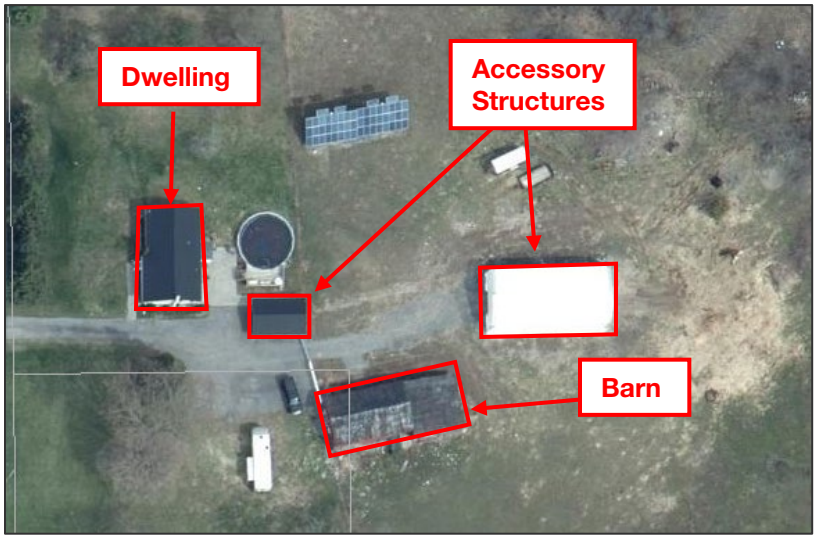

Figure 5: Barn #2 (Source: Ontario AgMaps, annotated by Fotenn Planning + Design)

IG #12 allows for a reduced MDS setback where there are four or more uses of equal or greater sensitivity (i.e. Type A or Type B) in the intervening area between the site and identified barns. The intervening area is described as an area within a 120-degree arc extending from the barn in question toward the site. In accordance with IG

#12, a 120-degree arc was applied from the closest edge of the barn to the furthest point of the fourth lot for development between the site and each of the barns in question.

Barn #3: 4414 Road 38
The property at 4414 Road 38 is located directly west of the site and appears to include a potential livestock barn(s), multiple accessory structures and a single detached dwelling. The lot area is approximately 28.9 hectares (71.5 acres). As seen in Figure 3, 488 metres separates the barn(s) from the furthest extent of the property line of the fourth lot for development between the barn and the site and there are four intervening properties of equal or greater sensitivity.

Barn #4: 4413 Road 38
The property at 4413 Road 38 is located approximately 337 metres west of the site (measured from closest lot line of the property to the subject site). The property appears to be occupied by a potential livestock barn(s), multiple accessory structures and a single detached dwelling. The lot area is approximately 63.9 hectares (157.8 acres). Figure 3 demonstrates that a distance of 598 metres separates the barn from the furthest extent of the property line of the fourth lot for development between the barn and the site and there are four intervening properties of equal or greater sensitivity.

Barn #5: 3861 Quinn Road W
The property at 3861 Quinn Road W is located approximately 524 metres west of the site (measured from the closest lot line). The property appears to be occupied by a potential livestock barn(s), multiple accessory structures and a single detached dwelling. The lot area is approximately 5.5 hectares (13.6 acres). Figure 4 demonstrates that a distance of 520 metres separates the barn from the furthest extent of the property line of the fourth lot for development between the barn and the site and there are four intervening properties of equal or greater sensitivity.

Barn #6: 3849 Quinn Road W
The property at 3849 Quinn Road W is located approximately 392 metres west of the site (measured from the closest lot line). The property appears to be occupied by livestock barn(s), multiple accessory structures and a semi-detached dwelling. The lot area is approximately 2.3 hectares (5.7 acres). While there are four intervening properties of equal or greater sensitive separating the livestock barns from the furthest extent of the property line, all barns on the property are under 10 square metres, as confirmed by the property owner. In accordance with IG #3, MDS 1 setbacks are not required from livestock barns occupying an area less than 10 square metres.

Barn #7: 4173 Road 38
The property at 4173 Road 38 is located approximately 481 metres southwest of the site (measured from the closest lot line). The property appears to be occupied by a potential livestock barn(s), multiple accessory structures and a single detached dwelling. The lot area is approximately 17.2 hectares (42.5 acres). Figure 4 demonstrates that a distance of 584 metres separates the barn from the furthest extent of the property line of the fourth lot for development between the barn and the site and there are four intervening properties of equal or greater sensitivity.

In accordance with IG #12, the MDS setbacks for livestock facilities at 4414 Road 38, 4413 Road 38, 3861 Quinn Road W, 3849 Quinn Road W, and 4173 Road 38 are limited by the existing lots and do not impact the proposed severances.

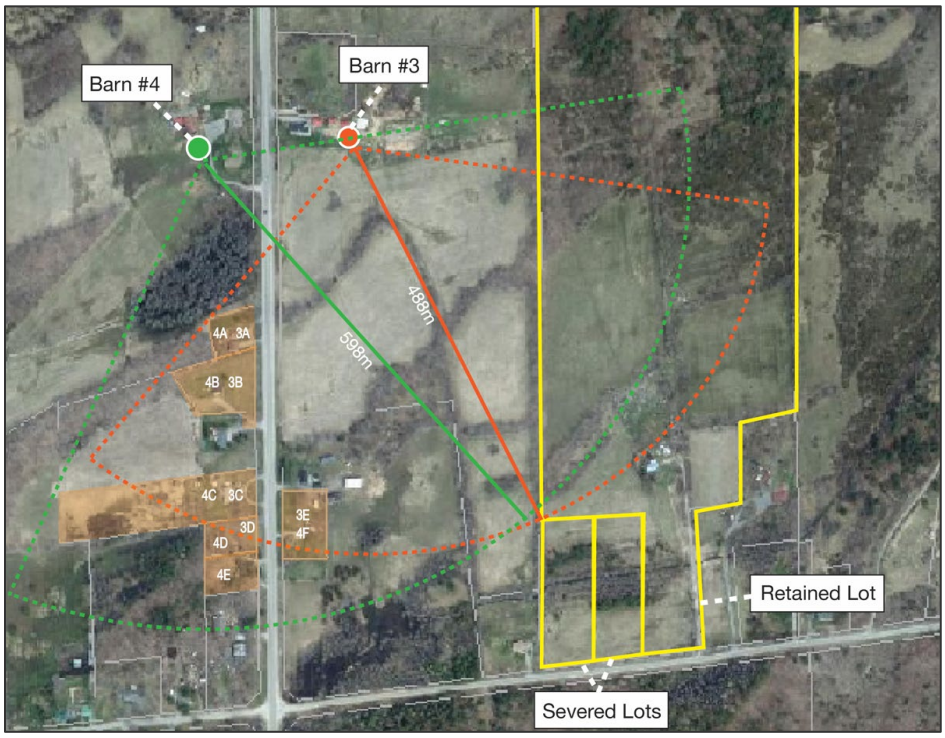

Figure 6: MDS Setbacks and Intervening Land Uses of Barns #3 and #4 (Source: Ontario Ag Maps, annotated by Fotenn Planning + Design)

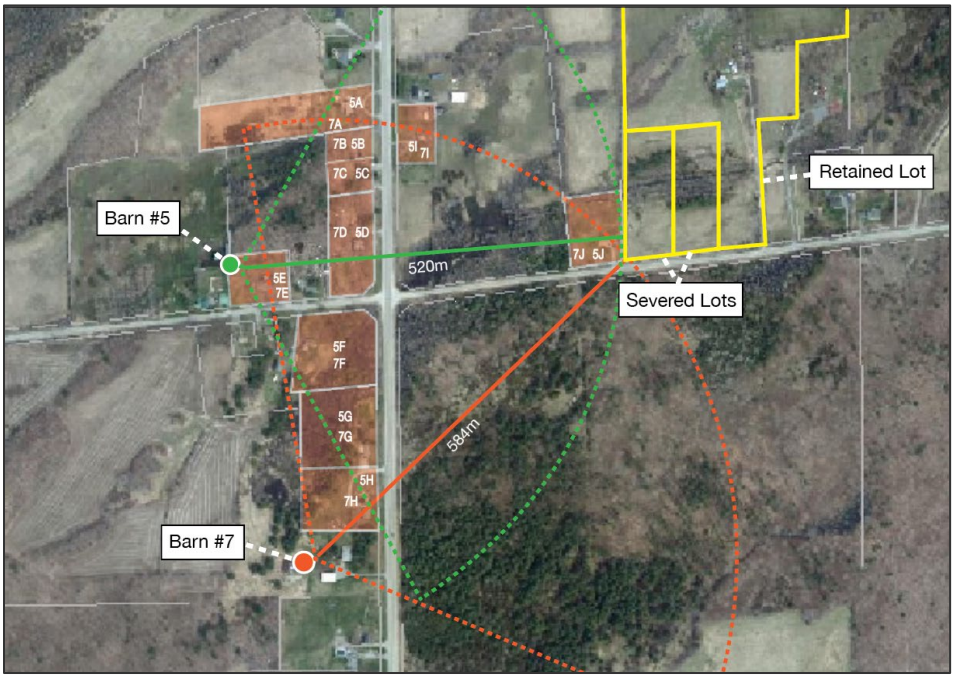

Figure 7: MDS Setbacks and Intervening Land Uses of Barns #5 and #7 (Ontario Ag Maps, annotated by Fotenn Planning + Design)

Scoped Natural Heritage Assessment
In August 2024, Ecological Services prepared a Natural Heritage Site Assessment (NHA) in support of the proposed severances at 3629 Quinn Road East. The report assessed the subject site in relation to the proposed development and identified natural heritage features on or adjacent to the site and considered potential impacts of the proposed development. Features that were evaluated included riparian community, woodlands, surface water, fish habitat, and significant wildlife habitat.

The NHA concluded that a more detailed Environmental Impact Statement is not required to demonstrate the appropriateness of the proposed development. While the property contains mapped unevaluated wetland areas, field investigations determined these areas do not meet the criteria for classification as wetlands under the Ontario Wetland Evaluation System. No significant wildlife habitat or species at risk were observed, and nearby woodlands are unlikely to be impacted due to distance and topographic separation. Additionally, the NHA concluded all potential negative impacts can be ameliorated through mitigation, and that the proposed undertaking will have no negative impact on the natural heritage features or on their ecological functions.

The following recommendations for mitigation were provided:

1. Development on the proposed lots and any redevelopment on the retained land should meet a minimum setback of 30 metre from the channel.
2. The land within 30 metre of the channel should not be clearcut and should remain vegetated, to provide a buffer for the channel.
3. No tree removal should be undertaken between April 1 and September 30, to protect nesting birds and prevent harm to roosting bats.

The proposed rural residential development will be located outside of the required 30 metre setback from the channel, and the vegetated buffer will be maintained. Additionally, the tree removal guidelines will be adhered to throughout the proposed development.

Hydrogeological Assessment & Terrain Analysis
A hydrogeological assessment was prepared by BluMetric Environmental Inc., dated April 3, 2025, to evaluate the suitability of private servicing for the proposed severances at 3629 Quinn Road. The assessment evaluated whether the proposed lots to be severed are suitable for the development of single-detached dwellings based on serviceability by individual private wells and onsite septic waste treatment systems. The study inspected the property for shallow groundwater and surface water conditions. Water quality and levels were assessed based on a 6-hour pumping test, and water levels from the wells on the property were monitored during the pumping test to determine interference. These tests demonstrated sufficient supply capacity to meet both peak and daily demand scenarios for four-bedroom households. The study concluded that the proposed lots to be severed are suitable for rural residential development based on servicing by individual private wells and onsite septic waste treatment systems. Groundwater quality results meet Ontario Drinking Water Standards for health-related parameters, with some aesthetic exceedances for hardness, sodium, and total dissolved solids. These can be addressed through appropriate water treatment systems, including UV sterilization and reverse osmosis. The study recommends the setback distance between a future raised sewage system and dug wells on the proposed lots should be at least 45 metres.

Overall, the assessment concludes that the proposed development is appropriate and that the risk to groundwater resources can be effectively mitigated through numerous recommended measures. The proposed rural residential development will maintain the 45 metre setback from a future raised sewage system and dug wells on the proposed lots.

Policy + Regulatory Review

Planning Act

In considering an application for land severance, the approving body must evaluate the merits of the proposal against Section 53 of the *Planning Act,* which further requires a review of Section 51 (24) of the *Planning Act*. The criteria relating to the proposed severances are below in *italics.*

> *53 (1) An owner or chargee of land, or the owner's or chargee's agent duly authorized in writing, may apply for a consent as defined in subsection 50 (1) and the council or the Minister, as the case may be, may, subject to this section, give a consent if satisfied that a plan of subdivision of the land is not necessary for the proper and orderly development of the municipality.*

The proposed consent applications will result in the creation of two new lots. A plan of subdivision is not necessary for the proper and orderly development of the subject site. The proposed development maintains orderly linear lot fabrics, with frontage on an existing municipal road.

> *53 (12) A council or the Minister in determining whether a provisional consent is to be given shall have regard to the matters under subsection 51 (24) and has the same powers as the approval authority has under subsection 51 (25) with respect to the approval of a plan of subdivision and subsections 51 (26) and (27) and section 51.1 apply with necessary modifications to the granting of a provisional consent.*

Detailed criteria from Section 51(24) are discussed, as follows.

> *51 (24) In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality to*
>
> *a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;*

The proposed consent demonstrates appropriate regard for matters of provincial interest outlined in Section 2 of the Planning Act. It supports the orderly development of rural lands by introducing residential growth in a manner that is compatible with the surrounding land use context. The proposal does not adversely impact any identified natural or cultural heritage resources, and it adheres to environmental best practices, including a 30-metre setback from the onsite watercourse and compliance with hydrogeological recommendations for private servicing. The lot layout is logical and functional, providing sufficient space for dwellings, septic systems, and wells, while maintaining appropriate separation distances. The proposed severances will contribute to the Township's housing supply and reflect a form of development that upholds public health, safety, and long-term sustainability for future rural residents.

> *b) whether the proposed subdivision is premature or in the public interest;*

The proposed consent is not premature and is in the public interest as the subject site has direct frontage on an existing public road, and no new municipal infrastructure is required to support the proposed development. Additionally, the lots are in an area with established rural residential development and will be supported by private wells and septic systems, as confirmed by the Hydrogeological Assessment. The assessment demonstrates that the lots can accommodate safe and sustainable private servicing without risk to groundwater quantity or quality. The proposed consent will contribute to local housing supply while preserving the rural character of the area.

> *c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;*

Conformity with the County and Township OP is discussed herein. Section 3.3.1 of the County OP states that residential development of a limited scale is permitted in the rural area, aligning with the intent to support a range of housing types while preserving rural character. Section 5.7.4 of the Township OP states that residential development may be permitted in the rural area to provide a variety of living accommodation for the residents of

the Township. The proposed development is compatible with the surrounding rural context and conforms to both OPs.

d) the suitability of the land for the purposes for which it is to be subdivided;

The proposed consent will result in the creation of two new rural lots in an area characterized by rural uses, including rural residential uses. The severed lots will support the future development of single detached dwellings. The proposal will positively contribute to rural housing availability within the Township. Supporting studies have confirmed that the lands are suitable to support the scale of rural residential development proposed.

e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;

Both the retained lot and severed lost will maintain frontage on Quinn Road East, which is an existing municipal road maintained by the Township. The establishment of new driveways for the severed lots will be reviewed by the Township through the entrance permit application process.

f) *the dimensions and shapes of the proposed lots;*

The proposed severed and retained lots meet the general intent of the zoning by-law. An application for minor variance is required to obtain relief from the minimum frontage requirements for both the severed and retained lots. The shape and dimensions of the lots are compatible with residential lots in the surrounding area, being of a rectilinear configuration, and providing sufficient area for functional elements of rural residential development.

g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;

All buildings and structures on the severed and retained parcels will be subject to the performance standards of the Rural (RU) Zone of the Township's zoning by-law. The consent applications will have conditions to be fulfilled as part of the consent approval process, such as the requirement to obtain entrance permits. There are no known restrictions on adjoining lands the would be impacted by the proposed development.

h) conservation of natural resources and flood control;

A scoped NHA was completed in support of this application to evaluate potential impacts on natural heritage features and ecological functions. The NHA concluded that no significant negative impacts are anticipated to result from the proposed severances and future residential development. The report identified natural features in the broader landscape and provided site-specific recommendations to mitigate potential impacts. These recommendations include measures such as maintaining vegetative buffers for the identified watercourses. Future development on the site will be is anticipated to be developed in accordance with the NHA's recommendations. It is our understanding that the Township can enforce these mitigation measures and separation distances through conditions of consent approval, and or site plan control.

Furthermore, no hazards related to floodinghave been identified on the subject site. As such, the proposal supports the conservation of natural resources and does not present any concerns related to flood control.

i) the adequacy of utilities and municipal services;

The severed and retained parcels will be serviced by private wells and sewage systems. Additionally, the new lots will have frontage on Quinn Road East, which is a municipally serviced year-round road, ensuring reliable access for residents. The proposal represents an efficient and appropriate use of existing rural infrastructure without placing additional demand on municipal services

j) the adequacy of school sites;

The creation of two new rural residential lots is not anticipated to have an impact on the capacity of local schools.

k) *the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;*

In accordance with the Planning Act, cash-in-lieu of parkland will be provided.

l) *the extent to which the plan's design optimizes the available supply, means of supply, efficient use and conservation of energy; and,*

The proposed consents will create two new lots from an existing property with frontage on a maintained municipal road. The proposed lots will contribute to the efficient use of land and existing infrastructure.

m) *the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designed under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, 2. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4).*

Section 5 of the Township of South Frontenac Site Plan Control By-law 2022-58 states that lands within 90 metres of a waterbody are required to be subject the Township of South Frontenac Site Plan Control By-law. As the subject site has two watercourses that transect the site, it may be subjected to a site plan control agreement.

It is our professional planning opinion that the proposed consent has proper regard for the criteria found in Section 51 (24) of the *Planning Act.*

Provincial Planning Statement, 2024

The 2024 Provincial Planning Statement (PPS) came into effect on October 20, 2024. The PPS provides policy direction on matters of provincial interest related to land use planning and development. Notably, the 2024 PPS sets out policies to increase the supply and mix of housing options in Ontario while maximizing investments in infrastructure and public service facilities and protecting natural areas, agricultural uses and sensitive areas. The Provincial Planning Statement (2024) is reviewed as follows.

Sectio 2.5 of the 2024 PPS states that healthy, integrated and viable rural areas should be supported by ensuring that new development builds on rural character, conserves biodiversity, and is appropriate for the level of services available. The surrounding area is characterized by rural residential and agricultural uses. The proposed severances will not impact the rural character of the area, nor will they impact the functionality or continued use of nearby agricultural uses. Any new development will maintain a 30 metre vegetated buffer from the onsite water channels. Additionally, tree removal will be refrained from between April 1 and September 30 to protect nesting birds and prevent harm to roosting bats. The subject site will be serviced by private wells and onsite septic waste treatment systems. The setback distance between a future raised sewage system and dug wells on the proposed lots will be at least 45 metres as recommended by a Hydrogeological Assessment and Terrain Analysis study.

Section 4 of the PPS gives consideration to the wise use and management of resources that provide economic, environmental, and social benefits. This is achieved through policies that provide for the conservation of biodiversity, protection of the health of the Great Lakes, and protection of natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources. No negative impacts to natural or cultural heritage features nor agricultural resources are anticipated to result because of the proposed consent or minor variance, as the subject site is not near any such identified feature or resources.

Section 5 of the PPS provides policy guidance on the protection of public health and safety. Section 5 directs development away from naturally-occurring and human-made hazard lands, such as floodplains, erosion-prone areas, former mining and aggregate extraction operations, and other types of contaminated areas. The site is

located over 1,200 metres from the nearest aggregate operations. There are no known natural hazard concerns on or near the site. No public health or safety concerns are anticipated as a result of the proposed applications as the proposed rural residential development will be located outside of the required 30 metre setback from onsite watercourses, and the vegetated buffer will be maintained.

It is our professional planning opinion that the proposed development is consistent with the 2024 PPS.

County of Frontenac Official Plan (2016 consolidation)
The County of Frontenac Official Plan (OP) was adopted in 2014 (By-law 2014-0047) and was approved by the Ministry of Municipal Affairs and Housing in 2016. The County OP provides a high-level framework for guiding land use changes in the County, providing policy direction on matters regarding economic sustainability, growth management, community building, housing and social services, heritage and culture, and environmental sustainability. The subject site was evaluated for environmentally significant features to groundtruth GIS mapping of potential woodlands and wetlands. Field investigations during as part of an NHA determined these areas do not meet the criteria for classification as wetlands under the Ontario Wetland Evaluation System. No significant wildlife habitat or species at risk were observed, and nearby woodlands are unlikely to be impacted due to distance and topographic separation. Mitigation measures include maintaining the vegetated buffer, avoiding tree clearing during nesting and roosting seasons, and preserving existing forested areas within the setback. Development on the proposed lots and the retained lands will meet a minimum setback of 30 metres from the channel that runs through the south of the property. Additionally, the land within 30 metres of the channel will not be clearcut and will remain vegetated, to provide a buffer for the channel. Overall, the report concluded that the proposed development will not negatively impact natural heritage features or their ecological functions.

Section 3.3.1 of the County OP provides policy direction regarding Rural lands to guide rural development. The proposed consents will support the development of single detached dwellings, which represents a permitted use in the Rural area. Section 3.3.3 of the County OP provides direction specific to residential development, stating that lot creation should take place either through plan of subdivision, plan of condominium, or consent. The proposal consent applications will maintain the rural residential character of the surrounding area, are anticipated to be unobtrusive and blend in with the rural landscape.

It is our professional planning opinion that the proposed consent applications and minor variance application are consistent with the policies of the County of Frontenac Official Plan.

Township of South Frontenac Official Plan (2003)
The Township of South Frontenac Official Plan (OP) was adopted in 2003, with the most recently publicly available consolidation dated January 23, 2024. The following sections of the current OP, as they relate to this application, are reviewed below *(with policies cited in italics):*

Section 4: Goals and Objectives
Section 5: Land Use Policies
Section 6: General Policies
Section 7: Division of Land
Section 8: Implementation

Section 4.2 Housing Goal
Section 4.2 discusses the Township's housing goals, aiming to encourage residential development which is affordable, of high quality, and capable of meeting the changing and diverse needs of the rural community. The proposed consents will result in the creation of two new rural lots in an area characterised by rural and rural residential uses. The new lots will be privately serviced, and their size and layout are compatible with surrounding

properties. The severed lots will support the development of new locally appropriate housing units, thereby aligning with the OPs housing goal.

Section 5 provides policy direction for the land resources within the Township. Seven land use designations are identified. The subject site is designated Rural, as per Schedule A in the Township of South Frontenac OP.

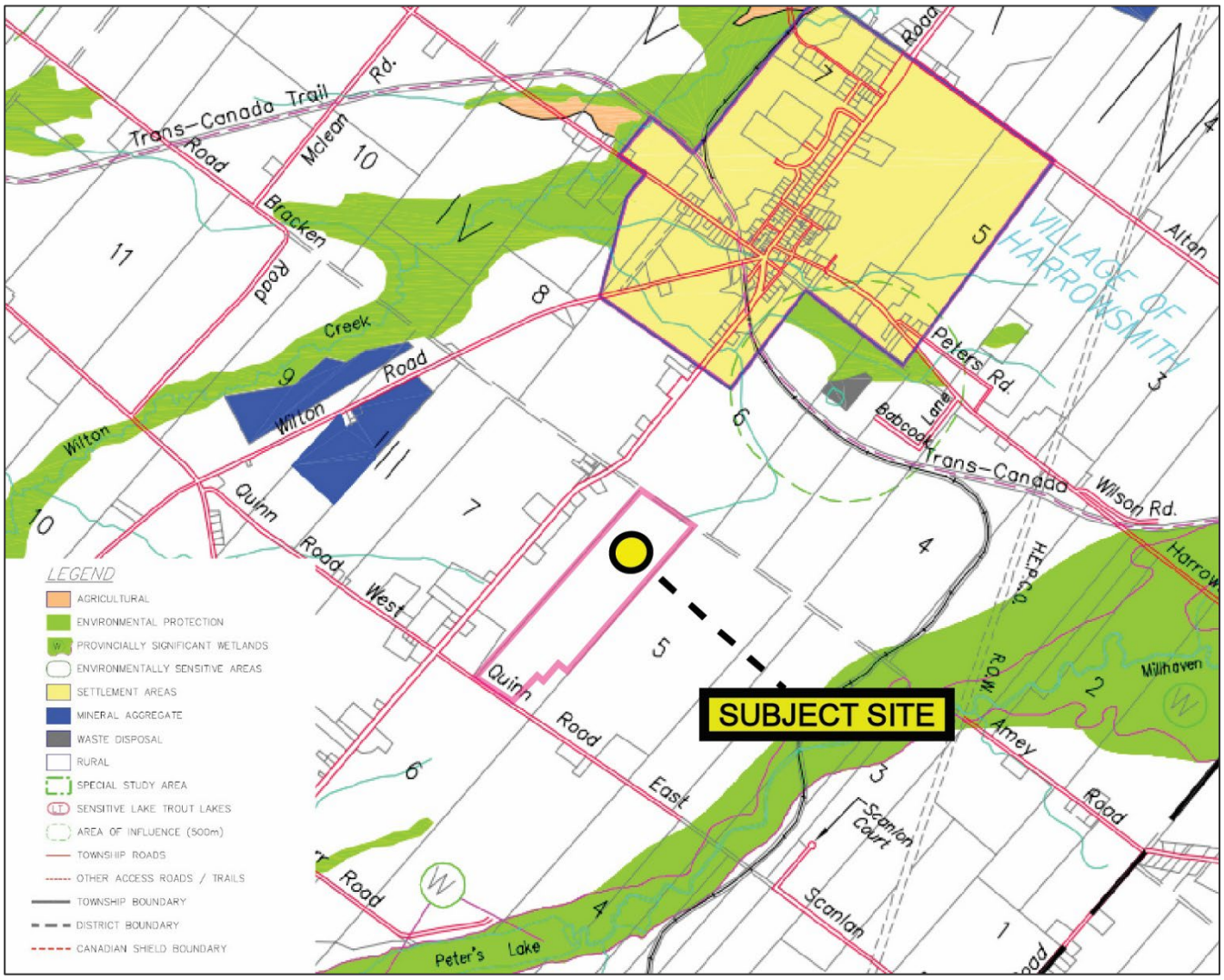

Figure 8: Land Use Designation (Source: Township of South Frontenac Official Plan, Schedule A - Land Use Plan)

Section 5.7 Rural

The Rural land designation provides policy direction for lands characterized by a rural landscape which reinforces the historical relationship between the Settlement Areas and the surrounding farm, rural, and seasonal residential communities. Permitted land uses in the Rural designation include but are not limited to rural residential, agriculture, open space, and conservation. Section 5.7.4 provides policies specifically related to the provision of rural residential uses on Rural designated lands in the Township:

5.7.4 Rural Residential Polices (excluding Limited Service Residential)
It is the general intent of this Plan that the majority of permanent non-agricultural residential development be encouraged to locate in the Township's Settlement Areas. However, limited non-agricultural residential development may also be permitted within the Rural area so as to provide a variety of living accommodation for the residents of the Township. Subdivisions and severances to permit new residential uses shall be appropriately separated from incompatible agricultural areas, existing and proposed waste disposal, mineral extraction site and resource areas, natural heritage features and areas and natural hazards.

The proposed development aligns with Section 5.7.4 of the OP, which permits limited non-agricultural residential development in the Rural area to support housing diversity. The two new lots are suitably separated from incompatible uses such as active agricultural operations, waste disposal sites, and natural hazards, as confirmed through the MDS Study and Scoped NHA. The proposal maintains the rural character of the area while providing additional housing options in a manner consistent with the intent of the OP.

5.7.4(i) Rural Residential development including group homes established in accordance with the provisions of Section 6.5, home occupations and home industries may be permitted in the form of single detached dwellings developed on lots created by plan of subdivision or severance by the Committee of Adjustment in accordance with the policies of this plan.

The proposed development will result in the creation of two lots through the consent process, configured to support the future development of a single detached dwelling on each lot.

5.7.4(ii) Rural Development Policies

a) The frontage, size and shape of any lot for rural residential purposes created through the severance approval process shall be appropriate for the proposed use and shall conform with the provisions of the zoning by-law. As a rule, the minimum lot size shall be 0.8 hectares (2 acres) with 76 metres (250 ft.) of frontage on a public road for non-waterfront lots and I hectare (2.5 acres) with 76 metres (250 ft.) of frontage on a public road and 91 metres (300 ft.) of water frontage for waterfront lots. The municipality may consider reductions to the minimum lot size and frontage requirements provided the overall intent of the Plan is maintained.

The surrounding area supports a range of frontages, and the proposed lots are in keeping with the lot fabric within the neighbouring area. The proposal will create appropriately sized and shaped rural residential lots that are well suited to the intended non-waterfront single detached dwelling use. Each lot exceeds the minimum area requirement of 0.8 hectares and provides sufficient space for private servicing, access, and appropriate setbacks. Township staff have confirmed that the reduced frontage can be appropriately addressed through a minor variance rather than requiring an Official Plan Amendment. The proposal maintains the broader goals of the OP and contributes to more rural housing options.

b) Rural Residential development shall be serviced by private water and sanitary sewage disposal systems approved by the appropriate authority.

The proposed lots will be serviced by private water and sanitary sewage disposal systems. The provision of dug wells and septic system is supported by the submitted hydrogeological Assessment & Terrain Analysis. Septic permits will be submitted for review and approval in advance of the residential development of each proposed lot.

c) *New lots for rural residential purposes should be created by plan of subdivision in accordance with lot creation policies included in Section 7 of this Plan. However, a maximum of three rural residential severances may be permitted from a lot existing on the day of adoption of this Plan by Council in accordance with the lot creation policies of Section 7 of this Plan when the consent approval authority is satisfied that a plan of subdivision is not warranted. Any proposal which would create more than three new lots (three plus a retained) from a lot existing on the day of adoption of this Plan shall only be considered by plan of subdivision.*

The proposed development will result in the creation of two new lots (two plus a retained) from an existing lot. Therefore, a plan of subdivision is not appropriate, nor required.

d) All new rural residential lots shall have public road frontage.

The new residential lots will have public road frontage on Quinn Road East.

6.2 Development Policies

Section 6.2 outlines policies for future development for the Township.

All types of future development shall occur on the basis of the submission and approval of registered plans of subdivision, land severances by consent of the Committee of Adjustment and/or amendments to the implementing zoning by-law. Residential development should primarily occur by registered plan of subdivision. However, development may occur by consent in accordance with the applicable policies of this plan when a plan of subdivision in the opinion of the Municipality clearly is not necessary to ensure orderly development, taking into consideration the social, economic and environmental impacts.

The proposed severances conform to Section 6.2 of the OP, which permits residential development by consent where a registered plan of subdivision is not deemed necessary to achieve orderly development. In this case, the creation of two additional rural residential lots can be appropriately facilitated through the consent process. Technical studies, including hydrogeological and environmental assessments, confirm that the lots can be adequately serviced by private wells and septic systems, and that the development will have no adverse environmental impacts. While the proposed severances do not meet the minimum frontage requirements of the zoning by-law, relief is being sought through a concurrent minor variance application. The reduction in frontage is not anticipated to impact the functionality, safety, or rural character of the area. As such, the proposed development represents an efficient use of rural land that maintains consistency with the broader goals of orderly, environmentally responsible growth.

Section 6.17 Site Plan Control

Section 6.17 established Site Plan Control applicability criteria.

(g) *all land within 90 metres (295 feet) of a waterbody (primarily water front lots) including land used for residential purposes;*

The subject site is not a water front lot but still may be subject to site plan control in accordance with Section 6.17, as the subject lands are located within 90 metres of a waterbody. This policy framework is intended to ensure that development occurs in an environmentally responsible manner, minimizing impacts on adjacent properties and protecting water quality. However, the supporting technical studies, including the NHS and Hydrogeological Assessment, have comprehensively addressed site-specific environmental conditions, servicing feasibility, and appropriate development setbacks. These studies provide a clear framework for protecting water quality, maintaining ecological buffers, and ensuring sustainable rural development.

Section 6.23 Minimum Distance Separation Formulae (MDS)

Section 6.23 outlines Minimum Distance Separation Formulate (MDS) requirements.

All new farm and non-farm development in the Township shall comply with the Minimum Distance Separation formulae (MDS I and II) as may be amended from time to time.

The proposed development has been evaluated against the MDS I formulae, as it involves the creation of new rural residential lots. A detailed MDS Study was completed, as summarized herein, identifying nearby livestock operations and calculating required setbacks in accordance with OMAFRA's Publication 853. The analysis confirmed that all proposed lots and associated sensitive development comply with the required separation distances, either through meeting the calculated setback or by applying the provisions of Implementation Guideline #12, which considers intervening sensitive land uses. As such, the proposed development meets the intent of Section 6.23 by ensuring appropriate separation from agricultural uses and maintaining compatibility with surrounding land uses.

Section 7.1 General Consent Policies Applicable to All Land Use Designations

In Section 7.1 (a) and (c) – (i) are relevant to the proposed development.

a) *Consents shall only be granted when it is clearly not necessary in the public interest that a Plan of Subdivision be registered. In this regard, consents will be considered when the creation of new lots, in the opinion of the Municipality, will clearly have no adverse environmental, social or economic impact on the Township or adjacent land uses.*

The proposed development has been reviewed through supporting technical studies, including a Scoped NHA, Hydrogeological Assessment, and Minimum Distance Separation Study, all of which confirm that there will be no adverse impacts on the Township, adjacent land uses, or to the public interest. The lots will be privately serviced by well and septic systems and will front onto an existing municipally maintained road, requiring no new municipal infrastructure. The creation of two additional rural residential lots represents a modest form of development that is compatible with the surrounding area and appropriately scaled. As such, the Township has not identified the need for a Plan of Subdivision, and the proposed consents meet the intent of Section 7.1(a) of the OP.

c) *The size of any parcel of land created by consent shall be appropriate for the uses proposed. No parcel of land created as a result of a consent shall be less than that prescribed in the respective land use designations of this Plan, except for parcels created as lot additions or for technical reasons.*

The proposed lots will exceed the minimum size of 0.8 hectares as prescribed by the Rural land use designations of the OP. The lot sizes can appropriately accommodate single detached dwellings, with sufficient space for private servicing, including well and septic systems, as confirmed by supporting studies. The proposed dimensions provide adequate area for building envelopes, setbacks, driveways, and vegetative buffers, ensuring the lots can function effectively for their intended rural residential use without adverse impact on surrounding land uses.

d) *Consents should be granted with generally provide for a satisfactory geometric design of the severed and retained parcels.*

The new proposed lots are rectangular in shape, and maintain linear frontage along a public road. Sufficient frontage will be maintained for the retained lot as well, with the existing access to remain and continue to be utilized. The long, rectangular shape of the retained lot will be maintained too.

e) *Consents shall not be granted for a parcel of land which is subject to flooding or erosion, or other physical hazard, and where no building envelope is identified on the lot, when the use of the parcel requires that a building be erected. The advice of the appropriate authority will be sought in this regard.*

The subject site is not located within areas identified as being subject to flooding, erosion, or other physical hazards. A Scoped NHA and Hydrogeological Assessment were completed to evaluate site conditions and confirmed the presence of suitable building envelopes outside of environmental buffers and setback areas. Development will maintain a minimum 30-metre setback from the onsite watercourses, as recommended, and no hazards have been identified that would prevent the safe and appropriate siting of future dwellings on the proposed lots.

f) *All applications for consent shall be accompanied with a sketch showing to scale the dimensions of the lots (severed and retained) to be created by the proposed consent. In addition, existing buildings and setbacks from the property lines and major topographic and land features such as an escarpment, creek or wetland shall be shown. The sketch shall also identify all buildings, septic systems and wells on the lands subject to the consent application as well as on adjacent lands. For those applications which constitute an addition to a holding, the sketch shall show the location, size, use and ownership of the lot to be enlarged.*

A concept plan outlining the scale and dimensions of the severed and retained lots, as well as major land features has been submitted with these applications.

g) *The creation of no more than two lots in total (i.e. including severed and retained) shall result from any one severance application for a new lot. Consents that are to establish a legal right-of-way for more than 21 years will require an application for consent when it is not part of a proposed new lot.*

Two severance applications will be submitted, as the proposed development will result in three lots total (two severed and one retained).

h) Consents which would result in landlocking a parcel will be denied. All new lots, except limited service residential lots, shall front onto and gain direct access from an existing public road which reflects a reasonable standard of pavement or gravel construction and is maintained year-round by the municipality.

The development will not result in a landlocked parcel. The proposed retained and severed lots will have direct access on Quinn Road East, which is an existing public road with year-round maintenance by the municipality.

i) Consents should not be granted for land adjacent to a road from which access is to be obtained where a traffic hazard would be created because of limited sight lines on curves or grades.

The proposed lots will have frontage along Quinn Road East in a linear configuration. This road alignment minimizes the potential for traffic hazards related to curves or changes in grade. As such, access to each lot can be safely accommodated without creating visibility or traffic safety concerns.

Section 8.5 Division of Land

Section 8.5 outlines policies regarding the division of land within the Township

The Municipality will use subdivision and consent approval processes to ensure control over the subdivision of land. All plans of subdivision and consent applications must conform to the requirements of this Plan. As part of the approval process, certain requirements may be imposed as a condition to the approval of a plan of subdivision or a consent and the owner may *be required to enter into an agreement with the Municipality before final approval. The above will also apply to the creation of individual units in a Plan of Condominium.*

Section 8.5 of the OP provides the policy framework for the division of land through the consent process. This section affirms the Township's authority to regulate land division to ensure that it aligns with broader planning objectives, servicing standards, and environmental considerations. The proposed consent applications are supported by technical studies that demonstrate the suitability of the lots for rural residential use, including servicing feasibility and environmental protection. The proposed lots are appropriately sized and configured to maintain the rural character of the area and conform to the intent of the OP. The proposal reflects a responsible form of rural land division that upholds the intent and requirements of Section 8.5.

Section 8.9 Committee of Adjustment

When a Zoning By-law is in effect, a Committee of Adjustment may be appointed to rule on applications for minor variance from the provisions of the Zoning By-law. In granting a variance, the Committee will be satisfied that such variance is minor, is desirable for the appropriate development or use of the land, building or structure and that the intent and purpose of the Official Plan and Zoning By-law are maintained. In addition, the Committee of Adjustment has the power to permit an extension or enlargement for a building or structure which is a non-conforming use and to grant consents for lands within the Township. The Committee will have regard for the policies of this Plan in reviewing such applications.

The proposed applications are consistent with Section 8.9 of the OP, which outlines the role of the Committee of Adjustment in reviewing minor variances and consents. In this case, a minor variance is required to permit reduced lot frontages for the retained and severed parcels. The variance is considered minor in nature, as the proposed lot areas exceed minimum zoning requirements, and the reduced frontages will not compromise the functionality, accessibility, or rural character of the lots. The variances support an appropriate form of development that is

compatible with surrounding land uses and maintain the general intent and purpose of both the OP and zoning by-law. The Committee of Adjustment also holds the authority to grant consent for the proposed lot creation, and the applications will be evaluated in accordance with the policies and objectives of the OP.

Draft Township of South Frontenac Official Plan (2024)
The Township of South Frontenac is in the process of updating the 2003 Official Plan. There is currently a third draft of the new OP publicly available, dated July 2024; however, it is not as of yet in force or effect. Although not yet in effect, the draft OP provides insight into the general intended policy direction of the Township for new development of growth.

The proposed development is consistent with Section 9.3 of the draft OP, which permits the creation of up to three new lots (exclusive of the retained parcel) through the consent process from a lot of record existing on November 3, 2003. The subject site qualifies as an existing lot of record, and the current proposal seeks to create only two new lots, resulting in a total of three parcels including the retained lot. As such, the application remains within the lot creation limits identified in the draft OP and reflects the Township's evolving policy direction for managing rural growth in a measured and orderly manner.

It is our professional planning opinion that the proposed consent and minor variance applications conform with the policies of the Township of South Frontenac's Draft Official Plan.

Minor Variance

A minor variance is required to address zoning compliance matters related to the proposed consent applications, specifically, minimum required frontage. The site is zoned Rural (RU) in the Township of South Frontenac Zoning By-law 2003-75.

Figure 9: Current Zoning (Zoning By-law 2003-75)

Description of Requested Variances

In order to permit the proposed consent, relief from the following provisions is requested:

Retained Lot

1) 7.3.2 For Single Detached Residential Uses. Lot Frontage: 76 metres

Relief is required to permit a minimum lot frontage of 64.6 metres.

Severed Lot 1 & Severed Lot 2

1) 7.3.2 For Single Detached Residential Uses. Lot Frontage: 76 metres

Relief is required to permit a minimum lot frontage of 63.0 metres.

Four Tests

The assessment of the proposed variances is undertaken following the tests described in Section 45(1) of the *Planning Act* and in Section 8.9 of the Township of South Frontenac OP, as follows:

Test #1: Is the general intent and purpose of the Official Plan maintained?
Test #2: Is the general intent and purpose of the Zoning By-law maintained?
Test #3: Is the variance minor?
Test #4: Is the variance desirable for the appropriate development or use of the lands in question?

Test #1: Is the general intent and purpose of the Official Plan maintained?

Test #1 considers whether the proposed variance aligns with the overall goals and policy framework of the Township's OP. The OP sets out a vision for managing growth in a way that is sustainable, compatible with rural character, and responsive to community needs.

A comprehensive review of the OP is provided in previous sections of this report, with specific regard for the consent applications, but also the minor variance application. This review satisfies Test #1, and demonstrates the maintenance of the general intent and purpose of the OP. Some more specific details related to the reduction in lot frontage requested are provided as follows:

Section 1.1 outlines the purpose of the OP as to promote the orderly and economic growth of the Township while correcting existing problems and safeguarding the health, convenience and economic well-being of the Township's current and future residents within the financial resources of the municipality. The requested relief from the minimum frontage is necessary to facilitate the creation of two rural residential lots that are appropriately sized, compatible with surrounding land uses, and supported by existing infrastructure.

Section 4.0 of the Township's OP provides goals and objections intended to guide development within the municipality.

> 4.2 Housing Goal
> *This Official Plan will encourage residential development which is affordable, of high quality and capable of meeting the changing and diverse needs of the rural community. Such development will be carefully planned to reduce land use conflicts, provide long-term protection of the environment and minimize the municipal servicing costs.*
> *(a) Objectives*

(i) to minimize the cost of providing essential municipal services to the residents. This will be accomplished by planning controls which consider the long-term servicing costs of all developments.
(ii) to maintain the established rural character of the community. This will be accomplished by zoning controls which reduce land use conflicts, minimize the impact of development on traditional rural activities and place environmental concerns ahead of residential growth.
(iii) to provide for a variety of housing types which will meet the varied and evolving needs of the residents. This will be achieved through by-laws which set out the criteria for construction and maintenance standards of various types of accommodation.
(iv) to encourage seniors' facilities, group homes and affordable housing to meet the needs of the community. Mindful of the municipality's limited funds, this will be accomplished by zoning by laws rather than by direct or indirect subsidies.
(v) to monitor the changing housing needs of the community. This will be accomplished by periodic review of the community's demographics.
(vi) to minimize the cost of providing essential municipal services to the residents. This will be accomplished by planning controls which consider the long-term servicing costs of all developments.

The lots will be privately serviced, helping to minimize long-term municipal servicing costs in accordance with Objective (i) and (vi). By locating the lots along an existing municipal road in a manner consistent with the surrounding rural lot fabric, the proposal maintains the rural character of the area and avoids land use conflicts, as outlined in Objective (ii). The proposed consent also contributes to housing variety in the Township by modestly expanding the supply of rural residential lots, consistent with Objective (iii). Overall, the variance enables a form of development that is cost-effective, compatible with its context, and aligned with the OP's housing goals.

Single detached dwellings are a permitted use as per the Section 5.7.4 (i) of the OP. Section 5.7.4(ii)(a) further acknowledges that while the standard frontage requirement for rural residential lots is 76 metres, the municipality may consider reductions where the overall intent of the OP is maintained. In this case, the proposed lots exceed the minimum area requirement, are compatible with the surrounding lot fabric, and will be serviced privately, ensuring no additional burden on municipal infrastructure. As such, the requested reduction in frontage is consistent with the intent of the OP and supports well-integrated rural development.

Based on this review, it is our professional planning opinion that the proposed variance will maintain the general purpose and intent of the Official Plan.

Test #2: Is the general intent and purpose of the Zoning By-law maintained?

The site is zoned Rural (RU) in the Township of South Frontenac Zoning By-law Zoning By-law 2003-75. The purpose of these applications is to create two new rural residential lots. The consent will result in a total of three lots (two severed and one retained). A minor variance application is required to permit a reduced frontage for single detached residential uses. The following tables outlines the necessary variances required to facilitate the development.

Provision	Requirement	Retained Lot	Severed Lot #1	Severed Lot #2	Variance Required?
Rural (RU) Zone					
Permitted Uses	Single detached dwelling	Single detached dwelling	Anticipated single detached dwelling	Anticipated single detached dwelling	No
Minimum Lot Area	8000 m^2	Complies	+/- 10,400 m^2	+/- 10,420 m^2	No
Minimum Lot Frontage	**76 metres**	**64.6 metres**	**63.0 metres**	**63.0 metres**	**Yes**

Minimum Front Yard	20 metres	+/- 220 metres	To comply	To Comply	No
Minimum Rear Yard	10 metres	+/- 1,100 metres	To comply	To Comply	No
Minimum Interior Side Yard	3 metres	+/- 121 metres (West) +/- 95 metres (East)	To Comply	To Comply	No
Maximum Lot Coverage	20 %	+/- 0.049%	To Comply	To Comply	No
Maximum Building Height	11 metres	Complies	To Comply	To Comply	No

Minimum Frontage
Relief is requested to reduce the minimum frontage of each the severed and retained lots. The minimum frontage is proposed to be reduced from 76 metres to 64.6 metres for the retained lot, and 63.0 metres for both of the severed lots. This reduction in frontage is required to facilitate the consent, which will see a large, underutilized rural lot being developed in a manner which provides for two new lots and the potential to develop new single detached houses. The proposed frontages are consistent with the frontages of surrounding lots. Despite the proposed reduced frontage, the site will meet the lot area requirements and can accommodate a sufficient building footprint with all setback requirements. The proposed reduction in minimum frontage will not impact the functionality of the lots and will allow for the creation of new housing.

Based on this review, it is our professional planning opinion that the proposed variances maintain the general purpose and intent of the zoning by-law.

Test #3: Is the variance minor?
The assessment of whether a proposed variance is minor is not a mathematical calculation. Rather, the test is intended to assess the degree of any impact resulting from the proposed variance. The requested variance would be limited to the site, limiting the scope of any impacts. The property is in an area characterized by rural residential uses on varied lot sizes, with a range of lot frontages. The minor variance application will allow the severance and development of two new lots and two houses, where both the lot dimensions and building typology are consistent with those currently present in the surrounding area. Sufficient setbacks between residential dwellings and their associated private servicing will be maintained, thus the impacts to each existing and new proposed uses are minor as well.

Based on this review, it is our professional opinion that the proposed variances are minor in nature.

Test #4: Is the variance desirable for the appropriate development or use of the lands in question?
The proposed development aligns with the permitted uses for the lands in question. The approved variance will result in the redevelopment of an existing, underutilized rural residential parcel to create two new lots for residential development in accordance with the Township's goals for housing in the rural area. The surrounding area is characterized by alike rural residential developments with similar or reduced frontages. The subject site can support the proposed development, as demonstrated by several technical studies.

Based on this review, it is our professional planning opinion that the variances are desirable for the appropriate development of the site in question.

Conclusion

The applicant is seeking approval from the Township of South Frontenac to create two new lots from the subject site at 3629 Quinn Road East. The proposal consists of applications for consent to sever and a minor variance application to address reduced lot frontages on each of the severed and retained lots. The application will allow a form of appropriate rural residential development on the site which will complement the existing character of the area.

The minor variance application maintains the intent and purpose of the OP and zoning by-law, is minor in nature, and desirable for the appropriate development of the site in question. It is our opinion that the proposed applications for consent and minor variance are appropriate for the site and represent good land use planning. Should you have any questions or comments, please so not hesitate to contact us at 613.542.5454.

Respectfully submitted,

Elysia Ackroyd, MCIP RPP
Senior Planner
Fotenn Planning + Design

Tara McInnes
Planner
Fotenn Planning + Design

Appendix A

Ontario

AgriSuite

MDS I

General information

Application date
Nov 23, 2023

Municipal file number

Proposed application
Lot creation for a maximum of three non-agricultural use lots

Applicant contact information
Robert Pittman
James Pittman Construction
ON
905-320-5425
robertgregoryp@gmail.com

Location of subject lands
County of Frontenac
Township of South Frontenac
PORTLAND
Concession 3 , Lot 6
Roll number: 102908001013900

Notes
3629 Quinn Road - Consent Applications for the Creation of 2 Residential Parcels

4372 Road 38

Farm contact information
Bruce Cota
4372 Road 38
Harrowsmith, ON
k0h1v0
613-329-2679
brucecota1968@gmail.com

Location of existing livestock facility or anaerobic digestor
County of Frontenac
Township of South Frontenac
PORTLAND
Concession 3 , Lot 6
Roll number: 102908001013801

Total lot size
15.01 ac

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	6	6 NU	1500 ft²

Setback summary

Existing manure storage	V3. Solid, outside, no cover, >= 30% DM
Design capacity	6 NU
Potential design capacity	12 NU

Factor A (odour potential) 0.7
Factor B (design capacity) 173.33
Factor D (manure type) 0.7
Factor E (encroaching land use) 1.1

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	94 m (308 ft)
Actual distance from livestock barn	231 m (757 ft)
Storage base distance 'S' (minimum distance from manure storage)	No existing manure storage
Actual distance from manure storage	NA

Preparer signoff & disclaimer

Preparer contact information
Brittany Mulhern
Fotenn Planning & Design
4 Cataraqui St
ON
K7K 1Z7
161-354-2545 x232
mulhern@fotenn.com

4372 Road 38

Farm contact information
Bruce Cota
4372 Road 38
Harrowsmith, ON
k0h1v0
613-329-2679
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Roll number: 102908001013801

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Actual distance from manure storage	NA

Preparer signoff & disclaimer

Preparer contact information
Brittany Mulhern
Fotenn Planning & Design
4 Cataraqui St
ON
K7K 1Z7
161-354-2545 x232
mulhern@fotenn.com

Signature of preparer

Brittany Mulhern	Date (mmm-dd-yyyy)

Note to the user

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.

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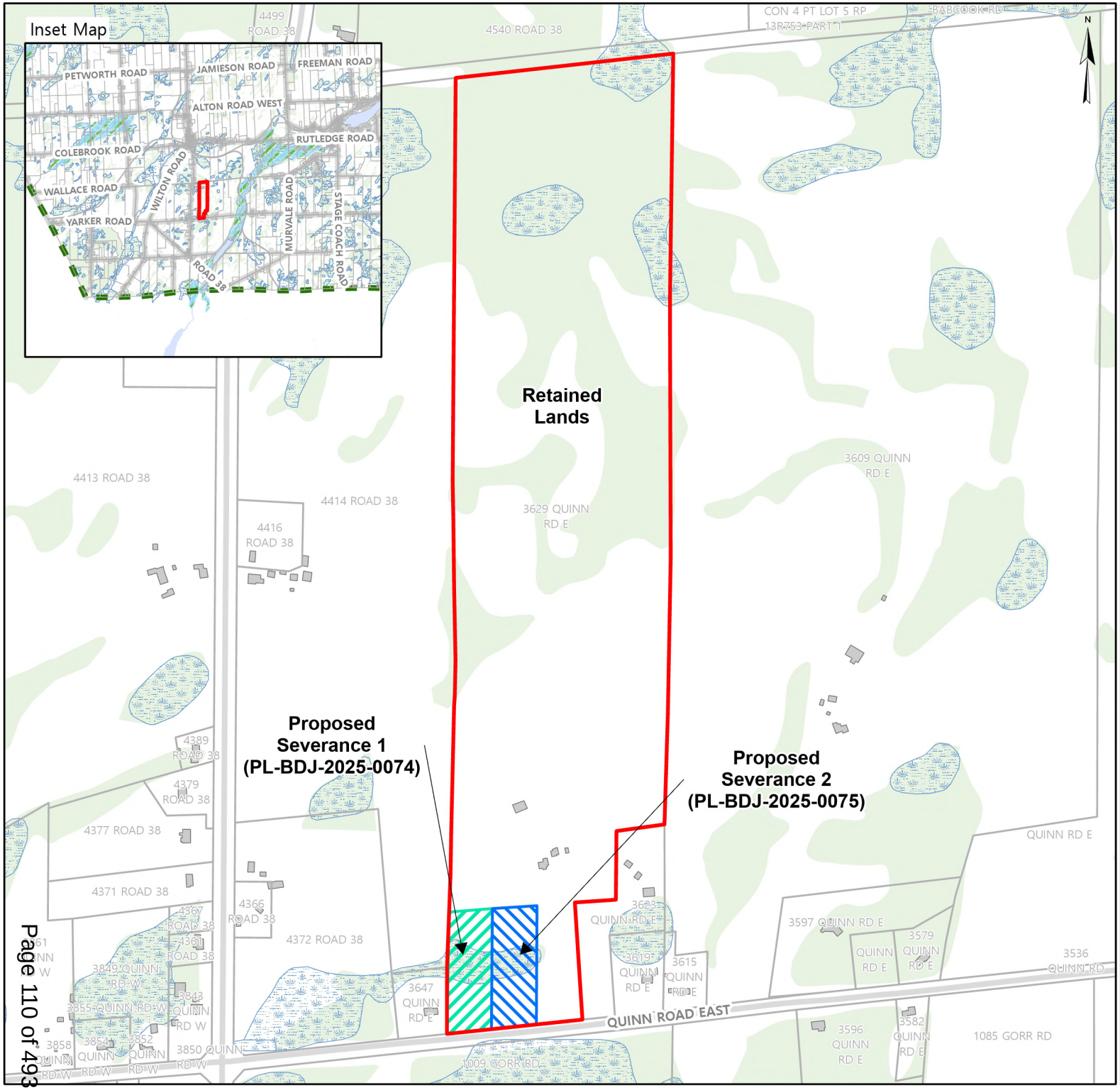

SOUTH FRONTENAC

PL-BDJ-2025-0074
PL-BDJ-2025-0075
PL-ZNA-2025-0076

(PITTMAN)
3629 QUINN ROAD EAST

Legend

- Subject Lands
- Proposed Severance (0075)
- Proposed Severance (0074)
- Wetland
- Wooded Area
- Lake Trout Lake - At Capacity
- Lake Trout Lake - Not at Capacity
- Non-Lake Trout Lake - At Capacity
- Waterbody
- Township Boundary
- Road

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While the County 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: 1:7,500

0 55 110 220 m

UTM Zone 18 NAD 83

Date: 2025-07-07

SITE INFORMATION

ZONING	Rural (RU) Zoning
SITE AREA	
Total Site Area:	38 ha (93.9 acres)
REQUIREMENTS	
Minimum Lot Area:	8,000 sq. m
Minimum Lot Frontage:	76 m
Minimum Gross Floor Area:	59 sq. m
Maximum Lot Coverage:	20%
SETBACKS	
Minimum Front Yard	20 m
Minimum Rear Yard	10 m
Minimum Interior Side Yard	3 m
Minimum Exterior Side Yard	10 m
Minimum Setback from HWM	30 m

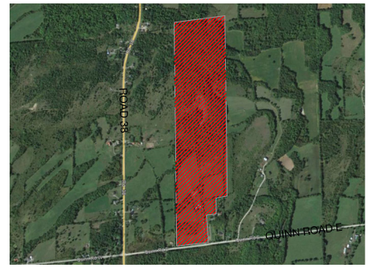
DEVELOPMENT STATISTICS

LOTS
Lot #01S = 1.05 ha
Lot #02S = 1.05 ha
Lot #03R = 35.89 ha

NOTES

1. The base plan (lot lines, existing roads and surrounding areas) is based on the area's Open Data, AG maps and aerial images. The site area is approximate and all dimensions need to be confirmed by a proper survey.

3629 QUINN ROAD EAST SOUTH FRONTENAC
CONCEPT PLAN



LEGEND

- PROPOSED BUILDING
- WETLAND
- WATER STREAMS
- PROPERTY BOUNDARY
- PROPOSED PROPERTY BOUNDARIES
- SETBACKS

No.	REVISION	DATE	BY
3	DRAFT	2025-06-20	ET
2	DRAFT	2022-09-27	YLD
1	DRAFT	2022-09-22	UMG

CLIENT
JAMES PITTMAN CONSTRUCTION

FOTENN Planning + Design
4 Cataraqui Street, Suite 315, Kingston ON K7K 1Z7
613.542.5454 www.fotenn.com

DESIGNED	ACJ/ET
REVIEWED	ET
DATE	2025-06-20

P1

Calculations

3609 Quinn Road E

Farm contact information
Kathy Huff
3609 Quinn Road E
Harrowsmith, ON
k0h1v0
613-372-1514

Location of existing livestock facility or anaerobic digestor
County of Frontenac
Township of South Frontenac
PORTLAND
Concession 3 , Lot 5
Roll number: 102908001013300

Total lot size
180.39 ac

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	10	10 NU	2500 ft²
Solid	Goats, Does & bucks (for meat; includes unweaned offspring)	100	12.5 NU	1500 ft²
Solid	Chickens, Layer hens (for eating eggs; after transfer from pullet barn), Floor Run	334	2.2 NU	334 ft²
Solid	Ducks, Muscovy	333 ft²	1.2 NU	333 ft²
Solid	Pheasants	333 ft²	1.2 NU	333 ft²

Setback summary

Existing manure storage **V3. Solid, outside, no cover, >= 30% DM**

Design capacity **27.2 NU**

Potential design capacity **81.7 NU**

Factor A (odour potential) **0.73**
Factor B (design capacity) **299.36**
Factor D (manure type) **0.7**
Factor E (encroaching land use) **1.1**

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	**169 m (554 ft)**
Actual distance from livestock barn	**506 m (1660 ft)**
Storage base distance 'S' (minimum distance from manure storage)	**No existing manure storage**
Actual distance from manure storage	**NA**

Hydrogeological Assessment
Quinn Road, Frontenac County, Lot 6, Concession 3

Prepared for:
Robert Pittman
3629 Quinn Road East
Harrowsmith, ON K0H 1V0

Prepared by:
BluMetric Environmental Inc.
1682 Woodward Drive
Ottawa, ON K2C 3R8

Project Number: 240360
July 30, 2025

BluMetric.ca

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Appendix B: Lab Certificates of Analysis
Appendix C: Aquifer Analysis
Appendix D: Nitrate Impact Assessment Calculations

1 Introduction

BluMetric Environmental Inc. (BluMetric®) was retained to conduct a hydrogeological assessment to support an application for a two-lot severance at 3629 Quinn Road East, Harrowsmith, Ontario (Roll #: 102908001013900). The site location is indicated in Figure 1. The proposed severances cover approximately 1.05 hectares each. The site is in a rural area (a municipal water supply and municipal wastewater treatment system is not available) and the proposed severances will be serviced by private residential water supply wells and individual onsite septic sewage systems. Test wells TW1 and TW2 were used as the test well on the western and eastern lots to be severed, respectively.

This study was conducted with regards to the following regulations and guidelines:

- Ontario Ministry of the Environment, Conservation and Parks (MECP) Procedure D-5-4, Technical Guideline for Individual On-Site Sewage Systems, Water Quality Impact Risk Assessment (MOEE, 1996).
- Procedure D-5-5, Technical Guidance for Private Wells, Water Supply Assessment (MOEE, 1996b).
- Ontario Water Resources Act, 1990. Ontario Regulation 903 (O. Reg. 903), 1990, Wells.

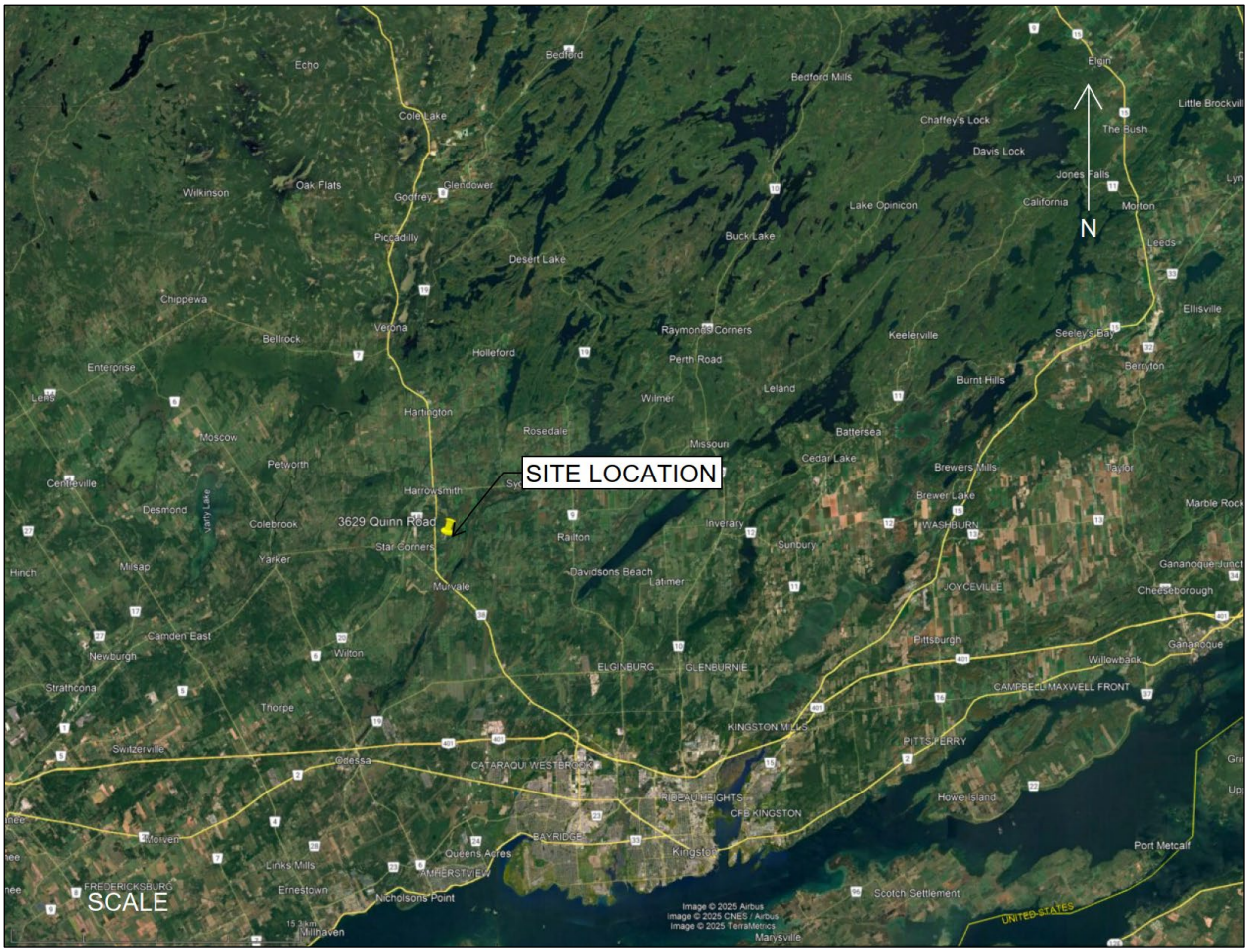

Figure 1: Site Location

1.1 Scope of Work

The scope of work of this assessment included the following components:

- Desktop review of background information (water well records, geological databases, hydrology information, topography, known water uses).
- Inspect the lot for shallow groundwater/surface water conditions.
- Conduct a 6-hour pumping test at two new dug wells (TW1 and TW2) and monitor water levels at the pumping wells during pumping and recovery. The 6-hour pumping test occurred during low recharge conditions between late June to early September. Test well recoveries could be measured over multiple days. Water levels from the well on the retained lot was monitored during the pumping test.

- Collect and submit groundwater samples at the end of the 6-hour pumping test from TW1 and TW2 for laboratory analysis of parameters outlined in the D-5-5 technical guidance in addition to organic nitrogen, phosphorus and metals. Water quality results were compared to Ontario Drinking Water Standards, Objectives and Guidelines.
- Analyse pumping test data to determine aquifer parameters.

1.2 Site Description

The site is located approximately 20 kilometres northwest of Kingston, Ontario along the northern side of Quinn Road east of County Road 38 (Figure 1). The site is comprised of gradually sloping open fields, forested areas wetland areas. The proposed lands to be severed include two 1.05 ha plots located in the south corner of the site. Residential development is proposed to take place on both lots and dug wells have been constructed for each.

1.3 Surrounding Land Use

Surrounding land uses within 500 m of the subject site are described below:

- **North**
  - Rural residential
  - Agriculture
  - Woodlot
- **East**
  - Rural Commercial (Sugar Shack)
  - Agriculture
  - Woodlot
  - Rural Residential
- **South**
  - Wetland
  - Woodlot
  - Quinn Road
- **West**
  - Rural Residential
  - Agriculture
  - County Road 38
  - Wetland
  - Woodlot

All existing development in the area are supported by the use of private individual water supply wells and onsite septic sewage systems. All neighbouring water supplies are derived from drilled wells while the onsite water supplies will be derived from dug wells (well records provided in Appendix A). The construction of dug wells was to obtain the best water quality and quantity as recommended to Robert Pittman by BluMetric.

1.4 Proposed Severances

The proposed severances involve the creation of 3 residential lots on 37.9 ha (Figure 1). The proposed severances are described as follows:

- Lot 1 (Severed A) – 1.05 ha, 63 metres of frontage, open field, existing dug well;
- Lot 2 (Severed B) – 1.05 ha, 63 metres of frontage, open field, existing dug well;
- Retained Lot – 35.89 ha, 64.6 metres of frontage open field and forested area, existing dug well.

2 Methodology

2.1 Background Information

A review of available background information was conducted including:

- MECP water well records;
- Topographic Databases;
- Ontario Geological Survey (OGS) online geology mapping databases;
- Ontario Natural Heritage Information Centre mapping database;
- County of Frontenac Interactive Mapping Online GIS Portal;
- Ontario Watershed Information Tool (OWIT).

2.2 Test Pitting

Four (4) test pits were advanced at the site as part of the investigation. The test pits (TP1 to TP4) were advanced by BluMetric to describe soil stratigraphy using a hand shovel on October 18, 2024, on each of the lots to be severed.

The soil profile at each test pit was logged by direct examination of the sides and bottoms of the test pits. Representative samples were collected in clean plastic bags. The test pit locations are shown on Figure 4.

2.3 Aquifer Testing

2.3.1 Test Wells

Two residential supply wells, A350546 and A350547, were constructed in 2023. Supply well A350546 was constructed and completed as a concrete cased dug well to a depth of 6.53 metres below ground surface (mbgs) by Frank's Drilling and Blasting LTD. Supply well A350547 was constructed and completed as a concrete cased dug well to a depth of 6.53 mbgs by Franks Drilling and Blasting LTD. Both test wells are situated along a topographic high and are advanced into bedrock as summarized in Table 1.

Table 1: Test Wells Summary

Well ID	Year of Installation	Depth to Bedrock (m)	Casing Depth (m)	Depth to Water Bearing Fractures (m)	Total Depth (m)
TW1 (A350546)	2023	1.4	6.53	3.0	6.53
TW2 (A350547)	2023	1.5	6.53	3.0	6.53

2.3.2 Observation Wells

One water well was selected for use as an observation well during a second aquifer test. Aquifer tests were conducted on August 7, 2024, and August 8, 2024, and are detailed in section 2.2.3. One observation well (dug well) is located on the retained lot however a well record is not available to verify the details of its construction. Data recording of water levels at pumping wells and observation wells commenced one day prior to pumping and terminated three days post pumping. The residents were asked to not use their wells during the time of the pumping test.

Table 2: Observation Wells

Well ID	Year of Installation	Depth to Bedrock (m)	Casing Depth (m)	Depth to Water Bearing Fractures (m)	Total Depth (m)
3629 Quinn Road (Dug well)	Unknown				

2.3.3 Aquifer Tests

BluMetric staff conducted the first six-hour, constant discharge aquifer tests at supply well A350546 on August 7, 2024, and at supply well A350547 on August 8, 2024. Each well was pumped at a rate of 25 L/min for 360 min with a combined total of 18,000 litres of groundwater pumped from the aquifer. The testing program included observation of three wells (the pumping well and two observation wells) for each pumping test as required by Ontario Guideline D-5-5 for land parcels of 15 ha or less.

A second 3.5-hour constant discharge aquifer test was completed on October 3, 2024, by BluMetric staff. The second test included the pumping of one test well (A350547) at a rate of approximately 41 L/min. A combined total of 8,610 litres was pumped during the second pumping test.

Water levels were recorded during aquifer testing by manual methods (water level sounding meters) and with pressure transducer/datalogger units (Solinst Level Logger™). Post pumping observation was acquired with pressure transducers for a minimum of 24 hours to assess groundwater recharge. Results of the aquifer tests are provided in Section 3.4.6.

2.4 Water Sampling

All wells were disinfected prior to the six-hour constant rate discharge pumping and any subsequent resampling event by shock chlorination. A water sample was collected in laboratory provided containers at the end of each aquifer test and placed immediately into a cooler with ice and transported to Caduceon laboratory in Kingston, a CALA accredited laboratory. Samples were analyzed for the list of chemical and microbiological parameters specified in Procedure D-5-5 (MOEE, 1996b). Further sampling of well A350547 was carried out on October 3, 2024, December 2, 2024, and December 9, 2024, to confirm microbiological parameters following initial exceedances in TW2. Laboratory certificates are appended in Appendix B.

Field measurements for temperature, pH, conductivity, and oxidation reduction potential (ORP) were carried out using a YSI™ Professional series multimeter. Free chlorine residual and turbidity measurements were collected using a Hanna HI93414 calibrated to 1.0 mg/L chlorine solution and turbidity standards of <0.1 and 15 NTU. Colour measurements were collected using a Hanna 96727 calibrated with 0 and 250 PCU standards.

Microbiological quality sampling was conducted after the free chlorine residual concentration reduced to non-detectable or below the instrument's limit of detection of 0.01 mg/L.

2.5 Well Owner Interviews

A standard well owner interview form was sent to the neighboring property owners along Quinn Road prior to conducting the pumping tests. The well-owner interview form requests details from neighboring water well users regarding well water quality and quantity and onsite wastewater treatment systems. All of the solicited neighboring water well users declined to fill out the interview form.

3 Geology and Hydrogeology

3.1 Site Physiography and Drainage

The Site is geographically situated within two catchments. The western and northern parts of the Site are situated within the Wilton Creek-Little Creek Napanee River Catchment, while the southern and eastern parts of the site are situated within the Millhaven Creek Catchment (OWIT, 2024). Surface water drainage at the Site is diverted to a ditch located on the south end of the site. The northern part of the site drains south towards the ditch, while the southern end of the site (including the lots to be severed) drains north towards the ditch. This ditch then flows east-northeast towards Millhaven Creek.

3.2 Surficial Geology

Four (4) shallow test pits (TP1 to TP4) were advanced using a hand shovel by BluMetric on October 18, 2024. Test pit locations are indicated on Figure 4. The following is a summary of stratigraphy encountered at the test pit locations.

TP1	(hand excavated using a shovel)
0-0.23 m	brown, SILTY TOPSOIL with some organics
0.23 to 0.53 m:	dry, brown SILTY CLAY with some gravel
	Sample taken from 0.23 to 0.53 m
	Test pit was terminated at 0.53 m (bedrock refusal)
	No groundwater was observed in test pit

TP2	(hand dug using a shovel)
0-0.23 m	brown, SILTY TOPSOIL with some organics
0.23 to 0.63 m:	dry, brown/grey SILTY CLAY with some gravel
0.63 to 0.66 m:	damp, grey CLAY with some black sand
	Sample taken from 0.23 to 0.63 m
	Test pit was terminated at 0.66 m (bedrock refusal)
	No groundwater was observed in test pit

TP3	(hand excavated using a shovel)
0-0.2 m	TOPSOIL with some organics
0.2 to 0.41 m:	dry, brown CLAYEY SILT/SAND with trace gravel
	Sample taken from 0.20 to 0.41 m
	Test pit was terminated at 0.41 m (bedrock refusal)
	No groundwater was observed in test pit

TP4	(hand excavated using a shovel)
0-0.2 m	TOPSOIL with some organics
0.2 to 0.35 m:	dry, brown SILTY SAND with trace gravel
	Sample taken from 0.20 to 0.35 m
	Test pit was terminated at 0.35 m (bedrock refusal)
	No groundwater was observed in test pit

The Ontario Geological Survey (2024) classifies the site as exposed bedrock with areas of less than 1.0 m of drift consisting of clay, silt, sand, gravel, and diamicton.

Well records for test wells TW1 and TW2 indicate that bedrock was encountered between 1.4 m and 1.5 m bgs at both locations. Soils stratigraphy on both well records show topsoil from ground surface to 0.3 m bgs followed by loam from 0.3 m bgs to bedrock at approximately 1.5 m bgs. Descriptions of soil stratigraphy at test pits TP1 to TP4 are generally consistent with the findings of the water well records search where overburden thickness varies between 0 m to 2.4 m.

3.3 Bedrock Geology

Geological mapping information from the OGS Earth website (OGS, 2024) shows that the site is located within a sequence of horizontally bedded Ordovician carbonate sedimentary rocks. The uppermost bedrock unit is the Shadow Lake Formation which is of Ordovician age. The bedrock is

described as limestone and dolostone (towards base). The site is in an area of inferred karst as determined by the OGS Karst mapping layer (OGS, 2024).

3.4 Hydrogeology

An unconfined water table does not appear to exist in the overburden unit as evidenced by the test pits which remained dry over two days after their excavation. Drainage / infiltration within the overburden unit is expected to be influenced by topography and is inferred to have an easterly component towards Millhaven Creek.

The primary water supply aquifer in the vicinity of the site occurs within the horizontally bedded Ordovician carbonate sedimentary bedrock. The bedrock aquifer has water bearing fracture zones (i.e., horizontal bedding plane fractures) that occur between sedimentary layers of bedrock. Permeability within these strata is controlled by fractures. The primary porosity (i.e. the 'primary fracture network') is associated with horizontal bedding plane fractures. A secondary porosity is associated with subvertical fracturing. The direction of regional groundwater flow in bedrock at the site is inferred to be to the to the east-northeast towards Millhaven Creek.

Information from the Ontario Source Protection Atlas, (MECP, 2023) website indicates that the site is:

- Not within a wellhead protection area;
- Is not within an intake protection zone;
- Is not within an issue contributing area;
- Is not within a significant groundwater recharge area;
- A highly vulnerable aquifer does not occur beneath the site.

3.4.1 Water Well Records

A total of 8 MECP water well records from the MECP Water Well Information System (WWIS; MECP, 2024) were reviewed (individual well records are provided in Appendix A). Wells selected within 500 m of the proposed severance are depicted on Figure 3 and summarized in Table 3. It should be noted that that well record locations are based on the database coordinates and may be subject to varying degrees of error. Well depths, overburden thickness, depth of casing, aquifer interception points and well yield related information were reviewed in detail and included Table 3. The review of water well records within 500 m of the subdivision provided the following relevant information:

- Depth to bedrock varies from 0 m bgs to 2.4 m bgs;
- Bedrock is reported as shale and/or limestone in all of the well records;
- Static water levels in the identified water wells range from 0.3 mbgs to 21.0 mbgs;
- The only dug wells in the MECP WWIS 500 m map area are those constructed at the Site;
- One of the 8 wells identified in the MECP WWIS were dry at the time of construction;
- Reported well pumping rates for drilled wells range from 0 L/min to 23 L/min;
- Six of the records produced water described as “clear”;
- The well record for supply well A350546 indicates: a depth of 6.53 mbgs; a test pumping rate of 178 GPM (675 L/min); and an approximate reserve of 34,000 L;
- The well record for supply well A350547 indicates: a depth of 6.53 mbgs; a test pumping rate of 178 GPM (675 L/min); and an approximate reserve of 34,000 L.

Table 3: Summary of MECP Water Well Records

MECP Water Well Record Summary											
Well Record ID	Depth to Bedrock (m)	Overburden Material	Total Depth (m)	Bedrock Material	Casing Depth (m)	Depth to Water Bearing Zone(s) (m)	Static Water Level (m)	Drawdown after Drillers Pumping Test (m)	Recommended Pumping Rate (L/min)	Dug/Drilled	Comments
2203354	0.0		41.1	Limestone	3.0	30.5	18.3	41.1		Drilled	Clear
2204349	0.6	Loam	10.4	Limestone	2.1	2.4	3.0	9.4	14	Drilled	Cloudy
2205784	2.4	Brown Loam	36.6	Limestone	6.7	14.0	5.2	36.6	0	Drilled	Clear
2205787	0.9	Brown Loam	20.4	Limestone	2.1	2.1	0.3	20.4	23	Drilled	Clear
2210419	0.3	Brown Loam	33.5	Limestone	2.4	2.7	0.9	33.5	23	Drilled	Clear
2211332	2.0	Clay	25.6	Limestone	6.7	25.0	15.2			Drilled	Untested
2212789	0.3	Loam / Gravel	9.1	Shale / Limestone	7.3	7.3	5.5	9.1	18	Drilled	Clear
2214857	0.0		24.7	Shale / Limestone	7.6	22.6	21.0	22.9	0	Drilled	Clear

Taken collectively this information shows that the wells in the area can provide a suitable water supply. A review of the MECP Permit to Take Water (PTTW) database was carried out within a 5 km radius of the site. PTTW information was obtained directly from the MECP interactive GIS system (MECP, 2024b). No permits were identified within the search area.

3.4.2 Potential Sources of Contamination

The following potential onsite sources of contamination at the site were identified (Drage, 2022):

- The proposed parcels to be severed have historically been used for agricultural purposes based on aerial imagery, namely the growing and harvesting of hay, which may have necessitated the use of nutrients (nitrogen and phosphorus) as an agricultural practice.
- Dug wells are vulnerable to shallow groundwater contaminants originating from agricultural practices (fertilizers, livestock), the application of road salt, and septic system effluent.
- Groundwater in dug wells often contains microbial contaminants because the short groundwater flow paths do not allow microbes to be removed by natural filtration within the aquifer.
- Dug wells are also prone to elevated concentrations of decomposed plant matter within soil and organic carbon.

The following potential offsite sources of contamination were identified:

- Agricultural activities at neighbouring may be a source of nutrients (nitrogen and phosphorus).
- Application of road salt along Quinn Road East is expected to have caused some limited impacts to the area immediately bordering the road and ditches. No onsite impact is expected as a result of road salt application activities.

3.4.3 Hydrogeological Sensitivity

The subject lands are within an area mapped as ‘inferred karst’ as determined by the OGS Karst mapping layer (OGS, 2023). No obvious karst traits were found based on review of local Lidar data for the site; therefore a site-specific karst assessment was not deemed necessary.

The water well records show that the overburden thickness within 800 m of the subject property varies from 0 to 2.4 m and has an average thickness of 0.8 m. The overburden material is primarily described in well records as loam. The well record for test well TW1 shows that the depth to bedrock is 1.4 m and the well record for test well TW2 shows that depth to bedrock is 1.5 m. The onsite test

pits varied in depth from 0.35 to 0.66 mbgs and the material encountered was silty clay and silty sand.

The most suitable source of potable groundwater for the proposed lot is the bedrock aquifer. The thin overburden layer will not provide any degree of isolation between bedrock and effluent from the septic systems which are proposed for the lots to be severed. Based on the terrain analysis findings, the site is considered to be hydrogeologically sensitive due to thin soils, so protective measures (extra depth of well casing and extra setback between wells and septic beds) are discussed and recommended in Sections 5 and 6. Mitigative measures for protection of water quality include imposing a minimum 45 m separation distance between well and septic system and mandating well water quality treatment with ultraviolet (UV) light disinfection.

3.4.4 Groundwater Quality

The severed lots are proposed to be serviced by dug wells. Water quality was assessed at both the western lot (via test well TW1) and eastern lot (via test well TW2) to be severed. Laboratory analytical results from the groundwater samples collected at the end of the 6-hour pumping test at test wells TW1 and TW2 along with field measurement data are summarized in Table 4. Laboratory certificates of analysis are included in Appendix B.

A review of the analytical data summarized in Table 4 indicates that all tested water quality parameters were below the health and aesthetic related ODWSOG with the exception of the following:

Well A350546 (TW1)

- Sodium
- Hardness
- Total Dissolved Solids

Well A350547 (TW2)

- Escherichia Coli
- Total Coliforms
- Fecal Coliforms
- Hardness
- Total Dissolved Solids

Hardness - Hardness was reported at 237 mg/L in well A3350546 (TW1), and 286 mg/L in well A350547 (TW2), both exceeding the ODWSOG OG of 80-100 mg/L. Hardness is caused by dissolved calcium and magnesium and is expressed as the equivalent quantity of calcium carbonate. Hardness levels below 500 mg/L in drinking water are considered generally acceptable for most domestic purposes and can be treated using a conventional water softener system. Softening using a domestic water softener increases the sodium level in drinking water.

Total Dissolved Solids - The average TDS concentration measured of the two groundwater samples collected as part of this study is 627 mg/L. The analytical results for TDS at test wells TW1 and TW2 were measured to be 731 mg/L and 522 mg/L, respectively, both of which exceed the aesthetic objective (AO) limit. TDS is a measure of the inorganic substances dissolved in water. The principal constituents of TDS are chloride, sulphates, calcium, magnesium, and bicarbonates. The effects of TDS on drinking water quality depend on the levels of the individual components. Excessive hardness, taste, mineral deposition, or corrosion are common properties of water with elevated TDS. Water with a TDS concentration above 500 mg/L may not be palatable. Procedure D-5-5 does not provide a treatability limit for TDS, but it does require a written rationale that corrosion, encrustation, or taste problems will not occur.

A Langelier Saturation Index (LSI) and Ryznar Stability Index (RSI) of 0.83 and 6.4, respectively, was calculated from the water quality results indicating the water is supersaturated with respect to calcium carbonate (CaCO3) and scale forming may occur. Water softening, already recommended for hardness, will remove calcium in the water supply and reduce the potential for mineral deposition and corrosion to plumbing fixtures.

Sodium - Sodium concentrations are reported at 217 mg/L in test well TW1 and 108 mg/L in in test well TW2. A concentration exceeding 20 mg/L is to be reported to the local Medical Officer of health so that this information can be communicated to local physicians for their use with patients on sodium restricted diets. Potassium chloride can be used in place of sodium chloride to reduce the sodium content in water softening applications. Measured sodium levels exceed the ODWSOG aesthetic objective guideline of 200 mg/L. It is recommended that an under-the-counter reverse osmosis system be installed inside the future dwellings for individuals with sodium restricted diets.

Total and Fecal Coliforms, Escherichia Coli – The analytical results for total coliforms, fecal coliforms and Escherichia coli measured in the groundwater sample collected from test well TW2 on August 7th, 2024, were above the ODWSOG limit (between 15 and 22 counts / 100 mL). Procedure D-5-5 indicates that the ODWSOG limit for total coliforms, fecal coliforms and Escherichia coli is used as an indicator of inadequate disinfection within distribution systems. For private water wells the MECP

and Health Units have historically used the limit of <5 counts /100 mL in the absence of a chlorine residual as indicating acceptable water quality concerning total coliforms, and D-5-5 indicates total coliform counts of less than 6 per 100 ml are acceptable.

A second groundwater sample was collected by BluMetric from test well TW2 on October 3rd, 2024, at the end of a 4-hour pumping test and was analyzed for microbiological parameters. Laboratory analytical results of the collected groundwater sample show the absence of total coliforms and other measured microbiological parameters, as summarized in Table 4, satisfying the ODWSOG. Two (2) additional groundwater samples were collected on December 2nd and December 9th, 2025, by the property owner at 3629 Quinn Road East via grab sampling methods to confirm the previous sampling results. Laboratory analytical results of the collected groundwater sample continued to show the absence of total coliforms and other measured microbiological parameters, as summarized in Table 4.

Table 4: Summary of Groundwater Analytical Results

Parameter	*Units*	*RDL*	*ODWSOG*	TW1	TW2	TW2	TW2	TW2
				6 hours	6 hours	03-Oct-24	02-Dec-24	09-Dec-24
Microbiological Parameters (Health)								
Escherichia Coli	ct/100 mL	0	0[MAC]	0	**15**	0	0	0
Total Coliforms	ct/100 mL	0	0[MAC]	0	**22**	0	0	0
Fecal Coliforms	ct/100 mL	0	not specified	0	**15**	0	-	-
Chemical Parameters (Health)								
Fluoride	mg/L	0.1	1.5[MAC]	0.7	0.2	-	-	-
Turbidity (Lab)	NTU	0.1	5 [AO]	1.2	0.1	-	-	-
N-NO2 (Nitrite)	mg/L	0.1	1[MAC]	<0.05	0.06	-	-	-
N-NO3 (Nitrate)	mg/L	0.1	10[MAC]	0.29	0.71	-	-	-
Sodium	mg/L	1	20[MA] / 200[AO]	**217**	108	-	-	-
Manganese	mg/L	1	0.05[AO]	0.014	0.003	-	-	-
Arsenic	mg/L	1	0.01 [new MAC]	0.0005	0.0003	-	-	-
Boron	mg/L	1	5 [IMAC]	2.28	1.17	-	-	-
Uranium	mg/L	1	0.02 [MAC]	0.00063	0.0006	-	-	-
Chemical Parameters with Aesthetic Objectives/ Operational Guidelines								
N-NH3 (Ammonia)	mg/L	0.02	not specified	1.47	2.21	-	-	-
pH	no units	1	6.5-8.5[AO]	8.10	7.95	-	-	-
Hardness as CaCO3	mg/L	1	100[OG]	**237**	**286**	-	-	-
Alkalinity (as CaCO3)	mg/L	5	500[OG]	349	302	-	-	-
TDS (COND - CALC)	mg/L	1	500[AO]	**731**	**522**	-	-	-
Calcium	mg/L	1	-	55.8	74.6	-	-	-
Chloride	mg/L	1	250[AO]	82.8	55.3	-	-	-
Colour	TCU	2	5[AO]	<2	<2	-	-	-
Conductivity	uS/cm	5	-	1350	979	-	-	-
DOC	mg/L	0.5	5[AO]	3.9	3.1	-	-	-
Hydrogen Sulphide	mg/L	0.01	0.05[AO]	<0.01	<0.01	-	-	-
Sulphate	mg/L	1	500[AO]	247	143	-	-	-
Tannin & Lignin	mg/L	0.1	-	<0.5	<0.5	-	-	-
Magnesium	mg/L	1	-	23.7	24.2	-	-	-
Potassium	mg/L	1	-	20.8	15.6	-	-	-
Iron	mg/L	0.03	0.3[AO]	0.015	0.008	-	-	-
Manganese	mg/L	0.01	0.05[AO]	0.014	0.003	-	-	-
Field Parameters								
pH	no units	0.01	6.5-8.5[AO]	7.63	7.43	-	-	-
Chlorine Residual	mg/L	0.01	non detectable	0	0	-	-	-
Conductivity	uS/cm	0.1	-	1297	942	-	-	-
Turbidity	NTU	0.01	5 [AO]	0.26	0.15	-	-	-
Colour	TCU	10	5[AO]	0	0	-	-	-
Temperature (°C)	oC	0.1	-	-	-	-	-	-

Notes:
Bold and shaded indicates results exceed criteria
RDL - Reported Detection Limit
'-' – Not Tested/Reported
Hydrogen Sulphide is reported as a calculated value based on the Sulphide concentration determined by colorimetric method.
MA = Medical officer of health advisory if sodium exceeds 20 mg/L. Sodium AO is 200 mg/L
Ontario Ministry of Environment (MOE), 2003/2022. Ontario Drinking Water Standards, Objectives and Guidelines (ODWSOG) (June 2003). As amended.

3.4.5 Groundwater Quantity

As part of the 6-hour pumping tests, test wells TW1 and TW2 were pumped by BluMetric on August 7 and August 8, 2024, at a constant rate of 20.5 L/min continuously over a period of six hours. Pressure transducer/datalogger were installed inside the dug wells at the retained lot on 3629 Quinn Road to measure groundwater interference during pumping of test well TW1 and TW2. A summary of the water levels measured over the course of the 6-hour pumping tests is included in Table 5 and Table 6.

Table 5: Summary of Measured Groundwater Levels During Pumping Test (TW1)

Test Well ID	Depth to Bedrock (mbgs)	Borehole Depth (mbgs)	07-Aug-24		08-Aug-24	12-Aug-24
			Static Water Level (mbtoc)	Water level at end of 6-hr pumping test (mbtoc)	Water Level After 24-hr Recovery (mbtoc)	Water Level After 96-hr Recovery (mbtoc)
TW1	1.40	6.53	1.46	1.68	1.53	1.17

Table 6: Summary of Measured Groundwater Levels During Pumping Test (TW2)

Test Well ID	Depth to Bedrock (mbgs)	Borehole Depth (mbgs)	08-Aug-24		09-Aug-24	12-Aug-24
			Static Water Level (mbtoc)	Water level at end of 6-hr pumping test (mbtoc)	Water Level After 24-hr Recovery (mbtoc)	Water Level After 96-hr Recovery (mbtoc)
TW2	1.50	6.53	1.57	1.76	1.49	1.22

As shown in Table 5 and Table 6, the static water levels prior to the start of the 6-hour pumping test at test wells TW1 and TW2 was 1.46 m btoc and 1.57 m btoc, respectively. Water levels at test well TW1 and TW2 prior to pump shutoff after 6 hours of pumping were 1.68 m btoc and 1.76 m btoc, respectively. Based on these water level measurements, total drawdowns of 0.22 m and 0.19 m were observed at the end of the 6-hour pump tests. Based on static water level measurements and well depths shown on the well records (recommended pump depths were at the bottom of the well), test wells TW1 and TW2 have available drawdowns of 5.07 m and 4.96 m, respectively. At the end of the 6-hour pumping test, test wells TW1 and TW2 had approximately 96% of the initial water column remaining above the pump.

As shown in Table 5 and Table 6, water levels at test wells TW1 and TW2 had recovered to 1.53 m btoc and 1.49 m btoc approximately 24 hours following pump shutoff, indicating that both test wells recovered to approximately 68% and 142%, respectively, of the initial static water levels measured immediately before the start of the 6-hour pumping test. Recovery water levels above 100% four (4) days after pump shutoff are likely due to a combination of precipitation (13.2 mm and 20.8 mm of precipitation was measured at the Environment Canada weather station in Hartington, Ontario, on August 8th and 9th, respectively, located approximately 5 km from the site) and/or natural variations in water levels.

A summary of measured water levels at observation wells that were monitored during the two six-hour pumping tests is included in Table 7.

Table 7: Observation Well Responses

Pumping Well	Observation Well	Radial Distance (m)	Drawdown After 1 hour (m)	Drawdown After 2 hours (m)	Drawdown After 6 hours (m)
TW1 (6-hr test)	TW2	100	0.02	0.04	0.11
	3629 Quinn Road	190	0.01	0.02	0.08
TW2 (6-hr test)	TW1	100	0.02	0.03	0.09
	3629 Quinn Road	120	0.03	0.04	0.1

As shown in Table 7, the worst-case drawdown observed after 6 hours of continuous, constant rate pumping at a rate of 20.5 L/min was 0.11 m. As per procedure D-5-5, discussed in more detail below, the daily water demand for a 4-bedroom dwelling is 2,250 L/day, which represents drawdown exhibited after approximately 2 hours of continuous pumping at a rate of 20.5 L/min (0.04 m based on Table 7). The Canadian Mortgage and Housing Corporation's Household Guide to Water Efficiency (CMHC, 2000, revised 2014), also discussed in more detail below, indicates that the average daily residential water use in Ontario is 1,125 L/day for a four-bedroom house, which represents drawdown exhibited after approximately 1 hours of continuous pumping at a rate of 20.5 L/min (0.03 m based on Table 7). Based on the worst-case drawdowns observed in neighboring water wells after 1 hour (0.03 m) and 2 hours (0.04 m) of the constant rate pumping test, which are representative of daily water use scenarios of the future dwellings on the proposed lots to be severed, negative impacts associated to well interference are not anticipated.

As summarized in Table 8, the amount of groundwater pumped out of test wells TW1 and TW2 over the course of the 6-hour pumping test was approximately 7,358 L per well. Based measured drawdowns of 0.22 meters and 0.19 meters at the end of the 6-hr pumping test, the calculated volume of water pumped from test wells TW1 and TW2 were approximately 7,362 L and 7,351 L,

respectively, assuming that both test wells are cylindrical and have casing radiuses of 0.46 meters. It is also assumed that both test wells have additional groundwater storage outside the immediate vicinity of the casing (representing the dug well excavation that was backfilled with porous sand/gravel) that extends to a radius of approximately 3.2 meters. Based on a 24-hr recovery of 0.15 meters and 0.27 meters, the calculated volume of water produced by test wells TW1 and TW2 over a 24-hr period was calculated to be approximately 4,967 L and 10,331 L, respectively.

Table 8: Water Volumes Produced in Test Wells TW1 and TW2 During Recovery (6-hr Pumping Test)

Test Well ID	Volume of Water Pumped During 6-hr Pumping Test (L; Flowmeter)	Calculated Volume of Water Pumped During 6-Hour Pumping Test (L)	Height of Water Column Recovery After 24 hrs (m)	Volume of Water Produced After 24-hrs of Recovery (L)
TW1	7358	7362	0.15	4967
TW2	7358	7351	0.27	10331

* Calculated volumes assume both test wells are cylindrical, have casing radiuses of 0.46 m and additional water storage extending to a radius of 3.2 m.

Analyses of the 6-hour pumping test conducted on test well TW1 were conducted using AquiferTest 10.0 software in order to estimate aquifer parameters. Aquifer parameters were calculated using the Theis (1935) method for an unconfined aquifer as summarized in the table below. Appendix C includes pumping test analysis reports for drawdown and recovery phases of the pumping test for the pumping well and selected observation wells.

Table 9: Summary of Transmissivity, Hydraulic Conductivity, and Storativity

Well	Type	T (m^2/d)			K (m/s)	S
		Drawdown	Recovery	Mean	Mean	
TW1	Pumping Well	-	$4x10^1$	$4x10^1$	$8x10^{-5}$	-
TW2	Observation Well	$2x10^1$	$5x10^1$	$3x10^1$	$1x10^{-4}$	$6x10^{-4}$
3629 Quinn Road	Observation Well	$3x10^1$	$4x10^1$	$3x10^1$	$1x10^{-4}$	$2x10^{-4}$
Mean				$3x10^1$	$9x10^{-5}$	$4x10^{-4}$

The calculated aquifer parameters for pumping well TW1 and observation wells TW2 and 3629 Quinn Road are similar to published literature values for coarse/medium sand (Domenico and Schwartz, 1990), however values are likely representing a composite of fractured limestone and gravel, consistent with the construction materials of dug wells.

In order to calculate the productive capacity of test wells TW1 and TW2, the Farvolden (1959) method was used to estimate a sustainable pumping rate for 20 years without exceeding the available drawdown in the test wells. The Farvolden (1959) method is defined by the following equation:

$$Q_{20} = 0.68 * T * H_A * 0.7$$

Where:
T = Transmissivity (m^2/day)
H_A = Available drawdown (m)
Q_{20} = 20-year safe yield

Using a mean transmissivity value of $3x10^1$ m^2/d and an available drawdown of 5 m, the Farvolden (1959) method suggests that the test wells can sustain a 20-year safe yield pumping rate of 71.4 m^3/day, or 50 L/min.

The suitability of test wells TW1 and TW2 to supply an adequate amount of water for the proposed severances was assessed using the methodology provided in MECP Procedure D-5-5 (MOEE, 1996), which indicates the number of people per dwelling is the number of bedrooms plus one. For the purpose of this study, it is assumed that future residences on the proposed severances will be a four-bedroom single family homes, therefore the number of persons residing in each residence is assumed to be five. Procedure D-5-5 indicates the minimum 'per-person water requirement' is 450 L/day, which is 2,250 L/day per dwelling.

Procedure D-5-5 also indicates that 'peak demand' is assumed to occur over a 120-minute period and is to be based on a per person usage rate of 3.75 L/min during that period. Using this information, the 'peak demand rate' per four-bedroom house is 3.75 x 5 = 18.75 L/min for a total of 2,250 L over a 120-min period. The pumping rate used for the pumping tests at TW1 and TW2 was 20.5 L/min therefore a total of 7,358 L was pumped from each test well in 360 mins and still had approximately 96% of the initial water column remaining above the pump. The Farvolden (1959) method, calculated using measured aquifer parameters of the test wells, also suggests that the test wells can sustain a 20-year safe yield pumping rate of 50 L/min. Based on the recovery data measured during the two 6-hr pumping tests, test wells TW1 and TW2 can supply between 4,967 L and 10,331 L of groundwater over a 24-hr period for domestic use.

Based on this information, both test wells can satisfy the requirements to accommodate both daily and peak water demand requirement for a four-bedroom house based on the D-5-5 procedure (2,250 L/day per dwelling).

The Canadian Mortgage and Housing Corporation's Household Guide to Water Efficiency (CMHC, 2000, revised 2014) indicates that the average daily residential water use in Ontario is 225 L per person per day (1,125 L/day for a four-bedroom house). Current Ontario Building Code requirements (OBC, 2012) for water conservation specify that toilet and shower consumption must now comply with lower use requirements (OBC Table 7.6.4.2.A & B and Table 7.6.4.1). Based on the new requirements, toilet water demand is assumed to be 4.8 L/flush. Shower consumption is assumed to be 7.6 L/min. Toilet use accounts for approximately 25% of total domestic water use, and shower use accounts for approximately 20% (CMHC, 2014). The OBC efficiencies will result in an average per person domestic water usage of 163 L/day. This suggests that the daily household water demand could often be less than 815 L/day.

4 Development Considerations

4.1 Water Treatment

The new severed lots will be serviced by dug wells therefore the following water treatment items are recommended:

- Pre-filtration (25 and/or 10 micron and 5 micron) followed by absolute filtration to less than 1 micron prior to ultraviolet (UV) sterilization.
- UV sterilization with a National Sanitation Foundation (NSF) Class-A (NSF, 2019) device.
- Under-the-counter reverse osmosis system be installed inside the future dwellings for individuals with sodium restricted diets.

Since filtration and disinfection both contribute to the removal or inactivation of waterborne pathogens, both treatment processes are recommended, along with a service contract with a qualified contractor to ensure the on-going maintenance and performance of the water treatment system.

The water within the overburden aquifer has elevated hardness. Installation of a residential grade water softener would reduce the concentrations of hardness and extend the lifespan of the UV sterilization system. Conventional water softeners introduce sodium into the water supply.

The concentration of sodium in the water supply already exceeds the 'medical notification limit' of 20 mg/L for people on a sodium reduced diet, so a conventional water softener is not recommended. Softening using potassium chloride salt rather than sodium chloride salt can be used to eliminate additional sodium intake from softened drinking water. Sodium can also be removed from drinking water by using reverse osmosis or by distillation.

4.2 Testing of Treated Water

Treated water from the proposed dug wells for the proposed two-lot severance should be tested on a regular basis for bacteriological parameters. Free microbiological testing for water wells is available through Public Health Ontario. Details regarding sample bottle pickup and sampling procedures can be accessed at the Eastern Ontario Health Unit website (https://eohu.ca/en/my-environment/well-water-testing). Sampling should be conducted at a minimum of two times per year, at times when the risk of contamination of the drinking water source is the greatest, (e.g. early spring after the thaw, after an extended dry spell, and/or following heavy rain/flooding).

4.3 Wastewater Treatment and Disposal

MECP's Procedure D-5-4 (MOEE, 1996) provides a methodology for assessing the risks associated with individual onsite sewage systems. Developments consisting of lots which average 1 hectare (with no lot being smaller than 0.8 hectares) may not require a detailed hydrogeological assessment if it can be demonstrated that the area is not hydrogeologically sensitive. The lot sizes of the proposed lots to be severed are approximately 1.05 hectares each. The site is also considered hydrogeologically sensitive due to thin overburden and is located within an area mapped as 'inferred karst', therefore an assessment of the potential impact of effluent from a wastewater treatment system (i.e., a nitrate dilution calculation) was conducted.

The assessment is based on a reasonable estimate of groundwater recharge by infiltration from precipitation. The method relies on estimates of evaporation, evapotranspiration, infiltration and runoff and inputs regarding surficial soil type, vegetative ground cover and topography. A nitrate effluent concentration of 40 mg/L and a wastewater flow of 1,000 Litre/day per lot is used (based on OBC Table 8.2.1.3.A, which indicates a daily rate of 2,000 L/day for 2 x 4-bedroom dwelling).

A mean annual precipitation value (net of evaporation and evapotranspiration processes) of 965.6 mm/year was used (Environment Canada, Climate Normals 2022 – Centreville).

An estimation of infiltration was calculated based on site specific information and the infiltration factors provided in the document MOEE Hydrogeological Technical Information Requirements for Land Development Applications (MOEE, 1995). The calculations are provided in Appendix D. The assessment shows that the nitrate impact for the proposed severances will be approximately 5.8 mg/L. This assessment shows that nitrate in effluent from proposed development will have an acceptable impact on receiving water quality.

4.3.1 Sewage System Design

Based on the assessed terrain conditions (thin overburden), a fully raised tile bed is anticipated for the proposed severed lot. Any proposed septic system design should be supported by a lot-specific assessment meeting local septic approval requirements.

Sewage systems are designed according to Part 8 of the Ontario Building Code (OBC, 2012). The OBC sets out minimum design and construction standards for all approved classes of sewage systems. It is proposed that this site be serviced with traditional Class 4 sewage systems consisting of a septic tank and separate leaching bed.

Wherever possible, leaching beds should be located down gradient from any nearby wells or surface water bodies. The Ontario Building Code stipulates minimum clearance distances for in-ground and raised tile beds. Table 6 gives clearances for the various types of beds. In order to provide a safety margin, it is BluMetric's recommendation that an offset of at least 45 m (1.5x minimum clearance) be observed between an onsite wastewater treatment system and TW1 and TW2. The septic system and bed should be placed in a downgradient or side gradient location relative to the planned dug well. Clearance distances in Table 6 also apply to wells and sewage systems located on neighbouring lots. A conceptual lot development plan showing setbacks is included as Figure 4.

Table 10: Tile Bed Clearances

Surface Feature	Minimum Clearance (m)		
	In-ground	Partially Raised	Fully Raised
Water supply well with a watertight casing to a depth of 6 m	15	16.5	18
Any other water supply well (including dug wells)	30	31.5	33
Surface water body*	15	16.5	18
Structures	5	7.5	8
Lot boundaries	3	4.5	6

Source: Table 8.2.1.6B of O.Reg. 332/12, as amended (Ontario Building Code) and increased for a 1.5 m fully raised leaching bed as required by Sentence 8.7.4.2.(11).

The homeowner is advised to have the on-site wastewater system inspected regularly and to follow a wastewater system management program to minimize the risk of failure and impact to the groundwater. Existing tile bed drainage system should be disconnected prior to installation of future septic bed systems.

Best management practices are recommended such as regular pumping of the septic system, cursory inspection of break-out, consideration as to what materials are being discharged to the septic. It is recommended that homeowners take all reasonable measures to conserve water and promote infiltration of water into the subsurface within each of their lots. The homeowner shall consult the following guides available at: https://www.oowa.org/homeowner-resources/

- A Guide to Operating & Maintaining Your Septic System
- About Your House: Buying a House with a Well and Septic System

5 Conclusions and Recommendations

The following conclusions and recommendations are based on the investigations and analyses contained within this report:

- The dug wells TW1 (on the western lot) and TW2 (on the eastern lot) are suitable for the purpose of characterizing the bedrock aquifer at the subject site.
- TW1 on the proposed western lot and TW2 on the eastern lot to be severed will provide a sufficient quantity of water for a four-bedroom household based on daily and peak water demands outlined in the D-5-5 procedure.
- In BluMetric's professional opinion the probable well yield determined on the basis of this investigation is representative of the yield which residents of the proposed lots to be severed are likely to obtain from existing dug wells in the long term.
- The water quality at TW1 and TW2 was found to satisfy the health-related limits of the ODWSOG.
- Pre-filtration and absolute filtration to less than 1 micron prior to ultraviolet (UV) sterilization is recommended.
- Treated water should be tested on a regular basis to ensure the efficacy of the water treatment system. Samples should be tested for bacteriological parameters, and sampling should be conducted at a minimum of two times per year, at times when the risk of contamination of the drinking water source is the greatest (e.g., early spring after the thaw, after an extended dry spell, and/or following heavy rains/flooding).

- The laboratory analytical results for hardness exceeded the Operational Guideline limit (a non-health related parameter). Elevated hardness can be treated with a residential grade water softener. Water softening using potassium chloride salt rather than sodium chloride salt can potentially be used to eliminate additional sodium intake from softened drinking water.
- The laboratory analytical results for sodium exceeded the Aesthetic Guideline limit (a non-health related parameter). Elevated sodium can be treated with under-the-counter reverse osmosis systems installed inside the future dwellings for individuals with sodium restricted diets.
- The proposed lots to be severed are suitable for development at the proposed occupancy based on servicing by individual private wells and onsite septic waste treatment systems.
- Based on the assessed terrain conditions (thin overburden), raised tile beds are anticipated for the proposed severed lots. Any proposed septic system design should be supported by a lot-specific assessment meeting local septic approval requirements.
- The site is considered to be hydrogeologically sensitive due to the need for dug wells as the only source of potable water. As a precautionary measure, the setback distance between a future raised Class 4 sewage system and dug wells on the proposed lots should be at least 45 m.

6 Limiting Conditions

The conclusions presented in this report represent our professional opinion and are based upon the work described in this report and any limiting conditions in the terms of reference, scope of work, or conditions noted herein.

BluMetric makes no warranty as to the accuracy or completeness of the information provided by others, or of conclusions and recommendations predicated on the accuracy of that information.

Nothing in this report is intended to constitute or provide a legal opinion. BluMetric makes no representation as to compliance with environmental laws, rules, regulations, or policies established by regulatory agencies.

This report has been prepared for Robert Pittman. Any use a third party makes of this report, any reliance on the report, or decisions based upon the report, are the responsibility of those third parties unless authorization is received from BluMetric in writing. BluMetric accepts no responsibility for any loss or damages suffered by any unauthorized third party as a result of decisions made or actions taken based on this report.

Respectfully submitted,
BluMetric Environmental Inc.

Erik Lalonde, M.Sc., P.Geo
Hydrogeologist

Michael Melaney, M.A.Sc., P.Eng.
Senior Environmental Engineering

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Theis, C.V., 1935. The relation between the lowering of the piezometric surface and the rate and duration of discharge of a well using groundwater storage, Trans. American Geophysical Union, Vol. 16, pp. 519-524.

Thornthwaite, C. W., and Mather, J.R., 1957: Instructions and tables for computing potential evapotranspiration and the water balance. Publications in climatology, Volume 10(3), Laboratory of Climatology.

United Counties of Prescott and Russell, 2022. Geographic information system (GIS) at: https://alacarte.prescott-russell.on.ca/Html5Viewer/Index.html?Viewer=Public

Figures

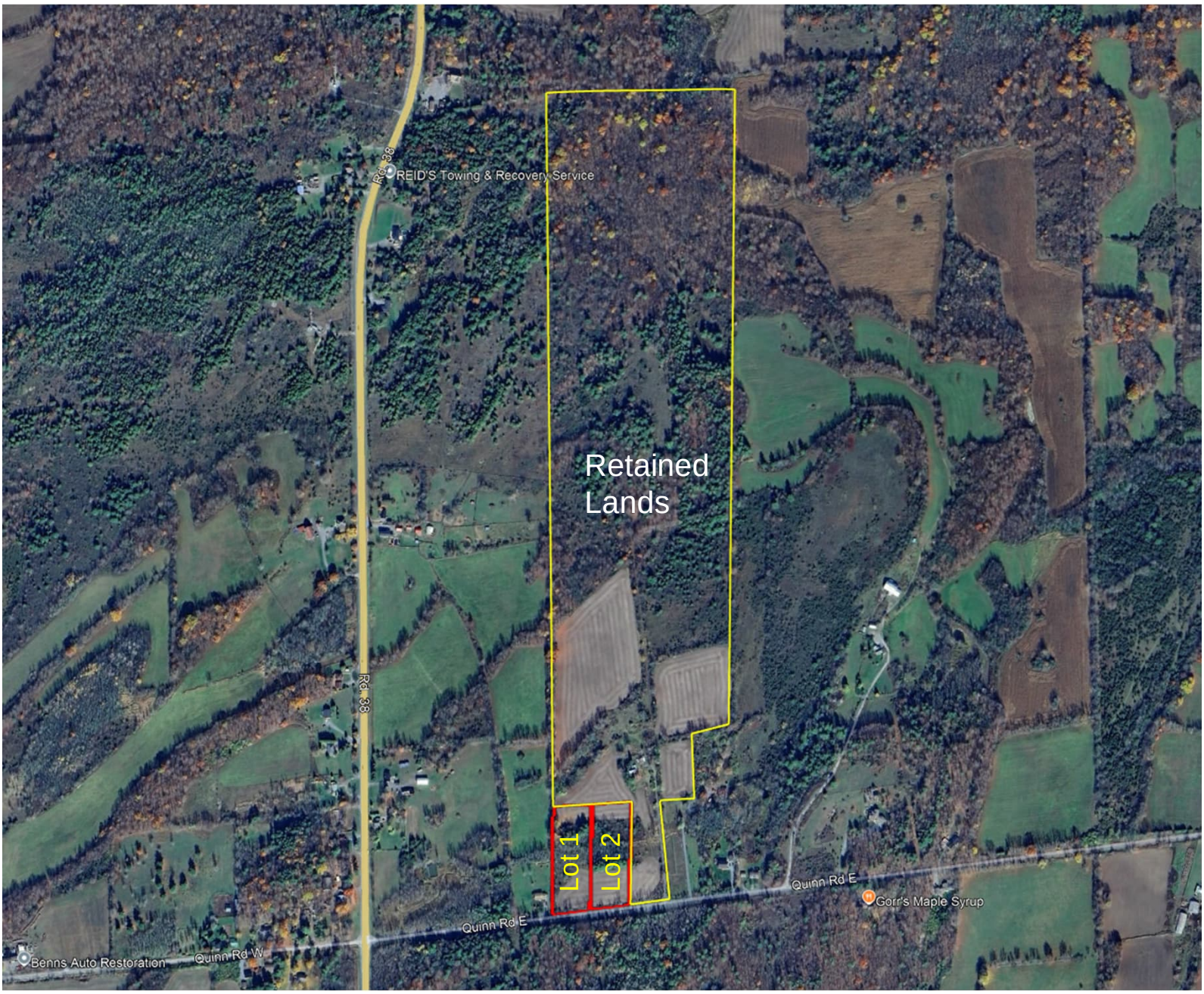


Figure 2 – Site Layout

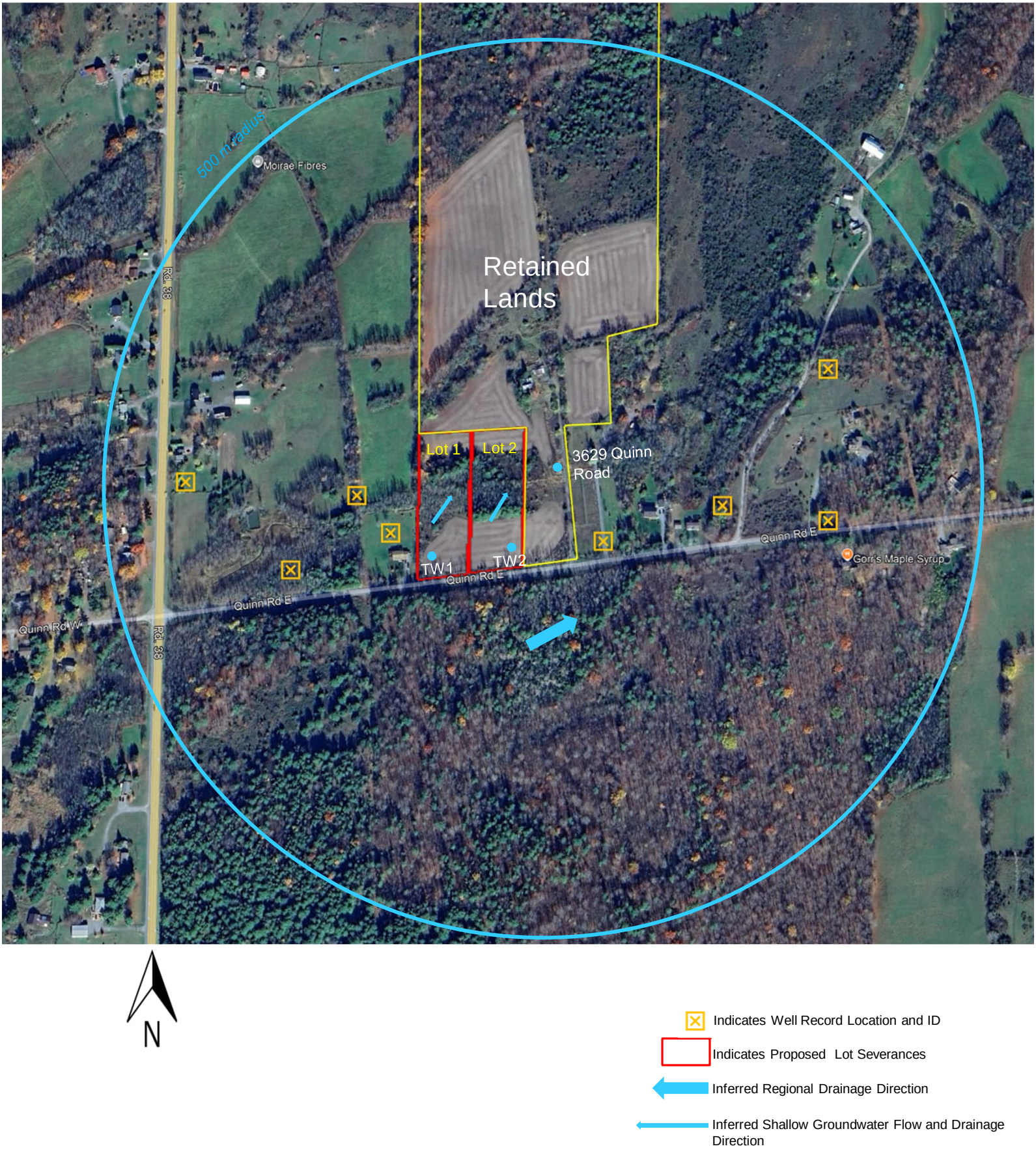
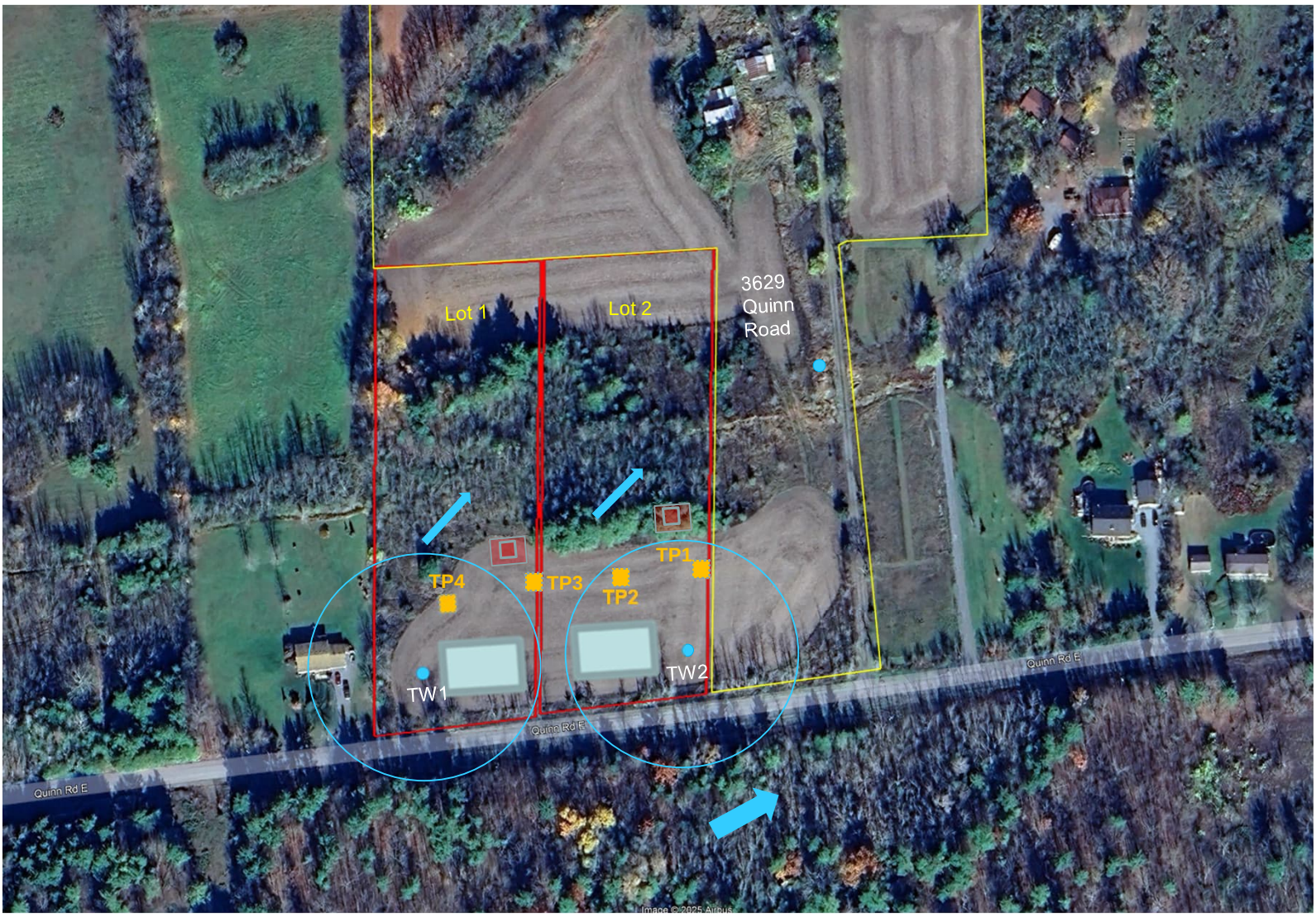


Figure 3 – MECP Well Locations



TP4
0.6 m
Indicates Test Pit Location (August 6, 2024) and depth in metres

45 m
Denotes minimum 45 m separation setback between well supply and septic system

Indicates Proposed Lot Severances

Indicates Supply Well Location

Indicates Recommended Residence Location

Indicates Recommended Septic System Location

Inferred Shallow Groundwater and Drainage Flow Direction

Inferred Regional Groundwater Flow Direction

Well Location

Figure 4 - Conceptual Lot Development Plan

Appendix A

Well Records

Ontario — Ministry of the Environment, Conservation and Parks

Well Tag No. (Place Sticker and/or Print Below): A350546

Well Record

Regulation 903 Ontario Water Resources Act

Measurements recorded in: ☑ Metric ☐ Imperial

Page 1 of 1

Well Owner's Information

First Name	Last Name/Organization	E-mail Address	☐ Well Constructed by Well Owner
ROBERT	PITMAN	robertgregroup@gmail.com	

Mailing Address (Street Number/Name)	Municipality	Province	Postal Code	Telephone No. (inc. area code)
46 FRAN DR.	WOODBRIDGE	ON	L4L1P3	9053205425

Well Location

Address of Well Location (Street Number/Name)	Township	Lot	Concession
QUINN RD	SOUTH FRONTENAC	PT 6	3

County/District/Municipality	City/Town/Village	Province	Postal Code
FRONTENAC	HARROWSMITH	Ontario	

UTM Coordinates	Zone	Easting	Northing	Municipal Plan and Sublot Number	Other
NAD 83	18	367831	4915345	13R-7028	PARTS 2&3

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft) From	Depth (m/ft) To
BLACK	TOPSOIL			0	.3
BROWN	LOAM			.3	1.4
GREY	LIMESTONE			1.4	6.53

Annular Space

Depth Set at (m/ft) From	To	Type of Sealant Used (Material and Type)	Volume Placed (m^3/ft^3)
0	2.5	CLAY	20

Method of Construction

☐ Cable Tool ☐ Diamond
☐ Rotary (Conventional) ☐ Jetting
☐ Rotary (Reverse) ☐ Driving
☐ Boring ☑ Digging
☐ Air percussion
☐ Other, specify

Well Use

☐ Public ☐ Commercial ☐ Not used
☑ Domestic ☐ Municipal ☐ Dewatering
☐ Livestock ☐ Test Hole ☐ Monitoring
☐ Irrigation ☐ Cooling & Air Conditioning
☐ Industrial
☐ Other, specify

Construction Record - Casing

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft) From	Depth (m/ft) To
90	CONCRETE	7.6	0	6.53

Construction Record - Screen

Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft) From	Depth (m/ft) To

Status of Well

☑ Water Supply
☐ Replacement Well
☐ Test Hole
☐ Recharge Well
☐ Dewatering Well
☐ Observation and/or Monitoring Hole
☐ Alteration (Construction)
☐ Abandoned, Insufficient Supply
☐ Abandoned, Poor Water Quality
☐ Abandoned, other, specify
☐ Other, specify

Results of Well Yield Testing

After test of well yield, water was:
☑ Clear and sand free
☐ Other, specify

If pumping discontinued, give reason:

Pump intake set at (m/ft): 6.53

Pumping rate (l/min / GPM): 675

Duration of pumping: ___ hrs + 60 min

Final water level end of pumping (m/ft): 3.81

If flowing give rate (l/min/GPM)

Recommended pump depth (m/ft): 6.53

Recommended pump rate (l/min/GPM)

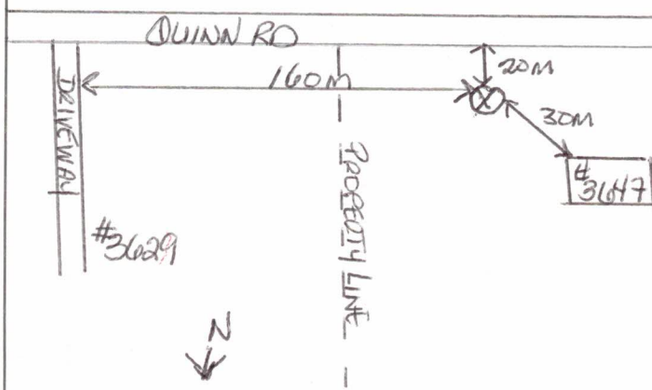
Well production (l/min/GPM): 90+

Disinfected? ☑ Yes ☐ No

	Draw Down Time (min)	Draw Down Water Level (m/ft)	Recovery Time (min)	Recovery Water Level (m/ft)
Static Level		1.14		3.81
1			1	
2	DUG WELL			
3	RESERVE = 9000 GALS			
4	RECOVERY = 20+GPM			
5			5	
10			10	
15			15	
20			20	
25			25	
30			30	
40			40	
50			50	
60	3.81		60	3.43

Map of Well Location

Please provide a map below following instructions on the back.



Comments: WEST LOT

Water Details

Water found at Depth	Kind of Water	Hole Diameter Depth From	Depth To	Diameter (cm/in)
3 (m/ft) ☐ Gas	☑ Fresh ☐ Untested ☐ Other, specify			
(m/ft) ☐ Gas	☐ Fresh ☐ Untested ☐ Other, specify			
(m/ft) ☐ Gas	☐ Fresh ☐ Untested ☐ Other, specify			

Well Contractor and Well Technician Information

Business Name of Well Contractor	Well Contractor's Licence No.
FRANK'S DRILLING & BLASTING LTD	6881

Business Address (Street Number/Name)	Municipality	Province	Postal Code	Business E-mail Address
P.O. BOX 100	NEWBURGH	ON	K0K2S0	info@fdbltd.com

Bus. Telephone No. (inc. area code)	Name of Well Technician (Last Name, First Name)	Well Technician's Licence No.	Signature of Technician and/or Contractor	Date Submitted
6133782178	FERR, GREG	2603		2023 05 14

Well owner's information package delivered	Date Package Delivered	Date Work Completed
☑ Yes ☐ No	2023 05 14	2023 04 30

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Audit No. Z427879

Received

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Ontario — Ministry of the Environment, Conservation and Parks

Measurements recorded in: ☑ Metric ☐ Imperial

Well Tag No. (Place Sticker and/or Print Below): A350547

Well Record

Regulation 903 Ontario Water Resources Act

Page 1 of 1

Well Owner's Information

First Name	Last Name/Organization	E-mail Address	☐ Well Constructed by Well Owner
ROBERT	PITMAN	robertgregorype@gmail.com	

Mailing Address (Street Number/Name)	Municipality	Province	Postal Code	Telephone No. (inc. area code)
46 FRAN DR	WOODBRIDGE	ON	L4L 1P3	905 3205425

Well Location

Address of Well Location (Street Number/Name)	Township	Lot	Concession
QUINN RD	SOUTH FRONTENAC	PT 6	3

County/District/Municipality	City/Town/Village	Province	Postal Code
FRONTENAC	HARROWSMITH	Ontario	

UTM Coordinates	Zone	Easting	Northing	Municipal Plan and Sublot Number	Other
NAD 83	18	367825	4911535 8	13R7028	PARTS 2 & 3

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft) From	Depth (m/ft) To
BLACK	TOPSOIL			0	.3
BROWN	LOAM			.3	1.5
GREY	LIMESTONE			1.5	6.53

Annular Space

Depth Set at (m/ft) From	To	Type of Sealant Used (Material and Type)	Volume Placed (m^3/ft^3)
0	2.5	CLAY	20

Method of Construction

☐ Cable Tool ☐ Diamond
☐ Rotary (Conventional) ☐ Jetting
☐ Rotary (Reverse) ☐ Driving
☐ Boring ☑ Digging
☐ Air percussion
☐ Other, specify

Well Use

☐ Public ☐ Commercial ☐ Not used
☑ Domestic ☐ Municipal ☐ Dewatering
☐ Livestock ☐ Test Hole ☐ Monitoring
☐ Irrigation ☐ Cooling & Air Conditioning
☐ Industrial
☐ Other, specify

Construction Record - Casing

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft) From	Depth (m/ft) To
90	CONCRETE	7.6	0	6.53

Construction Record - Screen

Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft) From	Depth (m/ft) To

Status of Well

☐ Water Supply
☐ Replacement Well
☐ Test Hole
☐ Recharge Well
☐ Dewatering Well
☐ Observation and/or Monitoring Hole
☐ Alteration (Construction)
☐ Abandoned, Insufficient Supply
☐ Abandoned, Poor Water Quality
☐ Abandoned, other, specify
☐ Other, specify

Water Details

Water found at Depth (m/ft)	Gas	Kind of Water	Hole Diameter Depth (m/ft) From	To	Diameter (cm/in)
3	☐	☑ Fresh ☐ Untested ☐ Other, specify			
	☐	☐ Fresh ☐ Untested ☐ Other, specify			
	☐	☐ Fresh ☐ Untested ☐ Other, specify			

Results of Well Yield Testing

After test of well yield, water was:
☑ Clear and sand free
☐ Other, specify

If pumping discontinued, give reason:

Pump intake set at (m/ft): 6.53

Pumping rate (l/min / GPM): 6.75

Duration of pumping: ___ hrs + 60 min

Final water level end of pumping (m/ft): 5.08

If flowing give rate (l/min/GPM)

Recommended pump depth (m/ft): 6.53

Recommended pump rate (l/min/GPM)

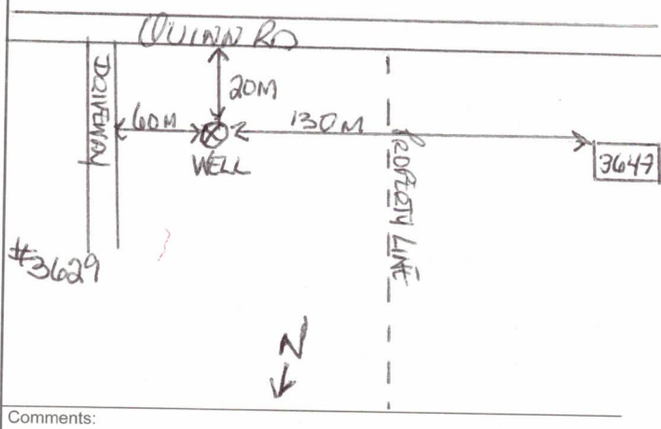
Well production (l/min/GPM): 90?

Disinfected? ☑ Yes ☐ No

Draw Down Time (min)	Draw Down Water Level (m/ft)	Recovery Time (min)	Recovery Water Level (m/ft)
Static Level	1.17		5.08
1		1	
2	DUG WELL		
3	RESERVE = 9000 GALS		
4	RECOVERY = 20+GPM		
5		5	
10		10	
15		15	
20		20	
25		25	
30		30	
40		40	
50		50	
60	5.08	60	4.45

Map of Well Location

Please provide a map below following instructions on the back.



Comments: EAST LOT

Well Contractor and Well Technician Information

Business Name of Well Contractor	Well Contractor's Licence No.
FRANK'S DRILLING & BLASTING LTD.	6881

Business Address (Street Number/Name)	Municipality	Province	Postal Code	Business E-mail Address
P.O BOX 100	NEWBURGH	ON	K0K 2S0	info@fdbltd.com

Bus. Telephone No. (inc. area code)	Name of Well Technician (Last Name, First Name)	Well Technician's Licence No.	Signature of Technician and/or Contractor	Date Submitted
613 378 2178	PARR, GREG	2603		2023 05 14

Well owner's information package delivered	Date Package Delivered	Date Work Completed
☑ Yes ☐ No	2023 05 14	2023 05 01

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Received

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UTM Z E

R N

Elev. R 05810

Basin 24

ONTARIO

RECEIVED 22 JAN 27 1953 GEOLOGICAL BRANCH DEPARTMENT of MINES

No 8354

The Well Drillers Act

Department of Mines, Province of Ontario

Water Well Record

Con III [redacted] T. T

[redacted] ip, ~~Village, Town or City~~ Portland

[redacted] Town or City) Harrowsmith

[redacted] ss Harrowsmith

Date Completed 10 (day) Nov (month) 1952 (year) Cost of Well (excluding pump)

Pipe and Casing Record

Casing diameter(s) 6"

Length(s) of casing(s) 18'

Type of screen

Length of screen

Distance from top of screen to ground level

Is well a gravel-wall type?

Pumping Test

Date Nov 10

Static level ~~60'~~, 60'

Pumping level 135'

Pumping rate 200 gal per hour

Duration of test 1 hour

Distance from cylinder or bowls to ground level

Water Record

Kind (fresh or mineral) Fresh

Quality (hard, soft, contains iron, sulphur, etc.) Hard

Appearance (clear, cloudy, coloured) Clear

For what purpose(s) is the water to be used? House

How far is well from possible source of contamination? 75'

What is the source of contamination? Barn

Enclose a copy of any mineral analysis that has been made of water

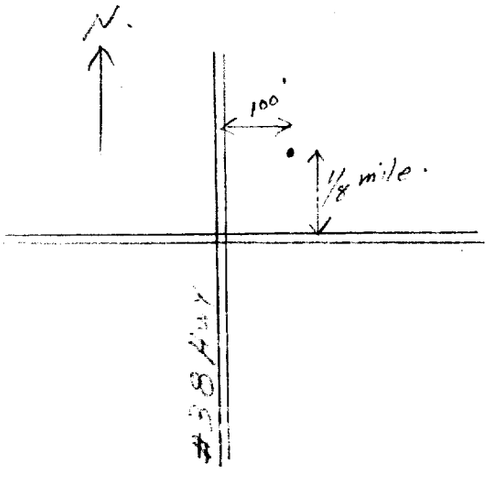
Depth(s) to Water Horizon(s)	Kind of Water	No. of Feet Water Rises
100	Fresh	40

Well Log

Overburden and Bedrock Record	From	To
	0 ft.	....ft.
Loose Rock		8'
Lime stone	8'	135'

Location of Well

In diagram below show distances of well from road and lot line. Indicate north by arrow.



Situation: Is well on upland, in valley, or on hillside? Hillside

Drilling Firm William H. Dawson Son

Address Verona

Name of Driller William H. Dawson Address Verona

Date 10 Nov 1952 Licence Number 38

William H. Dawson
Signature of Licensee

FORM 5

UTM | 18 | Z | 367560 E | 5 | R | 4911512 N

Elev. | 4 | R | 0545

Basin | 24 | | |

2204349

3 9

CODED

B

The Ontario Water Resources Commission Act

WATER WELL RECORD

County or District Frontenac Township, Village, Town or City Portland

Con. 3 Lot 7 Date completed 3rd (day) June (month) 1968 (year)

[redacted] Address Harrow Smith

Casing and Screen Record

Inside diameter of casing 6¼"

Total length of casing 71'

Type of screen

Length of screen

Depth to top of screen

Diameter of finished hole 5⅞

Pumping Test

Static level 10'

Test-pumping rate 3 G.P.M.

Pumping level 31'

Duration of test pumping 20 min.

Water clear or cloudy at end of test Cloudy

Recommended pumping rate 2 G.P.M.

with pump setting of 33 feet below ground surface

Well Log

Overburden and Bedrock Record	From ft.	To ft.	Water Record: Depth(s) at which water(s) found	Water Record: Kind of water (fresh, salty, sulphur)
Loam	0	2		
Soft Grey Limestone	2	10		
Hard Grey Limestone	10	34	5	Fresh

For what purpose(s) is the water to be used? House

Is well on upland, in valley, or on hillside? upland

Drilling or Boring Firm Lorne Campbell & Sons

Address Newburgh

Licence Number 2910

Name of Driller or Borer Bruce Campbell

Address Newburgh

Date July 13 1968

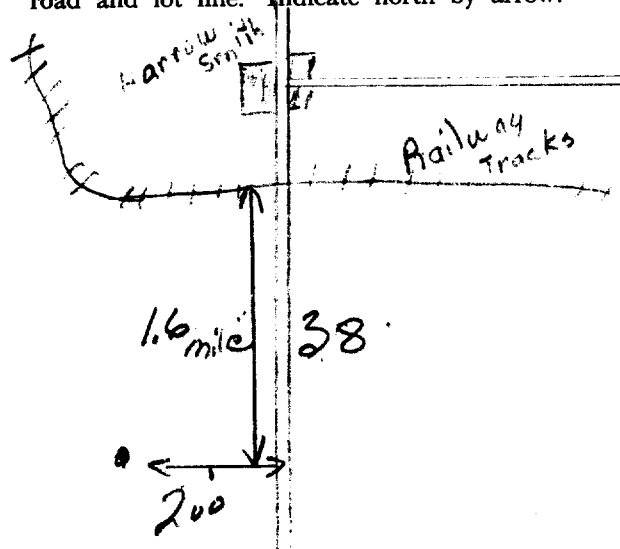
(Signature of Licensed Drilling or Boring Contractor)

Form 7 5M 60-20912

OWRC COPY

Location of Well

In diagram below show distances of well from road and lot line. Indicate north by arrow.



CSS.SI

31 C 79

The Ontario Water Resources Commission Act

WATER WELL RECORD

Water management in Ontario

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2. CHECK ☒ CORRECT BOX WHERE APPLICABLE

11

2205095 | MUNICIP. 22016 | CON. C&N 03

COUNTY OR DISTRICT: [redacted] | TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE: Portland / Harrowsmith | CON., BLOCK, TRACT, SURVEY, ETC.: 3 | LOT: 6 006

DATE COMPLETED: DAY 26 MO. 03 YR. 70

15540 | RC. 4 | ELEVATION 0545 | RC. 5 | BASIN CODE 24

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH – FEET FROM	DEPTH – FEET TO
brown	clay			0	3
blue	limestone			3	92
			rubber seal cap		

31 0003605 | 0092315

32

41 WATER RECORD

WATER FOUND AT – FEET	KIND OF WATER
0007	1 ☒ FRESH 2 ☐ SALTY 3 ☐ SULPHUR 4 ☐ MINERAL
	1 ☐ FRESH 2 ☐ SALTY 3 ☐ SULPHUR 4 ☐ MINERAL
	1 ☐ FRESH 2 ☐ SALTY 3 ☐ SULPHUR 4 ☐ MINERAL
	1 ☐ FRESH 2 ☐ SALTY 3 ☐ SULPHUR 4 ☐ MINERAL
	1 ☐ FRESH 2 ☐ SALTY 3 ☐ SULPHUR 4 ☐ MINERAL

51 CASING & OPEN HOLE RECORD

INSIDE DIAM. INCHES	MATERIAL	WALL THICKNESS INCHES	DEPTH – FEET FROM	DEPTH – FEET TO
06	1 ☒ STEEL 2 ☐ GALVANIZED 3 ☐ CONCRETE 4 ☐ OPEN HOLE	188	0	19 0019
04	1 ☐ STEEL 2 ☐ GALVANIZED 3 ☐ CONCRETE 4 ☒ OPEN HOLE			0092
	1 ☐ STEEL 2 ☐ GALVANIZED 3 ☐ CONCRETE 4 ☐ OPEN HOLE			

SCREEN

SIZE(S) OF OPENING (SLOT NO.)	DIAMETER INCHES	LENGTH FEET
MATERIAL AND TYPE	DEPTH TO TOP OF SCREEN FEET	

61 PLUGGING & SEALING RECORD

DEPTH SET AT – FEET FROM	TO	MATERIAL AND TYPE (CEMENT GROUT, LEAD PACKER, ETC.)

71 PUMPING TEST

PUMPING TEST METHOD: 1 ☐ PUMP 2 ☒ BAILER | PUMPING RATE: 0005 GPM. | DURATION OF PUMPING: 01 HOURS 30 MINS.

STATIC LEVEL	WATER LEVEL END OF PUMPING	WATER LEVELS DURING: 1 ☒ PUMPING 2 ☐ RECOVERY	15 MINUTES	30 MINUTES	45 MINUTES	60 MINUTES
004 FEET	092 FEET		072 FEET	090 FEET	090 FEET	090 FEET

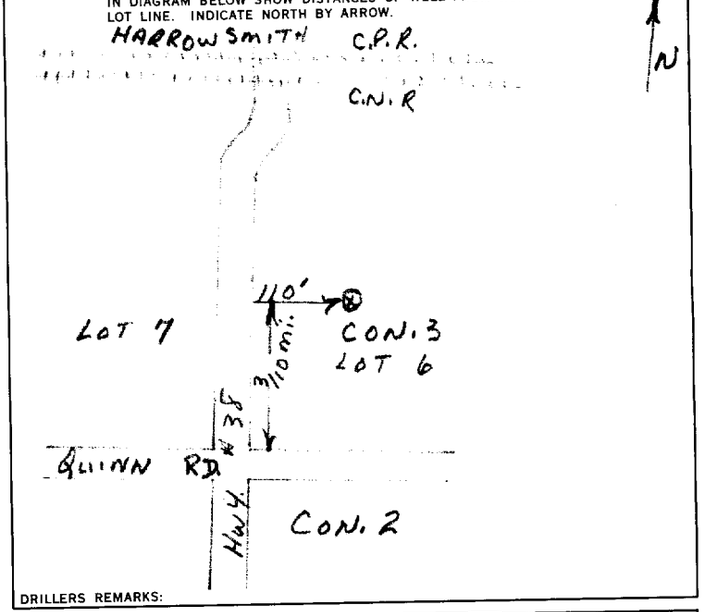
IF FLOWING, GIVE RATE: GPM. | PUMP INTAKE SET AT: 70 FEET | WATER AT END OF TEST: 1 ☒ CLEAR 2 ☐ CLOUDY

RECOMMENDED PUMP TYPE: ☐ SHALLOW ☐ DEEP | RECOMMENDED PUMP SETTING: 090 FEET | RECOMMENDED PUMPING RATE: 0003 GPM.

50-53 0001 GPM./FT. SPECIFIC CAPACITY

LOCATION OF WELL

IN DIAGRAM BELOW SHOW DISTANCES OF WELL FROM ROAD AND LOT LINE. INDICATE NORTH BY ARROW.



DRILLERS REMARKS:

FINAL STATUS OF WELL

54

1 ☒ WATER SUPPLY 2 ☐ OBSERVATION WELL 3 ☐ TEST HOLE 4 ☐ RECHARGE WELL 5 ☐ ABANDONED, INSUFFICIENT SUPPLY 6 ☐ ABANDONED, POOR QUALITY 7 ☐ UNFINISHED

WATER USE 01

55-56

1 ☒ DOMESTIC 2 ☐ STOCK 3 ☐ IRRIGATION 4 ☐ INDUSTRIAL ☐ OTHER 5 ☐ COMMERCIAL 6 ☐ MUNICIPAL 7 ☐ PUBLIC SUPPLY 8 ☐ COOLING OR AIR CONDITIONING 9 ☐ NOT USED

METHOD OF DRILLING

57

1 ☒ CABLE TOOL 2 ☐ ROTARY (CONVENTIONAL) 3 ☐ ROTARY (REVERSE) 4 ☐ ROTARY (AIR) 5 ☐ AIR PERCUSSION 6 ☐ BORING 7 ☐ DIAMOND 8 ☐ JETTING 9 ☐ DRIVING

CONTRACTOR

NAME OF WELL CONTRACTOR: Wm H. Doughton | LICENCE NUMBER: 1704

ADDRESS: Verona

NAME OF DRILLER OR BORER: Bill Crosbie | LICENCE NUMBER:

SIGNATURE OF CONTRACTOR: [signature] | SUBMISSION DATE: DAY 26 MO. 3 YR. 70

OFFICE USE ONLY

DATA SOURCE: 1 | 58 | CONTRACTOR: 1704 | 59-62 | DATE RECEIVED: 110970 | 63-68

DATE OF INSPECTION | INSPECTOR: PJ Kim

REMARKS: CSS.

OWRC COPY

The Ontario Water Resources Commission Act

WATER WELL RECORD

31C79

Water management in Ontario

1. PRINT ONLY IN SPACES PROVIDED
2. CHECK ☒ CORRECT BOX WHERE APPLICABLE

11 | 2205784 | MUNICIP. 22016 | CON. CON 92

COUNTY OR DISTRICT: [redacted]

TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE: PORTLAND

CON., BLOCK, TRACT, SURVEY, ETC.: 11

LOT: 005

DATE COMPLETED: DAY 21 MO 03 YR 22

[redacted] LOT 13 HARROWSMITH

RC 4 | ELEVATION 0525 | RC 5 | BASIN CODE 24

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH – FEET FROM	DEPTH – FEET TO
BROWN	LOAM	SHALE	SOFT	0'	8'
BLUE	LIMESTONE		HARD	8'	120'

31 00086021/7 | 01203/15

32

41 WATER RECORD

WATER FOUND AT – FEET	KIND OF WATER
0046	1 ☒ FRESH 2 ☐ SALTY 3 ☐ SULPHUR 4 ☐ MINERAL
	1 ☐ FRESH 2 ☐ SALTY 3 ☐ SULPHUR 4 ☐ MINERAL
	1 ☐ FRESH 2 ☐ SALTY 3 ☐ SULPHUR 4 ☐ MINERAL
	1 ☐ FRESH 2 ☐ SALTY 3 ☐ SULPHUR 4 ☐ MINERAL
	1 ☐ FRESH 2 ☐ SALTY 3 ☐ SULPHUR 4 ☐ MINERAL

51 CASING & OPEN HOLE RECORD

INSIDE DIAM. INCHES	MATERIAL	WALL THICKNESS INCHES	DEPTH – FEET FROM	DEPTH – FEET TO
06	1 ☐ STEEL 2 ☐ GALVANIZED 3 ☐ CONCRETE 4 ☐ OPEN HOLE	.188	6'	0022
	1 ☐ STEEL 2 ☐ GALVANIZED 3 ☐ CONCRETE 4 ☐ OPEN HOLE			0120
	1 ☐ STEEL 2 ☐ GALVANIZED 3 ☐ CONCRETE 4 ☐ OPEN HOLE			

SCREEN

SIZE(S) OF OPENING (SLOT NO.)	DIAMETER INCHES	LENGTH FEET
MATERIAL AND TYPE	DEPTH TO TOP OF SCREEN FEET	

61 PLUGGING & SEALING RECORD

DEPTH SET AT – FEET FROM	DEPTH SET AT – FEET TO	MATERIAL AND TYPE (CEMENT GROUT, LEAD PACKER, ETC.)

71 PUMPING TEST

PUMPING TEST METHOD: 1 ☐ PUMP 2 ☒ BAILER

PUMPING RATE: 0000 GPM. DURATION OF PUMPING: 01 HOURS 00 MINS.

STATIC LEVEL	WATER LEVEL END OF PUMPING	WATER LEVELS DURING: 1 ☒ PUMPING 2 ☐ RECOVERY			
		15 MINUTES	30 MINUTES	45 MINUTES	60 MINUTES
017 FEET	120 FEET	090 FEET	120 FEET	120 FEET	120 FEET

IF FLOWING, GIVE RATE: GPM.

PUMP INTAKE SET AT: FEET

WATER AT END OF TEST: 1 ☒ CLEAR 2 ☐ CLOUDY

RECOMMENDED PUMP TYPE: ☐ SHALLOW ☒ DEEP

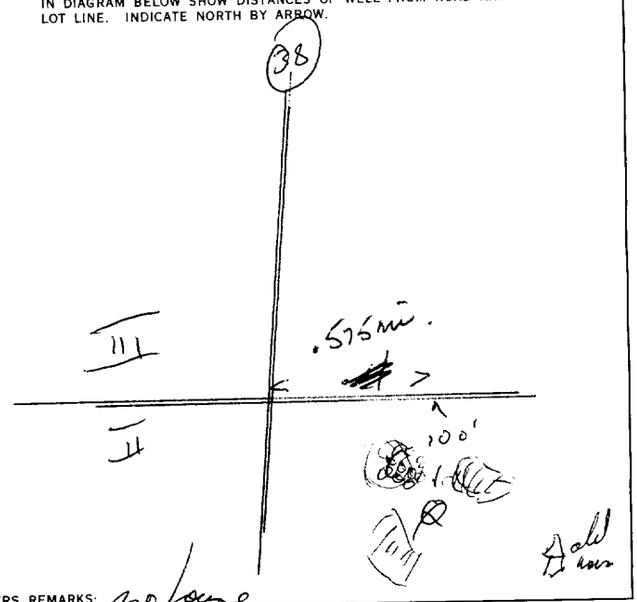
RECOMMENDED PUMP SETTING: 118 FEET

RECOMMENDED PUMPING RATE: 0000 GPM.

0.00.0 GPM./FT. SPECIFIC CAPACITY

LOCATION OF WELL

IN DIAGRAM BELOW SHOW DISTANCES OF WELL FROM ROAD AND LOT LINE. INDICATE NORTH BY ARROW.



DRILLERS REMARKS: no loose

FINAL STATUS OF WELL

1 ☒ WATER SUPPLY
2 ☐ OBSERVATION WELL
3 ☐ TEST HOLE
4 ☐ RECHARGE WELL
5 ☐ ABANDONED, INSUFFICIENT SUPPLY
6 ☐ ABANDONED, POOR QUALITY
7 ☐ UNFINISHED

WATER USE 01

1 ☒ DOMESTIC
2 ☐ STOCK
3 ☐ IRRIGATION
4 ☐ INDUSTRIAL
5 ☐ COMMERCIAL
6 ☐ MUNICIPAL
7 ☐ PUBLIC SUPPLY
8 ☐ COOLING OR AIR CONDITIONING
☐ OTHER
9 ☐ NOT USED

METHOD OF DRILLING

1 ☒ CABLE TOOL
2 ☐ ROTARY (CONVENTIONAL)
3 ☐ ROTARY (REVERSE)
4 ☐ ROTARY (AIR)
5 ☐ AIR PERCUSSION
6 ☐ BORING
7 ☐ DIAMOND
8 ☐ JETTING
9 ☐ DRIVING

CONTRACTOR

NAME OF WELL CONTRACTOR: Am. A. Dorey & Son Ltd. LICENCE NUMBER: 1704

ADDRESS: Aurora Ontario

NAME OF DRILLER OR BORER: Howard Lorem LICENCE NUMBER:

SIGNATURE OF CONTRACTOR: W J Dorey SUBMISSION DATE: DAY 21 MO 3 YR 22

OFFICE USE ONLY

DATA SOURCE: 1 | CONTRACTOR: 1704 | DATE RECEIVED: 270672

DATE OF INSPECTION: | INSPECTOR: K

REMARKS: annular space open

P K

WI

C55-58

OWRC COPY

The Ontario Water Resources Commission Act

WATER WELL RECORD

31C78

Water management in Ontario 1. PRINT ONLY IN SPACES PROVIDED 2. CHECK ☒ CORRECT BOX WHERE APPLICABLE

11 (1 2) | 2205787 (3 9) | MUNICIP. 22016 (10 14) | CON. GRN (15) | 03 (22 23 24)

COUNTY OR DISTRICT: FRONTENAC | TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE: PORTLAND | CON., BLOCK, TRACT, SURVEY, etc.: III | LOT: 007

[redacted] | HARROWSMITH. | DATE COMPLETED 48-53: DAY 12 MO. 04 YR. 72

ING 9152601 (24) | RC. A (25) | ELEVATION 0540 (26) | RC. 5 (30) | BASIN CODE 24 (31) | II | III | IV (47)

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH – FEET FROM	DEPTH – FEET TO
Brown	Loam		Soft	0'	3'
Blue	Limestone		Hard	3'	67'

31 | 0003602 | 0067315

32 (1 2 10 14 15 21 32 43 54 65 75 80)

41 WATER RECORD

WATER FOUND AT – FEET	KIND OF WATER
0007'	1 ☒ FRESH 2 ☐ SALTY 3 ☐ SULPHUR 4 ☐ MINERAL
	1 ☐ FRESH 2 ☐ SALTY 3 ☐ SULPHUR 4 ☐ MINERAL
	1 ☐ FRESH 2 ☐ SALTY 3 ☐ SULPHUR 4 ☐ MINERAL
	1 ☐ FRESH 2 ☐ SALTY 3 ☐ SULPHUR 4 ☐ MINERAL
	1 ☐ FRESH 2 ☐ SALTY 3 ☐ SULPHUR 4 ☐ MINERAL

51 CASING & OPEN HOLE RECORD

INSIDE DIAM. INCHES	MATERIAL	WALL THICKNESS INCHES	DEPTH – FEET FROM	DEPTH – FEET TO
06	1 ☒ STEEL 2 ☐ GALVANIZED 3 ☐ CONCRETE 4 ☐ OPEN HOLE	.188	0'	0007
	1 ☐ STEEL 2 ☐ GALVANIZED 3 ☐ CONCRETE 4 ☒ OPEN HOLE			0067
	1 ☐ STEEL 2 ☐ GALVANIZED 3 ☐ CONCRETE 4 ☐ OPEN HOLE			

SCREEN

SIZE(S) OF OPENING (SLOT NO.)	DIAMETER INCHES	LENGTH FEET

MATERIAL AND TYPE | DEPTH TO TOP OF SCREEN FEET

61 PLUGGING & SEALING RECORD

DEPTH SET AT – FEET FROM	TO	MATERIAL AND TYPE (CEMENT GROUT, LEAD PACKER, ETC.)

71 PUMPING TEST

PUMPING TEST METHOD: 1 ☐ PUMP 2 ☒ BAILER | PUMPING RATE: 0006 GPM. | DURATION OF PUMPING: 01 HOURS 00 MINS.

STATIC LEVEL	WATER LEVEL END OF PUMPING	WATER LEVELS DURING: 15 MINUTES	30 MINUTES	45 MINUTES	60 MINUTES
001 FEET	067 FEET	054 FEET	067 FEET	067 FEET	067 FEET

1 ☒ PUMPING 2 ☐ RECOVERY

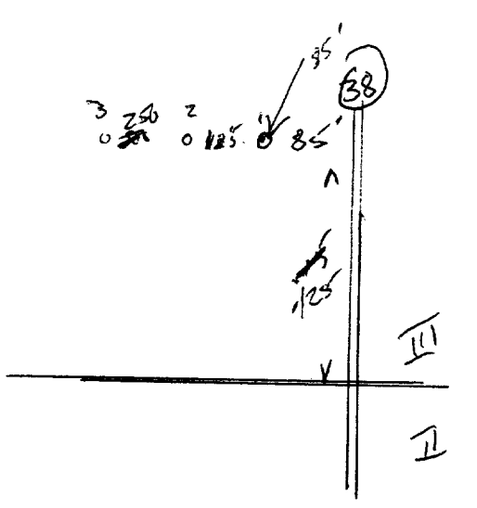
IF FLOWING, GIVE RATE: GPM. | PUMP INTAKE SET AT: FEET | WATER AT END OF TEST: 1 ☒ CLEAR 2 ☐ CLOUDY

RECOMMENDED PUMP TYPE: ☐ SHALLOW ☑ DEEP | RECOMMENDED PUMP SETTING: 065 FEET | RECOMMENDED PUMPING RATE: 0005 GPM.

0001 GPM./FT. SPECIFIC CAPACITY

LOCATION OF WELL

IN DIAGRAM BELOW SHOW DISTANCES OF WELL FROM ROAD AND LOT LINE. INDICATE NORTH BY ARROW.



DRILLERS REMARKS:

FINAL STATUS OF WELL (54)
1 ☒ WATER SUPPLY 2 ☐ OBSERVATION WELL 3 ☐ TEST HOLE 4 ☐ RECHARGE WELL 5 ☐ ABANDONED, INSUFFICIENT SUPPLY 6 ☐ ABANDONED, POOR QUALITY 7 ☐ UNFINISHED

WATER USE 01 (55-56)
1 ☒ DOMESTIC 2 ☐ STOCK 3 ☐ IRRIGATION 4 ☐ INDUSTRIAL ☐ OTHER 5 ☐ COMMERCIAL 6 ☐ MUNICIPAL 7 ☐ PUBLIC SUPPLY 8 ☐ COOLING OR AIR CONDITIONING 9 ☐ NOT USED

METHOD OF DRILLING (57)
1 ☒ CABLE TOOL 2 ☐ ROTARY (CONVENTIONAL) 3 ☐ ROTARY (REVERSE) 4 ☐ ROTARY (AIR) 5 ☐ AIR PERCUSSION 6 ☐ BORING 7 ☐ DIAMOND 8 ☐ JETTING 9 ☐ DRIVING

CONTRACTOR

NAME OF WELL CONTRACTOR: Hm. H. Davy & Son Ltd. | LICENCE NUMBER: 1704

ADDRESS: Verona Ont.

NAME OF DRILLER OR BORER: Howard Brown | LICENCE NUMBER:

SIGNATURE OF CONTRACTOR: H. Davy. | SUBMISSION DATE: DAY 12 MO. 4 YR. 72

OFFICE USE ONLY

DATA SOURCE (58): 1 | CONTRACTOR (59-62): 1704 | DATE RECEIVED (63-68): 270672

DATE OF INSPECTION | INSPECTOR: K

REMARKS: CSS 58 | P K | WI

OWRC COPY

Ministry of the Environment
Ontario

The Ontario Water Resources Act

WATER WELL RECORD

1 PRINT ONLY IN SPACES PROVIDED
2 CHECK (X) CORRECT BOX WHERE APPLICABLE

11 2210419

COUNTY OR DISTRICT: Frontenac
TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE: Portland
CON: 3
LOT: 6
ADDRESS OF WELL: [redacted] RR3. Harrowsmith, Ontario
DATE COMPLETED: DAY 17 MO 12
ELEVATION:
BASIN CODE:

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH - FEET FROM	TO
Brown	Earth			0	1½
Blue	Limestone			1½	110

31
32

41 WATER RECORD

WATER FOUND AT - FEET	KIND OF WATER
9	1 ☑ FRESH 2 ☐ SALTY 3 ☐ SULPHUR 4 ☐ MINERAL
	1 ☐ FRESH 2 ☐ SALTY 3 ☐ SULPHUR 4 ☐ MINERAL
	1 ☐ FRESH 2 ☐ SALTY 3 ☐ SULPHUR 4 ☐ MINERAL
	1 ☐ FRESH 2 ☐ SALTY 3 ☐ SULPHUR 4 ☐ MINERAL
	1 ☐ FRESH 2 ☐ SALTY 3 ☐ SULPHUR 4 ☐ MINERAL

51 CASING & OPEN HOLE RECORD

INSIDE DIAM INCHES	MATERIAL	WALL THICKNESS INCHES	DEPTH - FEET FROM	TO
6¼	1 ☑ STEEL 2 ☐ GALVANIZED 3 ☐ CONCRETE 4 ☐ OPEN HOLE	3/16	0	8
	1 ☐ STEEL 2 ☐ GALVANIZED 3 ☐ CONCRETE 4 ☐ OPEN HOLE			
	1 ☐ STEEL 2 ☐ GALVANIZED 3 ☐ CONCRETE 4 ☐ OPEN HOLE			

SCREEN

SIZE(S) OF OPENING (SLOT NO.)	DIAMETER INCHES	LENGTH
MATERIAL AND TYPE	DEPTH TO TOP OF SCREEN FEET	

61 PLUGGING & SEALING RECORD

DEPTH SET AT - FEET FROM	TO	MATERIAL AND TYPE (CEMENT GROUT, LEAD, PACKER, ETC.)
10-13	14-17	
18-21	22-25	
26-29	30-33	

71 PUMPING TEST

PUMPING TEST METHOD	PUMPING RATE	DURATION OF PUMPING
1 ☑ PUMP 2 ☐ BAILER	5 GPM	2 HOURS 15-16 ___ MINS 17-18

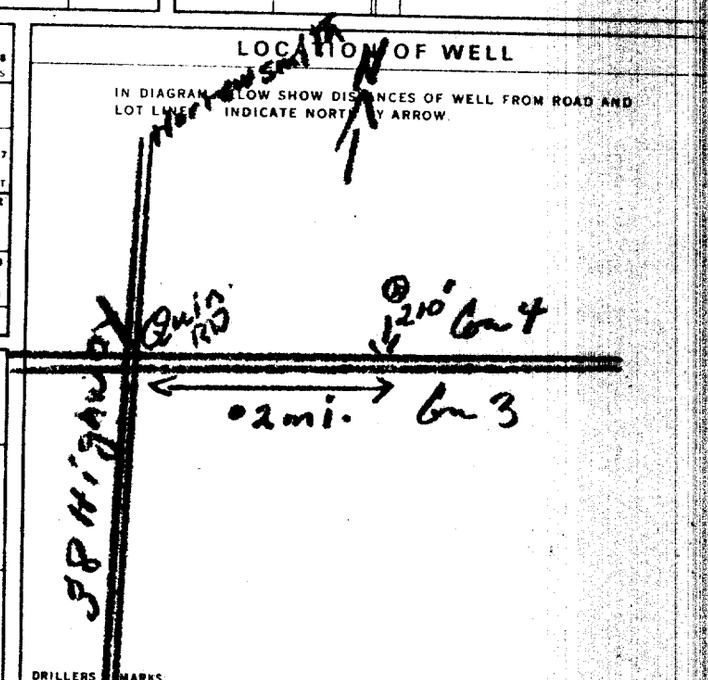
STATIC LEVEL	WATER LEVEL END OF PUMPING	WATER LEVELS DURING	15 MINUTES	30 MINUTES	45 MINUTES	60 MINUTES
3 FEET	110 FEET	1 ☐ PUMPING 2 ☑ RECOVERY	50 FEET	9 FEET	7 FEET	5 FEET

IF FLOWING, GIVE RATE	PUMP INTAKE SET AT	WATER AT END OF TEST
GPM	109 FEET	1 ☑ CLEAR 2 ☐ CLOUDY

RECOMMENDED PUMP TYPE	RECOMMENDED PUMP SETTING	RECOMMENDED PUMPING RATE
☐ SHALLOW ☑ DEEP	109 FEET	5 GPM

LOCATION OF WELL

IN DIAGRAM BELOW SHOW DISTANCES OF WELL FROM ROAD AND LOT LINES. INDICATE NORTH BY ARROW.



DRILLERS REMARKS

FINAL STATUS OF WELL	1 ☑ WATER SUPPLY 2 ☐ OBSERVATION WELL 3 ☐ TEST HOLE 4 ☐ RECHARGE WELL 5 ☐ ABANDONED, INSUFFICIENT SUPPLY 6 ☐ ABANDONED, POOR QUALITY 7 ☐ UNFINISHED
WATER USE	1 ☑ DOMESTIC 2 ☐ STOCK 3 ☐ IRRIGATION 4 ☐ INDUSTRIAL ☐ OTHER 5 ☐ COMMERCIAL 6 ☐ MUNICIPAL 7 ☐ PUBLIC SUPPLY 8 ☐ COOLING OR AIR CONDITIONING 9 ☐ NOT USED
METHOD OF DRILLING	1 ☑ CABLE TOOL 2 ☐ ROTARY (CONVENTIONAL) 3 ☐ ROTARY (REVERSE) 4 ☐ ROTARY (AIR) 5 ☐ AIR PERCUSSION 6 ☐ BORING 7 ☐ DIAMOND 8 ☐ JETTING 9 ☐ DRIVING

CONTRACTOR

NAME OF WELL CONTRACTOR: Jack Knox — LICENCE NUMBER: 3202
ADDRESS: Glenburnie, Ontario
NAME OF DRILLER OR BORER: Lou Daudlin — LICENCE NUMBER:
SIGNATURE OF CONTRACTOR: Jack Knox — SUBMISSION DATE: DAY ___ MO ___ YR. ___

MINISTRY OF THE ENVIRONMENT COPY

OFFICE USE ONLY

DATA SOURCE 58 | CONTRACTOR 59-62 | DATE RECEIVED 28 01 86
DATE OF INSPECTION | INSPECTOR
REMARKS

CSS.ES

Ministry of the Environment
Ontario

The Ontario Water Resources Act

WATER WELL RECORD

1. PRINT ONLY IN SPACES PROVIDED
2. CHECK ☒ CORRECT BOX WHERE APPLICABLE

11 — 2211332 — MUNICIP — CON

COUNTY OR DISTRICT: [redacted] | TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE: Portland (Quinn Road) | CON., BLOCK, TRACT, SURVEY, ETC.: 3 | LOT: 4

DATE COMPLETED: DAY 22 MO 7 YR 87

[redacted] R#3, Harrowsmith, Ont K0H 1V0

RC | ELEVATION | RC | BASIN CODE

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH - FEET FROM	DEPTH - FEET TO
Blue	Clay			0	1½
Brown	Limestone		Shale	1½	7
Blue	Limestone			7	82
Grey	Limestone			82	84

31

32

41 WATER RECORD

WATER FOUND AT - FEET	KIND OF WATER
82	1 ☐ FRESH 3 ☐ SULPHUR / 2 ☒ SALTY 4 ☐ MINERAL
	1 ☐ FRESH 3 ☐ SULPHUR / 2 ☐ SALTY 4 ☐ MINERAL
	1 ☐ FRESH 3 ☐ SULPHUR / 2 ☐ SALTY 4 ☐ MINERAL
	1 ☐ FRESH 3 ☐ SULPHUR / 2 ☐ SALTY 4 ☐ MINERAL
	1 ☐ FRESH 3 ☐ SULPHUR / 2 ☐ SALTY 4 ☐ MINERAL

51 CASING & OPEN HOLE RECORD

INSIDE DIAM INCHES	MATERIAL	WALL THICKNESS INCHES	DEPTH - FEET FROM	DEPTH - FEET TO
6¼	1 ☒ STEEL 2 ☐ GALVANIZED 3 ☐ CONCRETE 4 ☐ OPEN HOLE	3/16	0	22
	1 ☐ STEEL 2 ☐ GALVANIZED 3 ☐ CONCRETE 4 ☐ OPEN HOLE			
	1 ☐ STEEL 2 ☐ GALVANIZED 3 ☐ CONCRETE 4 ☐ OPEN HOLE			

SCREEN

SIZE(S) OF OPENING (SLOT NO.)	DIAMETER INCHES	LENGTH FEET

MATERIAL AND TYPE | DEPTH TO TOP OF SCREEN FEET

61 PLUGGING & SEALING RECORD

DEPTH SET AT - FEET FROM	DEPTH SET AT - FEET TO	MATERIAL AND TYPE (CEMENT GROUT, LEAD PACKER, ETC.)
22	10	Annular Cement Grout.

71 PUMPING TEST

PUMPING TEST METHOD: 1 ☐ PUMP 2 ☒ BAILER | PUMPING RATE: 2 Gal. Per. Hr GPM | DURATION OF PUMPING: ____ HOURS ____ MINS

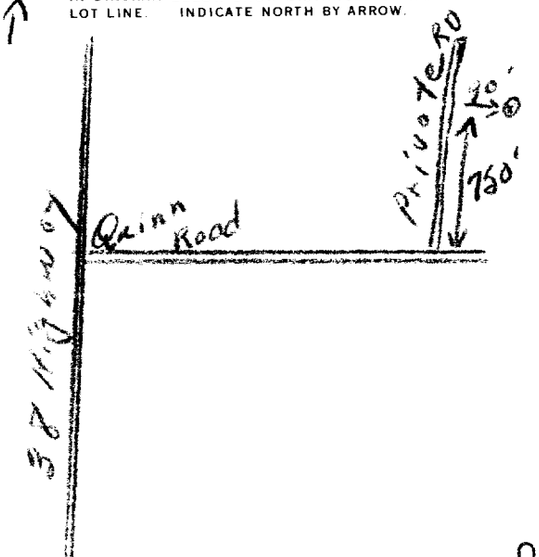
STATIC LEVEL	WATER LEVEL END OF PUMPING	WATER LEVELS DURING: 1 ☐ PUMPING 2 ☐ RECOVERY	15 MINUTES	30 MINUTES	45 MINUTES	60 MINUTES
50 FEET	FEET		FEET	FEET	FEET	FEET

IF FLOWING, GIVE RATE: GPM | PUMP INTAKE SET AT: FEET | WATER AT END OF TEST: 1 ☐ CLEAR 2 ☐ CLOUDY

RECOMMENDED PUMP TYPE: ☐ SHALLOW ☐ DEEP | RECOMMENDED PUMP SETTING: FEET | RECOMMENDED PUMPING RATE: GPM

LOCATION OF WELL

IN DIAGRAM BELOW SHOW DISTANCES OF WELL FROM ROAD AND LOT LINE. INDICATE NORTH BY ARROW.



DRILLERS REMARKS

09904

FINAL STATUS OF WELL

1 ☒ WATER SUPPLY 2 ☐ OBSERVATION WELL 3 ☐ TEST HOLE 4 ☐ RECHARGE WELL 5 ☐ ABANDONED, INSUFFICIENT SUPPLY 6 ☐ ABANDONED, POOR QUALITY 7 ☐ UNFINISHED

WATER USE

1 ☒ DOMESTIC 2 ☐ STOCK 3 ☐ IRRIGATION 4 ☐ INDUSTRIAL ☐ OTHER 5 ☐ COMMERCIAL 6 ☐ MUNICIPAL 7 ☐ PUBLIC SUPPLY 8 ☐ COOLING OR AIR CONDITIONING 9 ☐ NOT USED

METHOD OF DRILLING

1 ☒ CABLE TOOL 2 ☐ ROTARY (CONVENTIONAL) 3 ☐ ROTARY (REVERSE) 4 ☐ ROTARY (AIR) 5 ☐ AIR PERCUSSION 6 ☐ BORING 7 ☐ DIAMOND 8 ☐ JETTING 9 ☐ DRIVING

CONTRACTOR

NAME OF WELL CONTRACTOR: Jack Knox | LICENCE NUMBER: 3202

ADDRESS: Glenburnie, Ontario

NAME OF DRILLER OR BORER: Arnold Munro. | LICENCE NUMBER: T-0042

SIGNATURE OF CONTRACTOR: Jack Knox | SUBMISSION DATE: DAY ____ MO. ____ YR. ____

OFFICE USE ONLY

CONTRACTOR | DATE RECEIVED: FEB 24 1988

DATE INSPECTED | INSPECTOR

REMARKS

CSS.ES

MINISTRY OF THE ENVIRONMENT COPY

FORM NO. 0506—4—77 FORM 7

Ministry of the Environment
Ontario

The Ontario Water Resources Act

WATER WELL RECORD

1. PRINT ONLY IN SPACES PROVIDED
2. CHECK ☒ CORRECT BOX WHERE APPLICABLE

11 2212739 MUNICIP. 22016 CON. CON 02

COUNTY OR DISTRICT	TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE	CON. BLOCK, TRACT, SURVEY, ETC.	LOT
Frontenac	Portland	II	5

[redacted]
R.R. # 3, Harrowsmith

DATE COMPLETED: DAY 10 MO 05 YR 89

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH - FEET FROM	DEPTH - FEET TO
Brown	Soil	Gravel	Loose	0	1
Brown	Shale		Loose	1	5
Grey	Limestone		Broken/ Loose	5	24
Grey	Limestone		Hard	24	30

41 WATER RECORD

WATER FOUND AT - FEET	KIND OF WATER
24	1 ☒ FRESH 2 ☐ SALTY 3 ☐ SULPHUR 4 ☐ MINERALS 6 ☐ GAS
	1 ☐ FRESH 2 ☐ SALTY 3 ☐ SULPHUR 4 ☐ MINERALS 6 ☐ GAS
	1 ☐ FRESH 2 ☐ SALTY 3 ☐ SULPHUR 4 ☐ MINERALS 6 ☐ GAS
	1 ☐ FRESH 2 ☐ SALTY 3 ☐ SULPHUR 4 ☐ MINERALS 6 ☐ GAS
	1 ☐ FRESH 2 ☐ SALTY 3 ☐ SULPHUR 4 ☐ MINERALS 6 ☐ GAS

51 CASING & OPEN HOLE RECORD

INSIDE DIAM. INCHES	MATERIAL	WALL THICKNESS INCHES	DEPTH - FEET FROM	DEPTH - FEET TO
6¼"	1 ☒ STEEL 2 ☐ GALVANIZED 3 ☐ CONCRETE 4 ☐ OPEN HOLE 5 ☐ PLASTIC	.188	0	24
6"	1 ☐ STEEL 2 ☐ GALVANIZED 3 ☐ CONCRETE 4 ☒ OPEN HOLE 5 ☐ PLASTIC		24	30
	1 ☐ STEEL 2 ☐ GALVANIZED 3 ☐ CONCRETE 4 ☐ OPEN HOLE 5 ☐ PLASTIC			

SCREEN

SIZE(S) OF OPENING (SLOT NO.)	DIAMETER INCHES	LENGTH FEET
MATERIAL AND TYPE	DEPTH TO TOP OF SCREEN FEET	

61 PLUGGING & SEALING RECORD

DEPTH SET AT - FEET FROM	DEPTH SET AT - FEET TO	MATERIAL AND TYPE (CEMENT GROUT, LEAD PACKER, ETC.)
24	15	Gravel
15	3	Cement

71 PUMPING TEST

PUMPING TEST METHOD	PUMPING RATE	DURATION OF PUMPING
1 ☐ PUMP 2 ☒ BAILER	4 GPM	1 HOURS 0 MINS

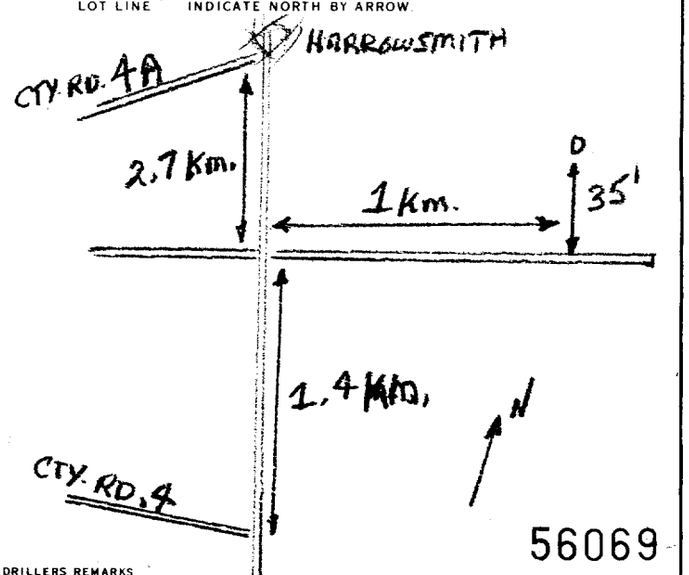
STATIC LEVEL	WATER LEVEL END OF PUMPING	WATER LEVELS DURING	15 MINUTES	30 MINUTES	45 MINUTES	60 MINUTES
18 FEET	30 FEET	1 ☐ PUMPING 2 ☒ RECOVERY	18 FEET	18 FEET	18 FEET	18 FEET

IF FLOWING, GIVE RATE	PUMP INTAKE SET AT	WATER AT END OF TEST
GPM	FEET	1 ☒ CLEAR 2 ☐ CLOUDY

RECOMMENDED PUMP TYPE	RECOMMENDED PUMP SETTING	RECOMMENDED PUMPING RATE
☒ SHALLOW ☐ DEEP	27 FEET	4 GPM

LOCATION OF WELL

IN DIAGRAM BELOW SHOW DISTANCES OF WELL FROM ROAD AND LOT LINE. INDICATE NORTH BY ARROW.



DRILLERS REMARKS

56069

FINAL STATUS OF WELL	WATER USE	METHOD OF CONSTRUCTION
1 ☒ WATER SUPPLY	1 ☒ DOMESTIC	1 ☒ CABLE TOOL
2 ☐ OBSERVATION WELL	2 ☐ STOCK	2 ☐ ROTARY (CONVENTIONAL)
3 ☐ TEST HOLE	3 ☐ IRRIGATION	3 ☐ ROTARY (REVERSE)
4 ☐ RECHARGE WELL	4 ☐ INDUSTRIAL	4 ☐ ROTARY (AIR)
5 ☐ ABANDONED, INSUFFICIENT SUPPLY	5 ☐ COMMERCIAL	5 ☐ AIR PERCUSSION
6 ☐ ABANDONED, POOR QUALITY	6 ☐ MUNICIPAL	6 ☐ BORING
7 ☐ UNFINISHED	7 ☐ PUBLIC SUPPLY	7 ☐ DIAMOND
☐ DEWATERING	8 ☐ COOLING OR AIR CONDITIONING	8 ☐ JETTING
	☐ OTHER	9 ☐ DRIVING
	9 ☐ NOT USED	☐ DIGGING ☐ OTHER

CONTRACTOR

NAME OF WELL CONTRACTOR	WELL CONTRACTOR'S LICENCE NUMBER
CHALK WELL DRILLING LTD.	1507

ADDRESS: R.R. # 6, Napanee

NAME OF WELL TECHNICIAN	WELL TECHNICIAN'S LICENCE NUMBER
David Grose	88-202

SIGNATURE OF TECHNICIAN/CONTRACTOR	SUBMISSION DATE
CHALK WELL DRILLING LTD.	DAY 10 MO. 05 YR. 89

OFFICE USE ONLY

DATA SOURCE	CONTRACTOR	DATE RECEIVED
	1507	FEB 27 1990

DATE OF INSPECTION | INSPECTOR

REMARKS: CSS.ES

MINISTRY OF THE ENVIRONMENT COPY

FORM NO. 0506 (11/86) FORM 9

Ministry of the Environment
Ontario

The Ontario Water Resources Act

WATER WELL RECORD

1. PRINT ONLY IN SPACES PROVIDED
2. CHECK ☒ CORRECT BOX WHERE APPLICABLE

11 — 2214857 — MUNICIP 22016 — CON. CON 03

COUNTY OR DISTRICT: Frontenac
TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE: Portland
CON. BLOCK, TRACT, SURVEY ETC: 3
LOT: 5
[redacted]
#3 Harrowsmith, Ontario K0H1V0
DATE COMPLETED: DAY 24 MO 5 YR 94
HING | RC | ELEVATION | RC | BASIN CODE

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH - FEET FROM	TO
Brown	Shale			0	21
Blue	Limestone			21	59
Green	Limestone			59	61
Blue	Limestone			61	74
Brown	Limestone			74	81

31
32

41 WATER RECORD

WATER FOUND AT - FEET	KIND OF WATER
74	1 ☐ FRESH 2 ☐ SALTY — 3 ☐ SULPHUR 4 ☐ MINERALS 6 ☐ GAS
	1 ☐ FRESH 2 ☐ SALTY — 3 ☐ SULPHUR 4 ☐ MINERALS 6 ☐ GAS
	1 ☐ FRESH 2 ☐ SALTY — 3 ☐ SULPHUR 4 ☐ MINERALS 6 ☐ GAS
	1 ☐ FRESH 2 ☐ SALTY — 3 ☐ SULPHUR 4 ☐ MINERALS 6 ☐ GAS
	1 ☐ FRESH 2 ☐ SALTY — 3 ☐ SULPHUR 4 ☐ MINERALS 6 ☐ GAS

51 CASING & OPEN HOLE RECORD

INSIDE DIAM INCHES	MATERIAL	WALL THICKNESS INCHES	DEPTH - FEET FROM	TO
6 1/4	1 ☑ STEEL 2 ☐ GALVANIZED 3 ☐ CONCRETE 4 ☐ OPEN HOLE 5 ☐ PLASTIC	3/16	0	25
	1 ☐ STEEL 2 ☐ GALVANIZED 3 ☐ CONCRETE 4 ☐ OPEN HOLE 5 ☐ PLASTIC			
	1 ☐ STEEL 2 ☐ GALVANIZED 3 ☐ CONCRETE 4 ☐ OPEN HOLE 5 ☐ PLASTIC			

SCREEN

SIZE(S) OF OPENING (SLOT NO.)	DIAMETER INCHES	LENGTH FEET
MATERIAL AND TYPE	DEPTH TO TOP OF SCREEN FEET	

61 PLUGGING & SEALING RECORD

DEPTH SET AT - FEET FROM	TO	MATERIAL AND TYPE (CEMENT GROUT LEAD PACKER, ETC.)
25	4	Annular Cement Grout

71 PUMPING TEST

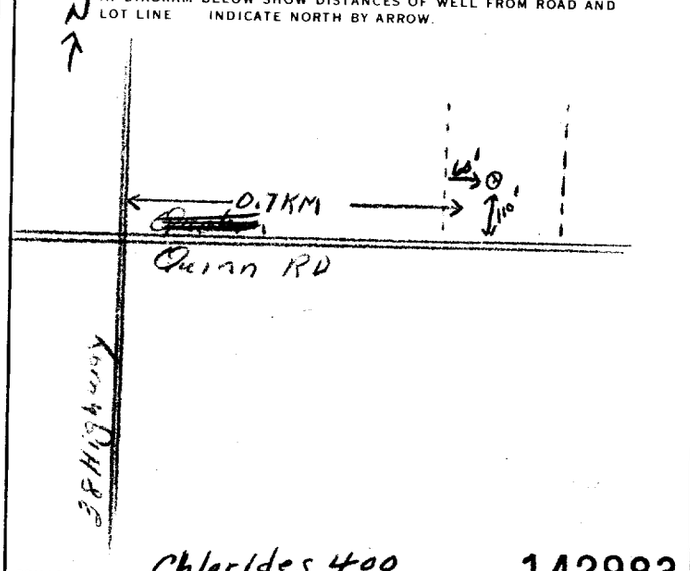
PUMPING TEST METHOD: 1 ☐ PUMP 2 ☑ BAILER
PUMPING RATE: 8 GPM
DURATION OF PUMPING: 2 HOURS ___ MINS

STATIC LEVEL	WATER LEVEL END OF PUMPING	WATER LEVELS DURING: 1 ☐ PUMPING 2 ☐ RECOVERY			
		15 MINUTES	30 MINUTES	45 MINUTES	60 MINUTES
69 FEET	75 FEET	72 FEET	73 FEET	74 FEET	75 FEET

IF FLOWING, GIVE RATE: ___ GPM
PUMP INTAKE SET AT: ___ FEET
WATER AT END OF TEST: 1 ☑ CLEAR 2 ☐ CLOUDY
RECOMMENDED PUMP TYPE: ☐ SHALLOW ☑ DEEP
RECOMMENDED PUMP SETTING: 80 FEET
RECOMMENDED PUMPING RATE: 8 GPM

LOCATION OF WELL

IN DIAGRAM BELOW SHOW DISTANCES OF WELL FROM ROAD AND LOT LINE. INDICATE NORTH BY ARROW.



DRILLERS REMARKS: Chlorides 400

142983

FINAL STATUS OF WELL
1 ☑ WATER SUPPLY 2 ☐ OBSERVATION WELL 3 ☐ TEST HOLE 4 ☐ RECHARGE WELL 5 ☐ ABANDONED, INSUFFICIENT SUPPLY 6 ☐ ABANDONED, POOR QUALITY 7 ☐ UNFINISHED ☐ DEWATERING

WATER USE
1 ☑ DOMESTIC 2 ☐ STOCK 3 ☐ IRRIGATION 4 ☐ INDUSTRIAL ☐ OTHER 5 ☐ COMMERCIAL 6 ☐ MUNICIPAL 7 ☐ PUBLIC SUPPLY 8 ☐ COOLING OR AIR CONDITIONING 9 ☐ NOT USED

METHOD OF CONSTRUCTION
1 ☑ CABLE TOOL 2 ☐ ROTARY (CONVENTIONAL) 3 ☐ ROTARY (REVERSE) 4 ☐ ROTARY (AIR) 5 ☐ AIR PERCUSSION 6 ☐ BORING 7 ☐ DIAMOND 8 ☐ JETTING 9 ☐ DRIVING ☐ DIGGING ☐ OTHER

CONTRACTOR

NAME OF WELL CONTRACTOR: Jack Knox Well Drilling
WELL CONTRACTOR'S LICENSE NUMBER: 3202
ADDRESS: Glenburnie, Ontario
NAME OF WELL TECHNICIAN: Wayne Swant - Jack Knox
WELL TECHNICIAN'S LICENCE NUMBER: [illegible]
SIGNATURE OF TECHNICIAN/CONTRACTOR: Jack Knox
SUBMISSION DATE: DAY ___ MO. ___ YR. ___

OFFICE USE ONLY

DATA SOURCE
CONTRACTOR: 3202
DATE RECEIVED: JUN 27 1994
DATE OF INSPECTION
INSPECTOR
REMARKS
CSS.ES

MINISTRY OF THE ENVIRONMENT COPY

FORM NO. 0506 (11/86) FORM 7

Ministry of Environment and Energy
Ontario

The Ontario Water Resources Act
WATER WELL RECORD

Print only in spaces provided.
Mark correct box with a checkmark, where applicable.

11 (1 2) **2215762**

Municipality 22016 (10 14) Con. CON (15 22 23 24) 03

County or District	Township/Borough/City/Town/Village	Con block tract survey, etc.	Lot (25 27)
[redacted]	Portland	3 Plan # —	5

Address: RR#3 Harrowsmith Ont. K0H 1V0

Date completed: 31 day (48-49) 12 month 96 year

Northing (RC) Elevation (RC) Basin Code (i ii iii iv)

21 (1 2) (M 10 12 17 18 24 25 26 30 31 47)

LOG OF OVERBURDEN AND BEDROCK MATERIALS (see instructions)

General colour	Most common material	Other materials	General description	Depth – feet From	Depth – feet To
Brown	Earth			0	1
Brown	Shale			1	3
Blue	Limestone			3	40
Green	Limestone			40	45
Blue	Limestone			45	138

31

32 (10 14 15 21 32 43 54 65 75 80)

41 WATER RECORD

Water found at – feet	Kind of water				
X (10-13)	1 ☐ Fresh	2 ☐ Salty	3 ☐ Sulphur	4 ☐ Minerals	5 ☐ Gas (14)
(15-18)	1 ☐ Fresh	2 ☐ Salty	3 ☐ Sulphur	4 ☐ Minerals	5 ☐ Gas (19)
(20-23)	1 ☐ Fresh	2 ☐ Salty	3 ☐ Sulphur	4 ☐ Minerals	5 ☐ Gas (24)
(25-28)	1 ☐ Fresh	2 ☐ Salty	3 ☐ Sulphur	4 ☐ Minerals	5 ☐ Gas (29)
(30-33)	1 ☐ Fresh	2 ☐ Salty	3 ☐ Sulphur	4 ☐ Minerals	5 ☐ Gas (34) (60)

51 CASING & OPEN HOLE RECORD

Inside diam inches	Material	Wall thickness inches	Depth – feet From	Depth – feet To
(10-11)	1 ☐ Steel (12) 2 ☑ Galvanized 3 ☐ Concrete 4 ☐ Open hole 5 ☐ Plastic			(13-16)
(17-18)	1 ☐ Steel (19) 2 ☐ Galvanized 3 ☐ Concrete 4 ☐ Open hole 5 ☐ Plastic			(20-23)
(24-25)	1 ☐ Steel (26) 2 ☐ Galvanized 3 ☐ Concrete 4 ☐ Open hole 5 ☐ Plastic			(27-30)

SCREEN

Sizes of opening (Slot No.) (31-33)	Diameter (34-38) inches	Length (39-40) feet
Material and type	Depth at top of screen (41-44) feet	(30)

61 PLUGGING & SEALING RECORD

☐ Annular space ☑ Abandonment

Depth set at – feet From	Depth set at – feet To	Material and type (Cement grout, bentonite, etc.)
138 (10-13)	0 (14-17)	Gravel-Cement mix.
(18-21)	(22-25)	
(26-29)	(30-33) (80)	

71 PUMPING TEST

Pumping test method (10): 1 ☐ Pump 2 ☐ Bailer

Pumping rate (11-14): GPM

Duration of pumping (15-16) Hours (17-18) Mins

Static level (19-21): feet

Water level end of pumping (22-24): feet

(25) Water levels during: 1 ☐ Pumping 2 ☐ Recovery

15 minutes (26-28)	30 minutes (29-31)	45 minutes (32-34)	60 minutes (35-37)
feet	feet	feet	feet

If flowing give rate (38-41): GPM

Pump intake set at: feet

Water at end of test (42): ☐ Clear ☐ Cloudy

Recommended pump type: ☐ Shallow ☐ Deep

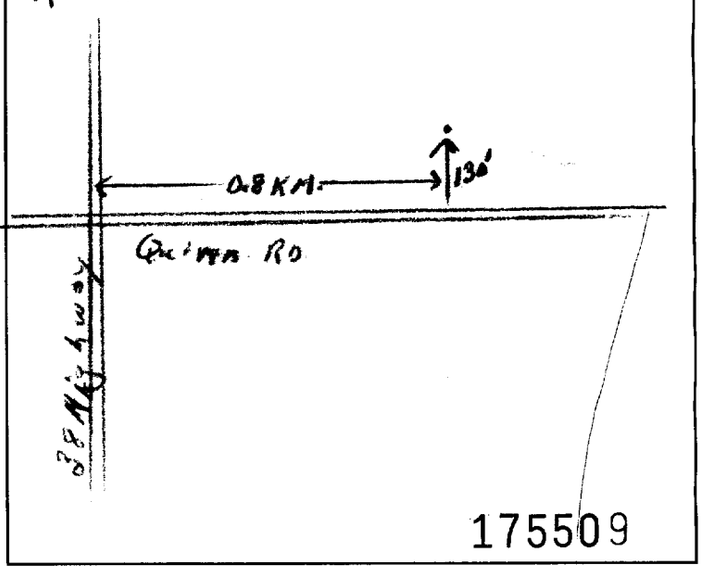
Recommended pump setting (43-45): feet

Recommended pump rate (46-49): X GPM

(50-53)

LOCATION OF WELL

In diagram below show distances of well from road and lot line. Indicate north by arrow.



175509

FINAL STATUS OF WELL (54)

1 ☐ Water supply 2 ☐ Observation well 3 ☐ Test hole 4 ☐ Recharge well
5 ☑ Abandoned, insufficient supply 6 ☐ Abandoned, poor quality 7 ☐ Abandoned (Other) 8 ☐ Dewatering
9 ☐ Unfinished 10 ☐ Replacement well

WATER USE (55-56)

1 ☑ Domestic 2 ☐ Stock 3 ☐ Irrigation 4 ☐ Industrial
5 ☐ Commercial 6 ☐ Municipal 7 ☐ Public supply 8 ☐ Cooling & air conditioning
9 ☐ Not used 10 ☐ Other .....

METHOD OF CONSTRUCTION (57)

1 ☑ Cable tool 2 ☐ Rotary (conventional) 3 ☐ Rotary (reverse) 4 ☐ Rotary (air)
5 ☑ Air percussion 6 ☐ Boring 7 ☐ Diamond 8 ☐ Jetting
9 ☐ Driving 10 ☐ Digging 11 ☐ Other .....

Name of Well Contractor	Well Contractor's Licence No.
Jock Knox Well Drilling Ltd	3202
Address: Glenburnie, Ontario	
Name of Well Technician: Ron Knox	Well Technician's Licence No.: T-0041
Signature of Technician/Contractor: Jock Knox	Submission date: day mo yr

MINISTRY USE ONLY

Data source (58)	Contractor (59-62)	Date received (63-68) (80)
	3202	JAN 10 1997

Date of inspection | Inspector

Remarks

CSS. S

0506 (07/94) Front Form 9

2 - MINISTRY OF ENVIRONMENT & ENERGY COPY

Appendix B

Laboratory Certificates of Analysis

CADUCEON ENVIRONMENTAL LABORATORIES
Client committed. Quality assured. Canadian owned.

CERTIFICATE OF ANALYSIS

Final Report

C.O.C.: G 130104

REPORT No: 24-024165 - Rev. 0

Report To:
Blumetric Environmental
1682 Woodward Dr
Ottawa, ON K3C 3R8

CADUCEON Environmental Laboratories
285 Dalton Ave
Kingston, ON K7K 6Z1

Attention: Brett Webster

DATE RECEIVED: 2024-Aug-08
DATE REPORTED: 2024-Aug-14
SAMPLE MATRIX: Ground Water

CUSTOMER PROJECT: Pittman Severance
P.O. NUMBER: P.O# 240360-00

Analyses	Qty	Site Analyzed	Authorized	Date Analyzed	Lab Method	Reference Method
Anions (Liquid)	1	OTTAWA	PCURIEL	2024-Aug-09	A-IC-01	SM 4110B
Colour (Liquid)	1	OTTAWA	STAILLON	2024-Aug-12	A-COL-01	SM 2120C
Cond/pH/Alk Auto (Liquid)	1	OTTAWA	VKASYAN	2024-Aug-12	COND-02/PH-02/ALK-02	SM 2510B/4500H/2320B
Coliforms - DC Media (Liquid)	1	KINGSTON	BBURTCH	2024-Aug-08	ECTC-001	MECP E3407
DOC/DIC (Liquid)	1	OTTAWA	VKASYAN	2024-Aug-09	C-OC-01	EPA 415.2
Fecal Coliforms (Liquid)	1	KINGSTON	BBURTCH	2024-Aug-08	FC-001	SM 9222D
HPC MF (Liquid)	1	KINGSTON	BBURTCH	2024-Aug-08	HPC-001	SM 9215D
ICP/MS (Liquid)	1	OTTAWA	AOZKAYMAK	2024-Aug-13	D-ICPMS-01	EPA 200.8
ICP/OES (Liquid)	1	OTTAWA	APRUDYVUS	2024-Aug-12	D-ICP-01	SM 3120B
Ammonia (Liquid)	1	KINGSTON	JYEARWOOD	2024-Aug-09	NH3-001	SM 4500NH3
Organic Nitrogen (Liquid)	1	KINGSTON	KDIBBITS	2024-Aug-14	TPTKN-001	MECP E3516.2
Phenols (Liquid)	1	KINGSTON	EHINCH	2024-Aug-09	PHEN-01	MECP E3179
Sulphide (Liquid)	1	KINGSTON	EHINCH	2024-Aug-08	H2S-001	SM 4500-S2
Tannins (Liquid)	1	KINGSTON	KDIBBITS	2024-Aug-09	TAN-001	SM 5550
TP & TKN (Liquid)	1	KINGSTON	KDIBBITS	2024-Aug-12	TPTKN-001	MECP E3516.2
Turbidity (Liquid)	1	OTTAWA	PLUSSIER	2024-Aug-12	A-TURB-01	SM 2130B

R.L. = Reporting Limit
NC = Not Calculated
Test methods may be modified from specified reference method unless indicated by an *

Michelle Dubien
Data Specialist

The analytical results reported herein refer to the samples as received and relate only to the items tested. Reproduction of this analytical report in full or in part is prohibited without prior consent from Caduceon Environmental Laboratories.

Parameter	Units	R.L.	Client I.D.: TW1 Sample I.D.: 24-024165-1 Date Collected: 2024-08-07 -
Total Coliform (DC Media)	CFU/100mL	1	0
E coli (DC Media)	CFU/100mL	1	0
Heterotrophic Plate Count	CFU/1mL	10	10
Fecal Coliform	CFU/100mL	1	0
Alkalinity(CaCO3) to pH4.5	mg/L	5	349
TDS (Calc. from Cond.)	mg/L	3	731
Conductivity @25°C	uS/cm	1	1350
pH @25°C	pH units	-	8.10
Colour	TCU	2	<2
Turbidity	NTU	0.1	1.2
Fluoride	mg/L	0.1	0.7
Chloride	mg/L	0.5	82.8
Nitrate (N)	mg/L	0.05	0.29
Nitrite (N)	mg/L	0.05	<0.05
Sulphate	mg/L	1	247
Phosphorus (Total)	mg/L	0.01	0.01
Total Kjeldahl Nitrogen	mg/L	0.1	1.5
Ammonia (N)-Total (NH3+NH4)	mg/L	0.05	1.47
Organic Nitrogen	mg/L	0.1	<0.1
Dissolved Organic Carbon	mg/L	0.2	3.9
Tannin & Lignin	mg/L	0.5	<0.5

Michelle Dubien
Data Specialist

The analytical results reported herein refer to the samples as received and relate only to the items tested. Reproduction of this analytical report in full or in part is prohibited without prior consent from Caduceon Environmental Laboratories.

			Client I.D.	TW1
			Sample I.D.	24-024165-1
			Date Collected	2024-08-07
Parameter	Units	R.L.		-
Sulphide	mg/L	0.01		<0.01
Phenolics	mg/L	0.001		<0.001
Hardness (as CaCO3)	mg/L	0.02		237
Barium	mg/L	0.001		0.066
Boron	mg/L	0.005		2.28
Calcium	mg/L	0.02		55.8
Iron	mg/L	0.005		0.015
Magnesium	mg/L	0.02		23.7
Manganese	mg/L	0.001		0.014
Potassium	mg/L	0.1		20.8
Sodium	mg/L	0.2		217
Strontium	mg/L	0.001		7.88
Zinc	mg/L	0.005		0.005
Antimony	mg/L	0.0001		0.0003
Arsenic	mg/L	0.0001		0.0005
Beryllium	mg/L	0.0001		<0.0001
Cadmium	mg/L	0.000015		<0.000015
Chromium	mg/L	0.001		<0.001
Cobalt	mg/L	0.0001		0.0002
Copper	mg/L	0.0001		0.0003
Lead	mg/L	0.00002		0.00028

Michelle Dubien
Data Specialist

The analytical results reported herein refer to the samples as received and relate only to the items tested. Reproduction of this analytical report in full or in part is prohibited without prior consent from Caduceon Environmental Laboratories.

			Client I.D.	TW1
			Sample I.D.	24-024165-1
			Date Collected	2024-08-07
Parameter	Units	R.L.		-
Molybdenum	mg/L	0.0001		0.0008
Nickel	mg/L	0.0002		0.0007
Selenium	mg/L	0.001		<0.001
Silver	mg/L	0.0001		<0.0001
Thallium	mg/L	0.00005		0.00012
Uranium	mg/L	0.00005		0.00063
Vanadium	mg/L	0.0001		0.0004

Michelle Dubien
Data Specialist

The analytical results reported herein refer to the samples as received and relate only to the items tested. Reproduction of this analytical report in full or in part is prohibited without prior consent from Caduceon Environmental Laboratories.

CADUCEON ENVIRONMENTAL LABORATORIES
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CERTIFICATE OF ANALYSIS

Final Report

C.O.C.: G 108631

REPORT No: 24-024292 - Rev. 0

Report To:
Blumetric Environmental
1682 Woodward Dr
Ottawa, ON K3C 3R8

CADUCEON Environmental Laboratories
285 Dalton Ave
Kingston, ON K7K 6Z1

Attention: Brett Webster

DATE RECEIVED: 2024-Aug-08
DATE REPORTED: 2024-Aug-15
SAMPLE MATRIX: Ground Water

CUSTOMER PROJECT: Pittman Severance
P.O. NUMBER: P.O# 240360-00

Analyses	Qty	Site Analyzed	Authorized	Date Analyzed	Lab Method	Reference Method
Anions (Liquid)	1	OTTAWA	PCURIEL	2024-Aug-09	A-IC-01	SM 4110B
Colour (Liquid)	1	OTTAWA	STAILLON	2024-Aug-12	A-COL-01	SM 2120C
Cond/pH/Alk Auto (Liquid)	1	OTTAWA	VKASYAN	2024-Aug-12	COND-02/PH-02/ALK-02	SM 2510B/4500H/2320B
Coliforms - DC Media (Liquid)	1	KINGSTON	BBURTCH	2024-Aug-08	ECTC-001	MECP E3407
DOC/DIC (Liquid)	1	OTTAWA	VKASYAN	2024-Aug-09	C-OC-01	EPA 415.2
Fecal Coliforms (Liquid)	1	KINGSTON	BBURTCH	2024-Aug-08	FC-001	SM 9222D
HPC MF (Liquid)	1	KINGSTON	BBURTCH	2024-Aug-08	HPC-001	SM 9215D
ICP/MS (Liquid)	1	OTTAWA	AOZKAYMAK	2024-Aug-13	D-ICPMS-01	EPA 200.8
ICP/OES (Liquid)	1	OTTAWA	APRUDYVUS	2024-Aug-12	D-ICP-01	SM 3120B
	0	OTTAWA	APRUDYVUS	2024-Aug-12		ICPMS Test
Ammonia (Liquid)	1	KINGSTON	JYEARWOOD	2024-Aug-13	NH3-001	SM 4500NH3
Organic Nitrogen (Liquid)	1	KINGSTON	KDIBBITS	2024-Aug-14	TPTKN-001	MECP E3516.2
Phenols (Liquid)	1	KINGSTON	EHINCH	2024-Aug-09	PHEN-01	MECP E3179
Sulphide (Liquid)	1	KINGSTON	EHINCH	2024-Aug-09	H2S-001	SM 4500-S2
Tannins (Liquid)	1	KINGSTON	KDIBBITS	2024-Aug-09	TAN-001	SM 5550
TP & TKN (Liquid)	1	KINGSTON	YLIEN	2024-Aug-13	TPTKN-001	MECP E3516.2
Turbidity (Liquid)	1	OTTAWA	PLUSSIER	2024-Aug-12	A-TURB-01	SM 2130B

R.L. = Reporting Limit
NC = Not Calculated
Test methods may be modified from specified reference method unless indicated by an *

Michelle Dubien
Data Specialist

The analytical results reported herein refer to the samples as received and relate only to the items tested. Reproduction of this analytical report in full or in part is prohibited without prior consent from Caduceon Environmental Laboratories.

			Client I.D.	TW 2
			Sample I.D.	24-024292-1
			Date Collected	2024-08-08
Parameter	Units	R.L.		-
Total Coliform (DC Media)	CFU/100mL	1		22
E coli (DC Media)	CFU/100mL	1		15
Heterotrophic Plate Count	CFU/1mL	10		530
Fecal Coliform	CFU/100mL	1		15
Alkalinity(CaCO3) to pH4.5	mg/L	5		302
TDS (Calc. from Cond.)	mg/L	3		522
Conductivity @25°C	uS/cm	1		979
pH @25°C	pH units	-		7.95
Colour	TCU	2		<2
Turbidity	NTU	0.1		0.1
Fluoride	mg/L	0.1		0.2
Chloride	mg/L	0.5		55.3
Nitrate (N)	mg/L	0.05		0.71
Nitrite (N)	mg/L	0.05		0.06
Sulphate	mg/L	1		143
Phosphorus (Total)	mg/L	0.01		<0.01
Total Kjeldahl Nitrogen	mg/L	0.1		2.2
Ammonia (N)-Total (NH3+NH4)	mg/L	0.05		2.21
Organic Nitrogen	mg/L	0.1		<0.1
Dissolved Organic Carbon	mg/L	0.2		3.1
Tannin & Lignin	mg/L	0.5		<0.5

Michelle Dubien
Data Specialist

The analytical results reported herein refer to the samples as received and relate only to the items tested. Reproduction of this analytical report in full or in part is prohibited without prior consent from Caduceon Environmental Laboratories.

	Client I.D.		TW 2
	Sample I.D.		24-024292-1
	Date Collected		2024-08-08
Parameter	Units	R.L.	-
Sulphide	mg/L	0.01	<0.01
Phenolics	mg/L	0.001	<0.001
Hardness (as CaCO3)	mg/L	0.02	286
Barium	mg/L	0.001	0.071
Boron	mg/L	0.005	1.17
Calcium	mg/L	0.02	74.6
Iron	mg/L	0.005	0.008
Magnesium	mg/L	0.02	24.2
Manganese	mg/L	0.001	0.003
Potassium	mg/L	0.1	15.6
Sodium	mg/L	0.2	108
Strontium	mg/L	0.001	9.19
Zinc	mg/L	0.005	0.007
Antimony	mg/L	0.0001	0.0005
Arsenic	mg/L	0.0001	0.0003
Beryllium	mg/L	0.0001	<0.0001
Cadmium	mg/L	0.000015	<0.000015
Chromium	mg/L	0.001	<0.001
Cobalt	mg/L	0.0001	0.0005
Copper	mg/L	0.0001	0.0010
Lead	mg/L	0.00002	0.00018

Michelle Dubien
Data Specialist

The analytical results reported herein refer to the samples as received and relate only to the items tested. Reproduction of this analytical report in full or in part is prohibited without prior consent from Caduceon Environmental Laboratories.

Parameter	Units	R.L.	Client I.D.: TW 2 Sample I.D.: 24-024292-1 Date Collected: 2024-08-08 -
Molybdenum	mg/L	0.0001	0.0007
Nickel	mg/L	0.0002	0.0026
Selenium	mg/L	0.001	<0.001
Silver	mg/L	0.0001	<0.0001
Thallium	mg/L	0.00005	0.00022
Uranium	mg/L	0.00005	0.00060
Vanadium	mg/L	0.0001	0.0003

Michelle Dubien
Data Specialist

The analytical results reported herein refer to the samples as received and relate only to the items tested. Reproduction of this analytical report in full or in part is prohibited without prior consent from Caduceon Environmental Laboratories.

CADUCEON ENVIRONMENTAL LABORATORIES
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CERTIFICATE OF ANALYSIS

Final Report

C.O.C.: G 130297

REPORT No: 24-030803 - Rev. 0

Report To:
Blumetric Environmental
1682 Woodward Dr
Ottawa, ON K3C 3R8

CADUCEON Environmental Laboratories
285 Dalton Ave
Kingston, ON K7K 6Z1

Attention: Brett Webster

DATE RECEIVED: 2024-Oct-03
DATE REPORTED: 2024-Oct-07
SAMPLE MATRIX: Ground Water

CUSTOMER PROJECT:
P.O. NUMBER: 240360

Analyses	Qty	Site Analyzed	Authorized	Date Analyzed	Lab Method	Reference Method
Coliforms - DC Media (Liquid)	1	KINGSTON	BBURTCH	2024-Oct-03	ECTC-001	MECP E3407
Fecal Coliforms (Liquid)	1	KINGSTON	BBURTCH	2024-Oct-03	FC-001	SM 9222D
HPC MF (Liquid)	1	KINGSTON	BBURTCH	2024-Oct-03	HPC-001	SM 9215D

R.L. = Reporting Limit
NC = Not Calculated
Test methods may be modified from specified reference method unless indicated by an *

		Parameter	Total Coliform (DC Media)	E coli (DC Media)	Background (DC Media)	Heterotrophic Plate Count	Fecal Coliform
		Units	CFU/100mL	CFU/100mL	CFU/100mL	CFU/1mL	CFU/100mL
		R.L.	1	1	1	10	1
Client I.D.	Sample I.D.	Date Collected	-	-	-	-	-
TW2	24-030803-1	2024-Oct-03	0	0	0	10	0

Brandon Burtch
Microbiology Supervisor

The analytical results reported herein refer to the samples as received and relate only to the items tested. Reproduction of this analytical report in full or in part is prohibited without prior consent from Caduceon Environmental Laboratories.

CADUCEON ENVIRONMENTAL LABORATORIES
Client committed. Quality assured. Proudly Canadian.

CERTIFICATE OF ANALYSIS

Final Report

C.O.C.: DW 132970 **REPORT No: 24-037978 - Rev. 0**

Report To:
Private Kingston
,

CADUCEON Environmental Laboratories
285 Dalton Ave
Kingston, ON K7K 6Z1

Attention: Robert Pittman

DATE RECEIVED: 2024-Dec-10
DATE REPORTED: 2024-Dec-11
SAMPLE MATRIX: Drinking Water

CUSTOMER PROJECT:
P.O. NUMBER:

Analyses	Qty	Site Analyzed	Authorized	Date Analyzed	Lab Method	Reference Method
Coliforms - DC Media (Liquid)	1	KINGSTON	BBURTCH	2024-Dec-10	ECTC-001	MECP E3407

R.L. = Reporting Limit
NC = Not Calculated
Test methods may be modified from specified reference method unless indicated by an *

Client I.D.	Sample I.D.	Parameter	Total Coliform (DC Media)	E coli (DC Media)
		Units	CFU/100mL	CFU/100mL
		R.L.	1	1
		Date Collected	-	-
3629 Quinn Rd.East Well	24-037978-1	2024-Dec-09	0	0

Brandon Burtch
Microbiology Supervisor

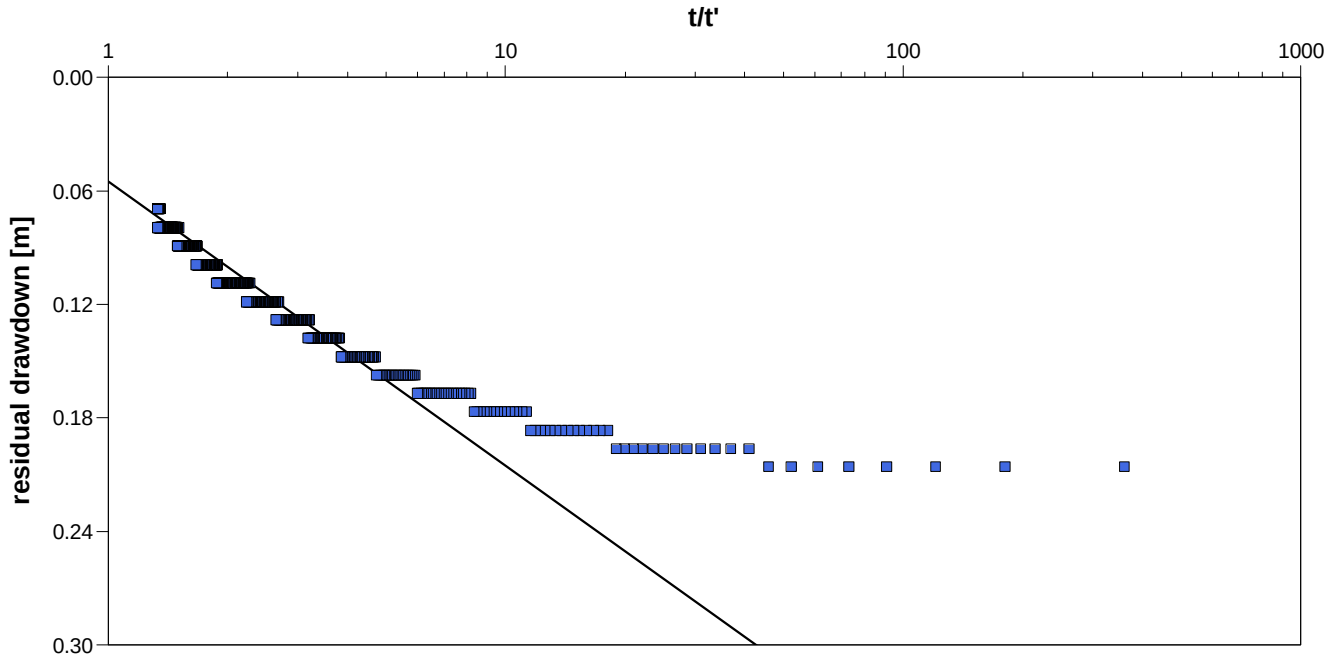
The analytical results reported herein refer to the samples as received and relate only to the items tested. Reproduction of this analytical report in full or in part is prohibited without prior consent from Caduceon Environmental Laboratories.

Appendix C

Aquifer Analysis

	Pumping Test Analysis Report
	Project: Pittman Sevrance
	Number: 240360
	Client: Robert Pittman

Location: Quinn Road	Pumping Test: Pumping Test TW1 - Recovery	Pumping Well: TW1
Test Conducted by: BM		Test Date: 2025-03-11
Analysis Performed by: EL	TW1 - Recovery	Analysis Date: 2025-03-11
Aquifer Thickness: 5.40 m	Discharge: variable, average rate 5.5 [U.S. gal/min]	

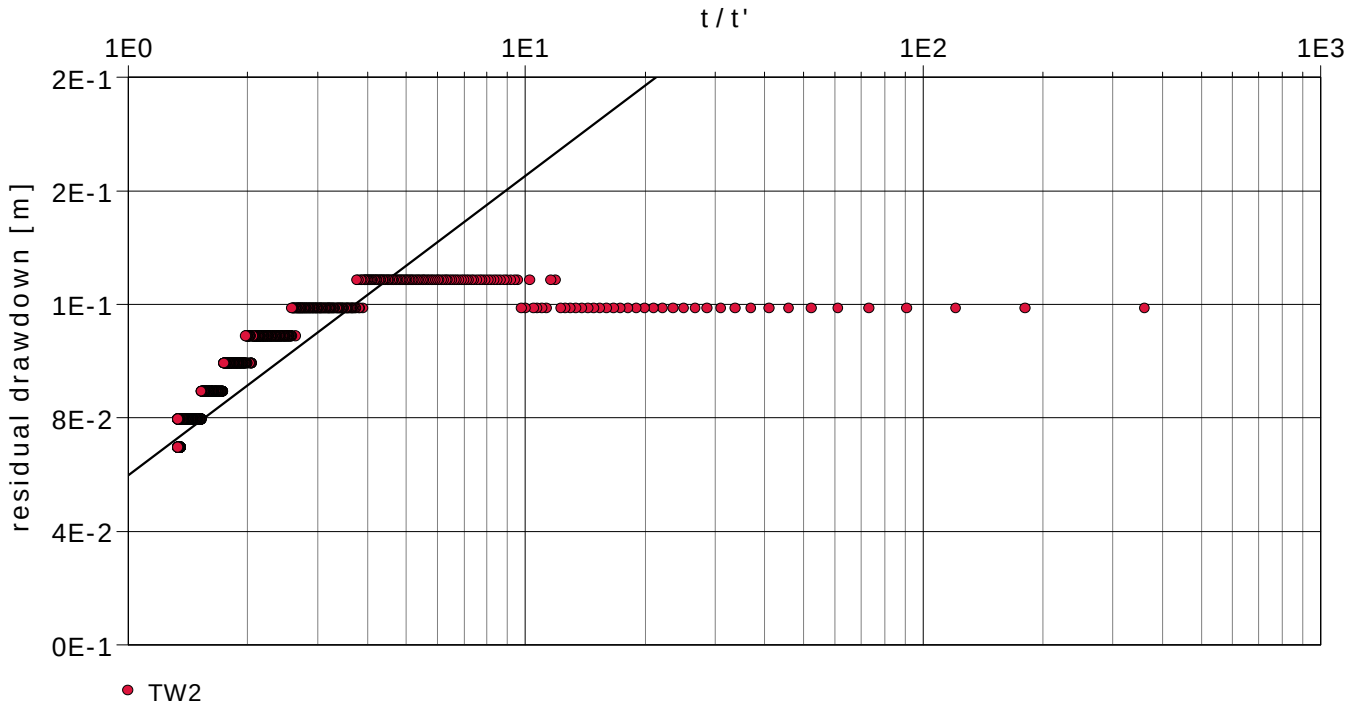


Calculation using THEIS & JACOB

Observation Well	Transmissivity [m²/s]	Hydraulic Conductivity [m/s]	Radial Distance to PW [m]	
TW1	4.22×10^{-4}	7.82×10^{-5}	0.45	

	Pumping Test Analysis Report
	Project: Pittman Sevrance
	Number: 240360
	Client: Robert Pittman

Location: Quinn Road	Pumping Test: Pumping Test TW1 - Recovery	Pumping Well: TW1
Test Conducted by: BM		Test Date: 2025-03-11
Analysis Performed by: EL	TW2 - Recovery	Analysis Date: 2025-03-12
Aquifer Thickness: 5.40 m	Discharge: variable, average rate 5.5 [U.S. gal/min]	

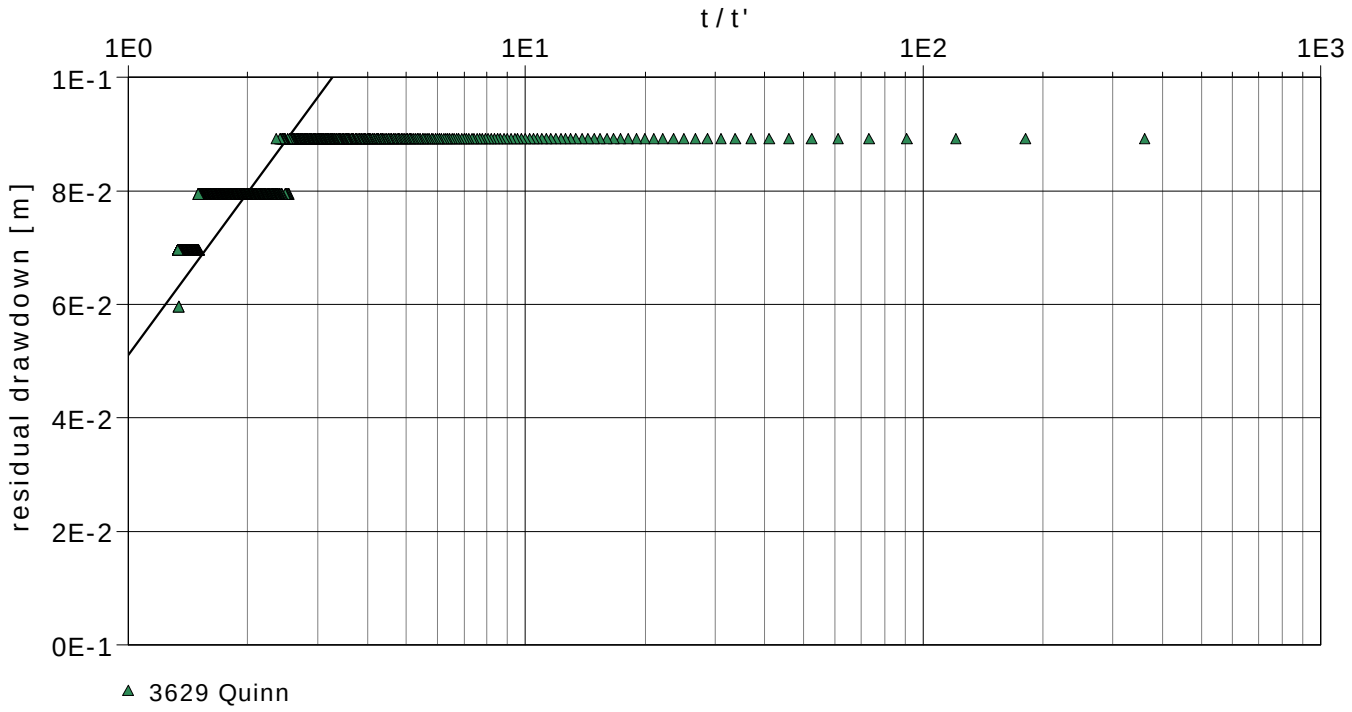


Calculation using THEIS & JACOB

Observation Well	Transmissivity [m²/s]	Hydraulic Conductivity [m/s]	Radial Distance to PW [m]	
TW2	6.02×10^{-4}	1.11×10^{-4}	99.03	

	Pumping Test Analysis Report
	Project: Pittman Sevrance
	Number: 240360
	Client: Robert Pittman

Location: Quinn Road	Pumping Test: Pumping Test TW1 - Recovery	Pumping Well: TW1
Test Conducted by: BM		Test Date: 2025-03-11
Analysis Performed by: EL	3629 - Recovery	Analysis Date: 2025-03-12
Aquifer Thickness: 5.40 m	Discharge: variable, average rate 5.5 [U.S. gal/min]	

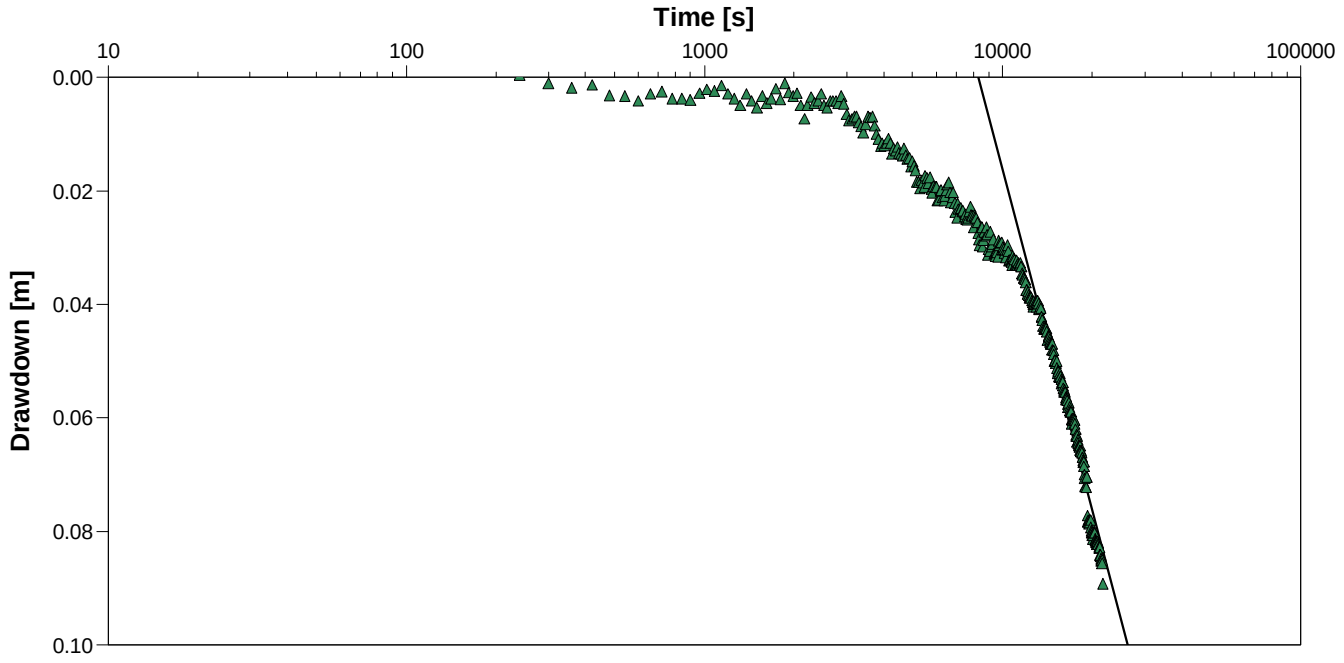


Calculation using THEIS & JACOB

Observation Well	Transmissivity [m²/s]	Hydraulic Conductivity [m/s]	Radial Distance to PW [m]	
3629 Quinn	6.67×10^{-4}	1.23×10^{-4}	189.77	

BluMetric™ Environmental	**Pumping Test Analysis Report**
	Project: Pittman Sevrance
	Number: 240360
	Client: Robert Pittman

Location: Quinn Road	Pumping Test: Pumping Test TW1 - Drawdown	Pumping Well: TW1
Test Conducted by:		Test Date: 2025-03-12
Analysis Performed by:	3629 Quinn - Drawdown	Analysis Date: 2025-03-12
Aquifer Thickness: 5.50 m	Discharge Rate: 5.5 [U.S. gal/min]	

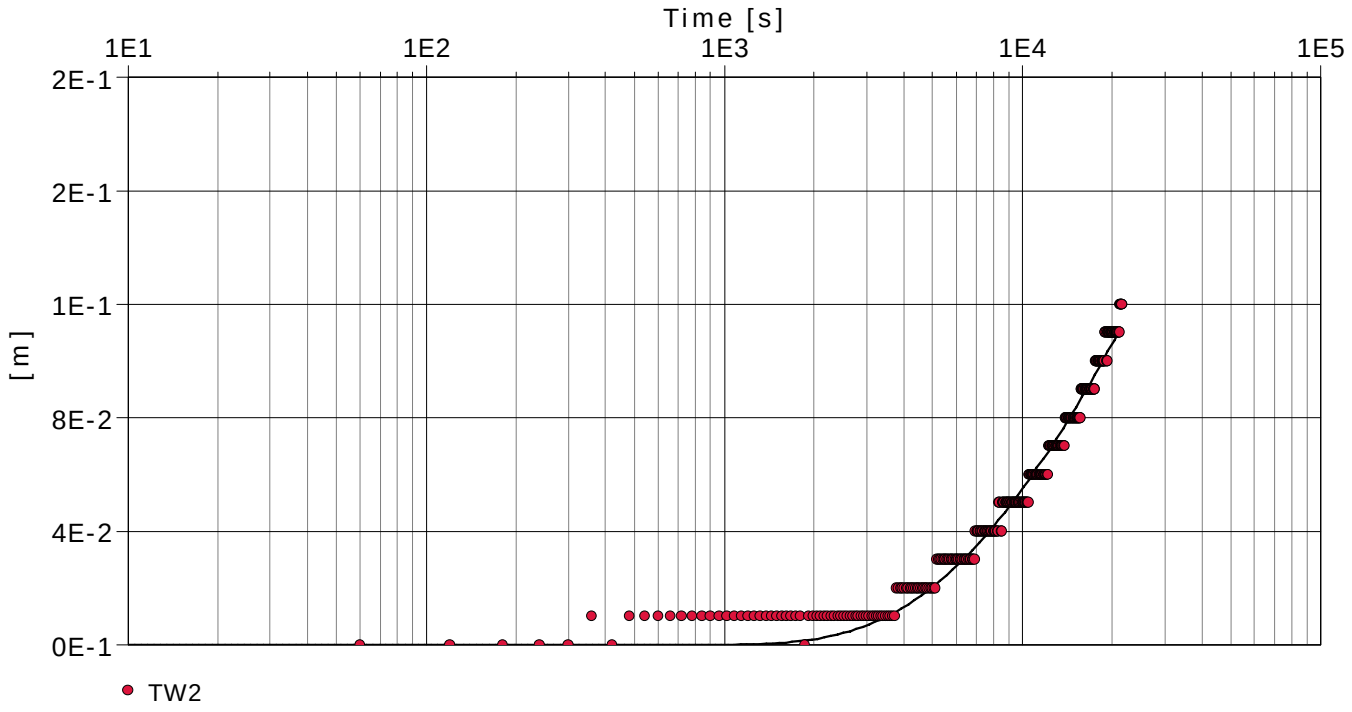


Calculation using COOPER & JACOB

Observation Well	Transmissivity [m²/d]	Hydraulic Conductivity [m/d]	Storage coefficient	Radial Distance to PW [m]	
3629 Quinn	2.75×10^{1}	5.00×10^{0}	1.65×10^{-4}	189.77	

	Pumping Test Analysis Report
	Project: Pittman Sevrance
	Number: 240360
	Client: Robert Pittman

Location: Quinn Road	Pumping Test: Pumping Test TW1 - Drawdown	Pumping Well: TW1
Test Conducted by:		Test Date: 2025-03-12
Analysis Performed by:	TW2 - Drawdown	Analysis Date: 2025-03-12
Aquifer Thickness: 5.50 m	Discharge Rate: 5.5 [U.S. gal/min]	



Calculation using Theis with Jacob Correction

Observation Well	Transmissivity [m²/d]	Hydraulic Conductivity [m/d]	Storage coefficient	Radial Distance to PW [m]	
TW2	2.22×10^{1}	4.04×10^{0}	5.71×10^{-4}	99.03	

Appendix D

Nitrate Impact Assessment Calculations

Robert Pittman - 3629 Quinn Road East, Harrowsmith, Ontario

Thornthwaite Calculation

Thornthwaite Method (1957) **Potential Evapotranspiration**

'Hydrology and Hydraulic Systems' 4th edition by Ram S. Gupta, 2017

Et month = 1.62 (10*Tm)/I) ^ a

where:

a = 675*10 ^ -9*I ^ 3 - 771 *10 ^ -7*I ^ 2 +179*10 ^ -4 * I + 492*10 ^ -3

I_i = sum (Tm/5) ^ 1.514

Canada Climate Normals Environment Canada Climate Normals: KINGSTON Ontario **Month**	Temp C	I_i	Et (cm) unadjusted	Daylight Factor	Et (mm) adjusted
January	-7.7	frozen			
Feb	-6.9	frozen			
March	-1.5	frozen			
April	6.5	1.4877	2.9527	1.13	0.0334
May	13.1	4.2984	6.3385	1.28	0.0811
June	18.2	7.0714	9.0708	1.29	0.1170
July	20.9	8.7189	10.5471	1.31	0.1382
Aug	19.7	7.9723	9.8887	1.21	0.1197
Sept	15.2	5.3836	7.4537	1.04	0.0775
Oct	8.4	2.1934	3.9049	0.94	0.0367
Nov	2.5	0.3501	1.0420	0.79	0.0082
Dec	-4.1	frozen			
		37.476	51.198		0.612
	a =	1.0901			metres

Note: Daylight Factor is an adjustment factor for possible hours of sunshine based on latitude.
Monthly temperature from Environment Canada Climate Normals website at:
https://climate.weather.gc.ca/climate_normals/index_e.html

▼ Temperature

1981 to 2010 Canadian Climate Normals station data

Temperature

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year	Code
Daily Average (°C)	-7.7	-6.9	-1.5	6.5	13.1	18.2	20.9	19.7	15.2	8.4	2.5	-4.1	7.0	D

▼ Precipitation

1981 to 2010 Canadian Climate Normals station data

Precipitation

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year	C
Rainfall (mm)	38.0	24.4	40.0	73.0	86.4	81.1	63.0	68.7	107.9	93.4	88.9	47.1	811.8	C
Snowfall (cm)	42.6	32.9	25.9	7.5	0.1	0.0	0.0	0.0	0.0	1.0	12.0	31.9	153.8	C
Precipitation (mm)	80.6	57.3	65.8	80.5	86.4	81.1	63.0	68.7	107.9	94.3	100.9	79.0	965.6	C

Environment Canada Climate Normals: KINGSTON Ontario	965.6	mm
Potential Evapotranspiration (PE)	612	mm
Surplus Water (Precipitation - PE)	354	mm

Predictive Nitrate Impact Assessment

PRE DEVELOPMENT CONDITIONS			POST DEVELOPMENT CONDITIONS		
Infiltration Factors			**Infiltration Factors**		
Topography	0.3	flat	Topography	0.3	flat
Soil	0.2	sand and clay	Soil	0.2	sand and clay
Cover	0.1	cultivated	Cover	0.1	cultivated
Total	**0.6**		**Total**	**0.6**	
Site Characteristics			**Site Characteristics**		
Area of Site :	21000	m^2	Area of Site :	21,000	m^2
	2.10	hectares		2.10	hectares
			Area of each roof:	300	m^2
			Total of roof areas:	600	m^2
			Length of roadways:	10	m
			Width of roadways:	5	m
			Total area of roadways:	100	m^2
			Impervious Area	700	m^2
			Percent Impervious Area =	3.33	%
Infiltration Area =	21,000	m^2	Infiltration Area =	20,300	m^2
Septic Effluent			**Septic Effluent**		
Concentration of Effluent (Cs) =	40	mg/L	Concentration of Effluent (Cs) =	40	mg/L
Daily Sewage Flow (Qs) =	0	m^3	Daily Sewage Flow (Qs) =	2	m^3
Infiltration Calculation			**Infiltration Calculation**		
Nitrate concentration in precipitation (C_i) =	0	mg/L	Nitrate concentration in precipitation (C_i) =	0	mg/L
Environment Canada Climate Normals: KINGSTON Ontario	965.6	mm/yr	Environment Canada Climate Normals: KINGSTON Ontario	965.6	mm/yr
Surplus Water (Thornthwaite calc attached)	354	mm/yr	Surplus Water (Thornthwaite calc attached)	354	mm/yr
Factored Surplus Water =	212	mm/yr	Factored Surplus Water =	212	mm/yr
Total volume of Infiltration	4,458	m^3	Total volume of Infiltration	4,309	m^3 mm/yr
Infiltration flow entering the system (Q_i) =	12	m^3/day	Infiltration Flow Entering the System (Q_i) =	12	m^3/day
Mass Balance Model (MOEE, 1995)			**Mass Balance Model (MOEE, 1995)**		
$C_T = (Q_bC_b+Q_eC_e+Q_iC_i)/(Q_b+Q_e+Q_i)$ = Cumulative Nitrate Concentration			$C_T = (Q_bC_b+Q_eC_e+Q_iC_i)/(Q_b+Q_e+Q_i)$ = Cumulative Nitrate Concentration		
Q_b = flow entering the system across the upgradient area	0	m^3/day	Q_b = flow entering the system across the upgradient area	0	m^3/day
C_b = background nitrate concentration	0	mg/L	C_b = background nitrate concentration	0	mg/L
Q_e = flow entering the system from the septic drainfield	0	m^3/day	Q_e = flow entering the system from the septic drainfield	2	m^3/day
C_e = concentration of nitrates in the septic effluent	40	mg/L	C_e = concentration of nitrates in the septic effluent	40	mg/L
Q_i = flow entering the system from infiltration	12	m^3/day	Q_i = flow entering the system from infiltration	12	m^3/day
C_i = Concentration of nitrates in the infiltrate	0	mg/L	C_i = Concentration of nitrates in the infiltrate	0	mg/L
C_T =	**0.0**	**mg/L**	**C_T =**	**5.8**	**mg/L**
Estimate Number of Lots	**1**	**lots**	Estimate Number of Lots	**2**	**lots**

1682 Woodward Dr.
Ottawa, ON K2C 3R8
Canada

T 877.487.8436
Ottawa@blumetric.ca

The Tower, 4 Cataraqui St.
Kingston, ON K7K 1Z7
Canada

T 877.487.8436
Kingston@blumetric.ca

3B-209 Frederick St.
Kitchener, ON N2H 2M7
Canada

T 877.487.8436
Kitchener@blumetric.ca

825 Milner Ave.
Toronto, ON M1B 3C3
Canada

T 877.487.8436
Toronto@blumetric.ca

6-410 Falconbridge Rd.
Sudbury, ON P3A 4S4
Canada

T 877.487.8436
Sudbury@blumetric.ca

260-15 Taschereau St.
Gatineau, QC J8Y 2V6
Canada

T 877.487.8436
Gatineau@blumetric.ca

200-1500 Du College St.
Saint-Laurent, QC H4L 5G6
Canada

T 877.487.8436
Montreal@blumetric.ca

27 Parker St.
Dartmouth, NS B2Y 4T5
Canada

T 877.487.8436
Dartmouth@blumetric.ca

4916–49th St.
Yellowknife, NT X1A 1P3
Canada

T 877.487.8436
Yellowknife@blumetric.ca

200-4445 SW 35th Terrace
Gainesville, FL 32608
USA

T 877.487.8436
Gainesville@blumetric.ca

August 6, 2024

Ecological Services
R.R. #1, 3803 Sydenham Road
Elginburg, Ontario K0H 1M0
Phone: (613) 376-6916
E-mail: mail@ecologicalservices.ca

NATURAL HERITAGE SITE ASSESSMENT

3629 Quinn Road; LOT 6, CON 3
South Frontenac Township, Frontenac County

Prepared for: Robert Pittman

Prepared by: **Megan Snetsinger, M.Sc.**
megan@ecologicalservices.ca

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1.0 INTRODUCTION

1.1 Property Location

The subject property is on Quinn Road in South Frontenac, on Lot 6 / Concession 3 of the geographic township of Portland. The property is in EcoDistrict 6E-9: Havelock.

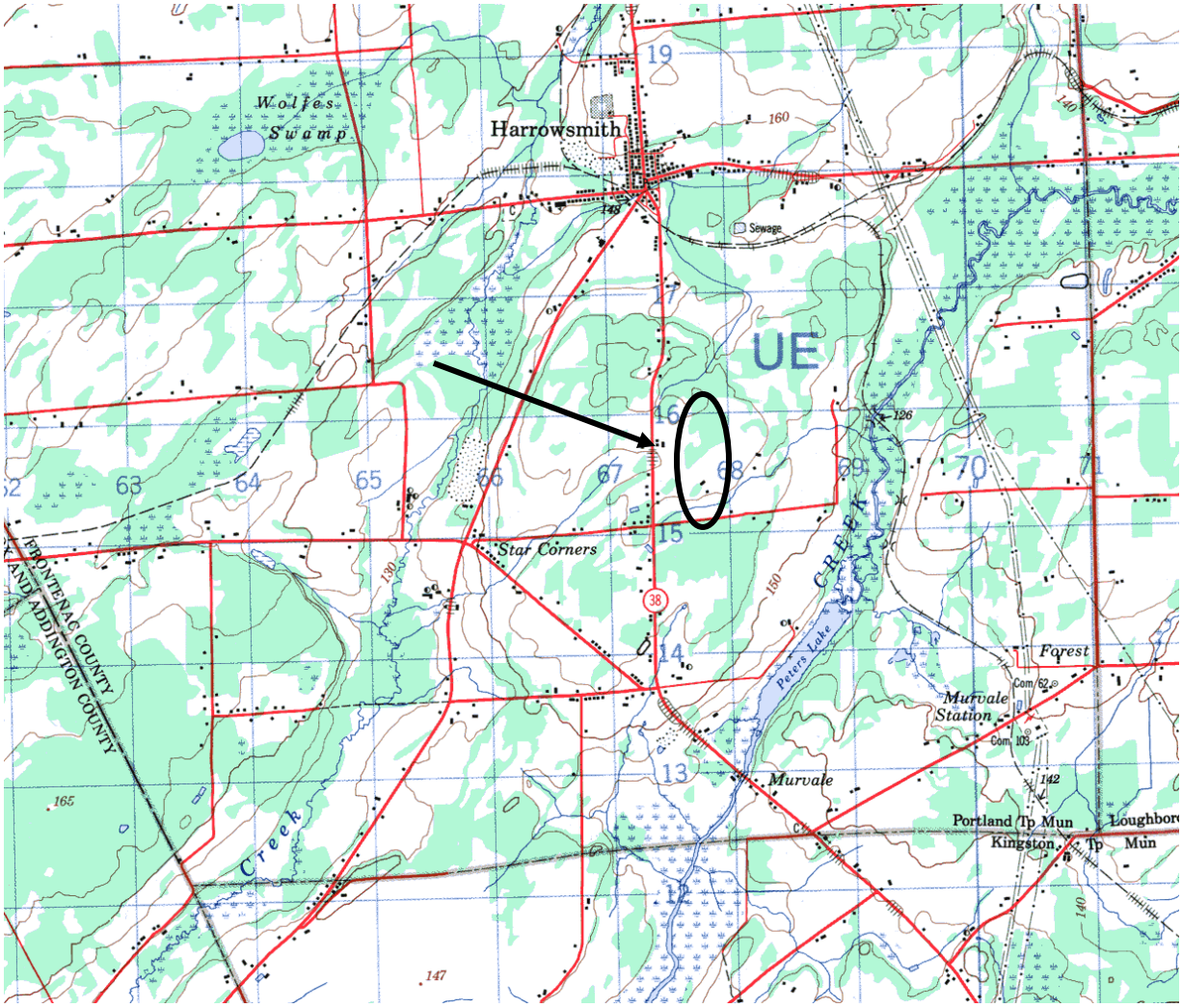

Figure 1. Topographic map, showing the relative location of the subject property, which is indicated by the black circle. Base map is an annotated detail from topographic map 31 C/07, Sydenham.

1.2 Description of Application

Two severances are proposed from the subject property (Figure 2). Both proposed lots and the retained land have frontage on Quinn Road. The retained land has a driveway along the east side of the property to an existing single-family home and outbuildings north of the proposed severances; it is in poor condition and the retained land may be redeveloped. The proposed severances are not developed, and are proposed as residential lots.

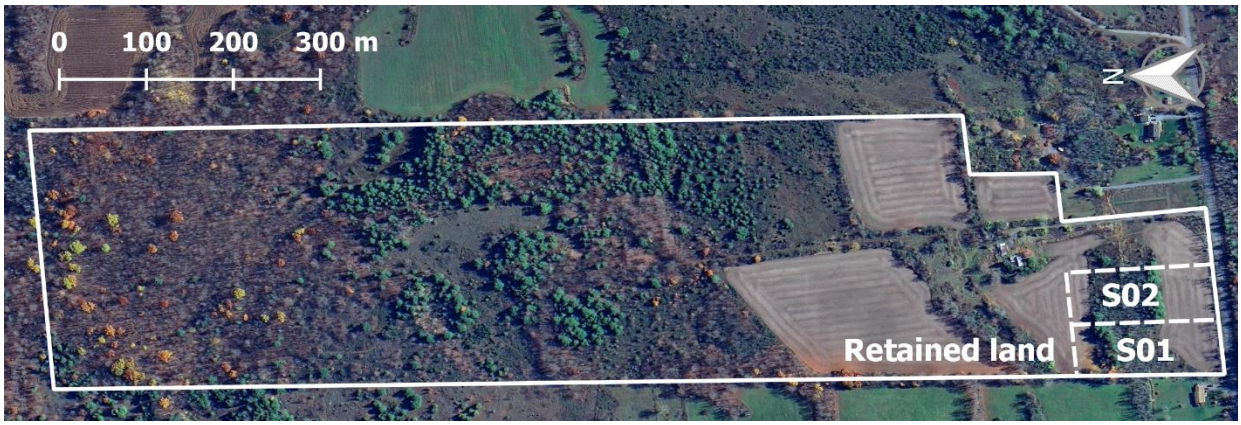

Figure 2. Approximate boundaries of the subject property (solid white line) and the two proposed severances (broken lines). Base map from Google Earth, created using QGIS.

1.3 Methodology

Ecological Services carried out field work and desktop research to determine if the proposed development will have a negative impact to the area's natural heritage features and their associated functions. Our assessment of the property's natural heritage features is based on the requirements laid out in section 2.1 of the Provincial Policy Statement, as well as the South Frontenac Official Plan.

We surveyed the property May 24, 2024 (personnel Megan Snetsinger and Mary Alice Snetsinger). The weather was sunny and clear, and the temperature was 24°C at 3:00 when we began our assessment. We identified habitat communities on and around the proposed development following the methodology outlined in the Ecological Land Classification (ELC) for Southern Ontario (Lee et al. 1998) and when applicable, the Ontario Wetland Evaluation System (OWES) Southern Manual (OMNR 2022). We considered significant natural features, fish habitat, significant wildlife habitat (SWH, as described in OMNRF 2015), and Species at Risk when performing our site investigation.

Desktop research provided information on the presence of rare species and potential habitat on and adjacent to the subject property, from the following sources:

• Natural Heritage Information Centre (NHIC) data accessed via the Ontario Make a Map tool for natural heritage areas; grid square: 18UQ6715

• Ontario GeoHub for wetlands and Areas of Natural and Scientific Interest

• Fish ON-Line

• Fisheries and Oceans Canada map of aquatic Species at Risk

• Ontario Nature Reptiles and Amphibians of Ontario Atlas

• eBird

• iNaturalist

2.0 SITE DESCRIPTION

2.1 Present and Historical Land Use

The south end of the subject property is mostly in active/recent agricultural use, with a channel (likely a farm ditch) crossing the property. The southernmost field was ploughed at the time of our field visit, and the soil was bare. There is a new well dug on each of the proposed lots. We did not survey the north end of the retained land, as it is not adjacent to the proposed development, but we noted from satellite imagery that most of it appears to have tree cover, which is a combination of deciduous and mixed forest.

In 1954, more of the property had open fields (Figure 3), although there is some tree cover at the north end.

Figure 3. 1954 imagery of the subject property (outlined in red). Imagery from the University of Toronto Map & Data Library.

2.2 Ecological Land Classification

The south end of the property, closest to Quinn Road, is characterized by **Cultural (CU)** communities, i.e., those maintained by anthropogenic-based disturbances. There is evidence of past agricultural use in the southernmost field (e.g., old stalks, corn cobs), but it is presently ploughed and largely bare of vegetation. The other fields on the property are in active agricultural use. Around the edges of the fields, as well as along the driveway and around the residential buildings, there are a variety of disturbance-tolerant species: e.g., Dog-Strangling Vine, Orchard Grass, Common Dandelion, Red Clover, White Clover, Virginia Creeper, Blue-eyed Grass, Queen Anne's Lace, Chickweed, Pigweed, King Devil, Field Cinquefoil.

Along the driveway there are a variety of shrubs in a **Cultural Thicket (CUT)** community, including Common Lilac, European Buckthorn, Grey Dogwood, Prickly Ash, Red Cedar, Staghorn Sumac, and Apple. North of the ploughed field is another thicket with a similar assemblage of shrubs. This community also has some White Pine and Green Ash. It would likely have formerly been a forest ecosite, but the tree cover does not presently meet the definition of a forest community due to dieback of the ash trees. North of the channel, there is one patch of with sufficient tree cover to define as a **Dry – Fresh White Pine – Maple – Oak – Mixed Forest Ecosite (FOM2)** community, likely because fewer ash trees are present. White Pine is the dominant coniferous component to the forest, and with a mix of deciduous trees (e.g., Sugar Maple, White Oak, Shagbark Hickory).

The channel is not large enough to map as a distinct ELC community, but there are different species along its extent. Reed-canary Grass is nearly monotypic in the channel, with some other species of wet environments along the edges: American Water Horehound, Meadowsweet, Awl-fruited Sedge, Bladder Sedge, Yellow Sedge, Retrorse Sedge.

There is a muddy track used by vehicles to connect the ploughed field and the cropland to the north. The channel path has been torn up at this location, and we observed water pooling in the tire tracks, supporting some Water Plantain and Water Purslane.

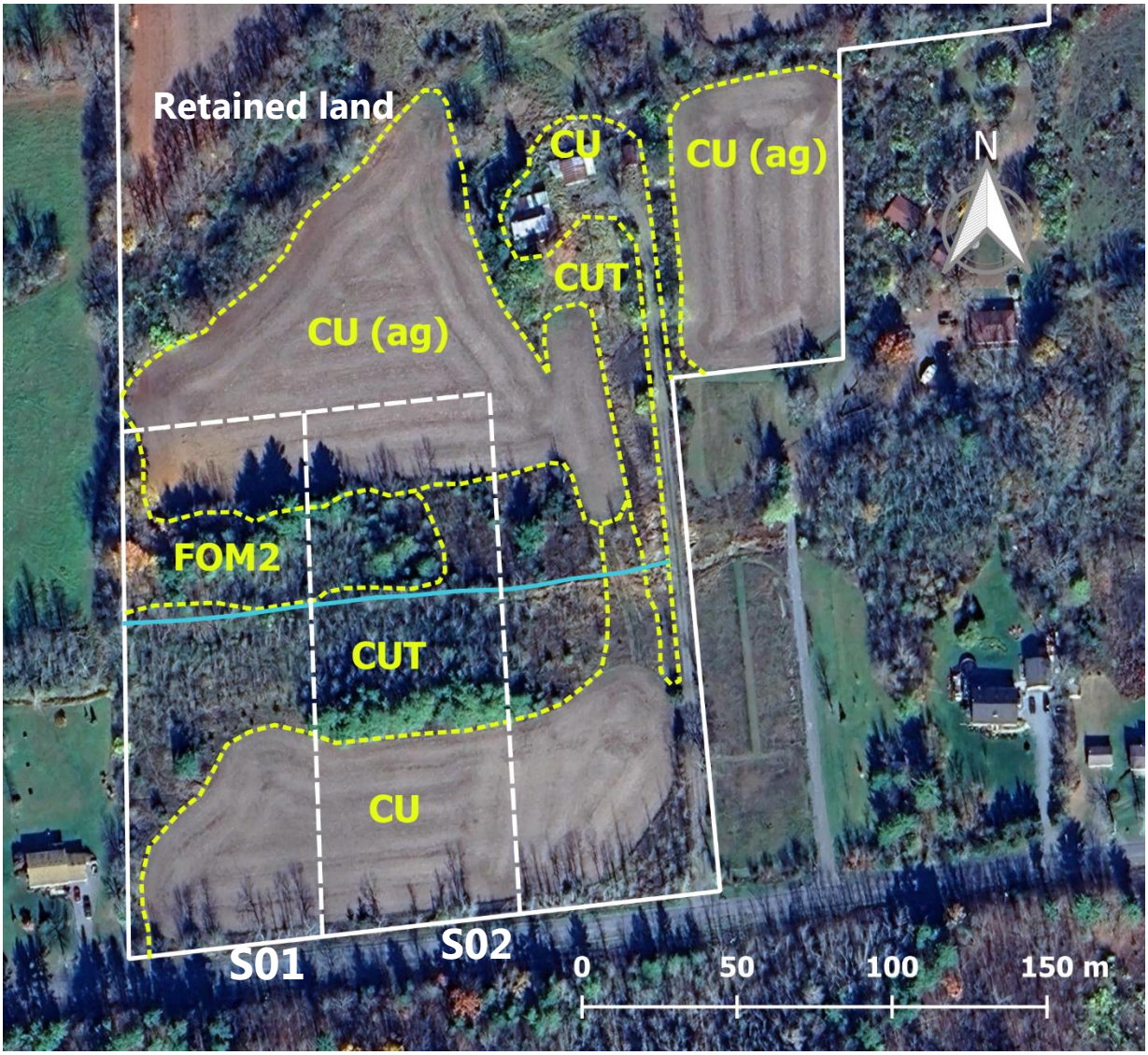

Figure 4. Ecological Land Classification (ELC) mapping, in yellow, of vegetation communities on the subject property near the proposed severances. The white lines denote the approximate property outline (solid line) and the proposed severances (broken line). The channel across the property is indicated with a blue line. Base map from Google Earth, created using QGIS.

3.0 ASSESSMENT OF NATURAL HERITAGE FEATURES

	On or adjacent to proposed development?
3.1. Wetlands	
3.1.1 Provincially Significant Wetland or Coastal Wetland The *Millhaven Creek* PSW is the closest to the subject property, over 1 km to the east. It is not adjacent.	Yes ☐ ☒ No
3.1.2 Locally Significant Wetland There are no locally significant wetland identified by the Township or any evaluated non-significant wetlands adjacent to the subject property.	Yes ☐ ☒ No
3.1.3 Unevaluated Wetland Ontario mapping data includes a layer of unevaluated wetland, which is procedurally-generated mapping of potential areas of wetland. On the proposed severances, there is an area mapped as unevaluated wetland within the CUT/FOM2 area around the channel. There are several factors that define wetland under the Ontario Wetland Evaluation System, including that in wetlands must have over 50% relative coverage of wetland plants. We assessed the area, and found that the assemblage of vegetation is dominated by upland species and facultative species (i.e., those that tolerate a variety of conditions). This is not wetland. The channel has more wetland or facultative species, but this is a riparian community rather than wetland. There are also patches of unevaluated wetland mapped adjacent to the property, including along the channel to the east and west and on the property across Quinn Road. We cannot access other properties to assess them for wetland presence, but we can review satellite imagery. In our opinion, some of these adjacent areas of unevaluated wetland do appear to be wetland (e.g., across Quinn Road and almost 120 m west). The proposed severances are unlikely to impact these adjacent areas of wetland, given intervening distance and topography.	Yes ☒ ☐ No
3.2 Areas of Natural and Scientific Interest The *Harrowsmith Bog* Life Science ANSI is the closest to the subject property, over 3 km to the northwest. It is not adjacent.	Yes ☐ ☒ No
3.3 Significant Woodland The FOM2 patch north of the channel is about 0.3 ha, which is too small to meet any criteria for significance.	Yes ☒ ☐ No

	On or adjacent to proposed development?
The woodland south of Quinn Road is on adjacent lands that we did not assess, but a measurement of the area based on satellite imagery puts it close to 60 ha. It likely is significant for size and interior habitat, and could have other ecological functions or uncommon characteristics depending on what is in the woodland. The proposed severances and development of residential lots north of Quinn Road is unlikely to impact this woodland.	
3.4 Significant Valleyland The land where the severances are proposed does not meet the morphological characteristics of a valleyland. There are no Environmental Protection or Environmentally Sensitive Areas (which would include significant valleyland) mapped by South Frontenac Township adjacent to the subject property.	Yes ☐ ☒ No
3.5 Surface Water and Fish Habitat The watercourse that crosses the property is a straight line that appears to have been channelized (Figure 5). It is likely an old farm ditch. The channel width is variable, between 2-4 m across. During our site visit there was some water in the channel with no sign of flow. Most of the channel length has dense growth of monotypic Reed-canary Grass, with some bare patches on the west side of the property. We observed no sign of fish. Given the dense vegetation the potential for fish presence appears low, although if there is direct connection to fish habitat there could be some marginal habitat. Regardless, we do recommend that development on the proposed lots meet a 30 m setback from the channel, as recommended in the South Frontenac Official Plan. The concept plan for this development includes a 30 m setback from the channel. **Figure 5.** Ontario Make-a-map satellite imagery of the subject property (red outline). Note the straight line of the channel across the property through the thicket.	Yes ☒ ☐ No

	On or adjacent to proposed development?
We also observed what may be a hand-dug well about 15 m south of the channel near the west side of the property (see Attachment 1). This is not a natural heritage feature, and is located within the recommended setback.	
3.6 Species at Risk Habitat There are no Species at Risk (Endangered or Threatened) records from Natural Heritage Information Centre (NHIC) data. Our other database searches did not indicate any nearby SAR. We did not observe any SAR during our field visit.	Yes ☐ ☒ No
3.7 Significant Wildlife Habitat Significant wildlife habitat (SWH) constitutes locations where species concentrate at a vulnerable point in their life cycle, where rare vegetation communities or specialized habitat is present, and areas important to migratory or non-migratory species (animal movement corridors), as well as to the habitat of rare species (including any species of conservation concern not covered above). The criteria (OMNRF 2015) for most SWH categories were not met on or adjacent to the proposed development. Our discussion is limited to potentially relevant SWH. *Bat Maternity Colonies.* Maternity colonies require large-diameter cavity trees in deciduous or mixed forest habitat; snags are preferred. This SWH is found in forest ELC ecosites, which includes FOM. The small patch of forest north of the channel on the proposed severances is about 0.3 ha, which is technically too small to identify as a distinct ELC community (we mapped it to distinguish features on a smaller site), so it may not be large enough to categorize as SWH. However, as the forest patch is almost entirely within the recommended setback from the channel, any bat roosting trees present are unlikely to be impacted by the proposed severance. We recommend that the forest patch should remain standing (i.e., not be clearcut). We also recommend that any tree cutting outside of the forest should take place outside of the bat roosting season (April 15 to September 30) to mitigate any potential harm to bats that may be roosting on the property. *Raptor Wintering Areas*. The criteria for this SWH require confirmed, regular use by specific raptor birds of combined forest and open habitat of over 20 ha. The criteria schedule suggests that raptors prefer least disturbed sites for winter hunting grounds, in extensive fallow fields (>15 ha) that are windswept with little snow accumulation. The woodland south of Quinn Road is large and has several open fields around its south and east sides, although there are not many eBird records around the woodland for the associated species. The proposed severances are unlikely to impact any raptor wintering activity in the adjacent woodland.	Yes ☒ ☐ No

	On or adjacent to proposed development?
Colonially-Nesting Bird Breeding Habitat (Tree/Shrubs). This SWH requires treed wetland. There is no suitable habitat on the subject property, and we observed no stick nests on any of the dead-standing trees. There is a NHIC record of a Mixed Wader Nesting Colony in the relevant UTM block, which is associated with this type of SWH. However, NHIC grid squares are large; this habitat is likely associated with an area of wetland from another part of the square. *Special Concern and Rare Wildlife Species*. There is one rare species from NHIC data: Wood Thrush. In our other database searches, there are nearby eBird records for Wood Thrush and Eastern Wood-pewee. We did not observe any rare species during our site visit. **Woodland birds:** **Wood Thrush (*Hylocichla mustelina*)** – designated as Threatened[1] under the *SARA* and as Special Concern under the *ESA*; and **Eastern Wood-pewee (*Contopus virens*)** – designated as Special Concern under the *SARA* and under the *ESA*. These bird species are typically found in deciduous or mixed woodland habitat. On the subject property, the woodland is small and fragmented from the adjacent woodland. It is also less extensive than it would have previously been, due to the die-back of the ash trees in the CUT. There is a much larger area of woodland (with a deciduous component) south of Quinn Road, which is likely to be more attractive to woodland birds. The proposed development is unlikely to impact habitat in the adjacent woodland. The woodland on the proposed severances falls within 30 m of the channel, which is the setback we have recommended. Outside of that setback, development on the severances would not be in woodland habitat. Regardless, we do recommend that any tree cutting should be done outside of the breeding season (April 1 to August 31), to comply with the intention of the Migratory Birds Convention Act, to mitigate any direct harm to these or other nesting songbirds.	

4.0 CONCLUSIONS AND RECOMMENDATIONS

In our opinion, is a more detailed Environmental Impact Statement (EIS) required to demonstrate the appropriateness of the proposed development? Yes ☐ ☒ No

If yes, which natural feature(s) should the assessment focus on?

[1] Although this species has a Threatened designations, the Provincial Policy Statement refers to Ontario designations when discussing SAR. So we have grouped it with other rare/Special Concern species.

Recommendations for Mitigation

1. Development on the proposed lots and any redevelopment on the retained land should meet a minimum setback of 30 m from the channel.
2. The land within 30 m of the channel should not be clearcut and should remain vegetated, to provide a buffer for the channel.
3. No tree removal should be undertaken between April 1 and September 30, to protect nesting birds and prevent harm to roosting bats.

Environmental Impact Statement: It is our opinion that the proposed undertaking will have no negative impact on the natural heritage features or on their ecological functions, and that the proposal is consistent with the intent of the Provincial Policy Statement. Yes ☒ ☐ No

Is monitoring recommended? Yes ☐ ☒ No

Signature:

5.0 Literature Cited, References, and Personal Contacts

Fisheries and Oceans Canada: Aquatic species at risk map. Web site maintained by Fisheries and Oceans Canada, compiling critical habitat and distribution data for aquatic species. <http://www.dfo-mpo.gc.ca/species-especes/sara-lep/map-carte/index-eng.html>

Fish ON-Line. Web site maintained by the Ontario Ministry of Natural Resources and Forestry, with information on element occurrences. <https://www.gisapplication.lrc.gov.on.ca/FishONLine/Index.html?site=FishONLine&viewer=FishONLine&locale=en-US>

Henson, B.L. and K.E. Brodribb 2005. Great Lakes Conservation Blueprint for Terrestrial Biodiversity, Volume 2: Ecodistrict Summaries. Nature Conservancy of Canada.

Lee, H.T., W.D. Bakowsky, J. Riley, J. Bowles, M. Puddister, P. Uhlig and S. McMurray. 1998. Ecological Land Classification for Southern Ontario. First Approximation and Its Application. Ontario Ministry of Natural Resources, Southcentral Science Section, Science Development and Technology Transfer Branch. SCSS Field Guide FG-02. 225 pp.

Natural Heritage Information Center. Make a Map: Natural Heritage Areas. Web site maintained by the Ontario Ministry of Natural Resources and Forestry, with species rarity rankings and information on element occurrences. <https://www.lioapplications.lrc.gov.on.ca/Natural_Heritage/index.html?viewer=Natural_Heritage.Natural_Heritage&locale=en-CA> .

MNR, Ministry of Natural Resources. 2000. Significant Wildlife Habitat Technical Guide. 151 pp. Fish and Wildlife Branch, Technical Section.

OMNR, Ontario Ministry of Natural Resources. 2010. Natural Heritage Reference Manual for Natural Heritage Policies of the Provincial Policy Statement, 2005. 2nd edition. Toronto: Queen's Printer for Ontario. 248 pp.

OMNR, Ontario Ministry of Natural Resources. 2022. Ontario Wetland Evaluation System, Southern Manual, 4th Edition. 239 pp.

OMNRF, Ontario Ministry of Natural Resources and Forestry. 2015. Significant Wildlife Habitat Criteria Schedules for Ecoregion 6E. OMNRF Regional Operations, Peterborough, Ontario. 38 pp.

Provincial Policy Statement. 2020. Issued under Section 3 of the Planning Act. Province of Ontario. 53 pp.

Township of South Frontenac: Official Plan. March 2003. Consolidated January 2024.

University of Toronto Libraries. Map and Data Library. https://mdl.library.utoronto.ca/collections/air-photos/1954-air-photos-southern-ontario/index

Attachment 1. Site Photos

Photo 1. The channel across the subject property, dense with Reed-canary Grass. The channel is bounded on both sides by thicket (CUT).

Photo 2. The channel across the subject property, at the west end where there are patches without Reed-canary Grass. The channel is bounded on both by thicket (CUT) on the south/left and by forest (FOM2) on the north/right.

Photo 3. The channel across the subject property, facing west from the driveway, with the thicket (CUT) around it.

Photo 4. The dead ash trees in the thicket (CUT) community, which was likely formerly a treed community.

Photo 5. The forest (FOM2) north of the channel.

Photo 6. The hand dug well observed 15 m south of the channel.

Photo 7. The driveway on the retained land, to the existing house. The active agricultural fields are visible in the background.

Photo 8. The ploughed field on the proposed severances. Development on the lots is proposed on this site.

Report from Public Services

Application Number: PL-BDJ-2025-0074

Applicant's Name: Robert Pittman

Concession: 3 **Lot:** PT Lot 6 **District:** Portland

Road: Quinn Road East

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?

RETAINED PARCEL: ADEQUATE ENTRANCE SIGHT LINES.

SEVERED PARCEL: ADEQUATE ENTRANCE SIGHT LINES

Road Conditions:

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

   Yes ☐ No ☑

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

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

   Yes ☑ No ☐

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

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.

Evan Bancroft

Signature on behalf of Public Services

2025-07-22

Date

July 31, 2025

File: SEV/FRS/172/2025
SEV/FRS/173/2025
MV/FRS/174/2025

Sent by E-mail

Christine Woods
Manager of Planning
Development Services
Township of South Frontenac
P.O. Box 100
Sydenham, Ontario
K0H 2T0

Dear Ms. Woods:

Re: Consent Applications PL-BDJ-2025-0074 and PL-BDJ-2025-0075 (Lot Creation) & Minor Variance Application PL-ZNA-2025-0076
3629 Quinn Rd East; Township of South Frontenac
Waterbody: unnamed tributary of Millhaven Creek & unevaluated wetlands

Staff of the Cataraqui Region Conservation Authority (CRCA) have reviewed the above-noted applications for consent and minor variance. The applications involve the severance of two 1.0 ha parcels of vacant land from an existing 37.8 ha rural property for the purpose of creating two new building lots. Future residential development is planned for the 35.8 ha retained parcel. A minor variance is necessary to permit reduced lot frontages for each lot.

Discussion

CRCA's scope of review with respect to this application is the avoidance of natural hazards (e.g. flooding and erosion) associated with the unnamed watercourses and wetlands on the subject property and protection of the hydrologic function of wetlands. We offer the following comments for the Committee of Adjustment's consideration, based on our role as a commenting agency responsible for natural hazards on *Planning Act* applications, and as administrator of Ontario Regulation 41/24: *Prohibited Activities, Exemptions and Permits*.

Natural Hazards / Ontario Regulation 41/24

Surface Water Features

Cataraqui Conservation, through implementation of Ontario Regulation 41/24: *Prohibited Activities, Exemptions and Permits* requires development (building and structures) and site alteration (excavation, grading, placement of fill) to be located outside of natural hazard areas and set back a minimum of 30 m from surface water features including watercourses (creeks, streams) and

wetlands. The intent is to protect development from potential flooding and erosion hazards and to preserve the hydrologic function of these features.

Unnamed Tributary of Millhaven Creek

The subject lands are within a drainage catchment the flows east into Millhaven Creek. There is a watercourse that runs across the southern portion of the subject lands approximately 98 m back from Quinn Road. The watercourse is a regulated feature and as such a 30 m setback is applied. The survey sketch provided shows that there are building envelopes on the severed and retained lands outside of the required 30 m setback from the watercourse. However, the proposed lot configuration results in the severed lots being divided by the watercourse.

Staff note that it may not be feasible to access the northern portion of the severed lots since this would require a crossing of the watercourse, which may not be permitted by CRCA. As such, staff recommend that an alternative lot configuration be considered where the rear lot line follows the watercourse to avoid the need for future watercourse crossings.

Unevaluated Wetlands

Mapping identified pockets of unevaluated wetlands on the subject lands, generally in the area in and around of the watercourse. Staff are accepting of the findings of the Natural Heritage Site Assessment which confirms the presence of riparian vegetation in the watercourse channel but notes that the area is not large enough to be considered a distinct community. Based on this, CRCA have no concerns related to the hydrologic function of wetlands on the subject lands.

Staff recommend that native vegetation (trees, shrubs, native plants) within 30 metres of watercourse on the subject lands be kept in place, to help stabilize soils and protect the hydrologic function of the surface water features in the long-term.

Karst Topography

The subject lands have been identified on provincial OGS Mapping as having inferred karst. Karst is a type of unstable bedrock that is relatively common in the Cataraqui Region area and is considered a natural hazard under the 2024 Provincial Planning Statement and Ontario Regulation 41/024. As with other natural hazards, there is risk of damage to buildings, property and human safety when development is located within or near unstable bedrock. Accordingly, CRCA's regulation directs development away from these areas and features.

CRCA staff have reviewed available information (e.g. aerial imagery, soils and geology mapping, topographic info.) and completed a site inspection of the subject lands. Based on our preliminary findings, we did not encounter evidence of karst in the area of the future development envelopes (generally within 50 m of Quinn Road).

Should karst features (e.g. fissures, crevices, sinkholes, etc.) be encountered on the subject lands during construction/excavation of the site, the applicant will need to contact CRCA staff to determine appropriate actions which would include additional assessment by a qualified professional to determine the extent and risks associated with karst at the property.

Recommendation

Staff have **no objection** to approval of PL-BDJ-2025-0074, PL-BDJ-2025-0075 and PL-ZNA-2025-0076 based on our review of natural hazards and have identified considerations above in **bold**.

Ontario Regulation 41/24

Please note that portions of the subject lands within 30 m of the watercourse are subject to Ontario Regulation 41/24: *Prohibited Activities, Exemptions and Permits* (formerly O. Reg. 148/06). 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 and to ensure the protection of wetlands. **Current and future landowners are advised to contact CRCA before considering any work within 30 metres of the watercourse on the subject lands.**

Please inform this office of any decision made by the Committee with regard to these applications. If you have any questions, please contact the undersigned at 613-546-4228 ext. 239, or by e-mail at estucke@crca.ca

Sincerely,

Emma Stucke

Emma Stucke, RPP, MCIP
Resource Planner

cc. Robert Pittman, applicant, by email
Elysia Ackroyd, agent, by email

Township of South Frontenac

Staff Report

To: **Committee of Adjustment**

Prepared by: **Development Services Department**

Meeting Date: **August 14, 2025**

Subject: **Consent Applications PL-BDJ-2025-0074 and 0075, Minor Variance Application PL-ZNA-20250076, Pittman (Fotenn), 3629 Quinn Road East, Portland District**

Summary

The consent applications are for the creation of two rural residential lots. The minor variance application is to allow the severed and retained parcels to have less than the required lot frontage. The Committee of Adjustment is being asked to make a decision on the consent applications in conjunction with the minor variance application. This report recommends approval of the three applications.

Background

The subject property is located south of Harrowsmith, east of Road 38 and on the north side of Quinn Road East. It runs north to an unopened road allowance. The northern two thirds of the property is forest and old farm fields. The southern portion of the property is generally level. It contains agricultural fields and is developed with a single detached dwelling, a detached garage and a shed. A watercourse bisects the property approximately 100m north of Quinn Road East.

The neighbourhood has a mix of rural residential properties and agricultural properties.

The subject lands are in the Rural designation in the Township of South Frontenac Official Plan. The lands are zoned Rural (RU) in Zoning By-law No. 2003-75, as amended.

Applications PL-BDJ-2025-0074 and PL-BDJ-2025-0075 are for the creation of two vacant residential lots on Quinn Road East. Both lots would be 1.0ha (2.5 acres) in size with 63m frontage. The retained lands (3629 Quinn Road East) would be 35.8ha (88.6 acres) with 64m frontage. Minor variance application PL-ZNA-2025-0076 is requesting reduced frontages for the severed and retained parcels because the RU zone requires 76m frontage.

Supporting Documents

A **Planning Justification Report** (Fotenn Planning + Design, July 3, 2025) was submitted in support of the applications. The report assessed the appropriateness of the proposal in the context of the surrounding area as well as its conformity with the applicable policy and

regulatory framework. It included a minimum distance separation study for livestock facilities.

A **Natural Heritage Site Assessment** (Ecological Services, August 6, 2024) was submitted in support of the applications. This study was required to confirm the existence of a mapped wetland along the watercourse, and to define its boundary, on the severed parcels. The study determined that there was no wetland on the severed parcels. The consultant evaluated the watercourse, riparian area, and woodland on the severed and retained parcels. They also reviewed the area for species at risk habitat and significant wildlife habitat.

The Natural Heritage Site Assessment included the following recommendations:

1. Development should be setback a minimum of 30m from the watercourse,
2. The land within 30m of the watercourse should not be clearcut and should remain vegetated to provide a buffer, and
3. No tree removal should be undertaken between April 1 and September 30 to protect nesting birds and prevent harm to roosting bats.

A **Hydrogeological Assessment** (BluMetric Environmental Inc., April 3, 2025, updated July 30, 2025) was submitted in support of the applications. This study was required because the severed parcels would have less than the required 76m frontage, and would be functionally smaller than the minimum 0.8ha lot size required due to the location of the watercourse.

A dug well was constructed on each of the severed parcels. The consultant conducted 6-hour pumping tests on the wells, water level monitoring, water quality analyses and interference assessment.

The study concluded that an adequate supply of potable water is available for a typical single detached dwelling on each new lot and that soil conditions are suitable for the installation of sewage systems. The report included the following recommendations:

1. Water treatment including pre-filtration and ultraviolet sterilization, as well as an under-the-counter reverse osmosis system for individuals with sodium restricted diets,
2. Regular testing of treated water for bacteriological parameters,
3. Any proposed septic system design should be supported by a lot-specific assessment meeting local septic approval requirements, and
4. The setback distance between a future raised Class 4 sewage system and dug wells on the proposed lots should be at least 45m as a precautionary measure due to the hydrogeological sensitive nature of the site.

The Hydrogeological Assessment was reviewed by Malroz Engineering Inc. on behalf of the Township. They agreed with the consultant's recommendations.

Department and Agency Comments

Public Services reported on July 22, 2025, that there are adequate entrance sight lines for both the severed parcels and the retained parcel. Road widening is to be determined by an

Ontario Land Surveyor. A 20-metre right-of-way is required on Quinn Road East. Any shortfall of the right-of-way as measured 10 metres from the centreline of the road shall be dedicated to the Township. Public Services had no comment on the proposed reduced lot frontages.

Cataraqui Conservation staff indicated in a letter dated July 31, 2025, that they have no objection to the applications. They recommended the applicant consider an alternative lot configuration where the rear lot lines would follow the watercourse to avoid the need for future watercourse crossings, because crossings may not be permitted by CRCA under O. Reg. 41/24. They also recommended that native vegetation (trees, shrubs, native plants) within 30 metres of watercourse on the subject lands be kept in place, to help stabilize soils and protect the hydrologic function of the surface water features in the long-term. Finally, they noted that should karst features (e.g. fissures, crevices, sinkholes, etc.) be encountered on the subject lands during construction/excavation of the site, the owner will need to contact CRCA staff to determine appropriate actions which would include additional assessment by a qualified professional to determine the extent and risks associated with karst at the property.

Public Comments

No comments were received from the public at the time this report was written.

Planning Analysis

The consent applications need to be assessed against the applicable policies of the Provincial Planning Statement 2024 (PPS), County of Frontenac Official Plan, and Township of South Frontenac Official Plan, as well as the provisions of Zoning By-law No. 2003-75. The minor variance application needs to be assessed against the four tests of a minor variance outlined in Section 45(1) of the Planning Act.

Minimum Distance Separation for Livestock Facilities

In conformity with the PPS, the Township Official Plan requires all division of land for non-farm uses to comply with the Minimum Distance Separation Formulae I (MDS I) (section 7.1(l)). The Township Zoning By-law also requires residential development to comply with MDS I.

The subject lands are in a rural and agricultural area where there are several existing livestock facilities. The Planning Justification Report (Fotenn Planning + Design, July 3, 2025) evaluated these livestock facilities against The Minimum Distance Separation (MDS) Document (OMAFRA Publication 853). MDS I setbacks were calculated for barns at 4372 Road 38 and at 3609 Quinn Road East. It was determined that the severed parcels would conform to the applicable minimum distance separation policies.

Rural Residential Uses

The PPS allows residential lot creation on Rural lands where site conditions are suitable for the provision of appropriate sewage and water services. The County Official Plan and the Township Official Plan also permit residential development in the Rural designation.

Section 5.7.4 of the Township Official Plan indicates that a maximum of three rural residential lots may be created by consent from a landholding provided that the new lots meet the General Consent Policies, as well as all other applicable policies. The subject property is eligible for severances under Section 5.7.4. There have been no previous severances from the lot existing on the day of adoption of the Township Official Plan.

Section 5.7.4 requires the frontage, size and shape of any lot created for rural residential purposes through the severance approval process to be appropriate for the proposed use and to conform to the provisions of the zoning by-law.

The severed parcels would be approximately 1.0ha in size, which would exceed the minimum 0.8ha lot area required in the Rural designation and the RU zone. They would be rectangular-shaped.

The severed parcels would have approximately 63m frontage and the retained parcel would have 64.6m frontage on Quinn Road East. These frontages would be less than the minimum 76m lot frontage required in the Rural designation and the RU zone. Section 5.7.4(ii)(a) of the Official Plan allows the municipality to consider reductions to this requirement provided the overall intent of the Official Plan is maintained. The minor variance application requests 60m lot frontages.

The minimum 76m lot frontage is intended to allow for a separation between driveways and to improve traffic safety. Public Services noted that the severed parcels and retained parcel would each have adequate sight lines for an entrance.

Minimum lot frontages are also required to ensure a development pattern that is reasonably consistent in nature and to avoid an overdeveloped appearance. Existing lots along this part of Quinn Road East have frontages ranging from 40m to 70m, so the proposed reduced lot frontages would be consistent with the existing lot fabric of the neighbourhood.

Finally, minimum lot frontages help ensure a reasonable separation between uses. Separation between wells and sewage systems is especially important for protecting groundwater in hydrogeological sensitive areas.

A hydrogeological assessment and terrain analysis was required in support of the applications because the proposed lots would have less than the required 76m frontage, and would be functionally smaller than the minimum 0.8ha lot size required due to the location of the watercourse (i.e. development would logically need to occur on the land between the watercourse and the road).

The Hydrogeological Assessment (BluMetric Environmental Inc., April 3, 2025, updated July 30, 2025) concluded that an adequate supply of potable water is available for a typical single detached dwelling on each new lot and that soil conditions are suitable for the installation of a sewage system. Figure 4 of the report is a conceptual lot development plan that illustrates how a well, a sewage system and a house can fit on each of the severed parcels with consideration for the recommended 45m separation distance between the wells and sewage systems. The development could also achieve the required 30m setback from the watercourse and other applicable zone provisions.

Staff are satisfied that the proposed reduced frontages would not compromise the functionality, accessibility or rural character of the severed parcels. It would also not impact the continued use of the retained parcel, 150m north of the road.

Special Development Requirements

Staff recommend that a development agreement be a condition of the consent approvals. The development agreement would be used to notify potential purchasers and future owners about special requirements that will apply to development of the severed parcels.

Specifically, to make them aware of the Natural Heritage Site Assessment and the Hydrogeological Assessment and the recommendations that must be implemented. The agreement would also make them aware that they will need to have lot grading and drainage plans prepared that implement the recommendations of these reports.

Cataraqui Conservation noted that the subject lands are in an area of inferred karst. The development agreement would make people aware of this potential, and provide direction on what to do if karst features are encountered during construction/excavation of the site.

Conclusion

The consent applications meet the criteria outlined in section 51(24) of the Planning Act, do not require a plan of subdivision for the proper and orderly development of the municipality, are consistent with the PPS, and conform to the County and Township Official Plans. The severed parcels and retained parcel will comply with the Zoning By-law subject to the requested minor variance for lot frontage.

It is the opinion of Planning staff that the proposed 60m lot frontages meet the four tests for a minor variance – the variances maintain the general intent and purpose of the Official Plan and Zoning By-law, they are desirable for the appropriate development of the lands, and they are minor in nature.

Notice/Consultation

Notice of the Statutory Public Hearings was given pursuant to the requirements of the Planning Act, at least 14 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 e-mail to prescribed persons and public bodies

Recommendation for Consent Applications

It is recommended that the Committee of Adjustment receive comments from the public and, pending comments received, approve applications PL-BDJ-2025-0074 and PL-BDJ-2025-0075, each for consent to sever one new rural residential lot from 3629 Quinn Road East, Part of Lot 6, Concession 3, District of Portland, Township of South Frontenac, subject to the following conditions:

Expiry Period

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

Severed Lands

2. The lands to be severed shall be for the creation of one new residential lot approximately 1.0 hectare in area with a minimum of 60 metres of frontage on Quinn Road East. The lot area, frontage and configuration of the proposed severed lot shall be consistent with application sketch.

Survey/Reference Plan or Registerable Description

3. An acceptable reference plan or legal description of the severed lands in duplicate [Registry Act, s.81, Land Titles Act, s. 150], the deed or instrument conveying the severed lands, and the Certificate of Official shall be submitted to the Secretary-Treasurer for review and consent endorsement within a period of two years [Planning Act, s. 53(41)] after the date that "Notice of Decision" is given [Planning Act, ss. 53(17) and 53(24)].

4. The Ontario Land Surveyor or the applicant shall submit the draft Reference Plan, including an area calculation and noting frontage along the road, electronically or in paper form for review and approval by planning staff prior to depositing the Reference Plan with the Land Registry Office. The Ontario Land Surveyor shall also confirm that the retained parcel has a minimum 60m lot frontage on Quinn Road East.

Road Allowance Widening

5. The Ontario Land Surveyor who prepares the reference plan referred to in Condition #3 and #4 shall also determine by survey the width of Quinn Road East to be 20m. If such a width is less than 20m, the owner shall dedicate to the Township land along the frontage of the severed lands in the following manner as required:

    a. The land to be dedicated shall be the width required to provide 10m from the centre of the existing travelled road;

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

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

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

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

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

Municipal Requirements

6. Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. This includes all taxes levied as of the date of the issuance of the Certificate of Official. It also includes any hydrogeological assessment peer review fee if it is greater than the collected deposit.
7. The Township of South Frontenac shall receive 5% of the value of the severed parcel, in lieu of parkland [Planning Act, s. 51(1), By-law 2023-104].
8. In the event that there are abandoned wells located on the severed parcel or the retained property, the wells shall be sealed in accordance with the requirements of the Ministry of the Environment, Conservation and Parks and that this work shall be accomplished prior to the issuance of the Certificate of Official.
9. The applicant shall enter into a Development Agreement with the Township to be registered on title to the severed parcel to address the following matters and environmental standards of the Township:
    a. Requirement for an entrance permit for any new or relocated entrances;
    b. Implementation of the recommendations of the Natural Heritage Site Assessment (Ecological Services, August 6, 2024);
    c. Implementation of the recommendations of the Hydrogeological Assessment (BluMetric Environmental Inc., July 30, 2025);
    d. Requirement for a lot grading and drainage plan that implements the recommendations of the above reports, to be submitted at the building permit stage;
    e. Notice regarding what to do if karst features are encountered during construction/excavation of the site;
    f. Notice regarding compliance with the Endangered Species Act; and
    g. Notice regarding archeological resources and human remains.

Zoning

10. The applicant is required to apply for a minor variance to permit the severed parcel to have a minimum 60 metres of lot frontage and the retained parcel to have a minimum 60 metres lot frontage.
11. Where a violation of Zoning By-law No. 2003-75 is evident, the appropriate minor variance or rezoning be obtained to the satisfaction of the Township.

Recommendation for Minor Variance Application

It is recommended that the Committee of Adjustment receive comments from the public and, pending comments received, approve minor variance application PL-ZNA-2025-0076 for 3629 Quinn Road East such that the two severed parcels and the retained parcel from consent applications PL-BDJ-2025-0074 and PL-BDJ-2025-0075 are permitted to each have a minimum of 60m lot frontage.

Report Prepared By:

Christine Woods, RPP, MCIP, Manager of Planning

Consent Application

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	$152.00

☐ 2. One hard copy of this completed application form signed and commissioned.

☐ 3. A Sketch of your proposal (see Question 26 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 crate 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:		**FEE:**
Consent Application		$1,368.00
Change of conditions		$325.00
Change of conditions requiring re-circulation		$568.00

☐ 5. Agency Review Fees (as applicable). A separate **cheque or proof or payment**, 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:	**FEE:**
Township of South Frontenac onsite sewage disposal review (per new lot)	$515
Cataraqui Conservation (per new lot or lot addition)	$445
Quinte Conservation (per new lot or lot addition)	$450
Rideau Valley Conservation Authority (per new lot or lot addition)	$500

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): Robert Pittman

   Full Mailing Address of Owner(s): 30 Arran Cresent, Woodbridge, ON L4L 1G5

   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: Fotenn Consultants Inc. c/o Elysia Ackroyd

   Full Mailing Address of Authorized Applicant/Agent: 4 Cataraqui Street 315, Kingston, K7K 1Z7

   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).

   _____
   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.

   _____ _____ June 24, 2025
   (Signature of the property owner) (Signature of the property owner) (Date)

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

☑ Yes ☐ No Date Fee Paid: _____

Name of Planner: Christine Woods Date of Meeting: December 12th, 2022

5. The description of the subject land:

District: ☐ Bedford ☑ Portland ☐ Loughborough ☐ Storrington

Civic Address: 3629 Quinn Road East, South Frontenac

Concession Number: CON 3 Lot Number: Part of Lot 6

Reference Plan Number: 13R-7028 Part Number(s): _____

Roll Number: 102908001013900

Property Identification Number (PIN): 36140-0201

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): N/A Frontage on road/lane (m): +/- 191 metres

Name of Waterbody: N/A Name of Road/Lane: Quinn Road East

Depth(m): +/- 1,337 metres Area(acres/ha): +/- 93 acres, +/- 37.8 hectares

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.

The purpose of these applications is to create two new rural residential lots, to be developed with single detached dwellings. The consent will result in a total of three lots (two severed and one retained). A minor variance application is necessary to allow a reduced frontage for each of the retained and severed lots. Please refer to Planning Justification Letter in support of 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):	63.0 metres	64.6 metres
Name of Road/Lane:	Quinn Road East	Quinn Road East
Frontage on Water (m):	N/A	N/A
Name of Waterbody:	N/A	N/A
Depth (m):	+/- 170.8 metres	+/- 1,337.4 metres
Acres (acres or ha):	1.05 ha	35.8 ha

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

	Severed Lot (Proposed new lot):	Retained Lot:
Existing Use of Lot:	Rural	Rural
Existing Buildings/Structures:	None	Single detached dwelling, and several accessory structures
Proposed Use of Lot:	Rural residential	Rural (no change)
Proposed Buildings/Structures:	Anticipated single detached dwelling	None (no change)

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):	N/A	N/A
Name of Road/Lane:	N/A	N/A
Frontage on Water (m):	N/A	N/A
Name of Waterbody:	N/A	N/A
Depth (m):	N/A	N/A
Acres (acres or ha):	N/A	N/A

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):	N/A	N/A
Name of Road/Lane:	N/A	N/A
Frontage on Water (m):	N/A	N/A
Name of Waterbody:	N/A	N/A
Depth (m):	N/A	N/A
Acres (acres or ha):	N/A	N/A

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

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

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

Length: N/A Depth: N/A Width: N/A Area: N/A

Civic address of Benefitting lands: N/A

Roll Number of Benefitting Lands: N/A

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

N/A

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

(NEW LOT) Severed Parcel		Retained Parcel	
☐	Municipal water system	☐	Municipal water system
☑	Privately owned and operated well	☑	Privately owned and operated well
☐	Lake water	☐	Lake water
☐	Other: _____	☐	Other: _____

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

(NEW LOT) Severed Parcel	Retained Parcel
☐ Publicly owned and operated communal septic system	☐ Publicly owned and operated communal septic system
☑ Privately owned and operated individual septic system:	☐ Privately owned and operated individual septic system:
☑ Leaching Bed (Class 4)	☐ Leaching bed (Class 4)
☐ Holding Tank (Class 5)	☐ Holding Tank (Class 5)
☐ Greywater Pit (Class 2)	☐ Greywater Pit (Class 2)
☐ Privy/Outhouse (Class 1)	☐ 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***):

N/A

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): Quinn Road East

The retained lot: Quinn Road East

Please indicate whether access to the land will be by:

☐ Provincial highway	☐ Lane
☑ Municipal Road - maintained year round	☐ A right of way
☐ Municipal Road - seasonally maintained	☐ Water (see next page)

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: N/A - not a water access lot

The Retained Lot: N/A - not a water access lot

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

Rural (RU) Zone

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.

Please refer to supporting planning justification letter.

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

☑ Yes ☐ No ☐ Unknown

Please explain:

Please refer to supporting planning justification letter.

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

☑ Yes ☐ No ☐ Unknown

Application Type	Application Number	Date of Application	Decision
☐ Plan of Subdivision			
☑ Consent		1986	Approved
☐ Minor Variance			
☐ Site Plan Approval			
☐ Official Plan Amendment			
☐ Zoning By-law Amendment			
☐ 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 October 10, 1986, ☐ No

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

25. Is the applicant requesting a Certificate of Official for the retained land? ☑ Yes ☐ No

** If yes – the applicant must provide a lawyer's statement that there is no land abutting the subject lands that are owned by the owner of the subject land, other than the land that could be conveyed without contravening section 50 of the *Planning Act*.

26. 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:

☐ 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

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.

TOWNSHIP OF SOUTH FRONTENAC CONSENT APPLICATION

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 in connection with the application until the invoice has been paid in full.

DECLARATION FOR THE PRESCRIBED INFORMATION

Note: Do not sign until in the presence of the Commissioner of Oaths. You will be required to provide photo identification (i.e. driver's license).

I/We, ROBERT PITTMAN,

(Name of Owner / Agent)

of the CITY OF VAUGHAN, ONTARIO

(Municipality, Town, City name)

do solemnly declare that the information contained in this application is true and that the information contained in the documents that accompany this application is true, and acknowledge that personal information and all other material collected on this form and provided to the municipality as part of this application, including all names, addresses, opinions and comments, is collected under the authority of the *Planning Act*, R.S.O. 1990, as amended, will be used to assist in making a decision on this matter and will be made available for public disclosure. I/We are aware the information collected in this Application will be provided in the applicable Agenda and posted on the Township's website.

Sworn (or declared) before me in the CITY OF TORONTO, ONTARIO

(Municipality name)

On this 24TH day of JUNE, 2025.

(Day) (Month) Year)

[redacted]

LSO NO. 22338

Authorized Agent

Affix Commissioner of Oaths stamp below signatures

3629 QUINN ROAD EAST, SOUTH FRONTENAC
CONSENT + MINOR VARIANCE

July 3, 2025

Kate Kaestner
Planning Clerk/Secretary-Treasurer, Committee of Adjustment
Planning Department
Township of South Frontenac

Via Email: kkaestner@southfrontenac.net

RE: 3629 Quinn Road East, South Frontenac
Applications for Consent and Minor Variance
Planning Justification Report

Dear Ms. Kaestner,

Fotenn Planning + Design has been retained by Robert Pittman ("the applicant") to prepare this planning justification report in support of applications for consent to sever and minor variance for the property municipally known as 3629 Quinn Road East ("subject site"), in the Township of South Frontenac. The purpose of these applications is to create two new rural residential lots, to be developed with single detached dwellings. The consent will result in a total of three lots (two severed and one retained). A minor variance application is necessary to allow a reduced frontage for each of the retained and severed lots.

The subject site is designated Rural Lands in the County of Frontenac Official Plan, and Rural on Schedule A - Land Use Plan in the Township of South Frontenac Official Plan. The property is zoned Rural (RU) Zone in the Township of South Frontenac's Comprehensive Zoning By-law 2003-75.

Correspondence with municipal staff identified the following application requirements. Accordingly, the following are submitted to in support of these applications, as required by Township staff:

- Concept Plan;
- Minimum Distance Separation (MDS) Study;
- Scoped Natural Heritage Site Assessment (NHA);
- Hydrogeological Assessment & Terrain Analysis; and,
- This Planning Justification Letter.

Site Description + Surrounding Context

The subject site is in the Township of South Frontanac, southeast of the village of Harrowsmith, and north of the hamlet of Murvale. The subject site is approximately 37.8 hectares (93 acres) and has approximately 191 metres of frontage on Quinn Road East. The subject site is currently developed with a one-storey single-detached dwelling and several accessory structures. Vehicular access to the site is provided from Quinn Road East via a gravel driveway. According to Frontenac Maps, the property contains some wetlands and woodlands in both the northern and southern area of the site. Two watercourses (channels, as referred to by Ecological Services) traverse the site. The surrounding area is characterized by mainly rural, agricultural, and rural residential uses. The lands directly east of the site contain primarily residential uses, and some agricultural uses. Further west of the site is a mineral aggregate extraction operation. To the south, west and north contain primarily rural and agricultural uses, with some residential uses.

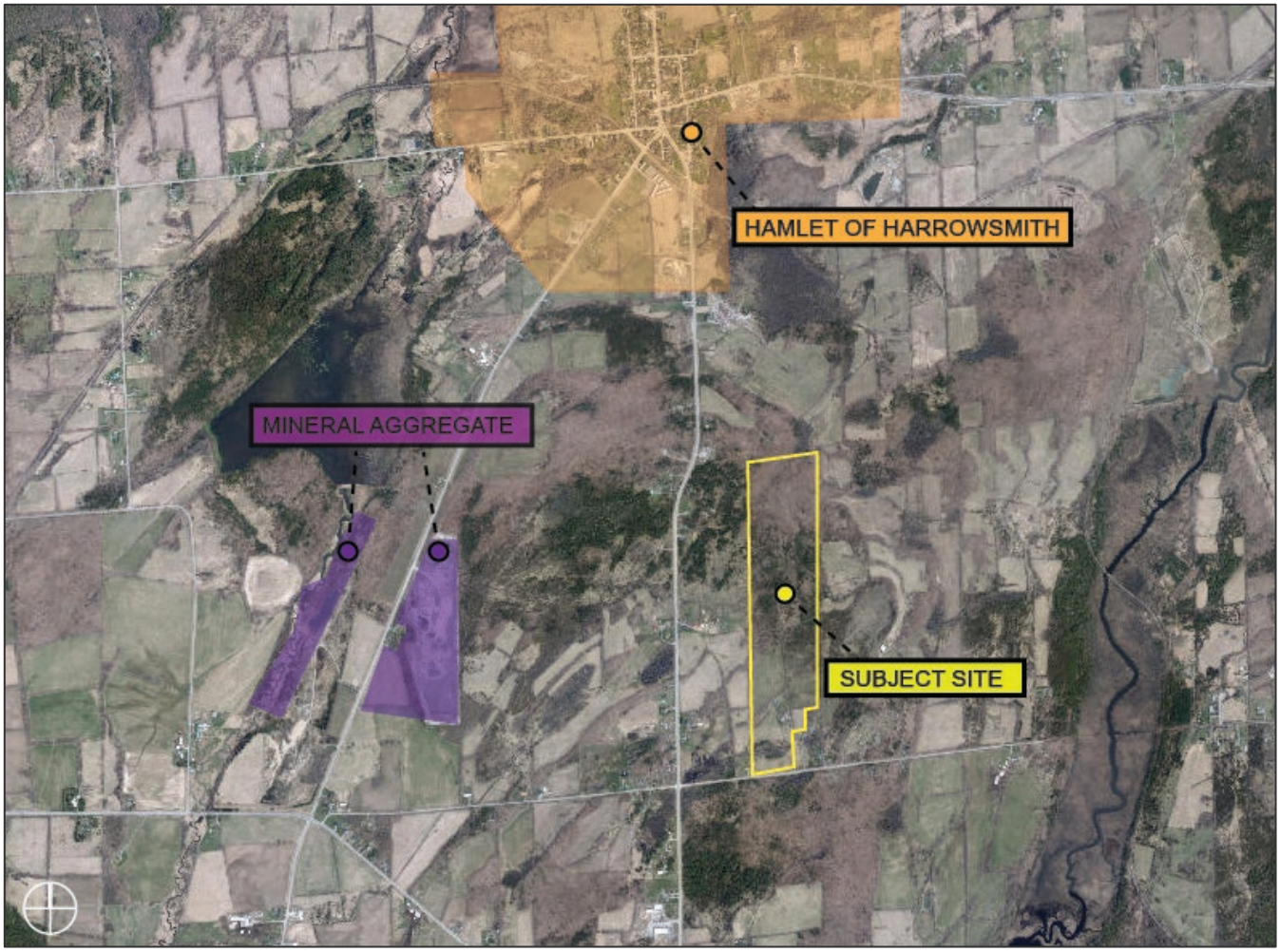

Figure 1: Surrounding Context (Source: Ontario AgMaps, annotated by Fotenn Planning + Design)

Proposed Development

The applicant is proposing to create two new lots for future rural residential development on the south side of the subject site. Applications for consent to sever are required for the creation of the two new lots. The proposed severances will result in a total of three lots (two severed + one retained). The severed lots are anticipated to support the development of single detached dwellings. The severed lots are proposed to have lot areas of approximately 1.05 hectares and approximately 63 metres of frontage on Quinn Road East to accommodate the proposed rural residential development. The Rural (RU) zone in the Township of South Frontenac Comprehensive Zoning By-law 2003-75 requires a frontage of 76 metres for single detached residential uses. The proposed frontage of the retained lot is 64.6 metres, while the proposed frontage for each of the severed lots is 63 metres. A minor variance application is required to permit reduced frontages for single detached residential uses in the Rural (RU) zone.

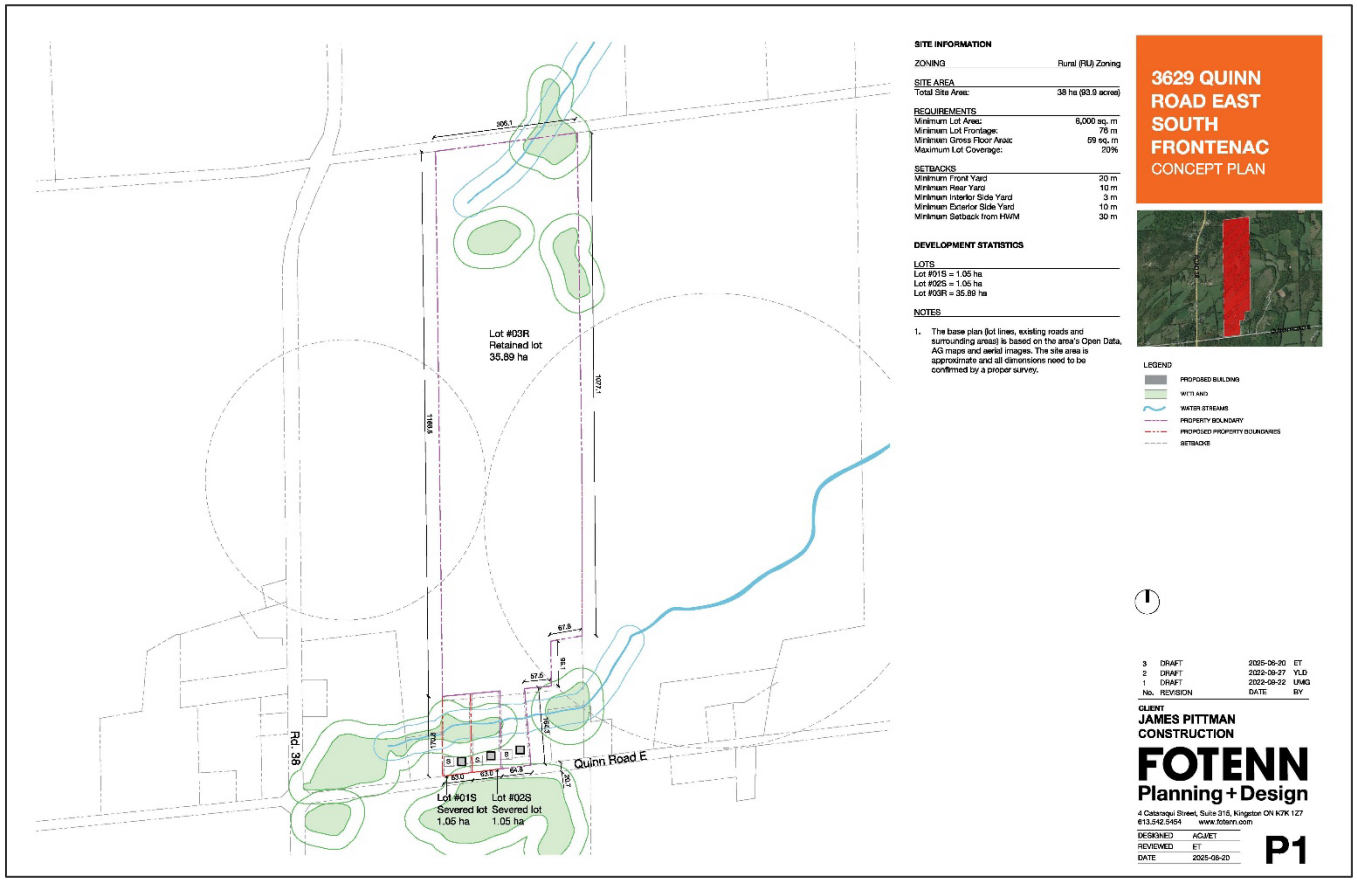

Figure 2: Concept Plan (Source: Fotenn Planning + Design)

The subject site contains two watercourses, and any future development should maintain a minimum 30-metre setback from the channels, as identified through the scoped NHA. This environmental buffer will inform the placement and configuration of future building envelopes, while continuing to accommodate functional and appropriately sized lots. Additionally, due to the subject site's proximity to existing livestock operations, a Minimum Distance Separation (MDS) Study was undertaken. The study confirms that the proposed lots meet the required MDS setbacks, thereby minimizing the potential for land use conflicts and supporting the ongoing viability of adjacent agricultural uses.

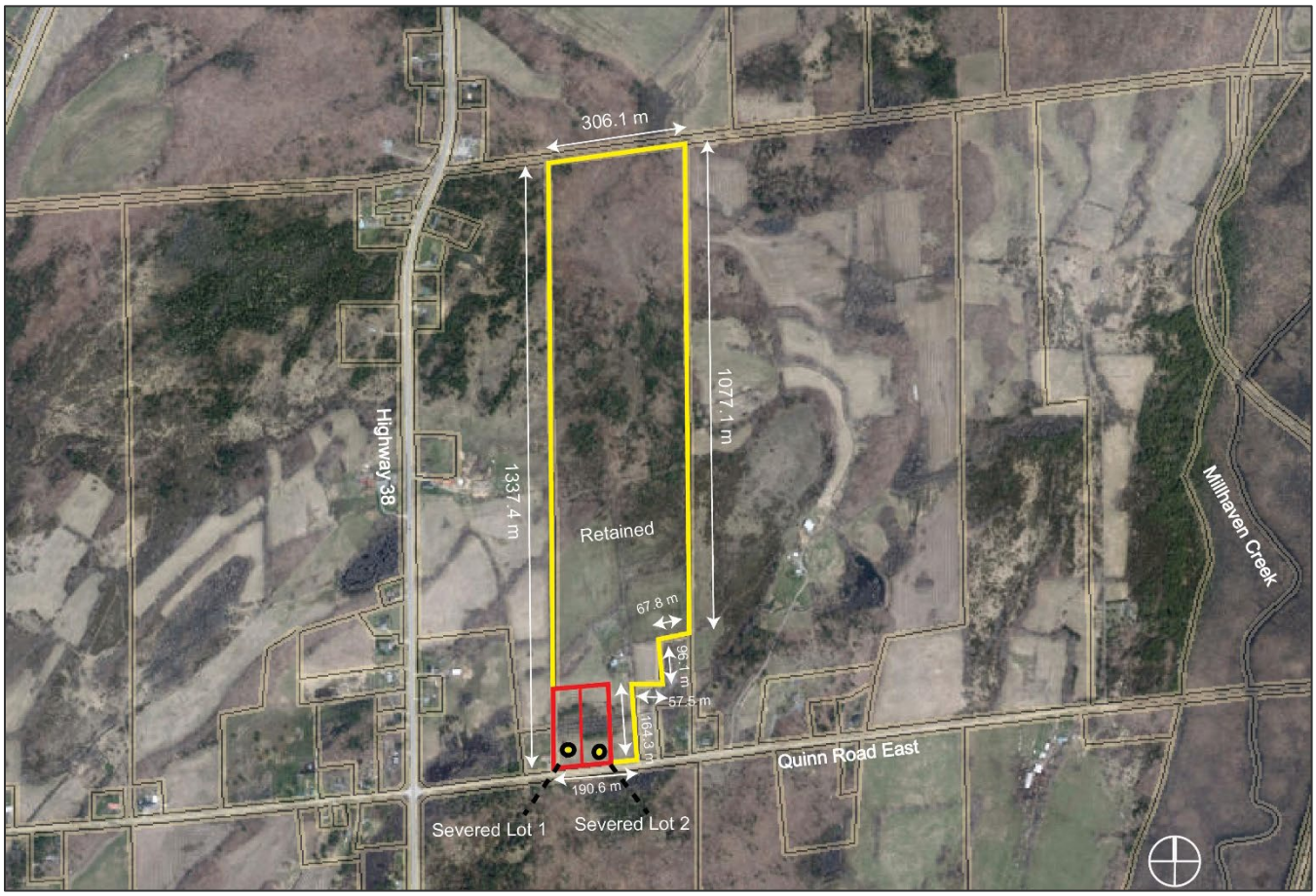

Figure 3: Proposed Severances (Source: Ontario AgMaps, annotated by Fotenn Planning + Design)

Supporting Studies

Minimum Distance Separation Study (See Appendix A)

The subject site is in a predominantly rural and agricultural area, with proximity to several existing livestock facilities. The Minimum Distance Separation (MDS) study applies the March 2017 MDS formulae as provided in Publication 853 issued by the Ministry of Agriculture, Food and Rural Affairs (OMAFRA). Publication 853 includes the definitions, implementation guidelines and factor tables (i.e. calculations) which collectively make up the MDS formulae referenced in the Provincial Policy Statement, as well as additional information to assist with the interpretation and application of the MDS formulae. The factor tables or calculations are conducted using the AgriSuite software supplied by OMAFRA, while the definitions and guidelines provide necessary direction to interpret and apply the calculations.

Publication 853 provides two classes of MDS formulae: MDS I and MDS II. MDS I applies the setbacks between proposed new non-agricultural development and existing livestock facilities. MDS II applies to setbacks from new, enlarged or renovated livestock facilities and existing or approved development.

Requirement for MDS Setback

In accordance with Implementation Guideline (IG) #2, an MDS setback is required for proposed lot creation in accordance with IG #8 and #9. IG #8 requires an MDS I setback where lot creation is proposed, and IG #9 relates

to lot creation for a residence surplus to a farming operation, which is not relevant to the site or proposal. Per Section 7.1 (l) of the Township's Official Plan (OP), all division of land for new farm and non-farm uses must meet the requirements of the MDS Formulae, as amended. Two lots, each approximately 1.05 hectares in size, are proposed to be severed, through applications for consent, from the existing landholding, resulting in the creation of two new non-agricultural uses. As the applications are for the creation of new rural residential lots, MDS I applies.

MDS I setbacks are calculated based on the nature of the proposed land use and are divided into Type A (less sensitive) and Type B (more sensitive) land uses. Type A is described in IG #33 and is characterized by a lower density of occupancy, habitation or activity and includes agriculture-related and on-farm diversified uses, industrial uses, agricultural lot creation, and residential lot creation that does not result in a concentration of four or more lots in immediate proximity, and building permits for dwellings on existing lots outside of a settlement area. Type B (more sensitive) uses are generally higher density in terms of occupancy, habitation or activity as described in IG #34 and include OP and zoning by-law amendments to permit development excluding industrial uses or dwellings, outside of settlement areas. The proposed residential lot creations will result in two new residential lots outside of the settlement area and will not result in four or more lots for development in immediate proximity to one another. Therefore, the proposed lot creation represents Type is A use.

Investigation Distance
Where an MDS setback is required, it must be measured from all existing livestock facilities and anaerobic digesters that are reasonably expected to be impacted by the proposed development. IG #6 establishes the investigation distance for a proposed Type A land use as 750 metres. Using aerial imagery, we identified seven possible livestock facilities within 750 metres of the site, located at 3609 Quinn Road E (Barn #1), 4372 Road 38 (Barn #2), 4414 Road 38 (Barn #3), 4413 Road 38 (Barn #4), 3861 Quinn Road W (Barn #5), 3849 Quinn Road W (Barn #6) and 4173 Road 38 (Barn #7).

Barn #1: 3609 Quinn Road E
The property at 3609 Quinn Road E is located directly east of the site and includes two occupied livestock barns (371.6 square metres and 92.9 square metres in size), multiple accessory structures and a single detached dwelling. The lot area is approximately 6.1 hectares (15.0 acres). The owner indicated the property currently houses two medium frame horses, one goat for meat, 6 chickens (5 layer hens and 1 rooster), 3 guinea fowl and 4 muscovy ducks. The MDS calculations are found in Appendix A to this letter. The MDS calculation resulted in a minimum separation distance of 169 metres. The barn is located approximately 537 metres from the subject site (measured from the closet edge of the barn to the furthest extent of the property line of the fourth lot for development). As such, the livestock facilities located at 3609 Quinn Road E will have no impact on the proposed severances.

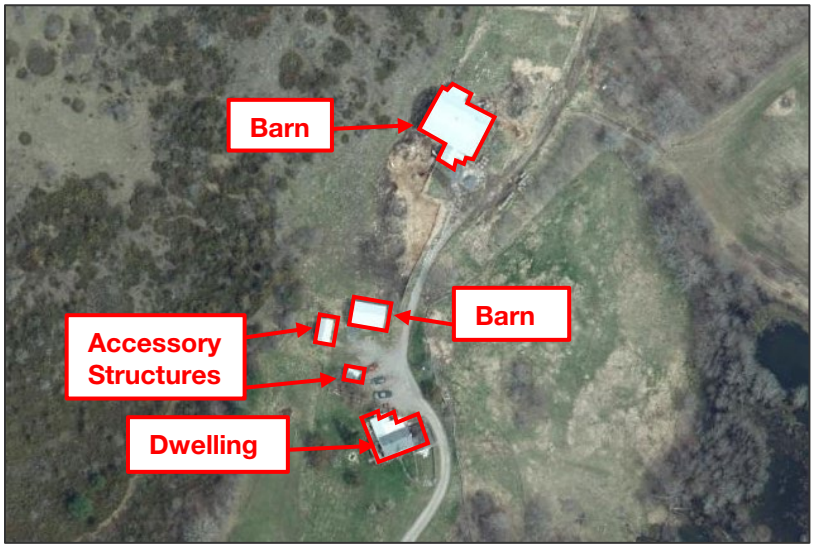

Figure 4: Barn #1 (Source: Ontario AgMaps, annotated by Fotenn Planning + Design)

Barn #2: 4372 Road 38

The property at 4372 Road 38 is located approximately 78.08 metres west of the site (measured from the closest lot line of the property to the subject site) and includes a one 139.4 square metre occupied livestock barn, multiple accessory structures and a single detached dwelling. The lot area is approximately 28.9 hectares (71.5 acres). The owner indicated the property currently houses three medium frame horses. The MDS calculations are found in Appendix A to this letter. The MDS calculation resulted in a minimum separation distance of 94 metres. As such, the livestock facilities located at 4372 Road 38 will have no impact on the proposed severances.

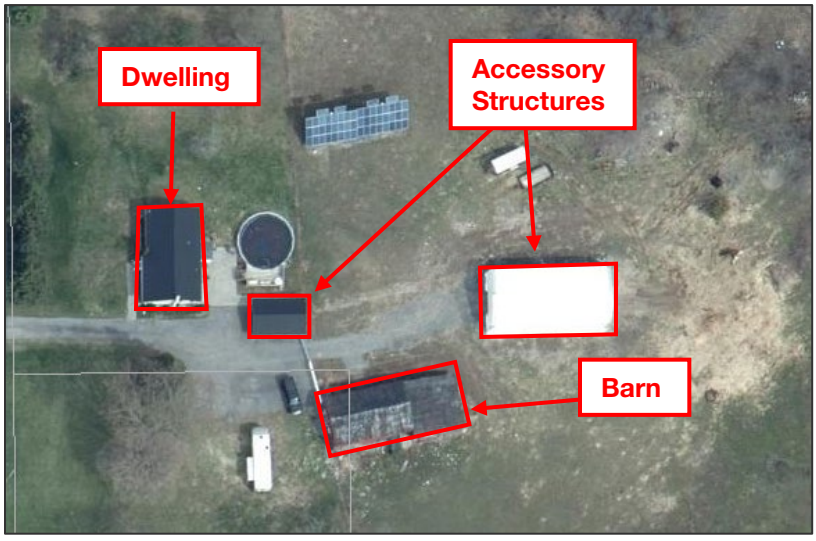

Figure 5: Barn #2 (Source: Ontario AgMaps, annotated by Fotenn Planning + Design)

IG #12 allows for a reduced MDS setback where there are four or more uses of equal or greater sensitivity (i.e. Type A or Type B) in the intervening area between the site and identified barns. The intervening area is described as an area within a 120-degree arc extending from the barn in question toward the site. In accordance with IG

#12, a 120-degree arc was applied from the closest edge of the barn to the furthest point of the fourth lot for development between the site and each of the barns in question.

Barn #3: 4414 Road 38
The property at 4414 Road 38 is located directly west of the site and appears to include a potential livestock barn(s), multiple accessory structures and a single detached dwelling. The lot area is approximately 28.9 hectares (71.5 acres). As seen in Figure 3, 488 metres separates the barn(s) from the furthest extent of the property line of the fourth lot for development between the barn and the site and there are four intervening properties of equal or greater sensitivity.

Barn #4: 4413 Road 38
The property at 4413 Road 38 is located approximately 337 metres west of the site (measured from closest lot line of the property to the subject site). The property appears to be occupied by a potential livestock barn(s), multiple accessory structures and a single detached dwelling. The lot area is approximately 63.9 hectares (157.8 acres). Figure 3 demonstrates that a distance of 598 metres separates the barn from the furthest extent of the property line of the fourth lot for development between the barn and the site and there are four intervening properties of equal or greater sensitivity.

Barn #5: 3861 Quinn Road W
The property at 3861 Quinn Road W is located approximately 524 metres west of the site (measured from the closest lot line). The property appears to be occupied by a potential livestock barn(s), multiple accessory structures and a single detached dwelling. The lot area is approximately 5.5 hectares (13.6 acres). Figure 4 demonstrates that a distance of 520 metres separates the barn from the furthest extent of the property line of the fourth lot for development between the barn and the site and there are four intervening properties of equal or greater sensitivity.

Barn #6: 3849 Quinn Road W
The property at 3849 Quinn Road W is located approximately 392 metres west of the site (measured from the closest lot line). The property appears to be occupied by livestock barn(s), multiple accessory structures and a semi-detached dwelling. The lot area is approximately 2.3 hectares (5.7 acres). While there are four intervening properties of equal or greater sensitive separating the livestock barns from the furthest extent of the property line, all barns on the property are under 10 square metres, as confirmed by the property owner. In accordance with IG #3, MDS 1 setbacks are not required from livestock barns occupying an area less than 10 square metres.

Barn #7: 4173 Road 38
The property at 4173 Road 38 is located approximately 481 metres southwest of the site (measured from the closest lot line). The property appears to be occupied by a potential livestock barn(s), multiple accessory structures and a single detached dwelling. The lot area is approximately 17.2 hectares (42.5 acres). Figure 4 demonstrates that a distance of 584 metres separates the barn from the furthest extent of the property line of the fourth lot for development between the barn and the site and there are four intervening properties of equal or greater sensitivity.

In accordance with IG #12, the MDS setbacks for livestock facilities at 4414 Road 38, 4413 Road 38, 3861 Quinn Road W, 3849 Quinn Road W, and 4173 Road 38 are limited by the existing lots and do not impact the proposed severances.

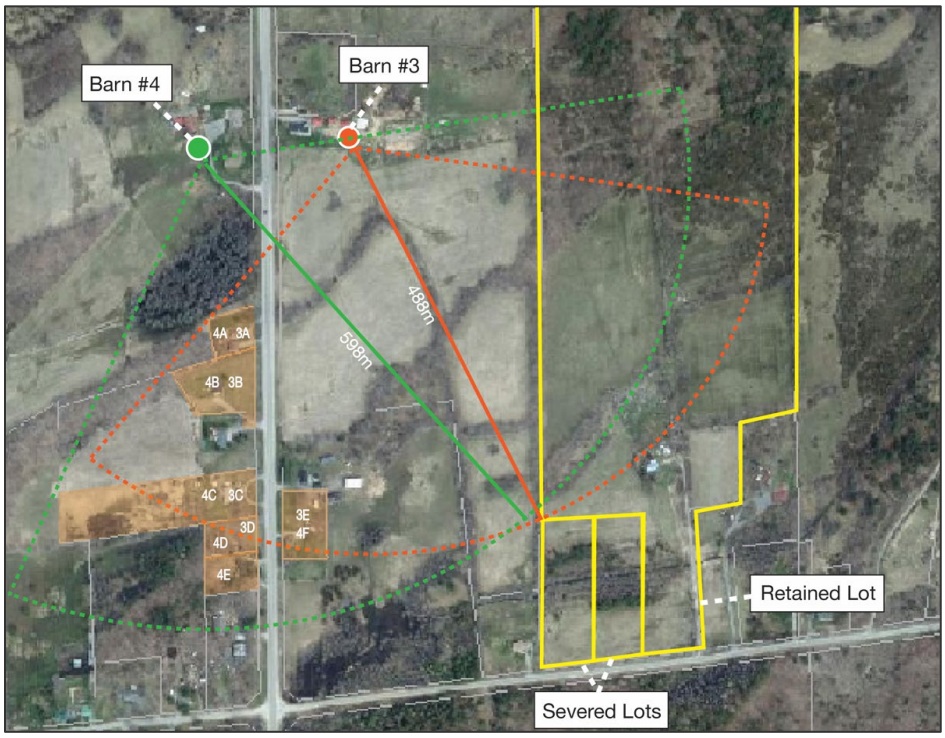

Figure 6: MDS Setbacks and Intervening Land Uses of Barns #3 and #4 (Source: Ontario Ag Maps, annotated by Fotenn Planning + Design)

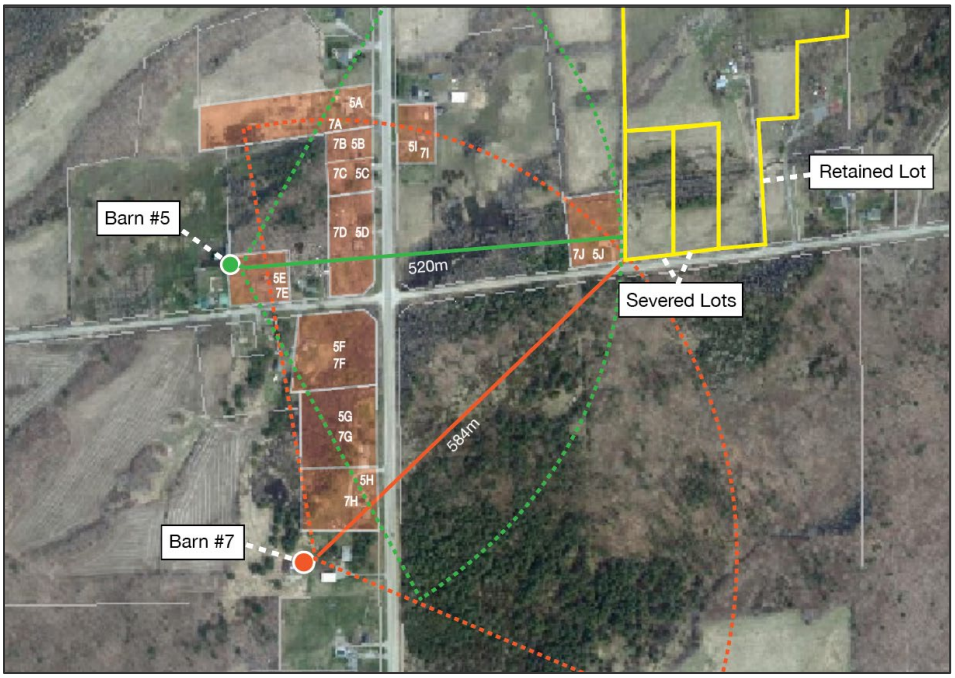

Figure 7: MDS Setbacks and Intervening Land Uses of Barns #5 and #7 (Ontario Ag Maps, annotated by Fotenn Planning + Design)

Scoped Natural Heritage Assessment
In August 2024, Ecological Services prepared a Natural Heritage Site Assessment (NHA) in support of the proposed severances at 3629 Quinn Road East. The report assessed the subject site in relation to the proposed development and identified natural heritage features on or adjacent to the site and considered potential impacts of the proposed development. Features that were evaluated included riparian community, woodlands, surface water, fish habitat, and significant wildlife habitat.

The NHA concluded that a more detailed Environmental Impact Statement is not required to demonstrate the appropriateness of the proposed development. While the property contains mapped unevaluated wetland areas, field investigations determined these areas do not meet the criteria for classification as wetlands under the Ontario Wetland Evaluation System. No significant wildlife habitat or species at risk were observed, and nearby woodlands are unlikely to be impacted due to distance and topographic separation. Additionally, the NHA concluded all potential negative impacts can be ameliorated through mitigation, and that the proposed undertaking will have no negative impact on the natural heritage features or on their ecological functions.

The following recommendations for mitigation were provided:

1. Development on the proposed lots and any redevelopment on the retained land should meet a minimum setback of 30 metre from the channel.
2. The land within 30 metre of the channel should not be clearcut and should remain vegetated, to provide a buffer for the channel.
3. No tree removal should be undertaken between April 1 and September 30, to protect nesting birds and prevent harm to roosting bats.

The proposed rural residential development will be located outside of the required 30 metre setback from the channel, and the vegetated buffer will be maintained. Additionally, the tree removal guidelines will be adhered to throughout the proposed development.

Hydrogeological Assessment & Terrain Analysis
A hydrogeological assessment was prepared by BluMetric Environmental Inc., dated April 3, 2025, to evaluate the suitability of private servicing for the proposed severances at 3629 Quinn Road. The assessment evaluated whether the proposed lots to be severed are suitable for the development of single-detached dwellings based on serviceability by individual private wells and onsite septic waste treatment systems. The study inspected the property for shallow groundwater and surface water conditions. Water quality and levels were assessed based on a 6-hour pumping test, and water levels from the wells on the property were monitored during the pumping test to determine interference. These tests demonstrated sufficient supply capacity to meet both peak and daily demand scenarios for four-bedroom households. The study concluded that the proposed lots to be severed are suitable for rural residential development based on servicing by individual private wells and onsite septic waste treatment systems. Groundwater quality results meet Ontario Drinking Water Standards for health-related parameters, with some aesthetic exceedances for hardness, sodium, and total dissolved solids. These can be addressed through appropriate water treatment systems, including UV sterilization and reverse osmosis. The study recommends the setback distance between a future raised sewage system and dug wells on the proposed lots should be at least 45 metres.

Overall, the assessment concludes that the proposed development is appropriate and that the risk to groundwater resources can be effectively mitigated through numerous recommended measures. The proposed rural residential development will maintain the 45 metre setback from a future raised sewage system and dug wells on the proposed lots.

Policy + Regulatory Review

Planning Act

In considering an application for land severance, the approving body must evaluate the merits of the proposal against Section 53 of the *Planning Act,* which further requires a review of Section 51 (24) of the *Planning Act*. The criteria relating to the proposed severances are below in *italics.*

> *53 (1) An owner or chargee of land, or the owner's or chargee's agent duly authorized in writing, may apply for a consent as defined in subsection 50 (1) and the council or the Minister, as the case may be, may, subject to this section, give a consent if satisfied that a plan of subdivision of the land is not necessary for the proper and orderly development of the municipality.*

The proposed consent applications will result in the creation of two new lots. A plan of subdivision is not necessary for the proper and orderly development of the subject site. The proposed development maintains orderly linear lot fabrics, with frontage on an existing municipal road.

> *53 (12) A council or the Minister in determining whether a provisional consent is to be given shall have regard to the matters under subsection 51 (24) and has the same powers as the approval authority has under subsection 51 (25) with respect to the approval of a plan of subdivision and subsections 51 (26) and (27) and section 51.1 apply with necessary modifications to the granting of a provisional consent.*

Detailed criteria from Section 51(24) are discussed, as follows.

> *51 (24) In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality to*
>
> *a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;*

The proposed consent demonstrates appropriate regard for matters of provincial interest outlined in Section 2 of the Planning Act. It supports the orderly development of rural lands by introducing residential growth in a manner that is compatible with the surrounding land use context. The proposal does not adversely impact any identified natural or cultural heritage resources, and it adheres to environmental best practices, including a 30-metre setback from the onsite watercourse and compliance with hydrogeological recommendations for private servicing. The lot layout is logical and functional, providing sufficient space for dwellings, septic systems, and wells, while maintaining appropriate separation distances. The proposed severances will contribute to the Township's housing supply and reflect a form of development that upholds public health, safety, and long-term sustainability for future rural residents.

> *b) whether the proposed subdivision is premature or in the public interest;*

The proposed consent is not premature and is in the public interest as the subject site has direct frontage on an existing public road, and no new municipal infrastructure is required to support the proposed development. Additionally, the lots are in an area with established rural residential development and will be supported by private wells and septic systems, as confirmed by the Hydrogeological Assessment. The assessment demonstrates that the lots can accommodate safe and sustainable private servicing without risk to groundwater quantity or quality. The proposed consent will contribute to local housing supply while preserving the rural character of the area.

> *c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;*

Conformity with the County and Township OP is discussed herein. Section 3.3.1 of the County OP states that residential development of a limited scale is permitted in the rural area, aligning with the intent to support a range of housing types while preserving rural character. Section 5.7.4 of the Township OP states that residential development may be permitted in the rural area to provide a variety of living accommodation for the residents of

the Township. The proposed development is compatible with the surrounding rural context and conforms to both OPs.

d) the suitability of the land for the purposes for which it is to be subdivided;

The proposed consent will result in the creation of two new rural lots in an area characterized by rural uses, including rural residential uses. The severed lots will support the future development of single detached dwellings. The proposal will positively contribute to rural housing availability within the Township. Supporting studies have confirmed that the lands are suitable to support the scale of rural residential development proposed.

e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;

Both the retained lot and severed lost will maintain frontage on Quinn Road East, which is an existing municipal road maintained by the Township. The establishment of new driveways for the severed lots will be reviewed by the Township through the entrance permit application process.

f) *the dimensions and shapes of the proposed lots;*

The proposed severed and retained lots meet the general intent of the zoning by-law. An application for minor variance is required to obtain relief from the minimum frontage requirements for both the severed and retained lots. The shape and dimensions of the lots are compatible with residential lots in the surrounding area, being of a rectilinear configuration, and providing sufficient area for functional elements of rural residential development.

g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;

All buildings and structures on the severed and retained parcels will be subject to the performance standards of the Rural (RU) Zone of the Township's zoning by-law. The consent applications will have conditions to be fulfilled as part of the consent approval process, such as the requirement to obtain entrance permits. There are no known restrictions on adjoining lands the would be impacted by the proposed development.

h) conservation of natural resources and flood control;

A scoped NHA was completed in support of this application to evaluate potential impacts on natural heritage features and ecological functions. The NHA concluded that no significant negative impacts are anticipated to result from the proposed severances and future residential development. The report identified natural features in the broader landscape and provided site-specific recommendations to mitigate potential impacts. These recommendations include measures such as maintaining vegetative buffers for the identified watercourses. Future development on the site will be is anticipated to be developed in accordance with the NHA's recommendations. It is our understanding that the Township can enforce these mitigation measures and separation distances through conditions of consent approval, and or site plan control.

Furthermore, no hazards related to floodinghave been identified on the subject site. As such, the proposal supports the conservation of natural resources and does not present any concerns related to flood control.

i) the adequacy of utilities and municipal services;

The severed and retained parcels will be serviced by private wells and sewage systems. Additionally, the new lots will have frontage on Quinn Road East, which is a municipally serviced year-round road, ensuring reliable access for residents. The proposal represents an efficient and appropriate use of existing rural infrastructure without placing additional demand on municipal services

j) the adequacy of school sites;

The creation of two new rural residential lots is not anticipated to have an impact on the capacity of local schools.

k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;

In accordance with the Planning Act, cash-in-lieu of parkland will be provided.

l) the extent to which the plan's design optimizes the available supply, means of supply, efficient use and conservation of energy; and,

The proposed consents will create two new lots from an existing property with frontage on a maintained municipal road. The proposed lots will contribute to the efficient use of land and existing infrastructure.

m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designed under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, 2. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4).

Section 5 of the Township of South Frontenac Site Plan Control By-law 2022-58 states that lands within 90 metres of a waterbody are required to be subject the Township of South Frontenac Site Plan Control By-law. As the subject site has two watercourses that transect the site, it may be subjected to a site plan control agreement.

It is our professional planning opinion that the proposed consent has proper regard for the criteria found in Section 51 (24) of the *Planning Act.*

Provincial Planning Statement, 2024

The 2024 Provincial Planning Statement (PPS) came into effect on October 20, 2024. The PPS provides policy direction on matters of provincial interest related to land use planning and development. Notably, the 2024 PPS sets out policies to increase the supply and mix of housing options in Ontario while maximizing investments in infrastructure and public service facilities and protecting natural areas, agricultural uses and sensitive areas. The Provincial Planning Statement (2024) is reviewed as follows.

Sectio 2.5 of the 2024 PPS states that healthy, integrated and viable rural areas should be supported by ensuring that new development builds on rural character, conserves biodiversity, and is appropriate for the level of services available. The surrounding area is characterized by rural residential and agricultural uses. The proposed severances will not impact the rural character of the area, nor will they impact the functionality or continued use of nearby agricultural uses. Any new development will maintain a 30 metre vegetated buffer from the onsite water channels. Additionally, tree removal will be refrained from between April 1 and September 30 to protect nesting birds and prevent harm to roosting bats. The subject site will be serviced by private wells and onsite septic waste treatment systems. The setback distance between a future raised sewage system and dug wells on the proposed lots will be at least 45 metres as recommended by a Hydrogeological Assessment and Terrain Analysis study.

Section 4 of the PPS gives consideration to the wise use and management of resources that provide economic, environmental, and social benefits. This is achieved through policies that provide for the conservation of biodiversity, protection of the health of the Great Lakes, and protection of natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources. No negative impacts to natural or cultural heritage features nor agricultural resources are anticipated to result because of the proposed consent or minor variance, as the subject site is not near any such identified feature or resources.

Section 5 of the PPS provides policy guidance on the protection of public health and safety. Section 5 directs development away from naturally-occurring and human-made hazard lands, such as floodplains, erosion-prone areas, former mining and aggregate extraction operations, and other types of contaminated areas. The site is

located over 1,200 metres from the nearest aggregate operations. There are no known natural hazard concerns on or near the site. No public health or safety concerns are anticipated as a result of the proposed applications as the proposed rural residential development will be located outside of the required 30 metre setback from onsite watercourses, and the vegetated buffer will be maintained.

It is our professional planning opinion that the proposed development is consistent with the 2024 PPS.

County of Frontenac Official Plan (2016 consolidation)
The County of Frontenac Official Plan (OP) was adopted in 2014 (By-law 2014-0047) and was approved by the Ministry of Municipal Affairs and Housing in 2016. The County OP provides a high-level framework for guiding land use changes in the County, providing policy direction on matters regarding economic sustainability, growth management, community building, housing and social services, heritage and culture, and environmental sustainability. The subject site was evaluated for environmentally significant features to groundtruth GIS mapping of potential woodlands and wetlands. Field investigations during as part of an NHA determined these areas do not meet the criteria for classification as wetlands under the Ontario Wetland Evaluation System. No significant wildlife habitat or species at risk were observed, and nearby woodlands are unlikely to be impacted due to distance and topographic separation. Mitigation measures include maintaining the vegetated buffer, avoiding tree clearing during nesting and roosting seasons, and preserving existing forested areas within the setback. Development on the proposed lots and the retained lands will meet a minimum setback of 30 metres from the channel that runs through the south of the property. Additionally, the land within 30 metres of the channel will not be clearcut and will remain vegetated, to provide a buffer for the channel. Overall, the report concluded that the proposed development will not negatively impact natural heritage features or their ecological functions.

Section 3.3.1 of the County OP provides policy direction regarding Rural lands to guide rural development. The proposed consents will support the development of single detached dwellings, which represents a permitted use in the Rural area. Section 3.3.3 of the County OP provides direction specific to residential development, stating that lot creation should take place either through plan of subdivision, plan of condominium, or consent. The proposal consent applications will maintain the rural residential character of the surrounding area, are anticipated to be unobtrusive and blend in with the rural landscape.

It is our professional planning opinion that the proposed consent applications and minor variance application are consistent with the policies of the County of Frontenac Official Plan.

Township of South Frontenac Official Plan (2003)
The Township of South Frontenac Official Plan (OP) was adopted in 2003, with the most recently publicly available consolidation dated January 23, 2024. The following sections of the current OP, as they relate to this application, are reviewed below *(with policies cited in italics):*

Section 4: Goals and Objectives
Section 5: Land Use Policies
Section 6: General Policies
Section 7: Division of Land
Section 8: Implementation

Section 4.2 Housing Goal
Section 4.2 discusses the Township's housing goals, aiming to encourage residential development which is affordable, of high quality, and capable of meeting the changing and diverse needs of the rural community. The proposed consents will result in the creation of two new rural lots in an area characterised by rural and rural residential uses. The new lots will be privately serviced, and their size and layout are compatible with surrounding

properties. The severed lots will support the development of new locally appropriate housing units, thereby aligning with the OPs housing goal.

Section 5 provides policy direction for the land resources within the Township. Seven land use designations are identified. The subject site is designated Rural, as per Schedule A in the Township of South Frontenac OP.

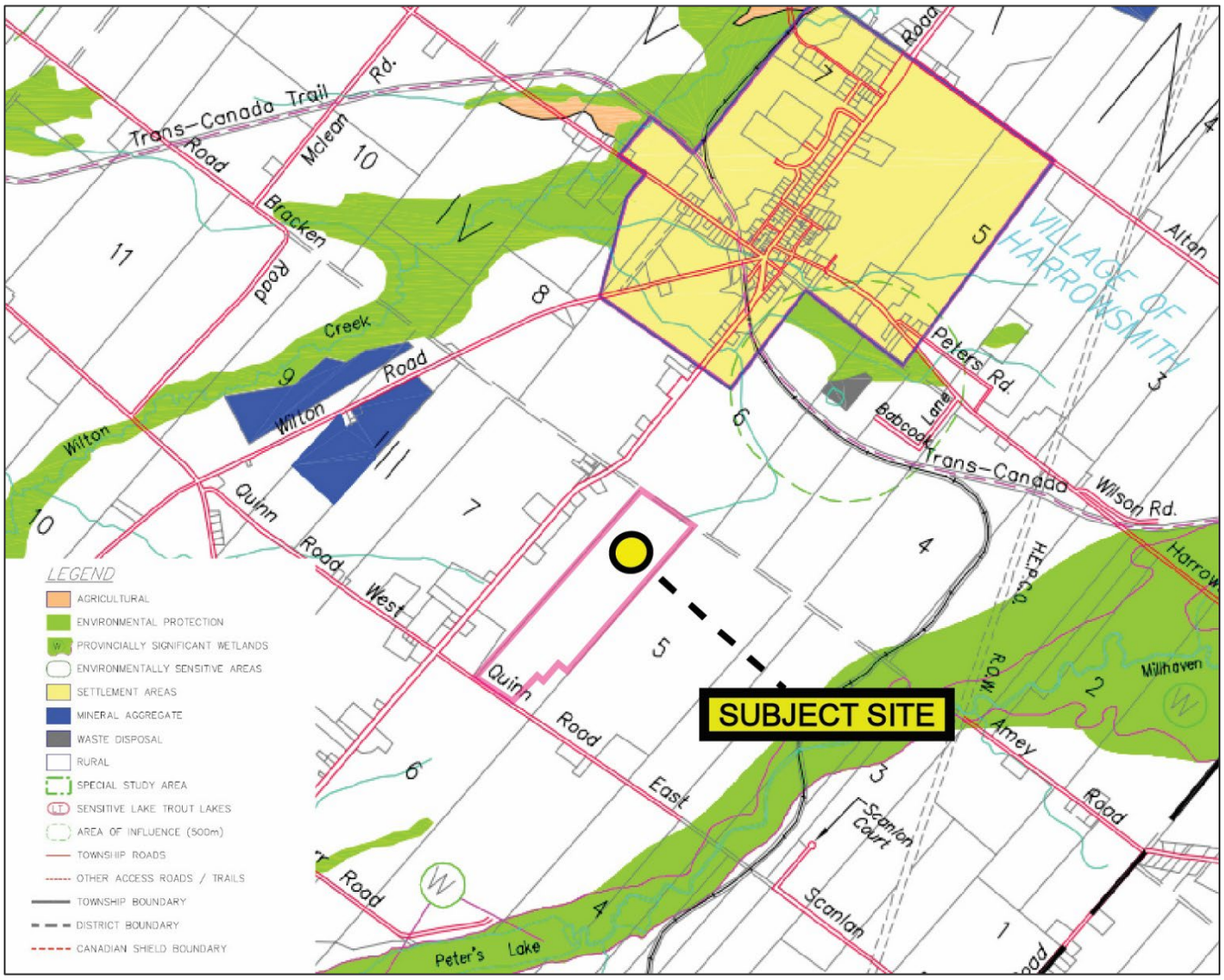

Figure 8: Land Use Designation (Source: Township of South Frontenac Official Plan, Schedule A - Land Use Plan)

Section 5.7 Rural

The Rural land designation provides policy direction for lands characterized by a rural landscape which reinforces the historical relationship between the Settlement Areas and the surrounding farm, rural, and seasonal residential communities. Permitted land uses in the Rural designation include but are not limited to rural residential, agriculture, open space, and conservation. Section 5.7.4 provides policies specifically related to the provision of rural residential uses on Rural designated lands in the Township:

5.7.4 Rural Residential Polices (excluding Limited Service Residential)
It is the general intent of this Plan that the majority of permanent non-agricultural residential development be encouraged to locate in the Township's Settlement Areas. However, limited non-agricultural residential development may also be permitted within the Rural area so as to provide a variety of living accommodation for the residents of the Township. Subdivisions and severances to permit new residential uses shall be appropriately separated from incompatible agricultural areas, existing and proposed waste disposal, mineral extraction site and resource areas, natural heritage features and areas and natural hazards.

The proposed development aligns with Section 5.7.4 of the OP, which permits limited non-agricultural residential development in the Rural area to support housing diversity. The two new lots are suitably separated from incompatible uses such as active agricultural operations, waste disposal sites, and natural hazards, as confirmed through the MDS Study and Scoped NHA. The proposal maintains the rural character of the area while providing additional housing options in a manner consistent with the intent of the OP.

5.7.4(i) Rural Residential development including group homes established in accordance with the provisions of Section 6.5, home occupations and home industries may be permitted in the form of single detached dwellings developed on lots created by plan of subdivision or severance by the Committee of Adjustment in accordance with the policies of this plan.

The proposed development will result in the creation of two lots through the consent process, configured to support the future development of a single detached dwelling on each lot.

5.7.4(ii) Rural Development Policies

a) The frontage, size and shape of any lot for rural residential purposes created through the severance approval process shall be appropriate for the proposed use and shall conform with the provisions of the zoning by-law. As a rule, the minimum lot size shall be 0.8 hectares (2 acres) with 76 metres (250 ft.) of frontage on a public road for non-waterfront lots and I hectare (2.5 acres) with 76 metres (250 ft.) of frontage on a public road and 91 metres (300 ft.) of water frontage for waterfront lots. The municipality may consider reductions to the minimum lot size and frontage requirements provided the overall intent of the Plan is maintained.

The surrounding area supports a range of frontages, and the proposed lots are in keeping with the lot fabric within the neighbouring area. The proposal will create appropriately sized and shaped rural residential lots that are well suited to the intended non-waterfront single detached dwelling use. Each lot exceeds the minimum area requirement of 0.8 hectares and provides sufficient space for private servicing, access, and appropriate setbacks. Township staff have confirmed that the reduced frontage can be appropriately addressed through a minor variance rather than requiring an Official Plan Amendment. The proposal maintains the broader goals of the OP and contributes to more rural housing options.

b) Rural Residential development shall be serviced by private water and sanitary sewage disposal systems approved by the appropriate authority.

The proposed lots will be serviced by private water and sanitary sewage disposal systems. The provision of dug wells and septic system is supported by the submitted hydrogeological Assessment & Terrain Analysis. Septic permits will be submitted for review and approval in advance of the residential development of each proposed lot.

c) *New lots for rural residential purposes should be created by plan of subdivision in accordance with lot creation policies included in Section 7 of this Plan. However, a maximum of three rural residential severances may be permitted from a lot existing on the day of adoption of this Plan by Council in accordance with the lot creation policies of Section 7 of this Plan when the consent approval authority is satisfied that a plan of subdivision is not warranted. Any proposal which would create more than three new lots (three plus a retained) from a lot existing on the day of adoption of this Plan shall only be considered by plan of subdivision.*

The proposed development will result in the creation of two new lots (two plus a retained) from an existing lot. Therefore, a plan of subdivision is not appropriate, nor required.

d) All new rural residential lots shall have public road frontage.

The new residential lots will have public road frontage on Quinn Road East.

6.2 Development Policies

Section 6.2 outlines policies for future development for the Township.

All types of future development shall occur on the basis of the submission and approval of registered plans of subdivision, land severances by consent of the Committee of Adjustment and/or amendments to the implementing zoning by-law. Residential development should primarily occur by registered plan of subdivision. However, development may occur by consent in accordance with the applicable policies of this plan when a plan of subdivision in the opinion of the Municipality clearly is not necessary to ensure orderly development, taking into consideration the social, economic and environmental impacts.

The proposed severances conform to Section 6.2 of the OP, which permits residential development by consent where a registered plan of subdivision is not deemed necessary to achieve orderly development. In this case, the creation of two additional rural residential lots can be appropriately facilitated through the consent process. Technical studies, including hydrogeological and environmental assessments, confirm that the lots can be adequately serviced by private wells and septic systems, and that the development will have no adverse environmental impacts. While the proposed severances do not meet the minimum frontage requirements of the zoning by-law, relief is being sought through a concurrent minor variance application. The reduction in frontage is not anticipated to impact the functionality, safety, or rural character of the area. As such, the proposed development represents an efficient use of rural land that maintains consistency with the broader goals of orderly, environmentally responsible growth.

Section 6.17 Site Plan Control

Section 6.17 established Site Plan Control applicability criteria.

(g) *all land within 90 metres (295 feet) of a waterbody (primarily water front lots) including land used for residential purposes;*

The subject site is not a water front lot but still may be subject to site plan control in accordance with Section 6.17, as the subject lands are located within 90 metres of a waterbody. This policy framework is intended to ensure that development occurs in an environmentally responsible manner, minimizing impacts on adjacent properties and protecting water quality. However, the supporting technical studies, including the NHS and Hydrogeological Assessment, have comprehensively addressed site-specific environmental conditions, servicing feasibility, and appropriate development setbacks. These studies provide a clear framework for protecting water quality, maintaining ecological buffers, and ensuring sustainable rural development.

Section 6.23 Minimum Distance Separation Formulae (MDS)

Section 6.23 outlines Minimum Distance Separation Formulate (MDS) requirements.

All new farm and non-farm development in the Township shall comply with the Minimum Distance Separation formulae (MDS I and II) as may be amended from time to time.

The proposed development has been evaluated against the MDS I formulae, as it involves the creation of new rural residential lots. A detailed MDS Study was completed, as summarized herein, identifying nearby livestock operations and calculating required setbacks in accordance with OMAFRA's Publication 853. The analysis confirmed that all proposed lots and associated sensitive development comply with the required separation distances, either through meeting the calculated setback or by applying the provisions of Implementation Guideline #12, which considers intervening sensitive land uses. As such, the proposed development meets the intent of Section 6.23 by ensuring appropriate separation from agricultural uses and maintaining compatibility with surrounding land uses.

Section 7.1 General Consent Policies Applicable to All Land Use Designations

In Section 7.1 (a) and (c) – (i) are relevant to the proposed development.

a) *Consents shall only be granted when it is clearly not necessary in the public interest that a Plan of Subdivision be registered. In this regard, consents will be considered when the creation of new lots, in the opinion of the Municipality, will clearly have no adverse environmental, social or economic impact on the Township or adjacent land uses.*

The proposed development has been reviewed through supporting technical studies, including a Scoped NHA, Hydrogeological Assessment, and Minimum Distance Separation Study, all of which confirm that there will be no adverse impacts on the Township, adjacent land uses, or to the public interest. The lots will be privately serviced by well and septic systems and will front onto an existing municipally maintained road, requiring no new municipal infrastructure. The creation of two additional rural residential lots represents a modest form of development that is compatible with the surrounding area and appropriately scaled. As such, the Township has not identified the need for a Plan of Subdivision, and the proposed consents meet the intent of Section 7.1(a) of the OP.

c) *The size of any parcel of land created by consent shall be appropriate for the uses proposed. No parcel of land created as a result of a consent shall be less than that prescribed in the respective land use designations of this Plan, except for parcels created as lot additions or for technical reasons.*

The proposed lots will exceed the minimum size of 0.8 hectares as prescribed by the Rural land use designations of the OP. The lot sizes can appropriately accommodate single detached dwellings, with sufficient space for private servicing, including well and septic systems, as confirmed by supporting studies. The proposed dimensions provide adequate area for building envelopes, setbacks, driveways, and vegetative buffers, ensuring the lots can function effectively for their intended rural residential use without adverse impact on surrounding land uses.

d) *Consents should be granted with generally provide for a satisfactory geometric design of the severed and retained parcels.*

The new proposed lots are rectangular in shape, and maintain linear frontage along a public road. Sufficient frontage will be maintained for the retained lot as well, with the existing access to remain and continue to be utilized. The long, rectangular shape of the retained lot will be maintained too.

e) *Consents shall not be granted for a parcel of land which is subject to flooding or erosion, or other physical hazard, and where no building envelope is identified on the lot, when the use of the parcel requires that a building be erected. The advice of the appropriate authority will be sought in this regard.*

The subject site is not located within areas identified as being subject to flooding, erosion, or other physical hazards. A Scoped NHA and Hydrogeological Assessment were completed to evaluate site conditions and confirmed the presence of suitable building envelopes outside of environmental buffers and setback areas. Development will maintain a minimum 30-metre setback from the onsite watercourses, as recommended, and no hazards have been identified that would prevent the safe and appropriate siting of future dwellings on the proposed lots.

f) *All applications for consent shall be accompanied with a sketch showing to scale the dimensions of the lots (severed and retained) to be created by the proposed consent. In addition, existing buildings and setbacks from the property lines and major topographic and land features such as an escarpment, creek or wetland shall be shown. The sketch shall also identify all buildings, septic systems and wells on the lands subject to the consent application as well as on adjacent lands. For those applications which constitute an addition to a holding, the sketch shall show the location, size, use and ownership of the lot to be enlarged.*

A concept plan outlining the scale and dimensions of the severed and retained lots, as well as major land features has been submitted with these applications.

g) *The creation of no more than two lots in total (i.e. including severed and retained) shall result from any one severance application for a new lot. Consents that are to establish a legal right-of-way for more than 21 years will require an application for consent when it is not part of a proposed new lot.*

Two severance applications will be submitted, as the proposed development will result in three lots total (two severed and one retained).

h) Consents which would result in landlocking a parcel will be denied. All new lots, except limited service residential lots, shall front onto and gain direct access from an existing public road which reflects a reasonable standard of pavement or gravel construction and is maintained year-round by the municipality.

The development will not result in a landlocked parcel. The proposed retained and severed lots will have direct access on Quinn Road East, which is an existing public road with year-round maintenance by the municipality.

i) Consents should not be granted for land adjacent to a road from which access is to be obtained where a traffic hazard would be created because of limited sight lines on curves or grades.

The proposed lots will have frontage along Quinn Road East in a linear configuration. This road alignment minimizes the potential for traffic hazards related to curves or changes in grade. As such, access to each lot can be safely accommodated without creating visibility or traffic safety concerns.

Section 8.5 Division of Land

Section 8.5 outlines policies regarding the division of land within the Township

The Municipality will use subdivision and consent approval processes to ensure control over the subdivision of land. All plans of subdivision and consent applications must conform to the requirements of this Plan. As part of the approval process, certain requirements may be imposed as a condition to the approval of a plan of subdivision or a consent and the owner may *be required to enter into an agreement with the Municipality before final approval. The above will also apply to the creation of individual units in a Plan of Condominium.*

Section 8.5 of the OP provides the policy framework for the division of land through the consent process. This section affirms the Township's authority to regulate land division to ensure that it aligns with broader planning objectives, servicing standards, and environmental considerations. The proposed consent applications are supported by technical studies that demonstrate the suitability of the lots for rural residential use, including servicing feasibility and environmental protection. The proposed lots are appropriately sized and configured to maintain the rural character of the area and conform to the intent of the OP. The proposal reflects a responsible form of rural land division that upholds the intent and requirements of Section 8.5.

Section 8.9 Committee of Adjustment

When a Zoning By-law is in effect, a Committee of Adjustment may be appointed to rule on applications for minor variance from the provisions of the Zoning By-law. In granting a variance, the Committee will be satisfied that such variance is minor, is desirable for the appropriate development or use of the land, building or structure and that the intent and purpose of the Official Plan and Zoning By-law are maintained. In addition, the Committee of Adjustment has the power to permit an extension or enlargement for a building or structure which is a non-conforming use and to grant consents for lands within the Township. The Committee will have regard for the policies of this Plan in reviewing such applications.

The proposed applications are consistent with Section 8.9 of the OP, which outlines the role of the Committee of Adjustment in reviewing minor variances and consents. In this case, a minor variance is required to permit reduced lot frontages for the retained and severed parcels. The variance is considered minor in nature, as the proposed lot areas exceed minimum zoning requirements, and the reduced frontages will not compromise the functionality, accessibility, or rural character of the lots. The variances support an appropriate form of development that is

compatible with surrounding land uses and maintain the general intent and purpose of both the OP and zoning by-law. The Committee of Adjustment also holds the authority to grant consent for the proposed lot creation, and the applications will be evaluated in accordance with the policies and objectives of the OP.

Draft Township of South Frontenac Official Plan (2024)
The Township of South Frontenac is in the process of updating the 2003 Official Plan. There is currently a third draft of the new OP publicly available, dated July 2024; however, it is not as of yet in force or effect. Although not yet in effect, the draft OP provides insight into the general intended policy direction of the Township for new development of growth.

The proposed development is consistent with Section 9.3 of the draft OP, which permits the creation of up to three new lots (exclusive of the retained parcel) through the consent process from a lot of record existing on November 3, 2003. The subject site qualifies as an existing lot of record, and the current proposal seeks to create only two new lots, resulting in a total of three parcels including the retained lot. As such, the application remains within the lot creation limits identified in the draft OP and reflects the Township's evolving policy direction for managing rural growth in a measured and orderly manner.

It is our professional planning opinion that the proposed consent and minor variance applications conform with the policies of the Township of South Frontenac's Draft Official Plan.

Minor Variance

A minor variance is required to address zoning compliance matters related to the proposed consent applications, specifically, minimum required frontage. The site is zoned Rural (RU) in the Township of South Frontenac Zoning By-law 2003-75.

Figure 9: Current Zoning (Zoning By-law 2003-75)

Description of Requested Variances

In order to permit the proposed consent, relief from the following provisions is requested:

Retained Lot

1) 7.3.2 For Single Detached Residential Uses. Lot Frontage: 76 metres

Relief is required to permit a minimum lot frontage of 64.6 metres.

Severed Lot 1 & Severed Lot 2

1) 7.3.2 For Single Detached Residential Uses. Lot Frontage: 76 metres

Relief is required to permit a minimum lot frontage of 63.0 metres.

Four Tests

The assessment of the proposed variances is undertaken following the tests described in Section 45(1) of the *Planning Act* and in Section 8.9 of the Township of South Frontenac OP, as follows:

Test #1: Is the general intent and purpose of the Official Plan maintained?
Test #2: Is the general intent and purpose of the Zoning By-law maintained?
Test #3: Is the variance minor?
Test #4: Is the variance desirable for the appropriate development or use of the lands in question?

Test #1: Is the general intent and purpose of the Official Plan maintained?

Test #1 considers whether the proposed variance aligns with the overall goals and policy framework of the Township's OP. The OP sets out a vision for managing growth in a way that is sustainable, compatible with rural character, and responsive to community needs.

A comprehensive review of the OP is provided in previous sections of this report, with specific regard for the consent applications, but also the minor variance application. This review satisfies Test #1, and demonstrates the maintenance of the general intent and purpose of the OP. Some more specific details related to the reduction in lot frontage requested are provided as follows:

Section 1.1 outlines the purpose of the OP as to promote the orderly and economic growth of the Township while correcting existing problems and safeguarding the health, convenience and economic well-being of the Township's current and future residents within the financial resources of the municipality. The requested relief from the minimum frontage is necessary to facilitate the creation of two rural residential lots that are appropriately sized, compatible with surrounding land uses, and supported by existing infrastructure.

Section 4.0 of the Township's OP provides goals and objections intended to guide development within the municipality.

> 4.2 Housing Goal
> *This Official Plan will encourage residential development which is affordable, of high quality and capable of meeting the changing and diverse needs of the rural community. Such development will be carefully planned to reduce land use conflicts, provide long-term protection of the environment and minimize the municipal servicing costs.*
> *(a) Objectives*

(i) to minimize the cost of providing essential municipal services to the residents. This will be accomplished by planning controls which consider the long-term servicing costs of all developments.
(ii) to maintain the established rural character of the community. This will be accomplished by zoning controls which reduce land use conflicts, minimize the impact of development on traditional rural activities and place environmental concerns ahead of residential growth.
(iii) to provide for a variety of housing types which will meet the varied and evolving needs of the residents. This will be achieved through by-laws which set out the criteria for construction and maintenance standards of various types of accommodation.
(iv) to encourage seniors' facilities, group homes and affordable housing to meet the needs of the community. Mindful of the municipality's limited funds, this will be accomplished by zoning by laws rather than by direct or indirect subsidies.
(v) to monitor the changing housing needs of the community. This will be accomplished by periodic review of the community's demographics.
(vi) to minimize the cost of providing essential municipal services to the residents. This will be accomplished by planning controls which consider the long-term servicing costs of all developments.

The lots will be privately serviced, helping to minimize long-term municipal servicing costs in accordance with Objective (i) and (vi). By locating the lots along an existing municipal road in a manner consistent with the surrounding rural lot fabric, the proposal maintains the rural character of the area and avoids land use conflicts, as outlined in Objective (ii). The proposed consent also contributes to housing variety in the Township by modestly expanding the supply of rural residential lots, consistent with Objective (iii). Overall, the variance enables a form of development that is cost-effective, compatible with its context, and aligned with the OP's housing goals.

Single detached dwellings are a permitted use as per the Section 5.7.4 (i) of the OP. Section 5.7.4(ii)(a) further acknowledges that while the standard frontage requirement for rural residential lots is 76 metres, the municipality may consider reductions where the overall intent of the OP is maintained. In this case, the proposed lots exceed the minimum area requirement, are compatible with the surrounding lot fabric, and will be serviced privately, ensuring no additional burden on municipal infrastructure. As such, the requested reduction in frontage is consistent with the intent of the OP and supports well-integrated rural development.

Based on this review, it is our professional planning opinion that the proposed variance will maintain the general purpose and intent of the Official Plan.

Test #2: Is the general intent and purpose of the Zoning By-law maintained?

The site is zoned Rural (RU) in the Township of South Frontenac Zoning By-law Zoning By-law 2003-75. The purpose of these applications is to create two new rural residential lots. The consent will result in a total of three lots (two severed and one retained). A minor variance application is required to permit a reduced frontage for single detached residential uses. The following tables outlines the necessary variances required to facilitate the development.

Provision	Requirement	Retained Lot	Severed Lot #1	Severed Lot #2	Variance Required?
Rural (RU) Zone					
Permitted Uses	Single detached dwelling	Single detached dwelling	Anticipated single detached dwelling	Anticipated single detached dwelling	No
Minimum Lot Area	8000 m^2	Complies	+/- 10,400 m^2	+/- 10,420 m^2	No
Minimum Lot Frontage	**76 metres**	**64.6 metres**	**63.0 metres**	**63.0 metres**	**Yes**

Minimum Front Yard	20 metres	+/- 220 metres	To comply	To Comply	No
Minimum Rear Yard	10 metres	+/- 1,100 metres	To comply	To Comply	No
Minimum Interior Side Yard	3 metres	+/- 121 metres (West) +/- 95 metres (East)	To Comply	To Comply	No
Maximum Lot Coverage	20 %	+/- 0.049%	To Comply	To Comply	No
Maximum Building Height	11 metres	Complies	To Comply	To Comply	No

Minimum Frontage
Relief is requested to reduce the minimum frontage of each the severed and retained lots. The minimum frontage is proposed to be reduced from 76 metres to 64.6 metres for the retained lot, and 63.0 metres for both of the severed lots. This reduction in frontage is required to facilitate the consent, which will see a large, underutilized rural lot being developed in a manner which provides for two new lots and the potential to develop new single detached houses. The proposed frontages are consistent with the frontages of surrounding lots. Despite the proposed reduced frontage, the site will meet the lot area requirements and can accommodate a sufficient building footprint with all setback requirements. The proposed reduction in minimum frontage will not impact the functionality of the lots and will allow for the creation of new housing.

Based on this review, it is our professional planning opinion that the proposed variances maintain the general purpose and intent of the zoning by-law.

Test #3: Is the variance minor?
The assessment of whether a proposed variance is minor is not a mathematical calculation. Rather, the test is intended to assess the degree of any impact resulting from the proposed variance. The requested variance would be limited to the site, limiting the scope of any impacts. The property is in an area characterized by rural residential uses on varied lot sizes, with a range of lot frontages. The minor variance application will allow the severance and development of two new lots and two houses, where both the lot dimensions and building typology are consistent with those currently present in the surrounding area. Sufficient setbacks between residential dwellings and their associated private servicing will be maintained, thus the impacts to each existing and new proposed uses are minor as well.

Based on this review, it is our professional opinion that the proposed variances are minor in nature.

Test #4: Is the variance desirable for the appropriate development or use of the lands in question?
The proposed development aligns with the permitted uses for the lands in question. The approved variance will result in the redevelopment of an existing, underutilized rural residential parcel to create two new lots for residential development in accordance with the Township's goals for housing in the rural area. The surrounding area is characterized by alike rural residential developments with similar or reduced frontages. The subject site can support the proposed development, as demonstrated by several technical studies.

Based on this review, it is our professional planning opinion that the variances are desirable for the appropriate development of the site in question.

Conclusion

The applicant is seeking approval from the Township of South Frontenac to create two new lots from the subject site at 3629 Quinn Road East. The proposal consists of applications for consent to sever and a minor variance application to address reduced lot frontages on each of the severed and retained lots. The application will allow a form of appropriate rural residential development on the site which will complement the existing character of the area.

The minor variance application maintains the intent and purpose of the OP and zoning by-law, is minor in nature, and desirable for the appropriate development of the site in question. It is our opinion that the proposed applications for consent and minor variance are appropriate for the site and represent good land use planning. Should you have any questions or comments, please so not hesitate to contact us at 613.542.5454.

Respectfully submitted,

Elysia Ackroyd, MCIP RPP
Senior Planner
Fotenn Planning + Design

Tara McInnes
Planner
Fotenn Planning + Design

Appendix A

Ontario

AgriSuite

MDS I

General information

Application date
Nov 23, 2023

Municipal file number

Proposed application
Lot creation for a maximum of three non-agricultural use lots

Applicant contact information
Robert Pittman
James Pittman Construction
ON
905-320-5425
robertgregoryp@gmail.com

Location of subject lands
County of Frontenac
Township of South Frontenac
PORTLAND
Concession 3 , Lot 6
Roll number: 102908001013900

Notes
3629 Quinn Road - Consent Applications for the Creation of 2 Residential Parcels

4372 Road 38

Farm contact information
Bruce Cota
4372 Road 38
Harrowsmith, ON
k0h1v0
613-329-2679
brucecota1968@gmail.com

Location of existing livestock facility or anaerobic digestor
County of Frontenac
Township of South Frontenac
PORTLAND
Concession 3 , Lot 6
Roll number: 102908001013801

Total lot size
15.01 ac

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	6	6 NU	1500 ft²

Setback summary

Existing manure storage	V3. Solid, outside, no cover, >= 30% DM
Design capacity	6 NU
Potential design capacity	12 NU

Factor A (odour potential) 0.7
Factor B (design capacity) 173.33
Factor D (manure type) 0.7
Factor E (encroaching land use) 1.1

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	94 m (308 ft)
Actual distance from livestock barn	231 m (757 ft)
Storage base distance 'S' (minimum distance from manure storage)	No existing manure storage
Actual distance from manure storage	NA

Preparer signoff & disclaimer

Preparer contact information
Brittany Mulhern
Fotenn Planning & Design
4 Cataraqui St
ON
K7K 1Z7
161-354-2545 x232
mulhern@fotenn.com

4372 Road 38

Farm contact information
Bruce Cota
4372 Road 38
Harrowsmith, ON
k0h1v0
613-329-2679
brucecota1968@gmail.com

Location of existing livestock facility or anaerobic digestor
County of Frontenac
Township of South Frontenac
PORTLAND
Concession 3 , Lot 6
Roll number: 102908001013801

Total lot size
15.01 ac

Livestock/manure summary

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Actual distance from livestock barn	231 m (757 ft)
Storage base distance 'S' (minimum distance from manure storage)	No existing manure storage
Actual distance from manure storage	NA

Preparer signoff & disclaimer

Preparer contact information
Brittany Mulhern
Fotenn Planning & Design
4 Cataraqui St
ON
K7K 1Z7
161-354-2545 x232
mulhern@fotenn.com

Signature of preparer

Brittany Mulhern	Date (mmm-dd-yyyy)

Note to the user

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.

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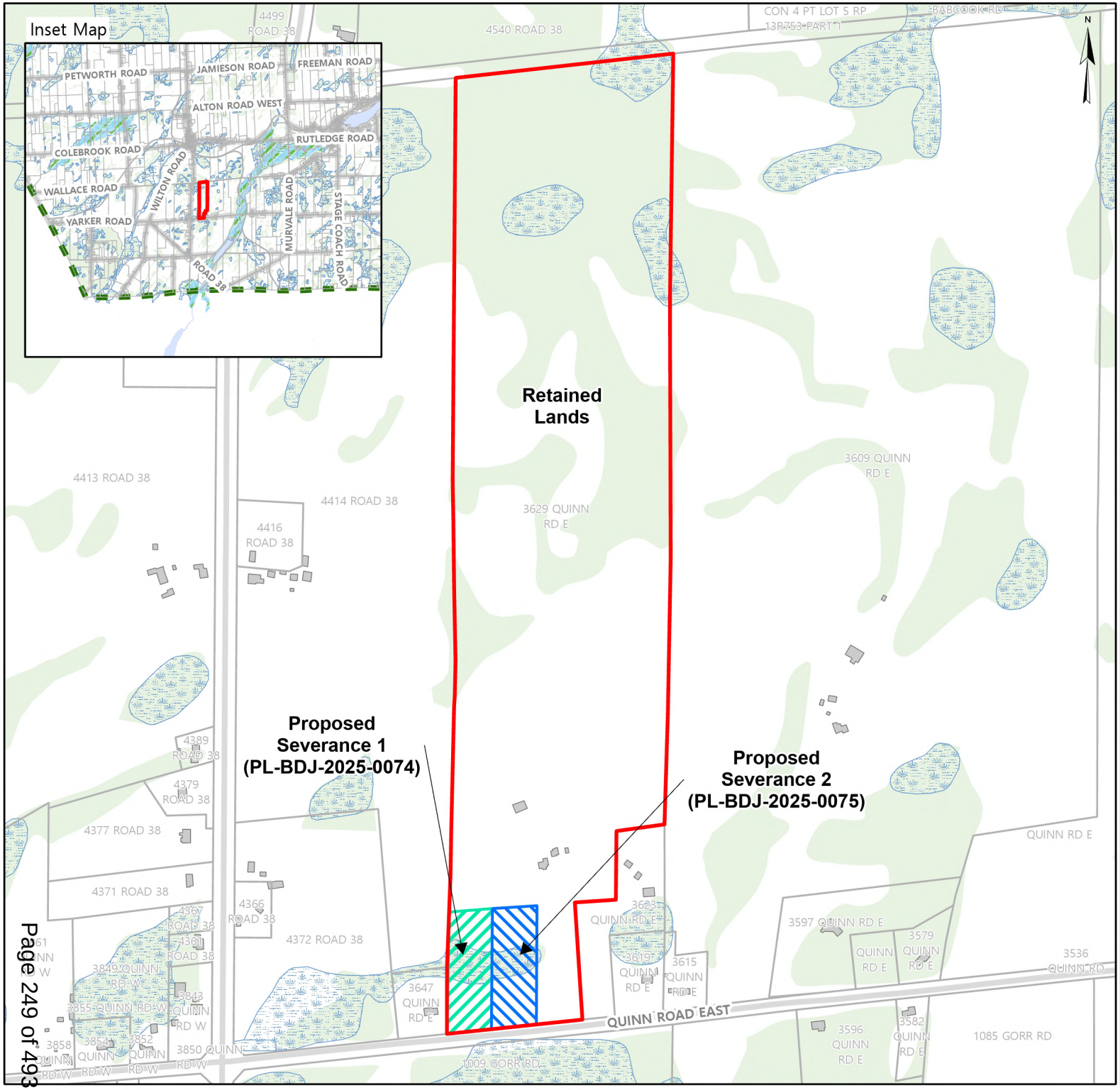

SOUTH FRONTENAC

PL-BDJ-2025-0074
PL-BDJ-2025-0075
PL-ZNA-2025-0076

(PITTMAN)
3629 QUINN ROAD EAST

Legend

- Subject Lands
- Proposed Severance (0075)
- Proposed Severance (0074)
- Wetland
- Wooded Area
- Lake Trout Lake - At Capacity
- Lake Trout Lake - Not at Capacity
- Non-Lake Trout Lake - At Capacity
- Waterbody
- Township Boundary
- Road

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While the County 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: 1:7,500

0 55 110 220 m

UTM Zone 18 NAD 83

Date: 2025-07-07

SITE INFORMATION

ZONING	Rural (RU) Zoning
SITE AREA	
Total Site Area:	38 ha (93.9 acres)
REQUIREMENTS	
Minimum Lot Area:	8,000 sq. m
Minimum Lot Frontage:	76 m
Minimum Gross Floor Area:	59 sq. m
Maximum Lot Coverage:	20%
SETBACKS	
Minimum Front Yard	20 m
Minimum Rear Yard	10 m
Minimum Interior Side Yard	3 m
Minimum Exterior Side Yard	10 m
Minimum Setback from HWM	30 m

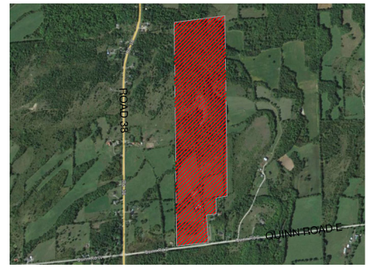
DEVELOPMENT STATISTICS

LOTS
Lot #01S = 1.05 ha
Lot #02S = 1.05 ha
Lot #03R = 35.89 ha

NOTES

1. The base plan (lot lines, existing roads and surrounding areas) is based on the area's Open Data, AG maps and aerial images. The site area is approximate and all dimensions need to be confirmed by a proper survey.

3629 QUINN ROAD EAST SOUTH FRONTENAC
CONCEPT PLAN



LEGEND

- PROPOSED BUILDING
- WETLAND
- WATER STREAMS
- PROPERTY BOUNDARY
- PROPOSED PROPERTY BOUNDARIES
- SETBACKS

No.	REVISION	DATE	BY
3	DRAFT	2025-06-20	ET
2	DRAFT	2022-09-27	YLD
1	DRAFT	2022-09-22	UMG

CLIENT
JAMES PITTMAN CONSTRUCTION

FOTENN Planning + Design
4 Cataraqui Street, Suite 315, Kingston ON K7K 1Z7
613.542.5454 www.fotenn.com

DESIGNED	ACJ/ET
REVIEWED	ET
DATE	2025-06-20

P1

Calculations

3609 Quinn Road E

Farm contact information
Kathy Huff
3609 Quinn Road E
Harrowsmith, ON
k0h1v0
613-372-1514

Location of existing livestock facility or anaerobic digestor
County of Frontenac
Township of South Frontenac
PORTLAND
Concession 3 , Lot 5
Roll number: 102908001013300

Total lot size
180.39 ac

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	10	10 NU	2500 ft²
Solid	Goats, Does & bucks (for meat; includes unweaned offspring)	100	12.5 NU	1500 ft²
Solid	Chickens, Layer hens (for eating eggs; after transfer from pullet barn), Floor Run	334	2.2 NU	334 ft²
Solid	Ducks, Muscovy	333 ft²	1.2 NU	333 ft²
Solid	Pheasants	333 ft²	1.2 NU	333 ft²

Setback summary

Existing manure storage **V3. Solid, outside, no cover, >= 30% DM**

Design capacity **27.2 NU**

Potential design capacity **81.7 NU**

Factor A (odour potential) **0.73**
Factor B (design capacity) **299.36**
Factor D (manure type) **0.7**
Factor E (encroaching land use) **1.1**

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	**169 m (554 ft)**
Actual distance from livestock barn	**506 m (1660 ft)**
Storage base distance 'S' (minimum distance from manure storage)	**No existing manure storage**
Actual distance from manure storage	**NA**

August 6, 2024

Ecological Services
R.R. #1, 3803 Sydenham Road
Elginburg, Ontario K0H 1M0
Phone: (613) 376-6916
E-mail: mail@ecologicalservices.ca

NATURAL HERITAGE SITE ASSESSMENT

3629 Quinn Road; LOT 6, CON 3
South Frontenac Township, Frontenac County

Prepared for: Robert Pittman

Prepared by: **Megan Snetsinger, M.Sc.**
megan@ecologicalservices.ca

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1.0 INTRODUCTION

1.1 Property Location

The subject property is on Quinn Road in South Frontenac, on Lot 6 / Concession 3 of the geographic township of Portland. The property is in EcoDistrict 6E-9: Havelock.

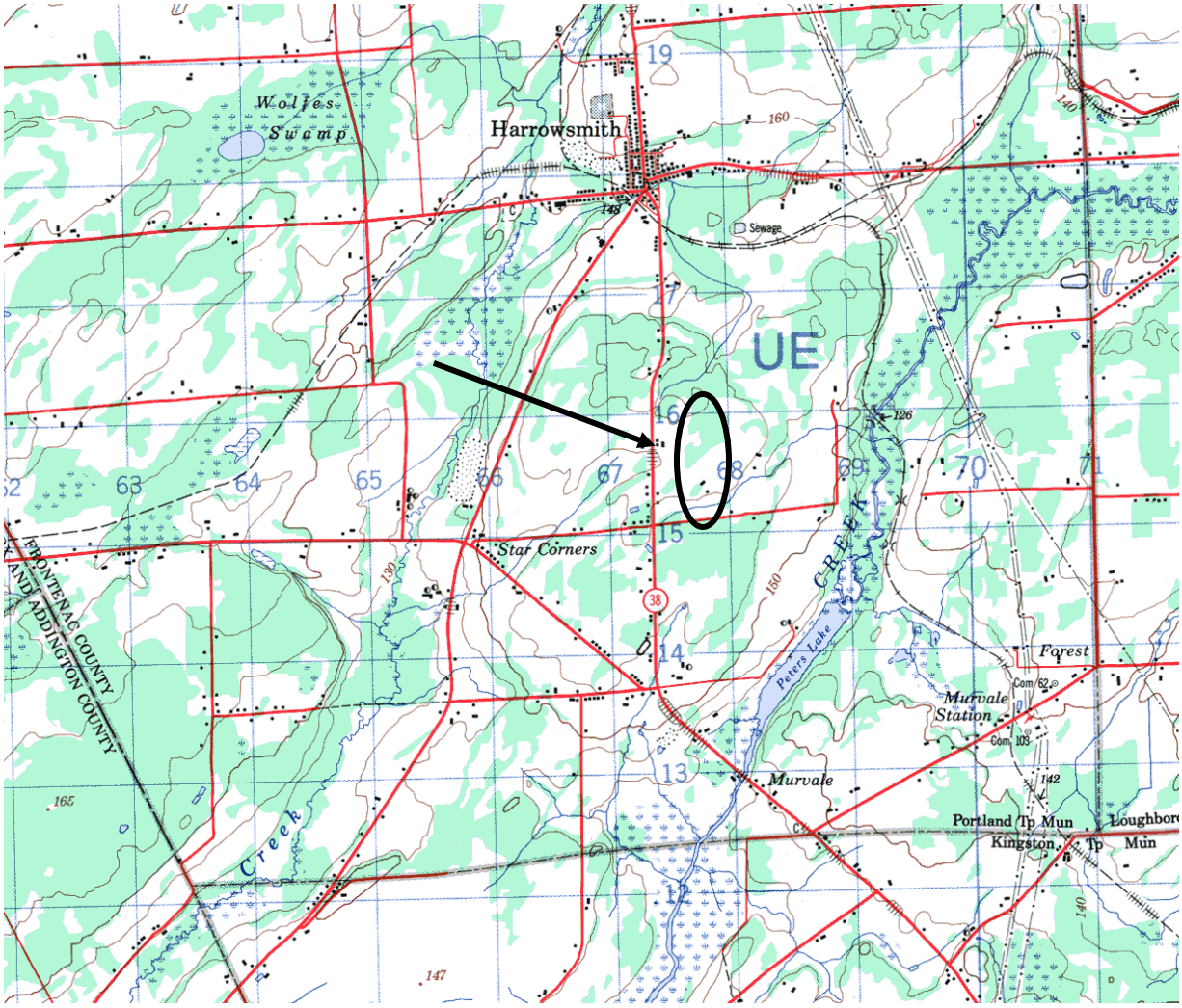

Figure 1. Topographic map, showing the relative location of the subject property, which is indicated by the black circle. Base map is an annotated detail from topographic map 31 C/07, Sydenham.

1.2 Description of Application

Two severances are proposed from the subject property (Figure 2). Both proposed lots and the retained land have frontage on Quinn Road. The retained land has a driveway along the east side of the property to an existing single-family home and outbuildings north of the proposed severances; it is in poor condition and the retained land may be redeveloped. The proposed severances are not developed, and are proposed as residential lots.

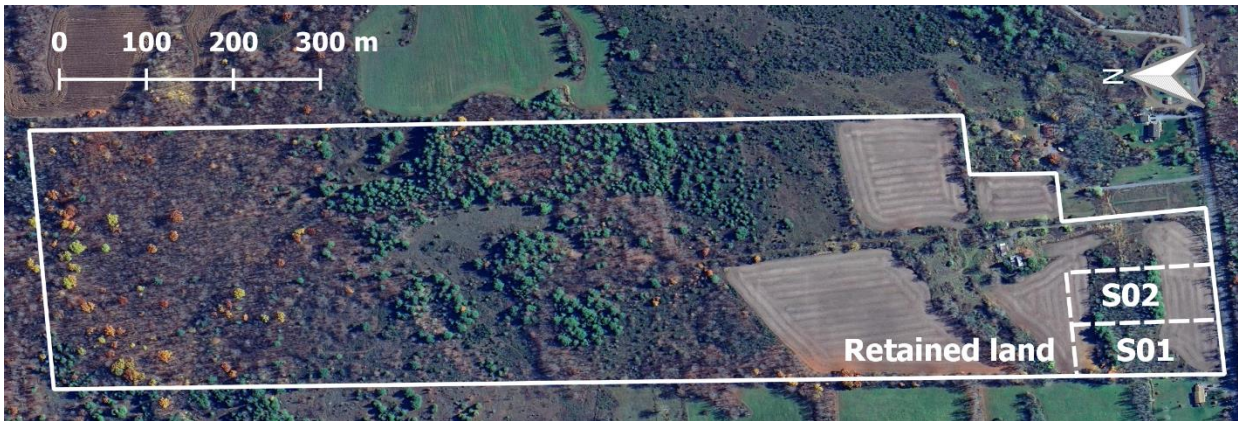

Figure 2. Approximate boundaries of the subject property (solid white line) and the two proposed severances (broken lines). Base map from Google Earth, created using QGIS.

1.3 Methodology

Ecological Services carried out field work and desktop research to determine if the proposed development will have a negative impact to the area's natural heritage features and their associated functions. Our assessment of the property's natural heritage features is based on the requirements laid out in section 2.1 of the Provincial Policy Statement, as well as the South Frontenac Official Plan.

We surveyed the property May 24, 2024 (personnel Megan Snetsinger and Mary Alice Snetsinger). The weather was sunny and clear, and the temperature was 24°C at 3:00 when we began our assessment. We identified habitat communities on and around the proposed development following the methodology outlined in the Ecological Land Classification (ELC) for Southern Ontario (Lee et al. 1998) and when applicable, the Ontario Wetland Evaluation System (OWES) Southern Manual (OMNR 2022). We considered significant natural features, fish habitat, significant wildlife habitat (SWH, as described in OMNRF 2015), and Species at Risk when performing our site investigation.

Desktop research provided information on the presence of rare species and potential habitat on and adjacent to the subject property, from the following sources:

• Natural Heritage Information Centre (NHIC) data accessed via the Ontario Make a Map tool for natural heritage areas; grid square: 18UQ6715

• Ontario GeoHub for wetlands and Areas of Natural and Scientific Interest

• Fish ON-Line

• Fisheries and Oceans Canada map of aquatic Species at Risk

• Ontario Nature Reptiles and Amphibians of Ontario Atlas

• eBird

• iNaturalist

2.0 SITE DESCRIPTION

2.1 Present and Historical Land Use

The south end of the subject property is mostly in active/recent agricultural use, with a channel (likely a farm ditch) crossing the property. The southernmost field was ploughed at the time of our field visit, and the soil was bare. There is a new well dug on each of the proposed lots. We did not survey the north end of the retained land, as it is not adjacent to the proposed development, but we noted from satellite imagery that most of it appears to have tree cover, which is a combination of deciduous and mixed forest.

In 1954, more of the property had open fields (Figure 3), although there is some tree cover at the north end.

Figure 3. 1954 imagery of the subject property (outlined in red). Imagery from the University of Toronto Map & Data Library.

2.2 Ecological Land Classification

The south end of the property, closest to Quinn Road, is characterized by **Cultural (CU)** communities, i.e., those maintained by anthropogenic-based disturbances. There is evidence of past agricultural use in the southernmost field (e.g., old stalks, corn cobs), but it is presently ploughed and largely bare of vegetation. The other fields on the property are in active agricultural use. Around the edges of the fields, as well as along the driveway and around the residential buildings, there are a variety of disturbance-tolerant species: e.g., Dog-Strangling Vine, Orchard Grass, Common Dandelion, Red Clover, White Clover, Virginia Creeper, Blue-eyed Grass, Queen Anne's Lace, Chickweed, Pigweed, King Devil, Field Cinquefoil.

Along the driveway there are a variety of shrubs in a **Cultural Thicket (CUT)** community, including Common Lilac, European Buckthorn, Grey Dogwood, Prickly Ash, Red Cedar, Staghorn Sumac, and Apple. North of the ploughed field is another thicket with a similar assemblage of shrubs. This community also has some White Pine and Green Ash. It would likely have formerly been a forest ecosite, but the tree cover does not presently meet the definition of a forest community due to dieback of the ash trees. North of the channel, there is one patch of with sufficient tree cover to define as a **Dry – Fresh White Pine – Maple – Oak – Mixed Forest Ecosite (FOM2)** community, likely because fewer ash trees are present. White Pine is the dominant coniferous component to the forest, and with a mix of deciduous trees (e.g., Sugar Maple, White Oak, Shagbark Hickory).

The channel is not large enough to map as a distinct ELC community, but there are different species along its extent. Reed-canary Grass is nearly monotypic in the channel, with some other species of wet environments along the edges: American Water Horehound, Meadowsweet, Awl-fruited Sedge, Bladder Sedge, Yellow Sedge, Retrorse Sedge.

There is a muddy track used by vehicles to connect the ploughed field and the cropland to the north. The channel path has been torn up at this location, and we observed water pooling in the tire tracks, supporting some Water Plantain and Water Purslane.

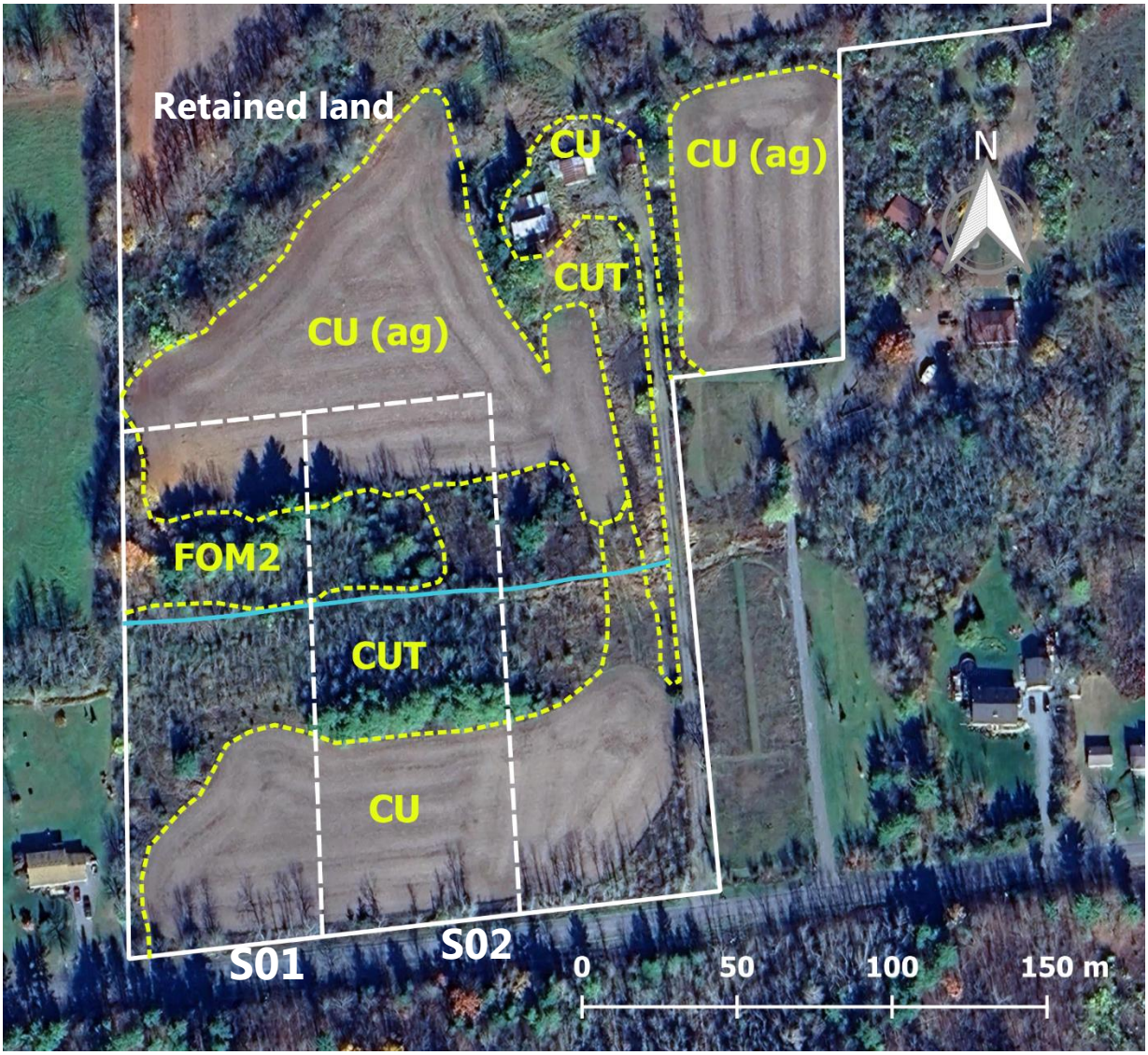

Figure 4. Ecological Land Classification (ELC) mapping, in yellow, of vegetation communities on the subject property near the proposed severances. The white lines denote the approximate property outline (solid line) and the proposed severances (broken line). The channel across the property is indicated with a blue line. Base map from Google Earth, created using QGIS.

3.0 ASSESSMENT OF NATURAL HERITAGE FEATURES

	On or adjacent to proposed development?
3.1. Wetlands	
3.1.1 Provincially Significant Wetland or Coastal Wetland The *Millhaven Creek* PSW is the closest to the subject property, over 1 km to the east. It is not adjacent.	Yes ☐ ☒ No
3.1.2 Locally Significant Wetland There are no locally significant wetland identified by the Township or any evaluated non-significant wetlands adjacent to the subject property.	Yes ☐ ☒ No
3.1.3 Unevaluated Wetland Ontario mapping data includes a layer of unevaluated wetland, which is procedurally-generated mapping of potential areas of wetland. On the proposed severances, there is an area mapped as unevaluated wetland within the CUT/FOM2 area around the channel. There are several factors that define wetland under the Ontario Wetland Evaluation System, including that in wetlands must have over 50% relative coverage of wetland plants. We assessed the area, and found that the assemblage of vegetation is dominated by upland species and facultative species (i.e., those that tolerate a variety of conditions). This is not wetland. The channel has more wetland or facultative species, but this is a riparian community rather than wetland. There are also patches of unevaluated wetland mapped adjacent to the property, including along the channel to the east and west and on the property across Quinn Road. We cannot access other properties to assess them for wetland presence, but we can review satellite imagery. In our opinion, some of these adjacent areas of unevaluated wetland do appear to be wetland (e.g., across Quinn Road and almost 120 m west). The proposed severances are unlikely to impact these adjacent areas of wetland, given intervening distance and topography.	Yes ☒ ☐ No
3.2 Areas of Natural and Scientific Interest The *Harrowsmith Bog* Life Science ANSI is the closest to the subject property, over 3 km to the northwest. It is not adjacent.	Yes ☐ ☒ No
3.3 Significant Woodland The FOM2 patch north of the channel is about 0.3 ha, which is too small to meet any criteria for significance.	Yes ☒ ☐ No

	On or adjacent to proposed development?
The woodland south of Quinn Road is on adjacent lands that we did not assess, but a measurement of the area based on satellite imagery puts it close to 60 ha. It likely is significant for size and interior habitat, and could have other ecological functions or uncommon characteristics depending on what is in the woodland. The proposed severances and development of residential lots north of Quinn Road is unlikely to impact this woodland.	
3.4 Significant Valleyland The land where the severances are proposed does not meet the morphological characteristics of a valleyland. There are no Environmental Protection or Environmentally Sensitive Areas (which would include significant valleyland) mapped by South Frontenac Township adjacent to the subject property.	Yes ☐ ☒ No
3.5 Surface Water and Fish Habitat The watercourse that crosses the property is a straight line that appears to have been channelized (Figure 5). It is likely an old farm ditch. The channel width is variable, between 2-4 m across. During our site visit there was some water in the channel with no sign of flow. Most of the channel length has dense growth of monotypic Reed-canary Grass, with some bare patches on the west side of the property. We observed no sign of fish. Given the dense vegetation the potential for fish presence appears low, although if there is direct connection to fish habitat there could be some marginal habitat. Regardless, we do recommend that development on the proposed lots meet a 30 m setback from the channel, as recommended in the South Frontenac Official Plan. The concept plan for this development includes a 30 m setback from the channel. **Figure 5.** Ontario Make-a-map satellite imagery of the subject property (red outline). Note the straight line of the channel across the property through the thicket.	Yes ☒ ☐ No

	On or adjacent to proposed development?
We also observed what may be a hand-dug well about 15 m south of the channel near the west side of the property (see Attachment 1). This is not a natural heritage feature, and is located within the recommended setback.	
3.6 Species at Risk Habitat There are no Species at Risk (Endangered or Threatened) records from Natural Heritage Information Centre (NHIC) data. Our other database searches did not indicate any nearby SAR. We did not observe any SAR during our field visit.	Yes ☐ ☒ No
3.7 Significant Wildlife Habitat Significant wildlife habitat (SWH) constitutes locations where species concentrate at a vulnerable point in their life cycle, where rare vegetation communities or specialized habitat is present, and areas important to migratory or non-migratory species (animal movement corridors), as well as to the habitat of rare species (including any species of conservation concern not covered above). The criteria (OMNRF 2015) for most SWH categories were not met on or adjacent to the proposed development. Our discussion is limited to potentially relevant SWH. *Bat Maternity Colonies.* Maternity colonies require large-diameter cavity trees in deciduous or mixed forest habitat; snags are preferred. This SWH is found in forest ELC ecosites, which includes FOM. The small patch of forest north of the channel on the proposed severances is about 0.3 ha, which is technically too small to identify as a distinct ELC community (we mapped it to distinguish features on a smaller site), so it may not be large enough to categorize as SWH. However, as the forest patch is almost entirely within the recommended setback from the channel, any bat roosting trees present are unlikely to be impacted by the proposed severance. We recommend that the forest patch should remain standing (i.e., not be clearcut). We also recommend that any tree cutting outside of the forest should take place outside of the bat roosting season (April 15 to September 30) to mitigate any potential harm to bats that may be roosting on the property. *Raptor Wintering Areas*. The criteria for this SWH require confirmed, regular use by specific raptor birds of combined forest and open habitat of over 20 ha. The criteria schedule suggests that raptors prefer least disturbed sites for winter hunting grounds, in extensive fallow fields (>15 ha) that are windswept with little snow accumulation. The woodland south of Quinn Road is large and has several open fields around its south and east sides, although there are not many eBird records around the woodland for the associated species. The proposed severances are unlikely to impact any raptor wintering activity in the adjacent woodland.	Yes ☒ ☐ No

	On or adjacent to proposed development?
Colonially-Nesting Bird Breeding Habitat (Tree/Shrubs). This SWH requires treed wetland. There is no suitable habitat on the subject property, and we observed no stick nests on any of the dead-standing trees. There is a NHIC record of a Mixed Wader Nesting Colony in the relevant UTM block, which is associated with this type of SWH. However, NHIC grid squares are large; this habitat is likely associated with an area of wetland from another part of the square. *Special Concern and Rare Wildlife Species*. There is one rare species from NHIC data: Wood Thrush. In our other database searches, there are nearby eBird records for Wood Thrush and Eastern Wood-pewee. We did not observe any rare species during our site visit. **Woodland birds:** **Wood Thrush (*Hylocichla mustelina*)** – designated as Threatened[1] under the *SARA* and as Special Concern under the *ESA*; and **Eastern Wood-pewee (*Contopus virens*)** – designated as Special Concern under the *SARA* and under the *ESA*. These bird species are typically found in deciduous or mixed woodland habitat. On the subject property, the woodland is small and fragmented from the adjacent woodland. It is also less extensive than it would have previously been, due to the die-back of the ash trees in the CUT. There is a much larger area of woodland (with a deciduous component) south of Quinn Road, which is likely to be more attractive to woodland birds. The proposed development is unlikely to impact habitat in the adjacent woodland. The woodland on the proposed severances falls within 30 m of the channel, which is the setback we have recommended. Outside of that setback, development on the severances would not be in woodland habitat. Regardless, we do recommend that any tree cutting should be done outside of the breeding season (April 1 to August 31), to comply with the intention of the Migratory Birds Convention Act, to mitigate any direct harm to these or other nesting songbirds.	

4.0 CONCLUSIONS AND RECOMMENDATIONS

In our opinion, is a more detailed Environmental Impact Statement (EIS) required to demonstrate the appropriateness of the proposed development? Yes ☐ ☒ No

If yes, which natural feature(s) should the assessment focus on?

[1] Although this species has a Threatened designations, the Provincial Policy Statement refers to Ontario designations when discussing SAR. So we have grouped it with other rare/Special Concern species.

Recommendations for Mitigation

1. Development on the proposed lots and any redevelopment on the retained land should meet a minimum setback of 30 m from the channel.
2. The land within 30 m of the channel should not be clearcut and should remain vegetated, to provide a buffer for the channel.
3. No tree removal should be undertaken between April 1 and September 30, to protect nesting birds and prevent harm to roosting bats.

Environmental Impact Statement: It is our opinion that the proposed undertaking will have no negative impact on the natural heritage features or on their ecological functions, and that the proposal is consistent with the intent of the Provincial Policy Statement. Yes ☒ ☐ No

Is monitoring recommended? Yes ☐ ☒ No

Signature:

5.0 Literature Cited, References, and Personal Contacts

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Attachment 1. Site Photos

Photo 1. The channel across the subject property, dense with Reed-canary Grass. The channel is bounded on both sides by thicket (CUT).

Photo 2. The channel across the subject property, at the west end where there are patches without Reed-canary Grass. The channel is bounded on both by thicket (CUT) on the south/left and by forest (FOM2) on the north/right.

Photo 3. The channel across the subject property, facing west from the driveway, with the thicket (CUT) around it.

Photo 4. The dead ash trees in the thicket (CUT) community, which was likely formerly a treed community.

Photo 5. The forest (FOM2) north of the channel.

Photo 6. The hand dug well observed 15 m south of the channel.

Photo 7. The driveway on the retained land, to the existing house. The active agricultural fields are visible in the background.

Photo 8. The ploughed field on the proposed severances. Development on the lots is proposed on this site.

Hydrogeological Assessment
Quinn Road, Frontenac County, Lot 6, Concession 3

Prepared for:
Robert Pittman
3629 Quinn Road East
Harrowsmith, ON K0H 1V0

Prepared by:
BluMetric Environmental Inc.
1682 Woodward Drive
Ottawa, ON K2C 3R8

Project Number: 240360
July 30, 2025

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Appendix B: Lab Certificates of Analysis
Appendix C: Aquifer Analysis
Appendix D: Nitrate Impact Assessment Calculations

1 Introduction

BluMetric Environmental Inc. (BluMetric®) was retained to conduct a hydrogeological assessment to support an application for a two-lot severance at 3629 Quinn Road East, Harrowsmith, Ontario (Roll #: 102908001013900). The site location is indicated in Figure 1. The proposed severances cover approximately 1.05 hectares each. The site is in a rural area (a municipal water supply and municipal wastewater treatment system is not available) and the proposed severances will be serviced by private residential water supply wells and individual onsite septic sewage systems. Test wells TW1 and TW2 were used as the test well on the western and eastern lots to be severed, respectively.

This study was conducted with regards to the following regulations and guidelines:

- Ontario Ministry of the Environment, Conservation and Parks (MECP) Procedure D-5-4, Technical Guideline for Individual On-Site Sewage Systems, Water Quality Impact Risk Assessment (MOEE, 1996).
- Procedure D-5-5, Technical Guidance for Private Wells, Water Supply Assessment (MOEE, 1996b).
- Ontario Water Resources Act, 1990. Ontario Regulation 903 (O. Reg. 903), 1990, Wells.

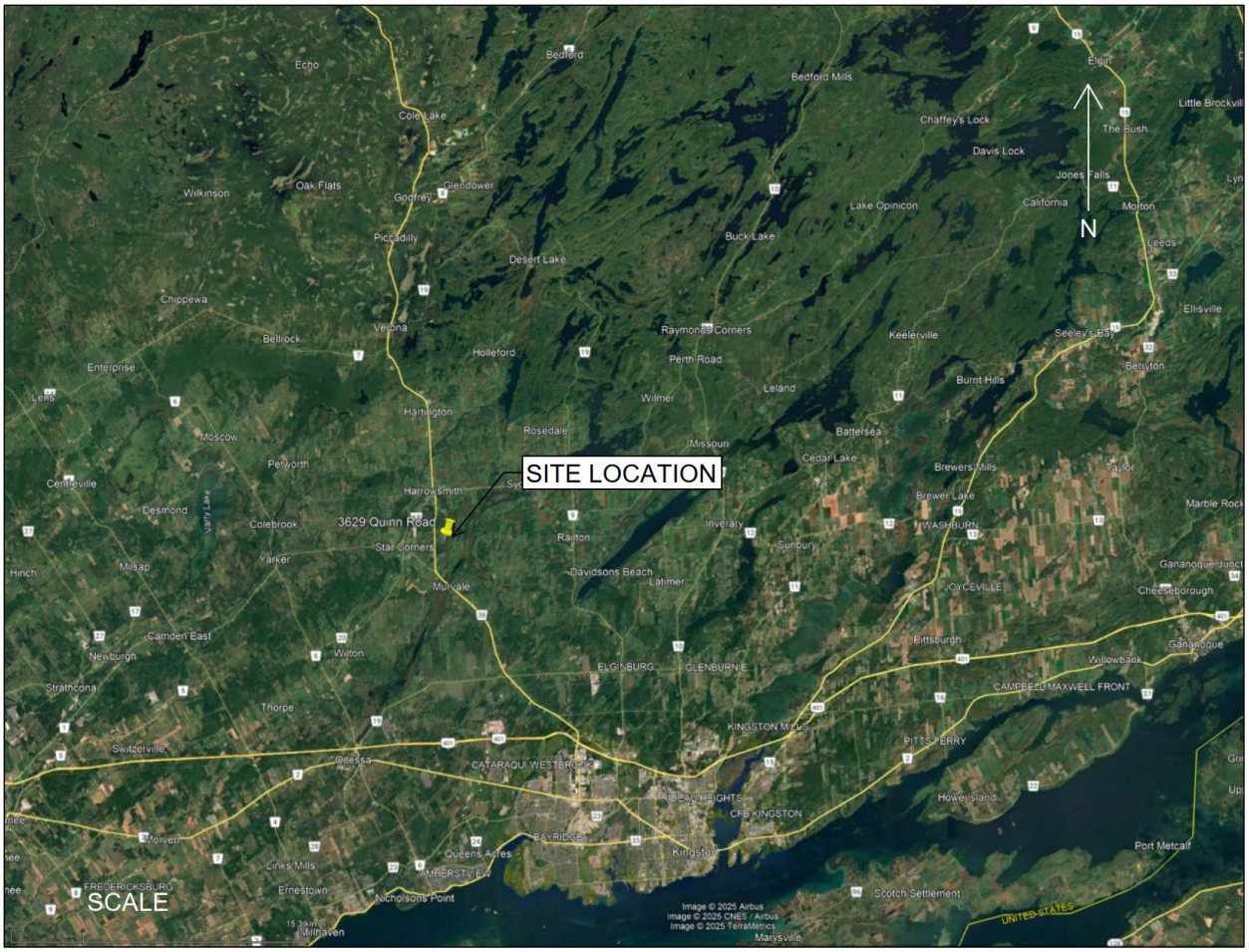

Figure 1: Site Location

1.1 Scope of Work

The scope of work of this assessment included the following components:

- Desktop review of background information (water well records, geological databases, hydrology information, topography, known water uses).
- Inspect the lot for shallow groundwater/surface water conditions.
- Conduct a 6-hour pumping test at two new dug wells (TW1 and TW2) and monitor water levels at the pumping wells during pumping and recovery. The 6-hour pumping test occurred during low recharge conditions between late June to early September. Test well recoveries could be measured over multiple days. Water levels from the well on the retained lot was monitored during the pumping test.

- Collect and submit groundwater samples at the end of the 6-hour pumping test from TW1 and TW2 for laboratory analysis of parameters outlined in the D-5-5 technical guidance in addition to organic nitrogen, phosphorus and metals. Water quality results were compared to Ontario Drinking Water Standards, Objectives and Guidelines.
- Analyse pumping test data to determine aquifer parameters.

1.2 Site Description

The site is located approximately 20 kilometres northwest of Kingston, Ontario along the northern side of Quinn Road east of County Road 38 (Figure 1). The site is comprised of gradually sloping open fields, forested areas wetland areas. The proposed lands to be severed include two 1.05 ha plots located in the south corner of the site. Residential development is proposed to take place on both lots and dug wells have been constructed for each.

1.3 Surrounding Land Use

Surrounding land uses within 500 m of the subject site are described below:

- **North**
  - Rural residential
  - Agriculture
  - Woodlot
- **East**
  - Rural Commercial (Sugar Shack)
  - Agriculture
  - Woodlot
  - Rural Residential
- **South**
  - Wetland
  - Woodlot
  - Quinn Road
- **West**
  - Rural Residential
  - Agriculture
  - County Road 38
  - Wetland
  - Woodlot

All existing development in the area are supported by the use of private individual water supply wells and onsite septic sewage systems. All neighbouring water supplies are derived from drilled wells while the onsite water supplies will be derived from dug wells (well records provided in Appendix A). The construction of dug wells was to obtain the best water quality and quantity as recommended to Robert Pittman by BluMetric.

1.4 Proposed Severances

The proposed severances involve the creation of 3 residential lots on 37.9 ha (Figure 1). The proposed severances are described as follows:

- Lot 1 (Severed A) – 1.05 ha, 63 metres of frontage, open field, existing dug well;
- Lot 2 (Severed B) – 1.05 ha, 63 metres of frontage, open field, existing dug well;
- Retained Lot – 35.89 ha, 64.6 metres of frontage open field and forested area, existing dug well.

2 Methodology

2.1 Background Information

A review of available background information was conducted including:

- MECP water well records;
- Topographic Databases;
- Ontario Geological Survey (OGS) online geology mapping databases;
- Ontario Natural Heritage Information Centre mapping database;
- County of Frontenac Interactive Mapping Online GIS Portal;
- Ontario Watershed Information Tool (OWIT).

2.2 Test Pitting

Four (4) test pits were advanced at the site as part of the investigation. The test pits (TP1 to TP4) were advanced by BluMetric to describe soil stratigraphy using a hand shovel on October 18, 2024, on each of the lots to be severed.

The soil profile at each test pit was logged by direct examination of the sides and bottoms of the test pits. Representative samples were collected in clean plastic bags. The test pit locations are shown on Figure 4.

2.3 Aquifer Testing

2.3.1 Test Wells

Two residential supply wells, A350546 and A350547, were constructed in 2023. Supply well A350546 was constructed and completed as a concrete cased dug well to a depth of 6.53 metres below ground surface (mbgs) by Frank's Drilling and Blasting LTD. Supply well A350547 was constructed and completed as a concrete cased dug well to a depth of 6.53 mbgs by Franks Drilling and Blasting LTD. Both test wells are situated along a topographic high and are advanced into bedrock as summarized in Table 1.

Table 1: Test Wells Summary

Well ID	Year of Installation	Depth to Bedrock (m)	Casing Depth (m)	Depth to Water Bearing Fractures (m)	Total Depth (m)
TW1 (A350546)	2023	1.4	6.53	3.0	6.53
TW2 (A350547)	2023	1.5	6.53	3.0	6.53

2.3.2 Observation Wells

One water well was selected for use as an observation well during a second aquifer test. Aquifer tests were conducted on August 7, 2024, and August 8, 2024, and are detailed in section 2.2.3. One observation well (dug well) is located on the retained lot however a well record is not available to verify the details of its construction. Data recording of water levels at pumping wells and observation wells commenced one day prior to pumping and terminated three days post pumping. The residents were asked to not use their wells during the time of the pumping test.

Table 2: Observation Wells

Well ID	Year of Installation	Depth to Bedrock (m)	Casing Depth (m)	Depth to Water Bearing Fractures (m)	Total Depth (m)
3629 Quinn Road (Dug well)	Unknown				

2.3.3 Aquifer Tests

BluMetric staff conducted the first six-hour, constant discharge aquifer tests at supply well A350546 on August 7, 2024, and at supply well A350547 on August 8, 2024. Each well was pumped at a rate of 25 L/min for 360 min with a combined total of 18,000 litres of groundwater pumped from the aquifer. The testing program included observation of three wells (the pumping well and two observation wells) for each pumping test as required by Ontario Guideline D-5-5 for land parcels of 15 ha or less.

A second 3.5-hour constant discharge aquifer test was completed on October 3, 2024, by BluMetric staff. The second test included the pumping of one test well (A350547) at a rate of approximately 41 L/min. A combined total of 8,610 litres was pumped during the second pumping test.

Water levels were recorded during aquifer testing by manual methods (water level sounding meters) and with pressure transducer/datalogger units (Solinst Level Logger™). Post pumping observation was acquired with pressure transducers for a minimum of 24 hours to assess groundwater recharge. Results of the aquifer tests are provided in Section 3.4.6.

2.4 Water Sampling

All wells were disinfected prior to the six-hour constant rate discharge pumping and any subsequent resampling event by shock chlorination. A water sample was collected in laboratory provided containers at the end of each aquifer test and placed immediately into a cooler with ice and transported to Caduceon laboratory in Kingston, a CALA accredited laboratory. Samples were analyzed for the list of chemical and microbiological parameters specified in Procedure D-5-5 (MOEE, 1996b). Further sampling of well A350547 was carried out on October 3, 2024, December 2, 2024, and December 9, 2024, to confirm microbiological parameters following initial exceedances in TW2. Laboratory certificates are appended in Appendix B.

Field measurements for temperature, pH, conductivity, and oxidation reduction potential (ORP) were carried out using a YSI™ Professional series multimeter. Free chlorine residual and turbidity measurements were collected using a Hanna HI93414 calibrated to 1.0 mg/L chlorine solution and turbidity standards of <0.1 and 15 NTU. Colour measurements were collected using a Hanna 96727 calibrated with 0 and 250 PCU standards.

Microbiological quality sampling was conducted after the free chlorine residual concentration reduced to non-detectable or below the instrument's limit of detection of 0.01 mg/L.

2.5 Well Owner Interviews

A standard well owner interview form was sent to the neighboring property owners along Quinn Road prior to conducting the pumping tests. The well-owner interview form requests details from neighboring water well users regarding well water quality and quantity and onsite wastewater treatment systems. All of the solicited neighboring water well users declined to fill out the interview form.

3 Geology and Hydrogeology

3.1 Site Physiography and Drainage

The Site is geographically situated within two catchments. The western and northern parts of the Site are situated within the Wilton Creek-Little Creek Napanee River Catchment, while the southern and eastern parts of the site are situated within the Millhaven Creek Catchment (OWIT, 2024). Surface water drainage at the Site is diverted to a ditch located on the south end of the site. The northern part of the site drains south towards the ditch, while the southern end of the site (including the lots to be severed) drains north towards the ditch. This ditch then flows east-northeast towards Millhaven Creek.

3.2 Surficial Geology

Four (4) shallow test pits (TP1 to TP4) were advanced using a hand shovel by BluMetric on October 18, 2024. Test pit locations are indicated on Figure 4. The following is a summary of stratigraphy encountered at the test pit locations.

TP1	(hand excavated using a shovel)
0-0.23 m	brown, SILTY TOPSOIL with some organics
0.23 to 0.53 m:	dry, brown SILTY CLAY with some gravel
	Sample taken from 0.23 to 0.53 m
	Test pit was terminated at 0.53 m (bedrock refusal)
	No groundwater was observed in test pit

TP2	(hand dug using a shovel)
0-0.23 m	brown, SILTY TOPSOIL with some organics
0.23 to 0.63 m:	dry, brown/grey SILTY CLAY with some gravel
0.63 to 0.66 m:	damp, grey CLAY with some black sand
	Sample taken from 0.23 to 0.63 m
	Test pit was terminated at 0.66 m (bedrock refusal)
	No groundwater was observed in test pit

TP3	(hand excavated using a shovel)
0-0.2 m	TOPSOIL with some organics
0.2 to 0.41 m:	dry, brown CLAYEY SILT/SAND with trace gravel
	Sample taken from 0.20 to 0.41 m
	Test pit was terminated at 0.41 m (bedrock refusal)
	No groundwater was observed in test pit

TP4	(hand excavated using a shovel)
0-0.2 m	TOPSOIL with some organics
0.2 to 0.35 m:	dry, brown SILTY SAND with trace gravel
	Sample taken from 0.20 to 0.35 m
	Test pit was terminated at 0.35 m (bedrock refusal)
	No groundwater was observed in test pit

The Ontario Geological Survey (2024) classifies the site as exposed bedrock with areas of less than 1.0 m of drift consisting of clay, silt, sand, gravel, and diamicton.

Well records for test wells TW1 and TW2 indicate that bedrock was encountered between 1.4 m and 1.5 m bgs at both locations. Soils stratigraphy on both well records show topsoil from ground surface to 0.3 m bgs followed by loam from 0.3 m bgs to bedrock at approximately 1.5 m bgs. Descriptions of soil stratigraphy at test pits TP1 to TP4 are generally consistent with the findings of the water well records search where overburden thickness varies between 0 m to 2.4 m.

3.3 Bedrock Geology

Geological mapping information from the OGS Earth website (OGS, 2024) shows that the site is located within a sequence of horizontally bedded Ordovician carbonate sedimentary rocks. The uppermost bedrock unit is the Shadow Lake Formation which is of Ordovician age. The bedrock is

described as limestone and dolostone (towards base). The site is in an area of inferred karst as determined by the OGS Karst mapping layer (OGS, 2024).

3.4 Hydrogeology

An unconfined water table does not appear to exist in the overburden unit as evidenced by the test pits which remained dry over two days after their excavation. Drainage / infiltration within the overburden unit is expected to be influenced by topography and is inferred to have an easterly component towards Millhaven Creek.

The primary water supply aquifer in the vicinity of the site occurs within the horizontally bedded Ordovician carbonate sedimentary bedrock. The bedrock aquifer has water bearing fracture zones (i.e., horizontal bedding plane fractures) that occur between sedimentary layers of bedrock. Permeability within these strata is controlled by fractures. The primary porosity (i.e. the 'primary fracture network') is associated with horizontal bedding plane fractures. A secondary porosity is associated with subvertical fracturing. The direction of regional groundwater flow in bedrock at the site is inferred to be to the to the east-northeast towards Millhaven Creek.

Information from the Ontario Source Protection Atlas, (MECP, 2023) website indicates that the site is:

- Not within a wellhead protection area;
- Is not within an intake protection zone;
- Is not within an issue contributing area;
- Is not within a significant groundwater recharge area;
- A highly vulnerable aquifer does not occur beneath the site.

3.4.1 Water Well Records

A total of 8 MECP water well records from the MECP Water Well Information System (WWIS; MECP, 2024) were reviewed (individual well records are provided in Appendix A). Wells selected within 500 m of the proposed severance are depicted on Figure 3 and summarized in Table 3. It should be noted that that well record locations are based on the database coordinates and may be subject to varying degrees of error. Well depths, overburden thickness, depth of casing, aquifer interception points and well yield related information were reviewed in detail and included Table 3. The review of water well records within 500 m of the subdivision provided the following relevant information:

- Depth to bedrock varies from 0 m bgs to 2.4 m bgs;
- Bedrock is reported as shale and/or limestone in all of the well records;
- Static water levels in the identified water wells range from 0.3 mbgs to 21.0 mbgs;
- The only dug wells in the MECP WWIS 500 m map area are those constructed at the Site;
- One of the 8 wells identified in the MECP WWIS were dry at the time of construction;
- Reported well pumping rates for drilled wells range from 0 L/min to 23 L/min;
- Six of the records produced water described as “clear”;
- The well record for supply well A350546 indicates: a depth of 6.53 mbgs; a test pumping rate of 178 GPM (675 L/min); and an approximate reserve of 34,000 L;
- The well record for supply well A350547 indicates: a depth of 6.53 mbgs; a test pumping rate of 178 GPM (675 L/min); and an approximate reserve of 34,000 L.

Table 3: Summary of MECP Water Well Records

MECP Water Well Record Summary											
Well Record ID	Depth to Bedrock (m)	Overburden Material	Total Depth (m)	Bedrock Material	Casing Depth (m)	Depth to Water Bearing Zone(s) (m)	Static Water Level (m)	Drawdown after Drillers Pumping Test (m)	Recommended Pumping Rate (L/min)	Dug/Drilled	Comments
2203354	0.0		41.1	Limestone	3.0	30.5	18.3	41.1		Drilled	Clear
2204349	0.6	Loam	10.4	Limestone	2.1	2.4	3.0	9.4	14	Drilled	Cloudy
2205784	2.4	Brown Loam	36.6	Limestone	6.7	14.0	5.2	36.6	0	Drilled	Clear
2205787	0.9	Brown Loam	20.4	Limestone	2.1	2.1	0.3	20.4	23	Drilled	Clear
2210419	0.3	Brown Loam	33.5	Limestone	2.4	2.7	0.9	33.5	23	Drilled	Clear
2211332	2.0	Clay	25.6	Limestone	6.7	25.0	15.2			Drilled	Untested
2212789	0.3	Loam / Gravel	9.1	Shale / Limestone	7.3	7.3	5.5	9.1	18	Drilled	Clear
2214857	0.0		24.7	Shale / Limestone	7.6	22.6	21.0	22.9	0	Drilled	Clear

Taken collectively this information shows that the wells in the area can provide a suitable water supply. A review of the MECP Permit to Take Water (PTTW) database was carried out within a 5 km radius of the site. PTTW information was obtained directly from the MECP interactive GIS system (MECP, 2024b). No permits were identified within the search area.

3.4.2 Potential Sources of Contamination

The following potential onsite sources of contamination at the site were identified (Drage, 2022):

- The proposed parcels to be severed have historically been used for agricultural purposes based on aerial imagery, namely the growing and harvesting of hay, which may have necessitated the use of nutrients (nitrogen and phosphorus) as an agricultural practice.
- Dug wells are vulnerable to shallow groundwater contaminants originating from agricultural practices (fertilizers, livestock), the application of road salt, and septic system effluent.
- Groundwater in dug wells often contains microbial contaminants because the short groundwater flow paths do not allow microbes to be removed by natural filtration within the aquifer.
- Dug wells are also prone to elevated concentrations of decomposed plant matter within soil and organic carbon.

The following potential offsite sources of contamination were identified:

- Agricultural activities at neighbouring may be a source of nutrients (nitrogen and phosphorus).
- Application of road salt along Quinn Road East is expected to have caused some limited impacts to the area immediately bordering the road and ditches. No onsite impact is expected as a result of road salt application activities.

3.4.3 Hydrogeological Sensitivity

The subject lands are within an area mapped as 'inferred karst' as determined by the OGS Karst mapping layer (OGS, 2023). No obvious karst traits were found based on review of local Lidar data for the site; therefore a site-specific karst assessment was not deemed necessary.

The water well records show that the overburden thickness within 800 m of the subject property varies from 0 to 2.4 m and has an average thickness of 0.8 m. The overburden material is primarily described in well records as loam. The well record for test well TW1 shows that the depth to bedrock is 1.4 m and the well record for test well TW2 shows that depth to bedrock is 1.5 m. The onsite test

pits varied in depth from 0.35 to 0.66 mbgs and the material encountered was silty clay and silty sand.

The most suitable source of potable groundwater for the proposed lot is the bedrock aquifer. The thin overburden layer will not provide any degree of isolation between bedrock and effluent from the septic systems which are proposed for the lots to be severed. Based on the terrain analysis findings, the site is considered to be hydrogeologically sensitive due to thin soils, so protective measures (extra depth of well casing and extra setback between wells and septic beds) are discussed and recommended in Sections 5 and 6. Mitigative measures for protection of water quality include imposing a minimum 45 m separation distance between well and septic system and mandating well water quality treatment with ultraviolet (UV) light disinfection.

3.4.4 Groundwater Quality

The severed lots are proposed to be serviced by dug wells. Water quality was assessed at both the western lot (via test well TW1) and eastern lot (via test well TW2) to be severed. Laboratory analytical results from the groundwater samples collected at the end of the 6-hour pumping test at test wells TW1 and TW2 along with field measurement data are summarized in Table 4. Laboratory certificates of analysis are included in Appendix B.

A review of the analytical data summarized in Table 4 indicates that all tested water quality parameters were below the health and aesthetic related ODWSOG with the exception of the following:

Well A350546 (TW1)

- Sodium
- Hardness
- Total Dissolved Solids

Well A350547 (TW2)

- Escherichia Coli
- Total Coliforms
- Fecal Coliforms
- Hardness
- Total Dissolved Solids

Hardness - Hardness was reported at 237 mg/L in well A3350546 (TW1), and 286 mg/L in well A350547 (TW2), both exceeding the ODWSOG OG of 80-100 mg/L. Hardness is caused by dissolved calcium and magnesium and is expressed as the equivalent quantity of calcium carbonate. Hardness levels below 500 mg/L in drinking water are considered generally acceptable for most domestic purposes and can be treated using a conventional water softener system. Softening using a domestic water softener increases the sodium level in drinking water.

Total Dissolved Solids - The average TDS concentration measured of the two groundwater samples collected as part of this study is 627 mg/L. The analytical results for TDS at test wells TW1 and TW2 were measured to be 731 mg/L and 522 mg/L, respectively, both of which exceed the aesthetic objective (AO) limit. TDS is a measure of the inorganic substances dissolved in water. The principal constituents of TDS are chloride, sulphates, calcium, magnesium, and bicarbonates. The effects of TDS on drinking water quality depend on the levels of the individual components. Excessive hardness, taste, mineral deposition, or corrosion are common properties of water with elevated TDS. Water with a TDS concentration above 500 mg/L may not be palatable. Procedure D-5-5 does not provide a treatability limit for TDS, but it does require a written rationale that corrosion, encrustation, or taste problems will not occur.

A Langelier Saturation Index (LSI) and Ryznar Stability Index (RSI) of 0.83 and 6.4, respectively, was calculated from the water quality results indicating the water is supersaturated with respect to calcium carbonate (CaCO3) and scale forming may occur. Water softening, already recommended for hardness, will remove calcium in the water supply and reduce the potential for mineral deposition and corrosion to plumbing fixtures.

Sodium - Sodium concentrations are reported at 217 mg/L in test well TW1 and 108 mg/L in in test well TW2. A concentration exceeding 20 mg/L is to be reported to the local Medical Officer of health so that this information can be communicated to local physicians for their use with patients on sodium restricted diets. Potassium chloride can be used in place of sodium chloride to reduce the sodium content in water softening applications. Measured sodium levels exceed the ODWSOG aesthetic objective guideline of 200 mg/L. It is recommended that an under-the-counter reverse osmosis system be installed inside the future dwellings for individuals with sodium restricted diets.

Total and Fecal Coliforms, Escherichia Coli – The analytical results for total coliforms, fecal coliforms and Escherichia coli measured in the groundwater sample collected from test well TW2 on August 7th, 2024, were above the ODWSOG limit (between 15 and 22 counts / 100 mL). Procedure D-5-5 indicates that the ODWSOG limit for total coliforms, fecal coliforms and Escherichia coli is used as an indicator of inadequate disinfection within distribution systems. For private water wells the MECP

and Health Units have historically used the limit of <5 counts /100 mL in the absence of a chlorine residual as indicating acceptable water quality concerning total coliforms, and D-5-5 indicates total coliform counts of less than 6 per 100 ml are acceptable.

A second groundwater sample was collected by BluMetric from test well TW2 on October 3rd, 2024, at the end of a 4-hour pumping test and was analyzed for microbiological parameters. Laboratory analytical results of the collected groundwater sample show the absence of total coliforms and other measured microbiological parameters, as summarized in Table 4, satisfying the ODWSOG. Two (2) additional groundwater samples were collected on December 2nd and December 9th, 2025, by the property owner at 3629 Quinn Road East via grab sampling methods to confirm the previous sampling results. Laboratory analytical results of the collected groundwater sample continued to show the absence of total coliforms and other measured microbiological parameters, as summarized in Table 4.

Table 4: Summary of Groundwater Analytical Results

Parameter	*Units*	*RDL*	*ODWSOG*	TW1	TW2	TW2	TW2	TW2
				6 hours	6 hours	03-Oct-24	02-Dec-24	09-Dec-24
Microbiological Parameters (Health)								
Escherichia Coli	ct/100 mL	0	0[MAC]	0	**15**	0	0	0
Total Coliforms	ct/100 mL	0	0[MAC]	0	**22**	0	0	0
Fecal Coliforms	ct/100 mL	0	not specified	0	**15**	0	-	-
Chemical Parameters (Health)								
Fluoride	mg/L	0.1	1.5[MAC]	0.7	0.2	-	-	-
Turbidity (Lab)	NTU	0.1	5 [AO]	1.2	0.1	-	-	-
N-NO2 (Nitrite)	mg/L	0.1	1[MAC]	<0.05	0.06	-	-	-
N-NO3 (Nitrate)	mg/L	0.1	10[MAC]	0.29	0.71	-	-	-
Sodium	mg/L	1	20[MA] / 200[AO]	**217**	108	-	-	-
Manganese	mg/L	1	0.05[AO]	0.014	0.003	-	-	-
Arsenic	mg/L	1	0.01 [new MAC]	0.0005	0.0003	-	-	-
Boron	mg/L	1	5 [IMAC]	2.28	1.17	-	-	-
Uranium	mg/L	1	0.02 [MAC]	0.00063	0.0006	-	-	-
Chemical Parameters with Aesthetic Objectives/ Operational Guidelines								
N-NH3 (Ammonia)	mg/L	0.02	not specified	1.47	2.21	-	-	-
pH	no units	1	6.5-8.5[AO]	8.10	7.95	-	-	-
Hardness as CaCO3	mg/L	1	100[OG]	**237**	**286**	-	-	-
Alkalinity (as CaCO3)	mg/L	5	500[OG]	349	302	-	-	-
TDS (COND - CALC)	mg/L	1	500[AO]	**731**	**522**	-	-	-
Calcium	mg/L	1	-	55.8	74.6	-	-	-
Chloride	mg/L	1	250[AO]	82.8	55.3	-	-	-
Colour	TCU	2	5[AO]	<2	<2	-	-	-
Conductivity	uS/cm	5	-	1350	979	-	-	-
DOC	mg/L	0.5	5[AO]	3.9	3.1	-	-	-
Hydrogen Sulphide	mg/L	0.01	0.05[AO]	<0.01	<0.01	-	-	-
Sulphate	mg/L	1	500[AO]	247	143	-	-	-
Tannin & Lignin	mg/L	0.1	-	<0.5	<0.5	-	-	-
Magnesium	mg/L	1	-	23.7	24.2	-	-	-
Potassium	mg/L	1	-	20.8	15.6	-	-	-
Iron	mg/L	0.03	0.3[AO]	0.015	0.008	-	-	-
Manganese	mg/L	0.01	0.05[AO]	0.014	0.003	-	-	-
Field Parameters								
pH	no units	0.01	6.5-8.5[AO]	7.63	7.43	-	-	-
Chlorine Residual	mg/L	0.01	non detectable	0	0	-	-	-
Conductivity	uS/cm	0.1	-	1297	942	-	-	-
Turbidity	NTU	0.01	5 [AO]	0.26	0.15	-	-	-
Colour	TCU	10	5[AO]	0	0	-	-	-
Temperature (°C)	oC	0.1	-	-	-	-	-	-

Notes:
Bold and shaded indicates results exceed criteria
RDL - Reported Detection Limit
'-' – Not Tested/Reported
Hydrogen Sulphide is reported as a calculated value based on the Sulphide concentration determined by colorimetric method.
MA = Medical officer of health advisory if sodium exceeds 20 mg/L. Sodium AO is 200 mg/L
Ontario Ministry of Environment (MOE), 2003/2022. Ontario Drinking Water Standards, Objectives and Guidelines (ODWSOG) (June 2003). As amended.

3.4.5 Groundwater Quantity

As part of the 6-hour pumping tests, test wells TW1 and TW2 were pumped by BluMetric on August 7 and August 8, 2024, at a constant rate of 20.5 L/min continuously over a period of six hours. Pressure transducer/datalogger were installed inside the dug wells at the retained lot on 3629 Quinn Road to measure groundwater interference during pumping of test well TW1 and TW2. A summary of the water levels measured over the course of the 6-hour pumping tests is included in Table 5 and Table 6.

Table 5: Summary of Measured Groundwater Levels During Pumping Test (TW1)

Test Well ID	Depth to Bedrock (mbgs)	Borehole Depth (mbgs)	07-Aug-24		08-Aug-24	12-Aug-24
			Static Water Level (mbtoc)	Water level at end of 6-hr pumping test (mbtoc)	Water Level After 24-hr Recovery (mbtoc)	Water Level After 96-hr Recovery (mbtoc)
TW1	1.40	6.53	1.46	1.68	1.53	1.17

Table 6: Summary of Measured Groundwater Levels During Pumping Test (TW2)

Test Well ID	Depth to Bedrock (mbgs)	Borehole Depth (mbgs)	08-Aug-24		09-Aug-24	12-Aug-24
			Static Water Level (mbtoc)	Water level at end of 6-hr pumping test (mbtoc)	Water Level After 24-hr Recovery (mbtoc)	Water Level After 96-hr Recovery (mbtoc)
TW2	1.50	6.53	1.57	1.76	1.49	1.22

As shown in Table 5 and Table 6, the static water levels prior to the start of the 6-hour pumping test at test wells TW1 and TW2 was 1.46 m btoc and 1.57 m btoc, respectively. Water levels at test well TW1 and TW2 prior to pump shutoff after 6 hours of pumping were 1.68 m btoc and 1.76 m btoc, respectively. Based on these water level measurements, total drawdowns of 0.22 m and 0.19 m were observed at the end of the 6-hour pump tests. Based on static water level measurements and well depths shown on the well records (recommended pump depths were at the bottom of the well), test wells TW1 and TW2 have available drawdowns of 5.07 m and 4.96 m, respectively. At the end of the 6-hour pumping test, test wells TW1 and TW2 had approximately 96% of the initial water column remaining above the pump.

As shown in Table 5 and Table 6, water levels at test wells TW1 and TW2 had recovered to 1.53 m btoc and 1.49 m btoc approximately 24 hours following pump shutoff, indicating that both test wells recovered to approximately 68% and 142%, respectively, of the initial static water levels measured immediately before the start of the 6-hour pumping test. Recovery water levels above 100% four (4) days after pump shutoff are likely due to a combination of precipitation (13.2 mm and 20.8 mm of precipitation was measured at the Environment Canada weather station in Hartington, Ontario, on August 8th and 9th, respectively, located approximately 5 km from the site) and/or natural variations in water levels.

A summary of measured water levels at observation wells that were monitored during the two six-hour pumping tests is included in Table 7.

Table 7: Observation Well Responses

Pumping Well	Observation Well	Radial Distance (m)	Drawdown After 1 hour (m)	Drawdown After 2 hours (m)	Drawdown After 6 hours (m)
TW1 (6-hr test)	TW2	100	0.02	0.04	0.11
	3629 Quinn Road	190	0.01	0.02	0.08
TW2 (6-hr test)	TW1	100	0.02	0.03	0.09
	3629 Quinn Road	120	0.03	0.04	0.1

As shown in Table 7, the worst-case drawdown observed after 6 hours of continuous, constant rate pumping at a rate of 20.5 L/min was 0.11 m. As per procedure D-5-5, discussed in more detail below, the daily water demand for a 4-bedroom dwelling is 2,250 L/day, which represents drawdown exhibited after approximately 2 hours of continuous pumping at a rate of 20.5 L/min (0.04 m based on Table 7). The Canadian Mortgage and Housing Corporation's Household Guide to Water Efficiency (CMHC, 2000, revised 2014), also discussed in more detail below, indicates that the average daily residential water use in Ontario is 1,125 L/day for a four-bedroom house, which represents drawdown exhibited after approximately 1 hours of continuous pumping at a rate of 20.5 L/min (0.03 m based on Table 7). Based on the worst-case drawdowns observed in neighboring water wells after 1 hour (0.03 m) and 2 hours (0.04 m) of the constant rate pumping test, which are representative of daily water use scenarios of the future dwellings on the proposed lots to be severed, negative impacts associated to well interference are not anticipated.

As summarized in Table 8, the amount of groundwater pumped out of test wells TW1 and TW2 over the course of the 6-hour pumping test was approximately 7,358 L per well. Based measured drawdowns of 0.22 meters and 0.19 meters at the end of the 6-hr pumping test, the calculated volume of water pumped from test wells TW1 and TW2 were approximately 7,362 L and 7,351 L,

respectively, assuming that both test wells are cylindrical and have casing radiuses of 0.46 meters. It is also assumed that both test wells have additional groundwater storage outside the immediate vicinity of the casing (representing the dug well excavation that was backfilled with porous sand/gravel) that extends to a radius of approximately 3.2 meters. Based on a 24-hr recovery of 0.15 meters and 0.27 meters, the calculated volume of water produced by test wells TW1 and TW2 over a 24-hr period was calculated to be approximately 4,967 L and 10,331 L, respectively.

Table 8: Water Volumes Produced in Test Wells TW1 and TW2 During Recovery (6-hr Pumping Test)

Test Well ID	Volume of Water Pumped During 6-hr Pumping Test (L; Flowmeter)	Calculated Volume of Water Pumped During 6-Hour Pumping Test (L)	Height of Water Column Recovery After 24 hrs (m)	Volume of Water Produced After 24-hrs of Recovery (L)
TW1	7358	7362	0.15	4967
TW2	7358	7351	0.27	10331

* Calculated volumes assume both test wells are cylindrical, have casing radiuses of 0.46 m and additional water storage extending to a radius of 3.2 m.

Analyses of the 6-hour pumping test conducted on test well TW1 were conducted using AquiferTest 10.0 software in order to estimate aquifer parameters. Aquifer parameters were calculated using the Theis (1935) method for an unconfined aquifer as summarized in the table below. Appendix C includes pumping test analysis reports for drawdown and recovery phases of the pumping test for the pumping well and selected observation wells.

Table 9: Summary of Transmissivity, Hydraulic Conductivity, and Storativity

Well	Type	T (m^2/d)			K (m/s)	S
		Drawdown	Recovery	Mean	Mean	
TW1	Pumping Well	-	$4x10^1$	$4x10^1$	$8x10^{-5}$	-
TW2	Observation Well	$2x10^1$	$5x10^1$	$3x10^1$	$1x10^{-4}$	$6x10^{-4}$
3629 Quinn Road	Observation Well	$3x10^1$	$4x10^1$	$3x10^1$	$1x10^{-4}$	$2x10^{-4}$
Mean				$3x10^1$	$9x10^{-5}$	$4x10^{-4}$

The calculated aquifer parameters for pumping well TW1 and observation wells TW2 and 3629 Quinn Road are similar to published literature values for coarse/medium sand (Domenico and Schwartz, 1990), however values are likely representing a composite of fractured limestone and gravel, consistent with the construction materials of dug wells.

In order to calculate the productive capacity of test wells TW1 and TW2, the Farvolden (1959) method was used to estimate a sustainable pumping rate for 20 years without exceeding the available drawdown in the test wells. The Farvolden (1959) method is defined by the following equation:

$$Q_{20} = 0.68 * T * H_A * 0.7$$

Where:
T = Transmissivity (m^2/day)
H_A = Available drawdown (m)
Q_{20} = 20-year safe yield

Using a mean transmissivity value of $3x10^1$ m^2/d and an available drawdown of 5 m, the Farvolden (1959) method suggests that the test wells can sustain a 20-year safe yield pumping rate of 71.4 m^3/day, or 50 L/min.

The suitability of test wells TW1 and TW2 to supply an adequate amount of water for the proposed severances was assessed using the methodology provided in MECP Procedure D-5-5 (MOEE, 1996), which indicates the number of people per dwelling is the number of bedrooms plus one. For the purpose of this study, it is assumed that future residences on the proposed severances will be a four-bedroom single family homes, therefore the number of persons residing in each residence is assumed to be five. Procedure D-5-5 indicates the minimum 'per-person water requirement' is 450 L/day, which is 2,250 L/day per dwelling.

Procedure D-5-5 also indicates that 'peak demand' is assumed to occur over a 120-minute period and is to be based on a per person usage rate of 3.75 L/min during that period. Using this information, the 'peak demand rate' per four-bedroom house is 3.75 x 5 = 18.75 L/min for a total of 2,250 L over a 120-min period. The pumping rate used for the pumping tests at TW1 and TW2 was 20.5 L/min therefore a total of 7,358 L was pumped from each test well in 360 mins and still had approximately 96% of the initial water column remaining above the pump. The Farvolden (1959) method, calculated using measured aquifer parameters of the test wells, also suggests that the test wells can sustain a 20-year safe yield pumping rate of 50 L/min. Based on the recovery data measured during the two 6-hr pumping tests, test wells TW1 and TW2 can supply between 4,967 L and 10,331 L of groundwater over a 24-hr period for domestic use.

Based on this information, both test wells can satisfy the requirements to accommodate both daily and peak water demand requirement for a four-bedroom house based on the D-5-5 procedure (2,250 L/day per dwelling).

The Canadian Mortgage and Housing Corporation's Household Guide to Water Efficiency (CMHC, 2000, revised 2014) indicates that the average daily residential water use in Ontario is 225 L per person per day (1,125 L/day for a four-bedroom house). Current Ontario Building Code requirements (OBC, 2012) for water conservation specify that toilet and shower consumption must now comply with lower use requirements (OBC Table 7.6.4.2.A & B and Table 7.6.4.1). Based on the new requirements, toilet water demand is assumed to be 4.8 L/flush. Shower consumption is assumed to be 7.6 L/min. Toilet use accounts for approximately 25% of total domestic water use, and shower use accounts for approximately 20% (CMHC, 2014). The OBC efficiencies will result in an average per person domestic water usage of 163 L/day. This suggests that the daily household water demand could often be less than 815 L/day.

4 Development Considerations

4.1 Water Treatment

The new severed lots will be serviced by dug wells therefore the following water treatment items are recommended:

- Pre-filtration (25 and/or 10 micron and 5 micron) followed by absolute filtration to less than 1 micron prior to ultraviolet (UV) sterilization.
- UV sterilization with a National Sanitation Foundation (NSF) Class-A (NSF, 2019) device.
- Under-the-counter reverse osmosis system be installed inside the future dwellings for individuals with sodium restricted diets.

Since filtration and disinfection both contribute to the removal or inactivation of waterborne pathogens, both treatment processes are recommended, along with a service contract with a qualified contractor to ensure the on-going maintenance and performance of the water treatment system.

The water within the overburden aquifer has elevated hardness. Installation of a residential grade water softener would reduce the concentrations of hardness and extend the lifespan of the UV sterilization system. Conventional water softeners introduce sodium into the water supply.

The concentration of sodium in the water supply already exceeds the 'medical notification limit' of 20 mg/L for people on a sodium reduced diet, so a conventional water softener is not recommended. Softening using potassium chloride salt rather than sodium chloride salt can be used to eliminate additional sodium intake from softened drinking water. Sodium can also be removed from drinking water by using reverse osmosis or by distillation.

4.2 Testing of Treated Water

Treated water from the proposed dug wells for the proposed two-lot severance should be tested on a regular basis for bacteriological parameters. Free microbiological testing for water wells is available through Public Health Ontario. Details regarding sample bottle pickup and sampling procedures can be accessed at the Eastern Ontario Health Unit website (https://eohu.ca/en/my-environment/well-water-testing). Sampling should be conducted at a minimum of two times per year, at times when the risk of contamination of the drinking water source is the greatest, (e.g. early spring after the thaw, after an extended dry spell, and/or following heavy rain/flooding).

4.3 Wastewater Treatment and Disposal

MECP's Procedure D-5-4 (MOEE, 1996) provides a methodology for assessing the risks associated with individual onsite sewage systems. Developments consisting of lots which average 1 hectare (with no lot being smaller than 0.8 hectares) may not require a detailed hydrogeological assessment if it can be demonstrated that the area is not hydrogeologically sensitive. The lot sizes of the proposed lots to be severed are approximately 1.05 hectares each. The site is also considered hydrogeologically sensitive due to thin overburden and is located within an area mapped as 'inferred karst', therefore an assessment of the potential impact of effluent from a wastewater treatment system (i.e., a nitrate dilution calculation) was conducted.

The assessment is based on a reasonable estimate of groundwater recharge by infiltration from precipitation. The method relies on estimates of evaporation, evapotranspiration, infiltration and runoff and inputs regarding surficial soil type, vegetative ground cover and topography. A nitrate effluent concentration of 40 mg/L and a wastewater flow of 1,000 Litre/day per lot is used (based on OBC Table 8.2.1.3.A, which indicates a daily rate of 2,000 L/day for 2 x 4-bedroom dwelling).

A mean annual precipitation value (net of evaporation and evapotranspiration processes) of 965.6 mm/year was used (Environment Canada, Climate Normals 2022 – Centreville).

An estimation of infiltration was calculated based on site specific information and the infiltration factors provided in the document MOEE Hydrogeological Technical Information Requirements for Land Development Applications (MOEE, 1995). The calculations are provided in Appendix D. The assessment shows that the nitrate impact for the proposed severances will be approximately 5.8 mg/L. This assessment shows that nitrate in effluent from proposed development will have an acceptable impact on receiving water quality.

4.3.1 Sewage System Design

Based on the assessed terrain conditions (thin overburden), a fully raised tile bed is anticipated for the proposed severed lot. Any proposed septic system design should be supported by a lot-specific assessment meeting local septic approval requirements.

Sewage systems are designed according to Part 8 of the Ontario Building Code (OBC, 2012). The OBC sets out minimum design and construction standards for all approved classes of sewage systems. It is proposed that this site be serviced with traditional Class 4 sewage systems consisting of a septic tank and separate leaching bed.

Wherever possible, leaching beds should be located down gradient from any nearby wells or surface water bodies. The Ontario Building Code stipulates minimum clearance distances for in-ground and raised tile beds. Table 6 gives clearances for the various types of beds. In order to provide a safety margin, it is BluMetric's recommendation that an offset of at least 45 m (1.5x minimum clearance) be observed between an onsite wastewater treatment system and TW1 and TW2. The septic system and bed should be placed in a downgradient or side gradient location relative to the planned dug well. Clearance distances in Table 6 also apply to wells and sewage systems located on neighbouring lots. A conceptual lot development plan showing setbacks is included as Figure 4.

Table 10: Tile Bed Clearances

Surface Feature	Minimum Clearance (m)		
	In-ground	Partially Raised	Fully Raised
Water supply well with a watertight casing to a depth of 6 m	15	16.5	18
Any other water supply well (including dug wells)	30	31.5	33
Surface water body*	15	16.5	18
Structures	5	7.5	8
Lot boundaries	3	4.5	6

Source: Table 8.2.1.6B of O.Reg. 332/12, as amended (Ontario Building Code) and increased for a 1.5 m fully raised leaching bed as required by Sentence 8.7.4.2.(11).

The homeowner is advised to have the on-site wastewater system inspected regularly and to follow a wastewater system management program to minimize the risk of failure and impact to the groundwater. Existing tile bed drainage system should be disconnected prior to installation of future septic bed systems.

Best management practices are recommended such as regular pumping of the septic system, cursory inspection of break-out, consideration as to what materials are being discharged to the septic. It is recommended that homeowners take all reasonable measures to conserve water and promote infiltration of water into the subsurface within each of their lots. The homeowner shall consult the following guides available at: https://www.oowa.org/homeowner-resources/

- A Guide to Operating & Maintaining Your Septic System
- About Your House: Buying a House with a Well and Septic System

5 Conclusions and Recommendations

The following conclusions and recommendations are based on the investigations and analyses contained within this report:

- The dug wells TW1 (on the western lot) and TW2 (on the eastern lot) are suitable for the purpose of characterizing the bedrock aquifer at the subject site.
- TW1 on the proposed western lot and TW2 on the eastern lot to be severed will provide a sufficient quantity of water for a four-bedroom household based on daily and peak water demands outlined in the D-5-5 procedure.
- In BluMetric's professional opinion the probable well yield determined on the basis of this investigation is representative of the yield which residents of the proposed lots to be severed are likely to obtain from existing dug wells in the long term.
- The water quality at TW1 and TW2 was found to satisfy the health-related limits of the ODWSOG.
- Pre-filtration and absolute filtration to less than 1 micron prior to ultraviolet (UV) sterilization is recommended.
- Treated water should be tested on a regular basis to ensure the efficacy of the water treatment system. Samples should be tested for bacteriological parameters, and sampling should be conducted at a minimum of two times per year, at times when the risk of contamination of the drinking water source is the greatest (e.g., early spring after the thaw, after an extended dry spell, and/or following heavy rains/flooding).

- The laboratory analytical results for hardness exceeded the Operational Guideline limit (a non-health related parameter). Elevated hardness can be treated with a residential grade water softener. Water softening using potassium chloride salt rather than sodium chloride salt can potentially be used to eliminate additional sodium intake from softened drinking water.
- The laboratory analytical results for sodium exceeded the Aesthetic Guideline limit (a non-health related parameter). Elevated sodium can be treated with under-the-counter reverse osmosis systems installed inside the future dwellings for individuals with sodium restricted diets.
- The proposed lots to be severed are suitable for development at the proposed occupancy based on servicing by individual private wells and onsite septic waste treatment systems.
- Based on the assessed terrain conditions (thin overburden), raised tile beds are anticipated for the proposed severed lots. Any proposed septic system design should be supported by a lot-specific assessment meeting local septic approval requirements.
- The site is considered to be hydrogeologically sensitive due to the need for dug wells as the only source of potable water. As a precautionary measure, the setback distance between a future raised Class 4 sewage system and dug wells on the proposed lots should be at least 45 m.

6 Limiting Conditions

The conclusions presented in this report represent our professional opinion and are based upon the work described in this report and any limiting conditions in the terms of reference, scope of work, or conditions noted herein.

BluMetric makes no warranty as to the accuracy or completeness of the information provided by others, or of conclusions and recommendations predicated on the accuracy of that information.

Nothing in this report is intended to constitute or provide a legal opinion. BluMetric makes no representation as to compliance with environmental laws, rules, regulations, or policies established by regulatory agencies.

This report has been prepared for Robert Pittman. Any use a third party makes of this report, any reliance on the report, or decisions based upon the report, are the responsibility of those third parties unless authorization is received from BluMetric in writing. BluMetric accepts no responsibility for any loss or damages suffered by any unauthorized third party as a result of decisions made or actions taken based on this report.

Respectfully submitted,
BluMetric Environmental Inc.

Erik Lalonde, M.Sc., P.Geo
Hydrogeologist

Michael Melaney, M.A.Sc., P.Eng.
Senior Environmental Engineering

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Figures

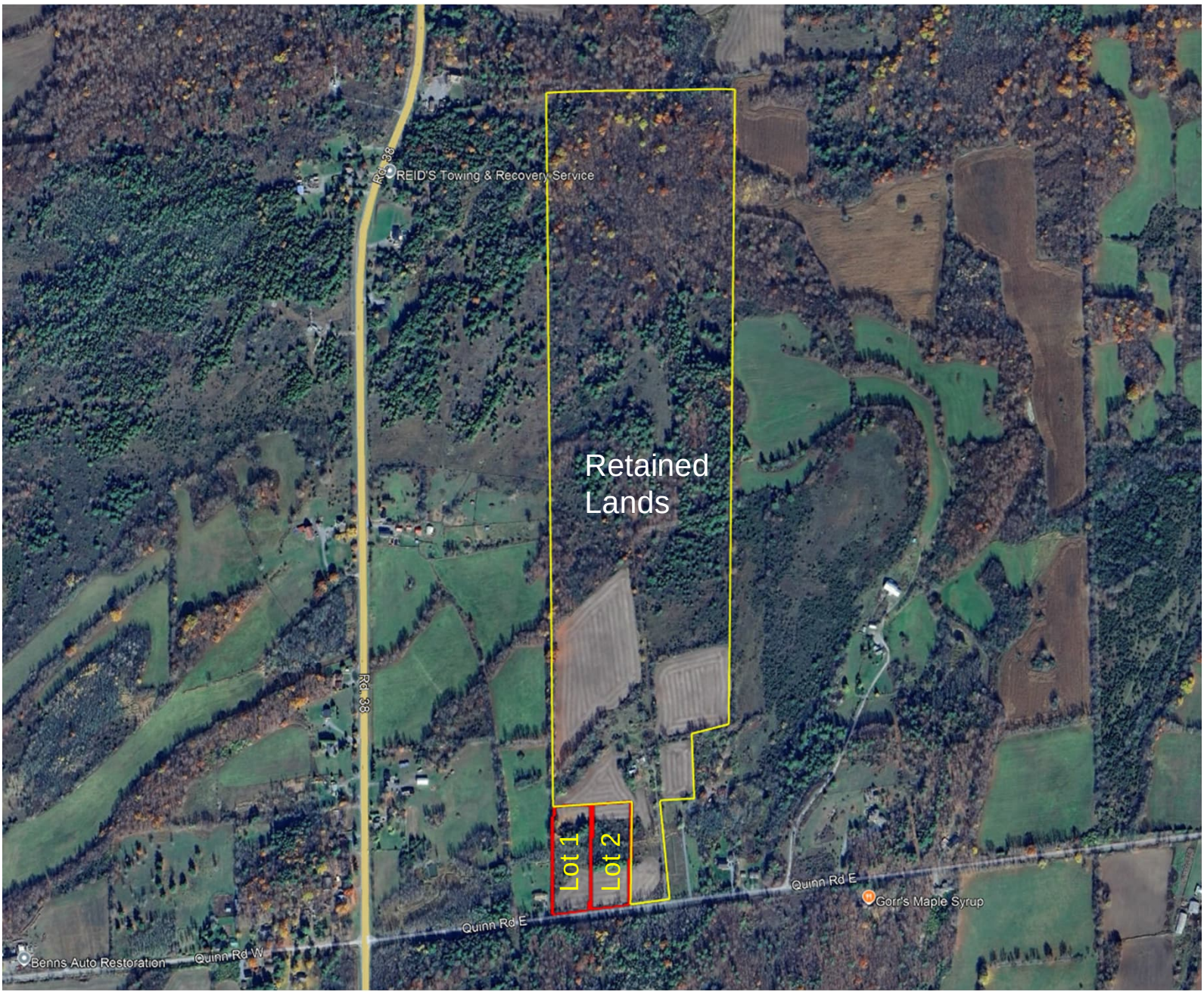


Figure 2 – Site Layout

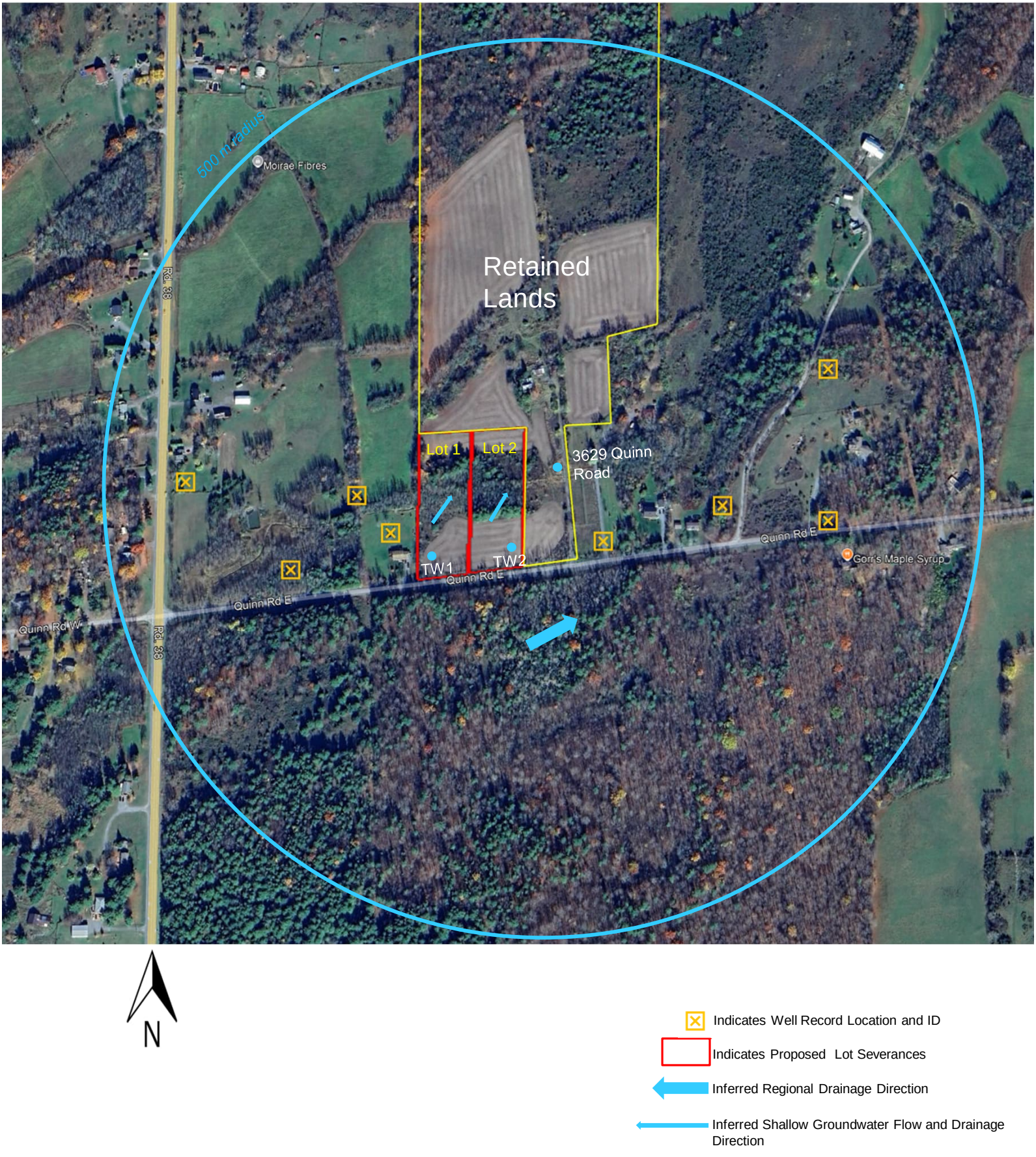
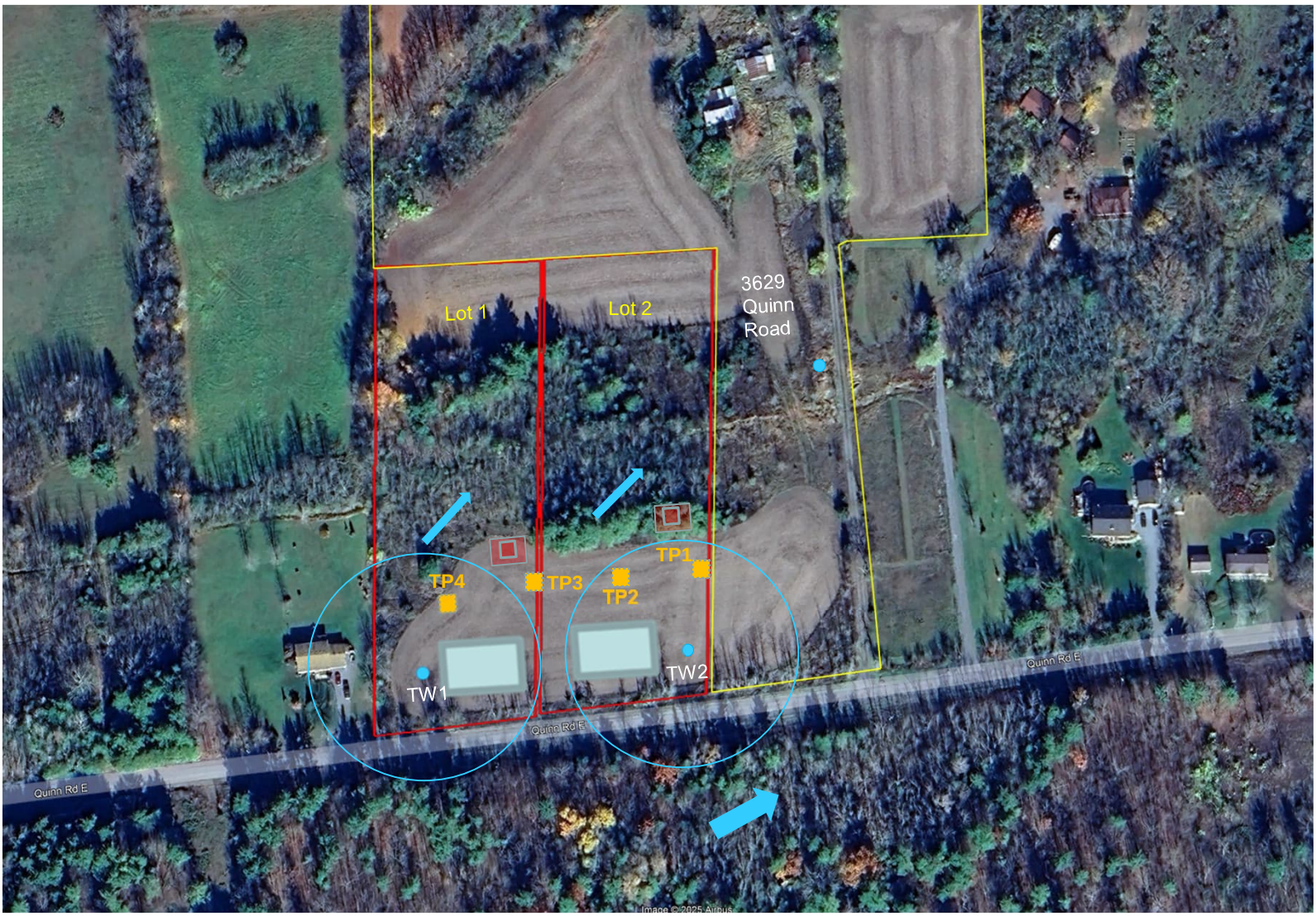


Figure 3 – MECP Well Locations



TP4
0.6 m
Indicates Test Pit Location (August 6, 2024) and depth in metres

45 m
Denotes minimum 45 m separation setback between well supply and septic system

Indicates Proposed Lot Severances

Indicates Supply Well Location

Indicates Recommended Residence Location

Indicates Recommended Septic System Location

Inferred Shallow Groundwater and Drainage Flow Direction

Inferred Regional Groundwater Flow Direction

Well Location

Figure 4 - Conceptual Lot Development Plan

Appendix A

Well Records

Ontario — Ministry of the Environment, Conservation and Parks

Well Tag No. (Place Sticker and/or Print Below): A350546

Well Record

Regulation 903 Ontario Water Resources Act

Measurements recorded in: ☑ Metric ☐ Imperial

Page 1 of 1

Well Owner's Information

First Name	Last Name/Organization	E-mail Address	☐ Well Constructed by Well Owner
ROBERT	PITMAN	robertgregroup@gmail.com	

Mailing Address (Street Number/Name)	Municipality	Province	Postal Code	Telephone No. (inc. area code)
46 FRAN DR.	WOODBRIDGE	ON	L4L1P3	9053205425

Well Location

Address of Well Location (Street Number/Name)	Township	Lot	Concession
QUINN RD	SOUTH FRONTENAC	PT 6	3

County/District/Municipality	City/Town/Village	Province	Postal Code
FRONTENAC	HARROWSMITH	Ontario	

UTM Coordinates	Zone	Easting	Northing	Municipal Plan and Sublot Number	Other
NAD 83	18	367831	4915345	13R-7028	PARTS 2&3

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft) From	Depth (m/ft) To
BLACK	TOPSOIL			0	.3
BROWN	LOAM			.3	1.4
GREY	LIMESTONE			1.4	6.53

Annular Space

Depth Set at (m/ft) From	To	Type of Sealant Used (Material and Type)	Volume Placed (m^3/ft^3)
0	2.5	CLAY	20

Method of Construction

☐ Cable Tool ☐ Diamond
☐ Rotary (Conventional) ☐ Jetting
☐ Rotary (Reverse) ☐ Driving
☐ Boring ☑ Digging
☐ Air percussion
☐ Other, specify

Well Use

☐ Public ☐ Commercial ☐ Not used
☑ Domestic ☐ Municipal ☐ Dewatering
☐ Livestock ☐ Test Hole ☐ Monitoring
☐ Irrigation ☐ Cooling & Air Conditioning
☐ Industrial
☐ Other, specify

Construction Record - Casing

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft) From	Depth (m/ft) To
90	CONCRETE	7.6	0	6.53

Construction Record - Screen

Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft) From	Depth (m/ft) To

Status of Well

☑ Water Supply
☐ Replacement Well
☐ Test Hole
☐ Recharge Well
☐ Dewatering Well
☐ Observation and/or Monitoring Hole
☐ Alteration (Construction)
☐ Abandoned, Insufficient Supply
☐ Abandoned, Poor Water Quality
☐ Abandoned, other, specify
☐ Other, specify

Water Details

Water found at Depth (m/ft)	Gas	Kind of Water	Other, specify
3	☐	☑ Fresh ☐ Untested	
	☐	☐ Fresh ☐ Untested	
	☐	☐ Fresh ☐ Untested	

Hole Diameter

Depth (m/ft) From	Depth (m/ft) To	Diameter (cm/in)

Results of Well Yield Testing

After test of well yield, water was:
☑ Clear and sand free
☐ Other, specify

If pumping discontinued, give reason:

Pump intake set at (m/ft): 6.53

Pumping rate (l/min / GPM): 675

Duration of pumping: ___ hrs + 60 min

Final water level end of pumping (m/ft): 3.81

If flowing give rate (l/min/GPM)

Recommended pump depth (m/ft): 6.53

Recommended pump rate (l/min/GPM)

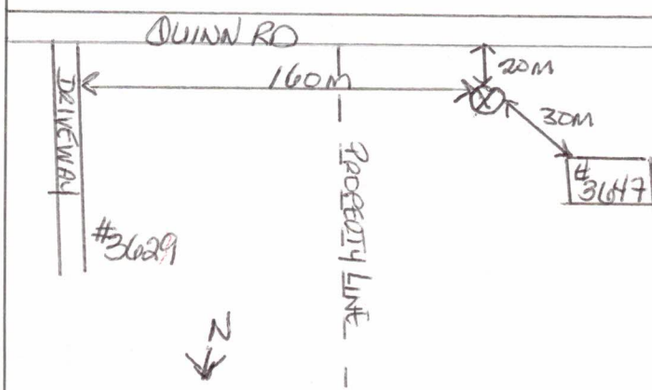
Well production (l/min/GPM): 90+

Disinfected? ☑ Yes ☐ No

Draw Down Time (min)	Draw Down Water Level (m/ft)	Recovery Time (min)	Recovery Water Level (m/ft)
Static Level	1.14		3.81
1		1	
2	DUG WELL		
3	RESERVE = 9000 GALS		
4	RECOVERY = 20+GPM		
5		5	
10		10	
15		15	
20		20	
25		25	
30		30	
40		40	
50		50	
60	3.81	60	3.43

Map of Well Location

Please provide a map below following instructions on the back.



Comments: WEST LOT

Well Contractor and Well Technician Information

Business Name of Well Contractor	Well Contractor's Licence No.
FRANK'S DRILLING & BLASTING LTD	6881

Business Address (Street Number/Name)	Municipality	Province	Postal Code	Business E-mail Address
P.O. BOX 100	NEWBURGH	ON	K0K2S0	info@fdbltd.com

Bus. Telephone No. (inc. area code)	Name of Well Technician (Last Name, First Name)	Well Technician's Licence No.	Signature of Technician and/or Contractor	Date Submitted
6133782178	FERR, GREG	2603		2023 05 14

Well owner's information package delivered	Date Package Delivered	Date Work Completed
☑ Yes ☐ No	2023 05 14	2023 04 30

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Ontario — Ministry of the Environment, Conservation and Parks

Measurements recorded in: ☑ Metric ☐ Imperial

Well Tag No. (Place Sticker and/or Print Below): A350547

Well Record

Regulation 903 Ontario Water Resources Act

Page 1 of 1

Well Owner's Information

First Name	Last Name/Organization	E-mail Address	☐ Well Constructed by Well Owner
ROBERT	PITMAN	robertgregorypitman@gmail.com	

Mailing Address (Street Number/Name)	Municipality	Province	Postal Code	Telephone No. (inc. area code)
46 FRAN DR	WOODBRIDGE	ON	L4L 1P3	905 3205425

Well Location

Address of Well Location (Street Number/Name)	Township	Lot	Concession
QUINN RD	SOUTH FRONTENAC	PT 6	3

County/District/Municipality	City/Town/Village	Province	Postal Code
FRONTENAC	HARROWSMITH	Ontario	

UTM Coordinates	Zone	Easting	Northing	Municipal Plan and Sublot Number	Other
NAD 83	18	367825	4911535 8	13R7028	PARTS 2 & 3

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft) From	Depth (m/ft) To
BLACK	TOPSOIL			0	.3
BROWN	LOAM			.3	1.5
GREY	LIMESTONE			1.5	6.53

Annular Space

Depth Set at (m/ft) From	To	Type of Sealant Used (Material and Type)	Volume Placed (m^3/ft^3)
0	2.5	CLAY	20

Method of Construction

☐ Cable Tool ☐ Diamond
☐ Rotary (Conventional) ☐ Jetting
☐ Rotary (Reverse) ☐ Driving
☐ Boring ☑ Digging
☐ Air percussion
☐ Other, specify

Well Use

☐ Public ☐ Commercial ☐ Not used
☑ Domestic ☐ Municipal ☐ Dewatering
☐ Livestock ☐ Test Hole ☐ Monitoring
☐ Irrigation ☐ Cooling & Air Conditioning
☐ Industrial
☐ Other, specify

Construction Record - Casing

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft) From	Depth (m/ft) To
90	CONCRETE	7.6	0	6.53

Construction Record - Screen

Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft) From	Depth (m/ft) To

Status of Well

☐ Water Supply
☐ Replacement Well
☐ Test Hole
☐ Recharge Well
☐ Dewatering Well
☐ Observation and/or Monitoring Hole
☐ Alteration (Construction)
☐ Abandoned, Insufficient Supply
☐ Abandoned, Poor Water Quality
☐ Abandoned, other, specify
☐ Other, specify

Water Details

Water found at Depth (m/ft)	Gas	Kind of Water	Hole Diameter Depth From	Depth To	Diameter (cm/in)
3	☐	☑ Fresh ☐ Untested ☐ Other, specify			
	☐	☐ Fresh ☐ Untested ☐ Other, specify			
	☐	☐ Fresh ☐ Untested ☐ Other, specify			

Results of Well Yield Testing

After test of well yield, water was:
☑ Clear and sand free
☐ Other, specify

If pumping discontinued, give reason:

Pump intake set at (m/ft): 6.53

Pumping rate (l/min / GPM): 6.75

Duration of pumping: ___ hrs + 60 min

Final water level end of pumping (m/ft): 5.08

If flowing give rate (l/min/GPM)

Recommended pump depth (m/ft): 6.53

Recommended pump rate (l/min/GPM)

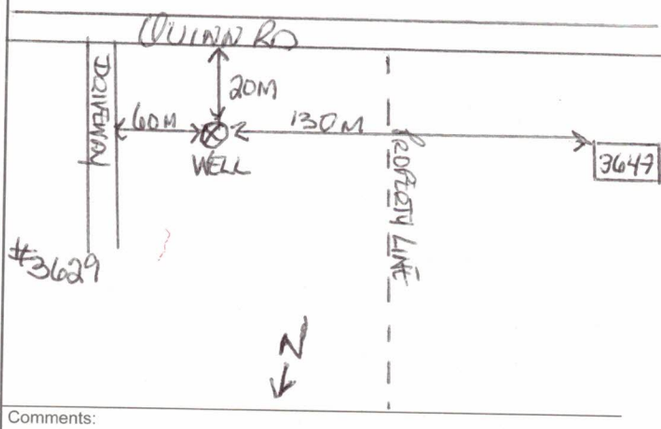
Well production (l/min/GPM): 90?

Disinfected? ☑ Yes ☐ No

Draw Down Time (min)	Draw Down Water Level (m/ft)	Recovery Time (min)	Recovery Water Level (m/ft)
Static Level	1.17		5.08
1		1	
2	DUG WELL		
3	RESERVE = 9000 GALS		
4	RECOVERY = 20+GPM		
5		5	
10		10	
15		15	
20		20	
25		25	
30		30	
40		40	
50		50	
60	5.08	60	4.45

Map of Well Location

Please provide a map below following instructions on the back.



Comments: EAST LOT

Well Contractor and Well Technician Information

Business Name of Well Contractor	Well Contractor's Licence No.
FRANK'S DRILLING & BLASTING LTD.	6881

Business Address (Street Number/Name)	Municipality
P.O BOX 100	NEWBURGH

Province	Postal Code	Business E-mail Address
ON	K0K2S0	info@fdbltd.com

Bus. Telephone No. (inc. area code)	Name of Well Technician (Last Name, First Name)
6133782178	PARR, GREG

Well Technician's Licence No.	Signature of Technician and/or Contractor	Date Submitted
2603		2023 05 14

Well owner's information package delivered	Date Package Delivered	Date Work Completed
☑ Yes ☐ No	2023 05 14	2023 05 01

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Audit No. Z427878

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R N

Elev. R 05810

Basin 24

ONTARIO

RECEIVED 22 JAN 27 1953 GEOLOGICAL BRANCH DEPARTMENT of MINES

No 8354

The Well Drillers Act

Department of Mines, Province of Ontario

Water Well Record

Con III [redacted] T. T

[redacted]

ip, ~~Village, Town or City~~ Portland

Town or City) Harrowsmith

ss Harrowsmith

Date Completed 10 (day) Nov (month) 1952 (year) Cost of Well (excluding pump)

Pipe and Casing Record

Casing diameter(s) 6"

Length(s) of casing(s) 18'

Type of screen

Length of screen

Distance from top of screen to ground level

Is well a gravel-wall type?

Pumping Test

Date Nov 10

Static level ~~60'~~, 60'

Pumping level 135'

Pumping rate 200 gal per hour

Duration of test 1 hour

Distance from cylinder or bowls to ground level

Water Record

Kind (fresh or mineral) Fresh

Quality (hard, soft, contains iron, sulphur, etc.) Hard

Appearance (clear, cloudy, coloured) Clear

For what purpose(s) is the water to be used? House

How far is well from possible source of contamination? 75'

What is the source of contamination? Barn

Enclose a copy of any mineral analysis that has been made of water

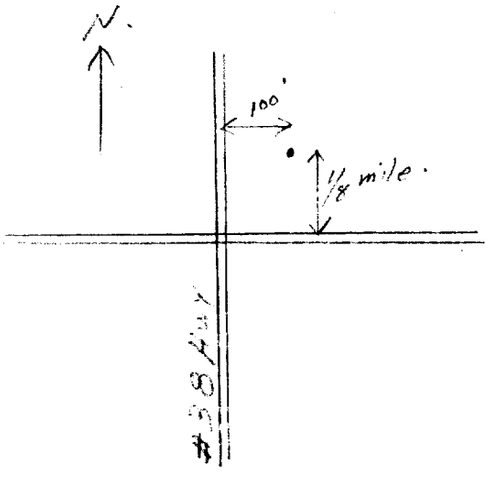
Depth(s) to Water Horizon(s)	Kind of Water	No. of Feet Water Rises
100	Fresh	40

Well Log

Overburden and Bedrock Record	From	To
	0 ft.	....ft.
Loose Rock		8'
Lime stone	8'	135'

Location of Well

In diagram below show distances of well from road and lot line. Indicate north by arrow.



Situation: Is well on upland, in valley, or on hillside? Hillside

Drilling Firm William H. Dawson Son

Address Verona

Name of Driller William H. Dawson Address Verona

Date 10 Nov 1952 Licence Number 38

William H. Dawson
Signature of Licensee

FORM 5

(UTM | 1 | 8 | Z | 3 | 6 | 7 | 5 | 6 | 0 | E | 111
| 5 | R | 4 | 9 | 1 | 5 | 1 | 2 | 0 | N | 7
Elev. | 4 | R | 0 | 5 | 4 | 5 |
Basin | 2 | 4 |

CODES

2204349
3 9

B

The Ontario Water Resources Commission Act

WATER WELL RECORD

County or District Frontenac Township, Village, Town or City Portland

Con. 3 Lot 7 Date completed 3rd (day) June (month) 1968 (year)

[redacted] Address Harrowsmith

Casing and Screen Record

Inside diameter of casing 6¼"

Total length of casing 71'

Type of screen

Length of screen

Depth to top of screen

Diameter of finished hole 5⅞

Pumping Test

Static level 10'

Test-pumping rate 3 G.P.M.

Pumping level 31'

Duration of test pumping 20 min.

Water clear or cloudy at end of test Cloudy

Recommended pumping rate 2 G.P.M.

with pump setting of 33 feet below ground surface

Well Log

Overburden and Bedrock Record	From ft.	To ft.	Water Record: Depth(s) at which water(s) found	Water Record: Kind of water (fresh, salty, sulphur)
Loam	0	2		
Soft Grey Limestone	2	10		
Hard Grey Limestone	10	34	8	Fresh

For what purpose(s) is the water to be used? House

Is well on upland, in valley, or on hillside? upland

Drilling or Boring Firm Lorne Campbell & Sons

Address Newburgh

Licence Number 2910

Name of Driller or Borer Bruce Campbell

Address Newburgh

Date July 13 1968

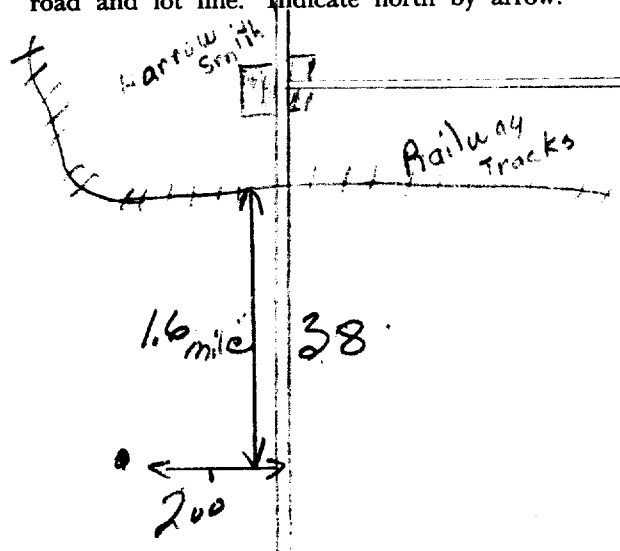
(Signature of Licensed Drilling or Boring Contractor)

Form 7 5M 60-20912

OWRC COPY

Location of Well

In diagram below show distances of well from road and lot line. Indicate north by arrow.



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31 C 79

The Ontario Water Resources Commission Act

WATER WELL RECORD

Water management in Ontario

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11

2205095 | MUNICIP. 22016 | CON. C XII | 03

COUNTY OR DISTRICT: [redacted] | TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE: Portland / Harrowsmith | CON., BLOCK, TRACT, SURVEY, ETC.: 3 | LOT: 6 006

DATE COMPLETED: DAY 26 MO. ~~Mar~~ 03 YR. 70

15540 | RC. 4 | ELEVATION 0545 | RC. 5 | BASIN CODE 24

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH – FEET FROM	DEPTH – FEET TO
brown	clay			0	3
blue	limestone			3	92
			rubber seal cap		

31 0003605 | 0092315

32

41 WATER RECORD

WATER FOUND AT – FEET	KIND OF WATER
0007	1 ☒ FRESH 2 ☐ SALTY 3 ☐ SULPHUR 4 ☐ MINERAL
	1 ☐ FRESH 2 ☐ SALTY 3 ☐ SULPHUR 4 ☐ MINERAL
	1 ☐ FRESH 2 ☐ SALTY 3 ☐ SULPHUR 4 ☐ MINERAL
	1 ☐ FRESH 2 ☐ SALTY 3 ☐ SULPHUR 4 ☐ MINERAL
	1 ☐ FRESH 2 ☐ SALTY 3 ☐ SULPHUR 4 ☐ MINERAL

51 CASING & OPEN HOLE RECORD

INSIDE DIAM. INCHES	MATERIAL	WALL THICKNESS INCHES	DEPTH – FEET FROM	DEPTH – FEET TO
06	1 ☒ STEEL 2 ☐ GALVANIZED 3 ☐ CONCRETE 4 ☐ OPEN HOLE	188	0	~~19~~ 0019
04				
	1 ☐ STEEL 2 ☐ GALVANIZED 3 ☐ CONCRETE 4 ☒ OPEN HOLE			0092
	1 ☐ STEEL 2 ☐ GALVANIZED 3 ☐ CONCRETE 4 ☐ OPEN HOLE			

SCREEN

SIZE(S) OF OPENING (SLOT NO.)	DIAMETER INCHES	LENGTH FEET
MATERIAL AND TYPE	DEPTH TO TOP OF SCREEN FEET	

61 PLUGGING & SEALING RECORD

DEPTH SET AT – FEET FROM	TO	MATERIAL AND TYPE (CEMENT GROUT, LEAD PACKER, ETC.)

71 PUMPING TEST

PUMPING TEST METHOD: 1 ☐ PUMP 2 ☒ BAILER | PUMPING RATE: 0005 GPM | DURATION OF PUMPING: 01 HOURS 30 MINS.

STATIC LEVEL	WATER LEVEL END OF PUMPING	WATER LEVELS DURING: 1 ☒ PUMPING 2 ☐ RECOVERY	15 MINUTES	30 MINUTES	45 MINUTES	60 MINUTES
004 FEET	~~Dry~~ 092 FEET		072 FEET	090 FEET	090 FEET	090 FEET

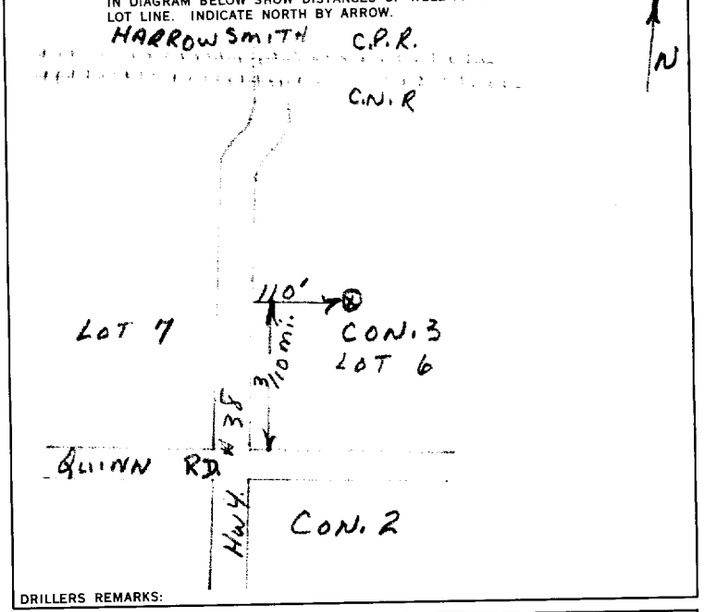
IF FLOWING, GIVE RATE: GPM | PUMP INTAKE SET AT: 70 FEET | WATER AT END OF TEST: 1 ☒ CLEAR 2 ☐ CLOUDY

RECOMMENDED PUMP TYPE: ☐ SHALLOW ☐ DEEP | RECOMMENDED PUMP SETTING: 090 FEET | RECOMMENDED PUMPING RATE: 0003 GPM.

50-53 0001 GPM./FT. SPECIFIC CAPACITY

LOCATION OF WELL

IN DIAGRAM BELOW SHOW DISTANCES OF WELL FROM ROAD AND LOT LINE. INDICATE NORTH BY ARROW.



DRILLERS REMARKS:

FINAL STATUS OF WELL

54

1 ☒ WATER SUPPLY 2 ☐ OBSERVATION WELL 3 ☐ TEST HOLE 4 ☐ RECHARGE WELL 5 ☐ ABANDONED, INSUFFICIENT SUPPLY 6 ☐ ABANDONED, POOR QUALITY 7 ☐ UNFINISHED

WATER USE 01

55-56

1 ☒ DOMESTIC 2 ☐ STOCK 3 ☐ IRRIGATION 4 ☐ INDUSTRIAL ☐ OTHER 5 ☐ COMMERCIAL 6 ☐ MUNICIPAL 7 ☐ PUBLIC SUPPLY 8 ☐ COOLING OR AIR CONDITIONING 9 ☐ NOT USED

METHOD OF DRILLING

57

1 ☒ CABLE TOOL 2 ☐ ROTARY (CONVENTIONAL) 3 ☐ ROTARY (REVERSE) 4 ☐ ROTARY (AIR) 5 ☐ AIR PERCUSSION 6 ☐ BORING 7 ☐ DIAMOND 8 ☐ JETTING 9 ☐ DRIVING

CONTRACTOR

NAME OF WELL CONTRACTOR: Wm H. Dougherty Son | LICENCE NUMBER: 1704

ADDRESS: Verona

NAME OF DRILLER OR BORER: Bill Crosbie | LICENCE NUMBER:

SIGNATURE OF CONTRACTOR: [signature] | SUBMISSION DATE: DAY 26 MO. 3 YR. 70

OFFICE USE ONLY

DATA SOURCE 58: 1 | CONTRACTOR 59-62: 1704 | DATE RECEIVED 63-68: 110970

DATE OF INSPECTION | INSPECTOR: P/Kim

REMARKS: CSS.

OWRC COPY

The Ontario Water Resources Commission Act

WATER WELL RECORD

31C79

Water management in Ontario

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11 | 2205784 | MUNICIP. 22016 | CON. CON 92

COUNTY OR DISTRICT: [redacted]

TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE: PORTLAND

CON., BLOCK, TRACT, SURVEY, ETC.: 11

LOT: 005

[redacted] LOT 13 HARROWSMITH

DATE COMPLETED: DAY 21 MO 03 YR 72

RC 4 | ELEVATION 0525 | RC 5 | BASIN CODE 24

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH – FEET FROM	DEPTH – FEET TO
BROWN	LOAM	SHALE	SOFT	0'	8'
BLUE	LIMESTONE		HARD	8'	120'

31: 0008602/17 | 01203/15

32:

41 WATER RECORD

WATER FOUND AT – FEET	KIND OF WATER
0046	1 ☒ FRESH 2 ☐ SALTY 3 ☐ SULPHUR 4 ☐ MINERAL
	1 ☐ FRESH 2 ☐ SALTY 3 ☐ SULPHUR 4 ☐ MINERAL
	1 ☐ FRESH 2 ☐ SALTY 3 ☐ SULPHUR 4 ☐ MINERAL
	1 ☐ FRESH 2 ☐ SALTY 3 ☐ SULPHUR 4 ☐ MINERAL
	1 ☐ FRESH 2 ☐ SALTY 3 ☐ SULPHUR 4 ☐ MINERAL

51 CASING & OPEN HOLE RECORD

INSIDE DIAM. INCHES	MATERIAL	WALL THICKNESS INCHES	DEPTH – FEET FROM	DEPTH – FEET TO
06	1 ☐ STEEL 2 ☐ GALVANIZED 3 ☐ CONCRETE 4 ☐ OPEN HOLE	.188	6'	0022
	1 ☐ STEEL 2 ☐ GALVANIZED 3 ☐ CONCRETE 4 ☐ OPEN HOLE			0120
	1 ☐ STEEL 2 ☐ GALVANIZED 3 ☐ CONCRETE 4 ☐ OPEN HOLE			

SCREEN

SIZE(S) OF OPENING (SLOT NO.)	DIAMETER INCHES	LENGTH FEET
MATERIAL AND TYPE	DEPTH TO TOP OF SCREEN FEET	

61 PLUGGING & SEALING RECORD

DEPTH SET AT – FEET FROM	DEPTH SET AT – FEET TO	MATERIAL AND TYPE (CEMENT GROUT, LEAD PACKER, ETC.)

71 PUMPING TEST

PUMPING TEST METHOD: 1 ☐ PUMP 2 ☒ BAILER

PUMPING RATE: 0000 GPM. DURATION OF PUMPING: 01 HOURS 00 MINS.

STATIC LEVEL	WATER LEVEL END OF PUMPING	WATER LEVELS DURING: 1 ☒ PUMPING 2 ☐ RECOVERY			
		15 MINUTES	30 MINUTES	45 MINUTES	60 MINUTES
017 FEET	120 FEET	090 FEET	120 FEET	120 FEET	120 FEET

IF FLOWING, GIVE RATE: GPM.

PUMP INTAKE SET AT: FEET

WATER AT END OF TEST: 1 ☒ CLEAR 2 ☐ CLOUDY

RECOMMENDED PUMP TYPE: ☐ SHALLOW ☒ DEEP

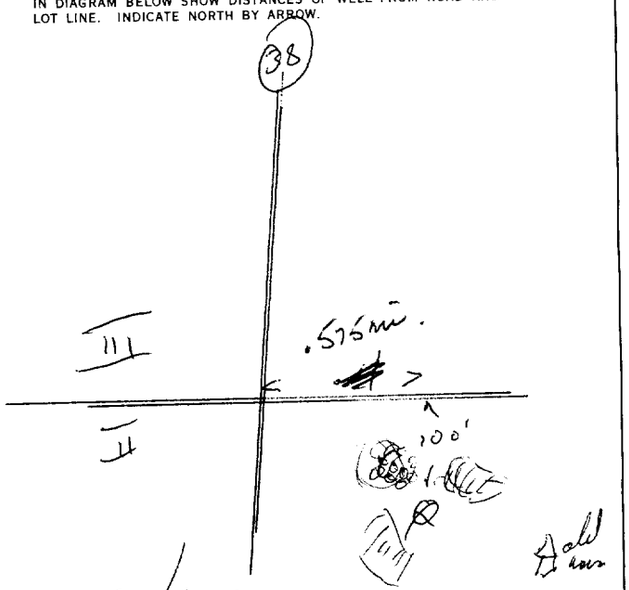
RECOMMENDED PUMP SETTING: 118 FEET

RECOMMENDED PUMPING RATE: 0000 GPM.

0.00.0 GPM./FT. SPECIFIC CAPACITY

LOCATION OF WELL

IN DIAGRAM BELOW SHOW DISTANCES OF WELL FROM ROAD AND LOT LINE. INDICATE NORTH BY ARROW.



DRILLERS REMARKS: no loose

FINAL STATUS OF WELL

1 ☒ WATER SUPPLY
2 ☐ OBSERVATION WELL
3 ☐ TEST HOLE
4 ☐ RECHARGE WELL
5 ☐ ABANDONED, INSUFFICIENT SUPPLY
6 ☐ ABANDONED, POOR QUALITY
7 ☐ UNFINISHED

WATER USE 01

1 ☒ DOMESTIC
2 ☐ STOCK
3 ☐ IRRIGATION
4 ☐ INDUSTRIAL
5 ☐ COMMERCIAL
6 ☐ MUNICIPAL
7 ☐ PUBLIC SUPPLY
8 ☐ COOLING OR AIR CONDITIONING
☐ OTHER
9 ☐ NOT USED

METHOD OF DRILLING

1 ☒ CABLE TOOL
2 ☐ ROTARY (CONVENTIONAL)
3 ☐ ROTARY (REVERSE)
4 ☐ ROTARY (AIR)
5 ☐ AIR PERCUSSION
6 ☐ BORING
7 ☐ DIAMOND
8 ☐ JETTING
9 ☐ DRIVING

CONTRACTOR

NAME OF WELL CONTRACTOR: Am. A. Berry & Son Ltd. LICENCE NUMBER: 1704

ADDRESS: Verona Ontario

NAME OF DRILLER OR BORER: Howard Lawson LICENCE NUMBER:

SIGNATURE OF CONTRACTOR: W J Berry SUBMISSION DATE: DAY 21 MO 3 YR 72

OFFICE USE ONLY

DATA SOURCE: 1 | CONTRACTOR: 1704 | DATE RECEIVED: 270672

DATE OF INSPECTION: | INSPECTOR: K

REMARKS: annular space open

P K

WI

C95-58

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The Ontario Water Resources Commission Act

WATER WELL RECORD

31C78

Water management in Ontario 1. PRINT ONLY IN SPACES PROVIDED 2. CHECK ☒ CORRECT BOX WHERE APPLICABLE

11 (1 2) | 2205787 (3 9) | MUNICIP. 22016 (10 14) | CON. GRN (15) | 03 (22 23 24)

COUNTY OR DISTRICT: FRONTENAC | TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE: PORTLAND | CON., BLOCK, TRACT, SURVEY, ETC.: III | LOT: 007

[redacted] | HARROWSMITH. | DATE COMPLETED 48-53: DAY 12 MO. 04 YR. 72

ING 9152601 (24) | RC. 4 (25) | ELEVATION 0540 (26) | RC. 5 (30) | BASIN CODE 24 (31) | II | III | IV (47)

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH – FEET FROM	DEPTH – FEET TO
Brown	Loam		Soft	0'	3'
Blue	Limestone		Hard	3'	67'

31 | 0003602 | 0067315

32 (1 2 | 10 | 14 15 | 21 | 32 | 43 | 54 | 65 | 75 | 80)

41 WATER RECORD

WATER FOUND AT – FEET	KIND OF WATER
0007' (10-13)	1 ☒ FRESH 2 ☐ SALTY 3 ☐ SULPHUR 4 ☐ MINERAL (14)
(15-18)	1 ☐ FRESH 2 ☐ SALTY 3 ☐ SULPHUR 4 ☐ MINERAL (19)
(20-23)	1 ☐ FRESH 2 ☐ SALTY 3 ☐ SULPHUR 4 ☐ MINERAL (24)
(25-28)	1 ☐ FRESH 2 ☐ SALTY 3 ☐ SULPHUR 4 ☐ MINERAL (29)
(30-33)	1 ☐ FRESH 2 ☐ SALTY 3 ☐ SULPHUR 4 ☐ MINERAL (34) (80)

51 CASING & OPEN HOLE RECORD

INSIDE DIAM. INCHES	MATERIAL	WALL THICKNESS INCHES	DEPTH – FEET FROM	DEPTH – FEET TO
06 (10-11)	1 ☒ STEEL (12) 2 ☐ GALVANIZED 3 ☐ CONCRETE 4 ☐ OPEN HOLE	.188	0'	0007 (13-16)
(17-18)	1 ☐ STEEL (19) 2 ☐ GALVANIZED 3 ☐ CONCRETE 4 ☒ OPEN HOLE			0067 (20-23)
(24-25)	1 ☐ STEEL (26) 2 ☐ GALVANIZED 3 ☐ CONCRETE 4 ☐ OPEN HOLE			(27-30)

SCREEN

SIZE(S) OF OPENING (SLOT NO.) (31-33)	DIAMETER (34-38) INCHES	LENGTH (39-40) FEET
MATERIAL AND TYPE	DEPTH TO TOP OF SCREEN (41-44) FEET	(80)

61 PLUGGING & SEALING RECORD

DEPTH SET AT – FEET FROM	DEPTH SET AT – FEET TO	MATERIAL AND TYPE (CEMENT GROUT, LEAD PACKER, ETC.)
(10-13)	(14-17)	
(18-21)	(22-25)	
(26-29)	(30-33) (80)	

71 PUMPING TEST

PUMPING TEST METHOD (10)	PUMPING RATE (11-14)	DURATION OF PUMPING (15-16 HOURS, 17-18 MINS.)
1 ☐ PUMP 2 ☒ BAILER	0006 GPM.	01 HOURS 00 MINS.

STATIC LEVEL (19-21)	WATER LEVEL END OF PUMPING (22-24)	WATER LEVELS DURING (25) 1 ☒ PUMPING 2 ☐ RECOVERY	15 MINUTES (26-28)	30 MINUTES (29-31)	45 MINUTES (32-34)	60 MINUTES (35-37)
001 FEET	067 FEET		054 FEET	067 FEET	067 FEET	067 FEET

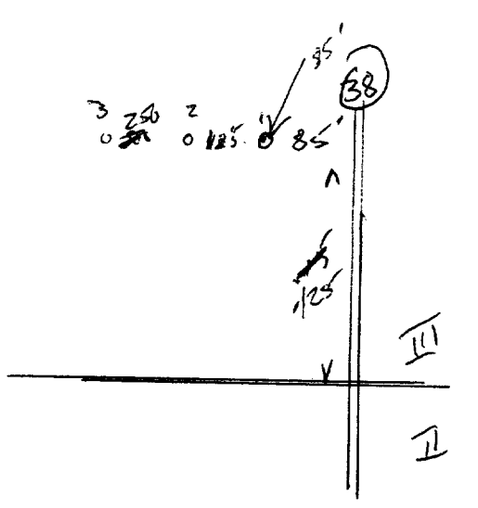
IF FLOWING, GIVE RATE (38-41)	PUMP INTAKE SET AT	WATER AT END OF TEST (42)
GPM.	FEET	1 ☒ CLEAR 2 ☐ CLOUDY

RECOMMENDED PUMP TYPE	RECOMMENDED PUMP SETTING (43-45)	RECOMMENDED PUMPING RATE (46-49)
☐ SHALLOW ☒ DEEP	065 FEET	0005 GPM.

(50-53) 0001 GPM./FT. SPECIFIC CAPACITY

LOCATION OF WELL

IN DIAGRAM BELOW SHOW DISTANCES OF WELL FROM ROAD AND LOT LINE. INDICATE NORTH BY ARROW.



DRILLERS REMARKS:

FINAL STATUS OF WELL (54)

1 ☒ WATER SUPPLY 2 ☐ OBSERVATION WELL 3 ☐ TEST HOLE 4 ☐ RECHARGE WELL 5 ☐ ABANDONED, INSUFFICIENT SUPPLY 6 ☐ ABANDONED, POOR QUALITY 7 ☐ UNFINISHED

WATER USE (55-56) 01

1 ☒ DOMESTIC 2 ☐ STOCK 3 ☐ IRRIGATION 4 ☐ INDUSTRIAL ☐ OTHER 5 ☐ COMMERCIAL 6 ☐ MUNICIPAL 7 ☐ PUBLIC SUPPLY 8 ☐ COOLING OR AIR CONDITIONING 9 ☐ NOT USED

METHOD OF DRILLING (57)

1 ☒ CABLE TOOL 2 ☐ ROTARY (CONVENTIONAL) 3 ☐ ROTARY (REVERSE) 4 ☐ ROTARY (AIR) 5 ☐ AIR PERCUSSION 6 ☐ BORING 7 ☐ DIAMOND 8 ☐ JETTING 9 ☐ DRIVING

CONTRACTOR

NAME OF WELL CONTRACTOR: Hm. H. Davy & Son Ltd. | LICENCE NUMBER: 1704

ADDRESS: Verona Ont.

NAME OF DRILLER OR BORER: Howard Brown | LICENCE NUMBER:

SIGNATURE OF CONTRACTOR: H. Davy. | SUBMISSION DATE: DAY 12 MO. 4 YR. 72

OFFICE USE ONLY

DATA SOURCE (58): 1 | CONTRACTOR (59-62): 1704 | DATE RECEIVED (63-68): 270672 (80)

DATE OF INSPECTION | INSPECTOR: K

REMARKS: CSS58 | P K | WI

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Ministry of the Environment
Ontario

The Ontario Water Resources Act

WATER WELL RECORD

1 PRINT ONLY IN SPACES PROVIDED
2 CHECK (X) CORRECT BOX WHERE APPLICABLE

11 — 2210419

COUNTY OR DISTRICT: Frontenac
TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE: Portland
CON: 3
LOT: 6
ADDRESS OF WELL: [redacted] RR3. Harrowsmith, Ontario
DATE COMPLETED: DAY 17 MO 12 YR 8

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH FEET FROM	DEPTH FEET TO
Brown	Earth			0	1½
Blue	Limestone			1½	110

41 WATER RECORD

WATER FOUND AT - FEET	KIND OF WATER
9	1 ☑ FRESH 2 ☐ SALTY 3 ☐ SULPHUR 4 ☐ MINERAL
	1 ☐ FRESH 2 ☐ SALTY 3 ☐ SULPHUR 4 ☐ MINERAL
	1 ☐ FRESH 2 ☐ SALTY 3 ☐ SULPHUR 4 ☐ MINERAL
	1 ☐ FRESH 2 ☐ SALTY 3 ☐ SULPHUR 4 ☐ MINERAL
	1 ☐ FRESH 2 ☐ SALTY 3 ☐ SULPHUR 4 ☐ MINERAL

51 CASING & OPEN HOLE RECORD

INSIDE DIAM INCHES	MATERIAL	WALL THICKNESS INCHES	DEPTH - FEET FROM	DEPTH - FEET TO
6¼	1 ☑ STEEL 2 ☐ GALVANIZED 3 ☐ CONCRETE 4 ☐ OPEN HOLE	3/16	0	8
	1 ☐ STEEL 2 ☐ GALVANIZED 3 ☐ CONCRETE 4 ☐ OPEN HOLE			
	1 ☐ STEEL 2 ☐ GALVANIZED 3 ☐ CONCRETE 4 ☐ OPEN HOLE			

SCREEN

SIZE(S) OF OPENING (SLOT NO.) | DIAMETER (INCHES) | LENGTH (FEET)
MATERIAL AND TYPE | DEPTH TO TOP OF SCREEN (FEET)

61 PLUGGING & SEALING RECORD

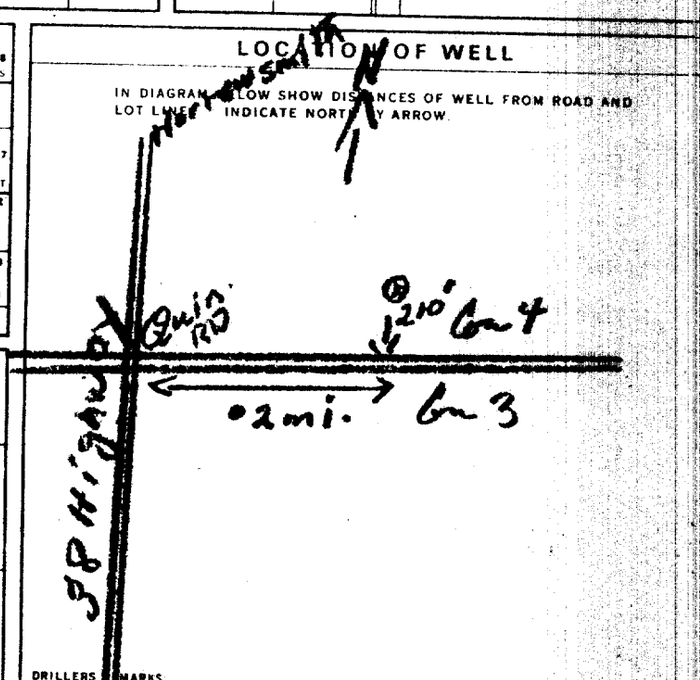
DEPTH SET AT - FEET FROM	TO	MATERIAL AND TYPE (CEMENT GROUT, LEAD, PACKER, ETC.)
10-13	14-17	
18-21	22-25	
26-29	30-33	

71 PUMPING TEST

PUMPING TEST METHOD: 1 ☑ PUMP 2 ☐ BAILER
PUMPING RATE: 5 GPM
DURATION OF PUMPING: 2 HOURS ___ MINS
STATIC LEVEL: 3 FEET
WATER LEVEL END OF PUMPING: 110 FEET
WATER LEVELS DURING: 1 ☐ PUMPING 2 ☑ RECOVERY
15 MINUTES: 50 FEET
30 MINUTES: 9 FEET
45 MINUTES: 7 FEET
60 MINUTES: 5 FEET
IF FLOWING, GIVE RATE: GPM
PUMP INTAKE SET AT: 109 FEET
WATER AT END OF TEST: 1 ☑ CLEAR 2 ☐ CLOUDY
RECOMMENDED PUMP TYPE: ☐ SHALLOW ☑ DEEP
RECOMMENDED PUMP SETTING: 109 FEET
RECOMMENDED PUMPING RATE: 5 GPM

LOCATION OF WELL

IN DIAGRAM BELOW SHOW DISTANCES OF WELL FROM ROAD AND LOT LINES. INDICATE NORTH BY ARROW.



DRILLERS REMARKS

FINAL STATUS OF WELL

1 ☑ WATER SUPPLY 5 ☐ ABANDONED, INSUFFICIENT SUPPLY
2 ☐ OBSERVATION WELL 6 ☐ ABANDONED, POOR QUALITY
3 ☐ TEST HOLE 7 ☐ UNFINISHED
4 ☐ RECHARGE WELL

WATER USE

1 ☑ DOMESTIC 5 ☐ COMMERCIAL
2 ☐ STOCK 6 ☐ MUNICIPAL
3 ☐ IRRIGATION 7 ☐ PUBLIC SUPPLY
4 ☐ INDUSTRIAL 8 ☐ COOLING OR AIR CONDITIONING
☐ OTHER 9 ☐ NOT USED

METHOD OF DRILLING

1 ☑ CABLE TOOL 6 ☐ BORING
2 ☐ ROTARY (CONVENTIONAL) 7 ☐ DIAMOND
3 ☐ ROTARY (REVERSE) 8 ☐ JETTING
4 ☐ ROTARY (AIR) 9 ☐ DRIVING
5 ☐ AIR PERCUSSION

CONTRACTOR

NAME OF WELL CONTRACTOR: Jack Knox — LICENCE NUMBER: 3202
ADDRESS: Glenburnie, Ontario
NAME OF DRILLER OR BORER: Lou Dandlin — LICENCE NUMBER:
SIGNATURE OF CONTRACTOR: Jack Knox — SUBMISSION DATE: DAY ___ MO ___ YR ___

MINISTRY OF THE ENVIRONMENT COPY

OFFICE USE ONLY

DATA SOURCE | CONTRACTOR | DATE RECEIVED: 28 01 86
DATE OF INSPECTION | INSPECTOR
REMARKS

CSS.ES

Ministry of the Environment
Ontario

The Ontario Water Resources Act

WATER WELL RECORD

1. PRINT ONLY IN SPACES PROVIDED
2. CHECK ☒ CORRECT BOX WHERE APPLICABLE

11 2211332

MUNICIP | CON

COUNTY OR DISTRICT: [redacted] | TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE: Portland (Quinn Road) | CON., BLOCK, TRACT, SURVEY, ETC.: 3 | LOT: 4

[redacted] R#3, Harrowsmith, Ont K0H 1V0

DATE COMPLETED: DAY 22 MO 7 YR 87

RC | ELEVATION | RC | BASIN CODE

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH - FEET FROM	DEPTH - FEET TO
Blue	Clay			0	1½
Brown	Limestone		Shale	1½	7
Blue	Limestone			7	82
Grey	Limestone			82	84

31

32

41 WATER RECORD

WATER FOUND AT - FEET	KIND OF WATER
82	1 ☐ FRESH 3 ☐ SULPHUR / 2 ☒ SALTY 4 ☐ MINERAL
	1 ☐ FRESH 3 ☐ SULPHUR / 2 ☐ SALTY 4 ☐ MINERAL
	1 ☐ FRESH 3 ☐ SULPHUR / 2 ☐ SALTY 4 ☐ MINERAL
	1 ☐ FRESH 3 ☐ SULPHUR / 2 ☐ SALTY 4 ☐ MINERAL
	1 ☐ FRESH 3 ☐ SULPHUR / 2 ☐ SALTY 4 ☐ MINERAL

51 CASING & OPEN HOLE RECORD

INSIDE DIAM INCHES	MATERIAL	WALL THICKNESS INCHES	DEPTH - FEET FROM	DEPTH - FEET TO
6¼	1 ☒ STEEL 2 ☐ GALVANIZED 3 ☐ CONCRETE 4 ☐ OPEN HOLE	3/16	0	22
	1 ☐ STEEL 2 ☐ GALVANIZED 3 ☐ CONCRETE 4 ☐ OPEN HOLE			
	1 ☐ STEEL 2 ☐ GALVANIZED 3 ☐ CONCRETE 4 ☐ OPEN HOLE			

SCREEN

SIZE(S) OF OPENING (SLOT NO.)	DIAMETER INCHES	LENGTH FEET

MATERIAL AND TYPE | DEPTH TO TOP OF SCREEN FEET

61 PLUGGING & SEALING RECORD

DEPTH SET AT - FEET FROM	DEPTH SET AT - FEET TO	MATERIAL AND TYPE (CEMENT GROUT, LEAD PACKER, ETC.)
22	10	Annular Cement Grout.

71 PUMPING TEST

PUMPING TEST METHOD: 1 ☐ PUMP 2 ☒ BAILER | PUMPING RATE: 2 Gal. Per. Hr GPM | DURATION OF PUMPING: ____ HOURS ____ MINS

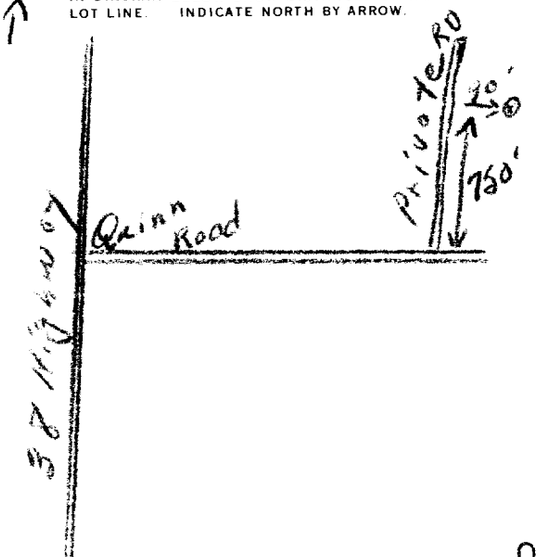
STATIC LEVEL	WATER LEVEL END OF PUMPING	WATER LEVELS DURING: 1 ☐ PUMPING 2 ☐ RECOVERY	15 MINUTES	30 MINUTES	45 MINUTES	60 MINUTES
50 FEET	FEET		FEET	FEET	FEET	FEET

IF FLOWING, GIVE RATE: GPM | PUMP INTAKE SET AT: FEET | WATER AT END OF TEST: 1 ☐ CLEAR 2 ☐ CLOUDY

RECOMMENDED PUMP TYPE: ☐ SHALLOW ☐ DEEP | RECOMMENDED PUMP SETTING: FEET | RECOMMENDED PUMPING RATE: GPM

LOCATION OF WELL

IN DIAGRAM BELOW SHOW DISTANCES OF WELL FROM ROAD AND LOT LINE. INDICATE NORTH BY ARROW.



DRILLERS REMARKS

09904

FINAL STATUS OF WELL

1 ☒ WATER SUPPLY 2 ☐ OBSERVATION WELL 3 ☐ TEST HOLE 4 ☐ RECHARGE WELL 5 ☐ ABANDONED, INSUFFICIENT SUPPLY 6 ☐ ABANDONED, POOR QUALITY 7 ☐ UNFINISHED

WATER USE

1 ☒ DOMESTIC 2 ☐ STOCK 3 ☐ IRRIGATION 4 ☐ INDUSTRIAL ☐ OTHER 5 ☐ COMMERCIAL 6 ☐ MUNICIPAL 7 ☐ PUBLIC SUPPLY 8 ☐ COOLING OR AIR CONDITIONING 9 ☐ NOT USED

METHOD OF DRILLING

1 ☒ CABLE TOOL 2 ☐ ROTARY (CONVENTIONAL) 3 ☐ ROTARY (REVERSE) 4 ☐ ROTARY (AIR) 5 ☐ AIR PERCUSSION 6 ☐ BORING 7 ☐ DIAMOND 8 ☐ JETTING 9 ☐ DRIVING

CONTRACTOR

NAME OF WELL CONTRACTOR: Jack Knox | LICENCE NUMBER: 3202

ADDRESS: Glenburnie, Ontario

NAME OF DRILLER OR BORER: Arnold Munro. | LICENCE NUMBER: T-0042

SIGNATURE OF CONTRACTOR: Jack Knox | SUBMISSION DATE: DAY ____ MO. ____ YR. ____

OFFICE USE ONLY

CONTRACTOR | DATE RECEIVED: FEB 24 1988

DATE INSPECTED | INSPECTOR

REMARKS

CSS.ES

MINISTRY OF THE ENVIRONMENT COPY

FORM NO. 0506—4—77 FORM 7

Ministry of the Environment
Ontario

The Ontario Water Resources Act

WATER WELL RECORD

1. PRINT ONLY IN SPACES PROVIDED
2. CHECK ☒ CORRECT BOX WHERE APPLICABLE

11 2212739 MUNICIP. 22016 CON. CON 02

COUNTY OR DISTRICT	TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE	CON. BLOCK, TRACT, SURVEY, ETC.	LOT
Frontenac	Portland	II	5

[redacted]
R.R. # 3, Harrowsmith

DATE COMPLETED: DAY 10 MO 05 YR 89

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH - FEET FROM	DEPTH - FEET TO
Brown	Soil	Gravel	Loose	0	1
Brown	Shale		Loose	1	5
Grey	Limestone		Broken/ Loose	5	24
Grey	Limestone		Hard	24	30

41 WATER RECORD

WATER FOUND AT - FEET	KIND OF WATER
24	1 ☒ FRESH 2 ☐ SALTY 3 ☐ SULPHUR 4 ☐ MINERALS 6 ☐ GAS
	1 ☐ FRESH 2 ☐ SALTY 3 ☐ SULPHUR 4 ☐ MINERALS 6 ☐ GAS
	1 ☐ FRESH 2 ☐ SALTY 3 ☐ SULPHUR 4 ☐ MINERALS 6 ☐ GAS
	1 ☐ FRESH 2 ☐ SALTY 3 ☐ SULPHUR 4 ☐ MINERALS 6 ☐ GAS
	1 ☐ FRESH 2 ☐ SALTY 3 ☐ SULPHUR 4 ☐ MINERALS 6 ☐ GAS

51 CASING & OPEN HOLE RECORD

INSIDE DIAM. INCHES	MATERIAL	WALL THICKNESS INCHES	DEPTH - FEET FROM	DEPTH - FEET TO
6¼"	1 ☒ STEEL 2 ☐ GALVANIZED 3 ☐ CONCRETE 4 ☐ OPEN HOLE 5 ☐ PLASTIC	.188	0	24
6"	1 ☐ STEEL 2 ☐ GALVANIZED 3 ☐ CONCRETE 4 ☒ OPEN HOLE 5 ☐ PLASTIC		24	30
	1 ☐ STEEL 2 ☐ GALVANIZED 3 ☐ CONCRETE 4 ☐ OPEN HOLE 5 ☐ PLASTIC			

SCREEN

SIZE(S) OF OPENING (SLOT NO.)	DIAMETER INCHES	LENGTH FEET
MATERIAL AND TYPE	DEPTH TO TOP OF SCREEN FEET	

61 PLUGGING & SEALING RECORD

DEPTH SET AT - FEET FROM	DEPTH SET AT - FEET TO	MATERIAL AND TYPE (CEMENT GROUT, LEAD PACKER, ETC.)
24	15	Gravel
15	3	Cement

71 PUMPING TEST

PUMPING TEST METHOD	PUMPING RATE	DURATION OF PUMPING
1 ☐ PUMP 2 ☒ BAILER	4 GPM	1 HOURS 0 MINS

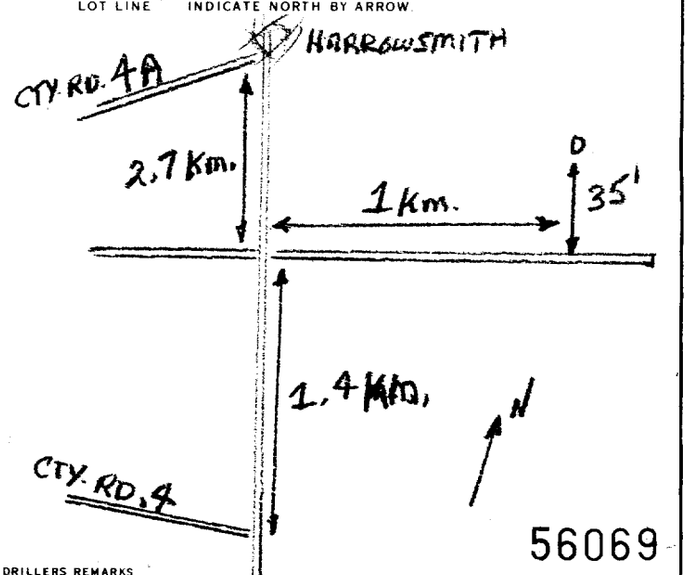
STATIC LEVEL	WATER LEVEL END OF PUMPING	WATER LEVELS DURING	15 MINUTES	30 MINUTES	45 MINUTES	60 MINUTES
18 FEET	30 FEET	1 ☐ PUMPING 2 ☒ RECOVERY	18 FEET	18 FEET	18 FEET	18 FEET

IF FLOWING, GIVE RATE	PUMP INTAKE SET AT	WATER AT END OF TEST
GPM	FEET	1 ☒ CLEAR 2 ☐ CLOUDY

RECOMMENDED PUMP TYPE	RECOMMENDED PUMP SETTING	RECOMMENDED PUMPING RATE
☒ SHALLOW ☐ DEEP	27 FEET	4 GPM

LOCATION OF WELL

IN DIAGRAM BELOW SHOW DISTANCES OF WELL FROM ROAD AND LOT LINE. INDICATE NORTH BY ARROW.



DRILLERS REMARKS

56069

FINAL STATUS OF WELL	WATER USE	METHOD OF CONSTRUCTION
1 ☒ WATER SUPPLY	1 ☒ DOMESTIC	1 ☒ CABLE TOOL
2 ☐ OBSERVATION WELL	2 ☐ STOCK	2 ☐ ROTARY (CONVENTIONAL)
3 ☐ TEST HOLE	3 ☐ IRRIGATION	3 ☐ ROTARY (REVERSE)
4 ☐ RECHARGE WELL	4 ☐ INDUSTRIAL	4 ☐ ROTARY (AIR)
5 ☐ ABANDONED, INSUFFICIENT SUPPLY	5 ☐ COMMERCIAL	5 ☐ AIR PERCUSSION
6 ☐ ABANDONED, POOR QUALITY	6 ☐ MUNICIPAL	6 ☐ BORING
7 ☐ UNFINISHED	7 ☐ PUBLIC SUPPLY	7 ☐ DIAMOND
☐ DEWATERING	8 ☐ COOLING OR AIR CONDITIONING	8 ☐ JETTING
	☐ OTHER	9 ☐ DRIVING
	9 ☐ NOT USED	☐ DIGGING ☐ OTHER

CONTRACTOR

NAME OF WELL CONTRACTOR	WELL CONTRACTOR'S LICENCE NUMBER
CHALK WELL DRILLING LTD.	1507

ADDRESS: R.R. # 6, Napanee

NAME OF WELL TECHNICIAN	WELL TECHNICIAN'S LICENCE NUMBER
David Grose	88-202

SIGNATURE OF TECHNICIAN/CONTRACTOR	SUBMISSION DATE
CHALK WELL DRILLING LTD.	DAY 10 MO. 05 YR. 89

OFFICE USE ONLY

DATA SOURCE	CONTRACTOR	DATE RECEIVED
	1507	FEB 27 1990

DATE OF INSPECTION | INSPECTOR

REMARKS: CSS.ES

MINISTRY OF THE ENVIRONMENT COPY

FORM NO. 0506 (11/86) FORM 9

Ministry of the Environment
Ontario

The Ontario Water Resources Act

WATER WELL RECORD

1. PRINT ONLY IN SPACES PROVIDED
2. CHECK ☒ CORRECT BOX WHERE APPLICABLE

11 — 2214857 — MUNICIP 22016 — CON. CON 03

COUNTY OR DISTRICT: Frontenac
TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE: Portland
CON. BLOCK, TRACT, SURVEY ETC: 3
LOT: 5
[redacted]
#3 Harrowsmith, Ontario K0H1V0
DATE COMPLETED: DAY 24 MO 5 YR 94
HING | RC | ELEVATION | RC | BASIN CODE

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH - FEET FROM	DEPTH - FEET TO
Brown	Shale			0	21
Blue	Limestone			21	59
Green	Limestone			59	61
Blue	Limestone			61	74
Brown	Limestone			74	81

31
32

41 WATER RECORD

WATER FOUND AT - FEET	KIND OF WATER
74	1 ☐ FRESH 2 ☐ SALTY — 3 ☐ SULPHUR 4 ☐ MINERALS 6 ☐ GAS
	1 ☐ FRESH 2 ☐ SALTY — 3 ☐ SULPHUR 4 ☐ MINERALS 6 ☐ GAS
	1 ☐ FRESH 2 ☐ SALTY — 3 ☐ SULPHUR 4 ☐ MINERALS 6 ☐ GAS
	1 ☐ FRESH 2 ☐ SALTY — 3 ☐ SULPHUR 4 ☐ MINERALS 6 ☐ GAS
	1 ☐ FRESH 2 ☐ SALTY — 3 ☐ SULPHUR 4 ☐ MINERALS 6 ☐ GAS

51 CASING & OPEN HOLE RECORD

INSIDE DIAM INCHES	MATERIAL	WALL THICKNESS INCHES	DEPTH - FEET FROM	DEPTH - FEET TO
6 1/4	1 ☑ STEEL 2 ☐ GALVANIZED 3 ☐ CONCRETE 4 ☐ OPEN HOLE 5 ☐ PLASTIC	3/16	0	25
	1 ☐ STEEL 2 ☐ GALVANIZED 3 ☐ CONCRETE 4 ☐ OPEN HOLE 5 ☐ PLASTIC			
	1 ☐ STEEL 2 ☐ GALVANIZED 3 ☐ CONCRETE 4 ☐ OPEN HOLE 5 ☐ PLASTIC			

SCREEN

SIZE(S) OF OPENING (SLOT NO.)	DIAMETER INCHES	LENGTH FEET
MATERIAL AND TYPE	DEPTH TO TOP OF SCREEN FEET	

61 PLUGGING & SEALING RECORD

DEPTH SET AT - FEET FROM	DEPTH SET AT - FEET TO	MATERIAL AND TYPE (CEMENT GROUT LEAD PACKER, ETC.)
25	4	Annular Cement Grout

71 PUMPING TEST

PUMPING TEST METHOD	PUMPING RATE	DURATION OF PUMPING
1 ☐ PUMP 2 ☑ BAILER	8 GPM	2 HOURS ___ MINS

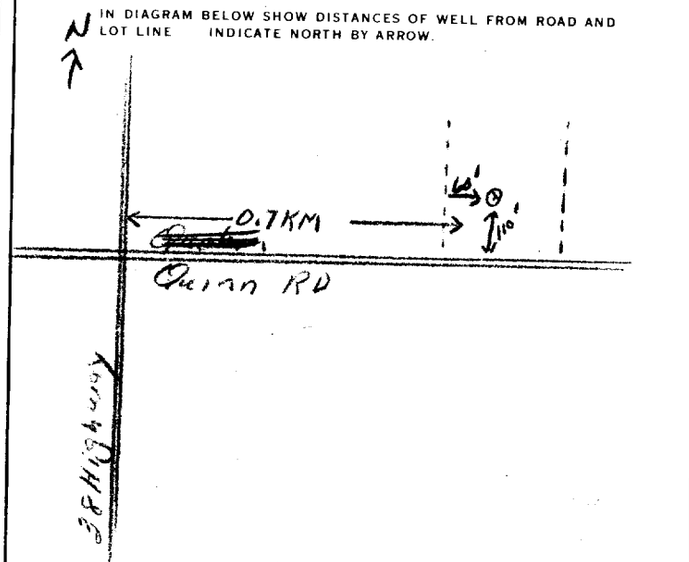
STATIC LEVEL	WATER LEVEL END OF PUMPING	WATER LEVELS DURING (1 ☐ PUMPING 2 ☐ RECOVERY)	15 MINUTES	30 MINUTES	45 MINUTES	60 MINUTES
69 FEET	75 FEET		72 FEET	73 FEET	74 FEET	75 FEET

IF FLOWING, GIVE RATE	PUMP INTAKE SET AT	WATER AT END OF TEST
GPM	FEET	1 ☑ CLEAR 2 ☐ CLOUDY

RECOMMENDED PUMP TYPE	RECOMMENDED PUMP SETTING	RECOMMENDED PUMPING RATE
☐ SHALLOW ☑ DEEP	80 FEET	8 GPM

LOCATION OF WELL

IN DIAGRAM BELOW SHOW DISTANCES OF WELL FROM ROAD AND LOT LINE. INDICATE NORTH BY ARROW.



DRILLERS REMARKS: Chlorides 400

142983

FINAL STATUS OF WELL (54)
1 ☑ WATER SUPPLY — 2 ☐ OBSERVATION WELL — 3 ☐ TEST HOLE — 4 ☐ RECHARGE WELL — 5 ☐ ABANDONED, INSUFFICIENT SUPPLY — 6 ☐ ABANDONED, POOR QUALITY — 7 ☐ UNFINISHED — ☐ DEWATERING

WATER USE (55-56)
1 ☑ DOMESTIC — 2 ☐ STOCK — 3 ☐ IRRIGATION — 4 ☐ INDUSTRIAL — ☐ OTHER — 5 ☐ COMMERCIAL — 6 ☐ MUNICIPAL — 7 ☐ PUBLIC SUPPLY — 8 ☐ COOLING OR AIR CONDITIONING — 9 ☐ NOT USED

METHOD OF CONSTRUCTION (57)
1 ☑ CABLE TOOL — 2 ☐ ROTARY (CONVENTIONAL) — 3 ☐ ROTARY (REVERSE) — 4 ☐ ROTARY (AIR) — 5 ☐ AIR PERCUSSION — 6 ☐ BORING — 7 ☐ DIAMOND — 8 ☐ JETTING — 9 ☐ DRIVING — ☐ DIGGING — ☐ OTHER

CONTRACTOR

NAME OF WELL CONTRACTOR: Jack Knox Well Drilling
WELL CONTRACTOR'S LICENSE NUMBER: 3202
ADDRESS: Glenburnie, Ontario
NAME OF WELL TECHNICIAN: Wayne Swant - Jack Knox
WELL TECHNICIAN'S LICENCE NUMBER: [illegible]
SIGNATURE OF TECHNICIAN/CONTRACTOR: Jack Knox
SUBMISSION DATE: DAY ___ MO. ___ YR. ___

OFFICE USE ONLY

DATA SOURCE (58) — CONTRACTOR (59-62): 3202 — DATE RECEIVED (63-68): JUN 27 1994
DATE OF INSPECTION — INSPECTOR
REMARKS

CSS.ES

MINISTRY OF THE ENVIRONMENT COPY

FORM NO. 0506-11 (86) FORM 7

Ministry of Environment and Energy
Ontario

The Ontario Water Resources Act
WATER WELL RECORD

Print only in spaces provided.
Mark correct box with a checkmark, where applicable.

11 (1 2) **2215762**

Municipality (10 14) 22016 Con. (15 22 23 24) CON 03

County or District	Township/Borough/City/Town/Village	Con block tract survey, etc.	Lot (25 27)
[redacted]	Portland	3 Plan # —	5

Address: RR#3 Harrowsmith Ont. K0H 1V0

Date completed (48-53): 31 day 12 month 96 year

Northing RC Elevation RC Basin Code ii iii iv

21 (1 2) T M (10 12 17 18 24 25 26 30 31 47)

LOG OF OVERBURDEN AND BEDROCK MATERIALS (see instructions)

General colour	Most common material	Other materials	General description	Depth – feet From	Depth – feet To
Brown	Earth			0	1
Brown	Shale			1	3
Blue	Limestone			3	40
Green	Limestone			40	45
Blue	Limestone			45	138

31 (10 14 15 21)

32 (32 43 54 65 75 80)

41 WATER RECORD

Water found at – feet	Kind of water			
X (10-13)	1 ☐ Fresh	3 ☐ Sulphur	14	
	2 ☐ Salty	4 ☐ Minerals		
		6 ☐ Gas		
(15-18)	1 ☐ Fresh	3 ☐ Sulphur	19	
	2 ☐ Salty	4 ☐ Minerals		
		6 ☐ Gas		
(20-23)	1 ☐ Fresh	3 ☐ Sulphur	24	
	2 ☐ Salty	4 ☐ Minerals		
		6 ☐ Gas		
(25-28)	1 ☐ Fresh	3 ☐ Sulphur	29	
	2 ☐ Salty	4 ☐ Minerals		
		6 ☐ Gas		
(30-33)	1 ☐ Fresh	3 ☐ Sulphur	34	60
	2 ☐ Salty	4 ☐ Minerals		
		6 ☐ Gas		

51 CASING & OPEN HOLE RECORD

Inside diam inches	Material	Wall thickness inches	Depth – feet From	Depth – feet To
(10-11)	1 ☐ Steel 12			(13-16)
	2 ☑ Galvanized			
	3 ☐ Concrete			
	4 ☐ Open hole			
	5 ☐ Plastic			
(17-18)	1 ☐ Steel 19			(20-23)
	2 ☐ Galvanized			
	3 ☐ Concrete			
	4 ☐ Open hole			
	5 ☐ Plastic			
(24-25)	1 ☐ Steel 26			(27-30)
	2 ☐ Galvanized			
	3 ☐ Concrete			
	4 ☐ Open hole			
	5 ☐ Plastic			

SCREEN

Sizes of opening (Slot No.) (31-33)	Diameter (34-38) inches	Length (39-40) feet
Material and type	Depth at top of screen (41-44) feet	30

61 PLUGGING & SEALING RECORD

☐ Annular space ☑ Abandonment

Depth set at – feet From	Depth set at – feet To	Material and type (Cement grout, bentonite, etc.)
138 (10-13)	0 (14-17)	Gravel-Cement mix.
(18-21)	(22-25)	
(26-29)	(30-33) 80	

71 PUMPING TEST

Pumping test method (10): 1 ☐ Pump 2 ☐ Bailer

Pumping rate (11-14): GPM

Duration of pumping (15-16) Hours (17-18) Mins

Static level (19-21): feet

Water level end of pumping (22-24): feet

Water levels during (25): 1 ☐ Pumping 2 ☐ Recovery

15 minutes (26-28)	30 minutes (29-31)	45 minutes (32-34)	60 minutes (35-37)
feet	feet	feet	feet

If flowing give rate (38-41): GPM

Pump intake set at: feet

Water at end of test (42): ☐ Clear ☐ Cloudy

Recommended pump type: ☐ Shallow ☐ Deep

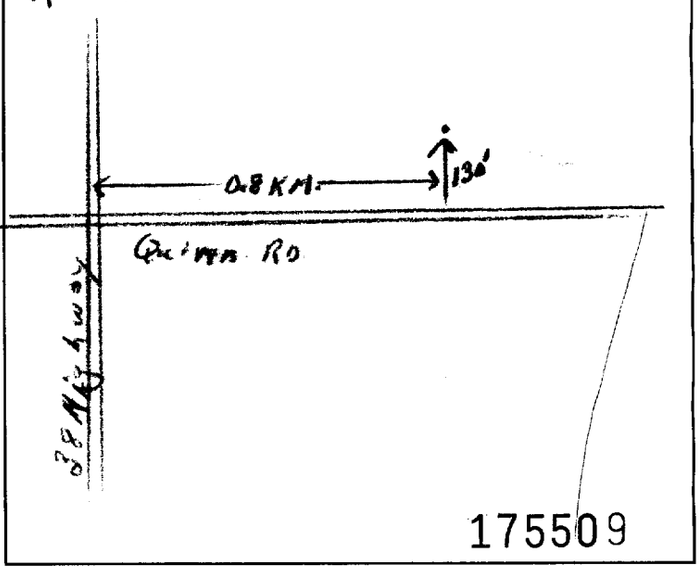
Recommended pump setting (43-45): feet

Recommended pump rate (46-49): X GPM

50-53

LOCATION OF WELL

In diagram below show distances of well from road and lot line. Indicate north by arrow.



175509

FINAL STATUS OF WELL (54)

1 ☐ Water supply
2 ☐ Observation well
3 ☐ Test hole
4 ☐ Recharge well
5 ☑ Abandoned, insufficient supply
6 ☐ Abandoned, poor quality
7 ☐ Abandoned (Other)
8 ☐ Dewatering
9 ☐ Unfinished
10 ☐ Replacement well

WATER USE (55-56)

1 ☑ Domestic
2 ☐ Stock
3 ☐ Irrigation
4 ☐ Industrial
5 ☐ Commercial
6 ☐ Municipal
7 ☐ Public supply
8 ☐ Cooling & air conditioning
9 ☐ Not used
10 ☐ Other .....

METHOD OF CONSTRUCTION (57)

1 ☑ Cable tool
2 ☐ Rotary (conventional)
3 ☐ Rotary (reverse)
4 ☐ Rotary (air)
5 ☑ Air percussion
6 ☐ Boring
7 ☐ Diamond
8 ☐ Jetting
9 ☐ Driving
10 ☐ Digging
11 ☐ Other .....

Name of Well Contractor	Well Contractor's Licence No.
Jock Knox Well Drilling Ltd	3202
Address: Glenburnie, Ontario	
Name of Well Technician: Ron Knox	Well Technician's Licence No.: T-0041
Signature of Technician/Contractor: Jock Knox	Submission date: day mo yr

MINISTRY USE ONLY

Data source (58) | Contractor (59-62): 3202 | Date received (63-68): JAN 10 1997 (80)

Date of inspection | Inspector

Remarks: CSS. S

0506 (07/94) Front Form 9

2 - MINISTRY OF ENVIRONMENT & ENERGY COPY

Appendix B

Laboratory Certificates of Analysis

CADUCEON ENVIRONMENTAL LABORATORIES
Client committed. Quality assured. Canadian owned.

CERTIFICATE OF ANALYSIS

Final Report

C.O.C.: G 130104

REPORT No: 24-024165 - Rev. 0

Report To:
Blumetric Environmental
1682 Woodward Dr
Ottawa, ON K3C 3R8

CADUCEON Environmental Laboratories
285 Dalton Ave
Kingston, ON K7K 6Z1

Attention: Brett Webster

DATE RECEIVED: 2024-Aug-08
DATE REPORTED: 2024-Aug-14
SAMPLE MATRIX: Ground Water

CUSTOMER PROJECT: Pittman Severance
P.O. NUMBER: P.O# 240360-00

Analyses	Qty	Site Analyzed	Authorized	Date Analyzed	Lab Method	Reference Method
Anions (Liquid)	1	OTTAWA	PCURIEL	2024-Aug-09	A-IC-01	SM 4110B
Colour (Liquid)	1	OTTAWA	STAILLON	2024-Aug-12	A-COL-01	SM 2120C
Cond/pH/Alk Auto (Liquid)	1	OTTAWA	VKASYAN	2024-Aug-12	COND-02/PH-02/ALK-02	SM 2510B/4500H/2320B
Coliforms - DC Media (Liquid)	1	KINGSTON	BBURTCH	2024-Aug-08	ECTC-001	MECP E3407
DOC/DIC (Liquid)	1	OTTAWA	VKASYAN	2024-Aug-09	C-OC-01	EPA 415.2
Fecal Coliforms (Liquid)	1	KINGSTON	BBURTCH	2024-Aug-08	FC-001	SM 9222D
HPC MF (Liquid)	1	KINGSTON	BBURTCH	2024-Aug-08	HPC-001	SM 9215D
ICP/MS (Liquid)	1	OTTAWA	AOZKAYMAK	2024-Aug-13	D-ICPMS-01	EPA 200.8
ICP/OES (Liquid)	1	OTTAWA	APRUDYVUS	2024-Aug-12	D-ICP-01	SM 3120B
Ammonia (Liquid)	1	KINGSTON	JYEARWOOD	2024-Aug-09	NH3-001	SM 4500NH3
Organic Nitrogen (Liquid)	1	KINGSTON	KDIBBITS	2024-Aug-14	TPTKN-001	MECP E3516.2
Phenols (Liquid)	1	KINGSTON	EHINCH	2024-Aug-09	PHEN-01	MECP E3179
Sulphide (Liquid)	1	KINGSTON	EHINCH	2024-Aug-08	H2S-001	SM 4500-S2
Tannins (Liquid)	1	KINGSTON	KDIBBITS	2024-Aug-09	TAN-001	SM 5550
TP & TKN (Liquid)	1	KINGSTON	KDIBBITS	2024-Aug-12	TPTKN-001	MECP E3516.2
Turbidity (Liquid)	1	OTTAWA	PLUSSIER	2024-Aug-12	A-TURB-01	SM 2130B

R.L. = Reporting Limit
NC = Not Calculated
Test methods may be modified from specified reference method unless indicated by an *

Michelle Dubien
Data Specialist

The analytical results reported herein refer to the samples as received and relate only to the items tested. Reproduction of this analytical report in full or in part is prohibited without prior consent from Caduceon Environmental Laboratories.

Parameter	Units	R.L.	Client I.D.: TW1 Sample I.D.: 24-024165-1 Date Collected: 2024-08-07 -
Total Coliform (DC Media)	CFU/100mL	1	0
E coli (DC Media)	CFU/100mL	1	0
Heterotrophic Plate Count	CFU/1mL	10	10
Fecal Coliform	CFU/100mL	1	0
Alkalinity(CaCO3) to pH4.5	mg/L	5	349
TDS (Calc. from Cond.)	mg/L	3	731
Conductivity @25°C	uS/cm	1	1350
pH @25°C	pH units	-	8.10
Colour	TCU	2	<2
Turbidity	NTU	0.1	1.2
Fluoride	mg/L	0.1	0.7
Chloride	mg/L	0.5	82.8
Nitrate (N)	mg/L	0.05	0.29
Nitrite (N)	mg/L	0.05	<0.05
Sulphate	mg/L	1	247
Phosphorus (Total)	mg/L	0.01	0.01
Total Kjeldahl Nitrogen	mg/L	0.1	1.5
Ammonia (N)-Total (NH3+NH4)	mg/L	0.05	1.47
Organic Nitrogen	mg/L	0.1	<0.1
Dissolved Organic Carbon	mg/L	0.2	3.9
Tannin & Lignin	mg/L	0.5	<0.5

Michelle Dubien
Data Specialist

The analytical results reported herein refer to the samples as received and relate only to the items tested. Reproduction of this analytical report in full or in part is prohibited without prior consent from Caduceon Environmental Laboratories.

	Client I.D.		TW1
	Sample I.D.		24-024165-1
	Date Collected		2024-08-07
Parameter	Units	R.L.	-
Sulphide	mg/L	0.01	<0.01
Phenolics	mg/L	0.001	<0.001
Hardness (as CaCO3)	mg/L	0.02	237
Barium	mg/L	0.001	0.066
Boron	mg/L	0.005	2.28
Calcium	mg/L	0.02	55.8
Iron	mg/L	0.005	0.015
Magnesium	mg/L	0.02	23.7
Manganese	mg/L	0.001	0.014
Potassium	mg/L	0.1	20.8
Sodium	mg/L	0.2	217
Strontium	mg/L	0.001	7.88
Zinc	mg/L	0.005	0.005
Antimony	mg/L	0.0001	0.0003
Arsenic	mg/L	0.0001	0.0005
Beryllium	mg/L	0.0001	<0.0001
Cadmium	mg/L	0.000015	<0.000015
Chromium	mg/L	0.001	<0.001
Cobalt	mg/L	0.0001	0.0002
Copper	mg/L	0.0001	0.0003
Lead	mg/L	0.00002	0.00028

Michelle Dubien
Data Specialist

The analytical results reported herein refer to the samples as received and relate only to the items tested. Reproduction of this analytical report in full or in part is prohibited without prior consent from Caduceon Environmental Laboratories.

Parameter	Units	R.L.	Client I.D.: TW1 Sample I.D.: 24-024165-1 Date Collected: 2024-08-07 -
Molybdenum	mg/L	0.0001	0.0008
Nickel	mg/L	0.0002	0.0007
Selenium	mg/L	0.001	<0.001
Silver	mg/L	0.0001	<0.0001
Thallium	mg/L	0.00005	0.00012
Uranium	mg/L	0.00005	0.00063
Vanadium	mg/L	0.0001	0.0004

Michelle Dubien
Data Specialist

The analytical results reported herein refer to the samples as received and relate only to the items tested. Reproduction of this analytical report in full or in part is prohibited without prior consent from Caduceon Environmental Laboratories.

CADUCEON ENVIRONMENTAL LABORATORIES
Client committed. Quality assured. Canadian owned.

CERTIFICATE OF ANALYSIS

Final Report

C.O.C.: G 108631

REPORT No: 24-024292 - Rev. 0

Report To:
Blumetric Environmental
1682 Woodward Dr
Ottawa, ON K3C 3R8

CADUCEON Environmental Laboratories
285 Dalton Ave
Kingston, ON K7K 6Z1

Attention: Brett Webster

DATE RECEIVED: 2024-Aug-08
DATE REPORTED: 2024-Aug-15
SAMPLE MATRIX: Ground Water

CUSTOMER PROJECT: Pittman Severance
P.O. NUMBER: P.O# 240360-00

Analyses	Qty	Site Analyzed	Authorized	Date Analyzed	Lab Method	Reference Method
Anions (Liquid)	1	OTTAWA	PCURIEL	2024-Aug-09	A-IC-01	SM 4110B
Colour (Liquid)	1	OTTAWA	STAILLON	2024-Aug-12	A-COL-01	SM 2120C
Cond/pH/Alk Auto (Liquid)	1	OTTAWA	VKASYAN	2024-Aug-12	COND-02/PH-02/ALK-02	SM 2510B/4500H/2320B
Coliforms - DC Media (Liquid)	1	KINGSTON	BBURTCH	2024-Aug-08	ECTC-001	MECP E3407
DOC/DIC (Liquid)	1	OTTAWA	VKASYAN	2024-Aug-09	C-OC-01	EPA 415.2
Fecal Coliforms (Liquid)	1	KINGSTON	BBURTCH	2024-Aug-08	FC-001	SM 9222D
HPC MF (Liquid)	1	KINGSTON	BBURTCH	2024-Aug-08	HPC-001	SM 9215D
ICP/MS (Liquid)	1	OTTAWA	AOZKAYMAK	2024-Aug-13	D-ICPMS-01	EPA 200.8
ICP/OES (Liquid)	1	OTTAWA	APRUDYVUS	2024-Aug-12	D-ICP-01	SM 3120B
	0	OTTAWA	APRUDYVUS	2024-Aug-12		ICPMS Test
Ammonia (Liquid)	1	KINGSTON	JYEARWOOD	2024-Aug-13	NH3-001	SM 4500NH3
Organic Nitrogen (Liquid)	1	KINGSTON	KDIBBITS	2024-Aug-14	TPTKN-001	MECP E3516.2
Phenols (Liquid)	1	KINGSTON	EHINCH	2024-Aug-09	PHEN-01	MECP E3179
Sulphide (Liquid)	1	KINGSTON	EHINCH	2024-Aug-09	H2S-001	SM 4500-S2
Tannins (Liquid)	1	KINGSTON	KDIBBITS	2024-Aug-09	TAN-001	SM 5550
TP & TKN (Liquid)	1	KINGSTON	YLIEN	2024-Aug-13	TPTKN-001	MECP E3516.2
Turbidity (Liquid)	1	OTTAWA	PLUSSIER	2024-Aug-12	A-TURB-01	SM 2130B

R.L. = Reporting Limit
NC = Not Calculated
Test methods may be modified from specified reference method unless indicated by an *

Michelle Dubien
Data Specialist

The analytical results reported herein refer to the samples as received and relate only to the items tested. Reproduction of this analytical report in full or in part is prohibited without prior consent from Caduceon Environmental Laboratories.

			Client I.D.	TW 2
			Sample I.D.	24-024292-1
			Date Collected	2024-08-08
Parameter	Units	R.L.		-
Total Coliform (DC Media)	CFU/100mL	1		22
E coli (DC Media)	CFU/100mL	1		15
Heterotrophic Plate Count	CFU/1mL	10		530
Fecal Coliform	CFU/100mL	1		15
Alkalinity(CaCO3) to pH4.5	mg/L	5		302
TDS (Calc. from Cond.)	mg/L	3		522
Conductivity @25°C	uS/cm	1		979
pH @25°C	pH units	-		7.95
Colour	TCU	2		<2
Turbidity	NTU	0.1		0.1
Fluoride	mg/L	0.1		0.2
Chloride	mg/L	0.5		55.3
Nitrate (N)	mg/L	0.05		0.71
Nitrite (N)	mg/L	0.05		0.06
Sulphate	mg/L	1		143
Phosphorus (Total)	mg/L	0.01		<0.01
Total Kjeldahl Nitrogen	mg/L	0.1		2.2
Ammonia (N)-Total (NH3+NH4)	mg/L	0.05		2.21
Organic Nitrogen	mg/L	0.1		<0.1
Dissolved Organic Carbon	mg/L	0.2		3.1
Tannin & Lignin	mg/L	0.5		<0.5

Michelle Dubien
Data Specialist

The analytical results reported herein refer to the samples as received and relate only to the items tested. Reproduction of this analytical report in full or in part is prohibited without prior consent from Caduceon Environmental Laboratories.

	Client I.D.		TW 2
	Sample I.D.		24-024292-1
	Date Collected		2024-08-08
Parameter	Units	R.L.	-
Sulphide	mg/L	0.01	<0.01
Phenolics	mg/L	0.001	<0.001
Hardness (as CaCO3)	mg/L	0.02	286
Barium	mg/L	0.001	0.071
Boron	mg/L	0.005	1.17
Calcium	mg/L	0.02	74.6
Iron	mg/L	0.005	0.008
Magnesium	mg/L	0.02	24.2
Manganese	mg/L	0.001	0.003
Potassium	mg/L	0.1	15.6
Sodium	mg/L	0.2	108
Strontium	mg/L	0.001	9.19
Zinc	mg/L	0.005	0.007
Antimony	mg/L	0.0001	0.0005
Arsenic	mg/L	0.0001	0.0003
Beryllium	mg/L	0.0001	<0.0001
Cadmium	mg/L	0.000015	<0.000015
Chromium	mg/L	0.001	<0.001
Cobalt	mg/L	0.0001	0.0005
Copper	mg/L	0.0001	0.0010
Lead	mg/L	0.00002	0.00018

Michelle Dubien
Data Specialist

The analytical results reported herein refer to the samples as received and relate only to the items tested. Reproduction of this analytical report in full or in part is prohibited without prior consent from Caduceon Environmental Laboratories.

Parameter	Units	R.L.	Client I.D.: TW 2 Sample I.D.: 24-024292-1 Date Collected: 2024-08-08 -
Molybdenum	mg/L	0.0001	0.0007
Nickel	mg/L	0.0002	0.0026
Selenium	mg/L	0.001	<0.001
Silver	mg/L	0.0001	<0.0001
Thallium	mg/L	0.00005	0.00022
Uranium	mg/L	0.00005	0.00060
Vanadium	mg/L	0.0001	0.0003

Michelle Dubien
Data Specialist

The analytical results reported herein refer to the samples as received and relate only to the items tested. Reproduction of this analytical report in full or in part is prohibited without prior consent from Caduceon Environmental Laboratories.

CADUCEON ENVIRONMENTAL LABORATORIES
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CERTIFICATE OF ANALYSIS

Final Report

C.O.C.: G 130297

REPORT No: 24-030803 - Rev. 0

Report To:
Blumetric Environmental
1682 Woodward Dr
Ottawa, ON K3C 3R8

CADUCEON Environmental Laboratories
285 Dalton Ave
Kingston, ON K7K 6Z1

Attention: Brett Webster

DATE RECEIVED: 2024-Oct-03
DATE REPORTED: 2024-Oct-07
SAMPLE MATRIX: Ground Water

CUSTOMER PROJECT:
P.O. NUMBER: 240360

Analyses	Qty	Site Analyzed	Authorized	Date Analyzed	Lab Method	Reference Method
Coliforms - DC Media (Liquid)	1	KINGSTON	BBURTCH	2024-Oct-03	ECTC-001	MECP E3407
Fecal Coliforms (Liquid)	1	KINGSTON	BBURTCH	2024-Oct-03	FC-001	SM 9222D
HPC MF (Liquid)	1	KINGSTON	BBURTCH	2024-Oct-03	HPC-001	SM 9215D

R.L. = Reporting Limit
NC = Not Calculated
Test methods may be modified from specified reference method unless indicated by an *

		Parameter	Total Coliform (DC Media)	E coli (DC Media)	Background (DC Media)	Heterotrophic Plate Count	Fecal Coliform
		Units	CFU/100mL	CFU/100mL	CFU/100mL	CFU/1mL	CFU/100mL
		R.L.	1	1	1	10	1
Client I.D.	Sample I.D.	Date Collected	-	-	-	-	-
TW2	24-030803-1	2024-Oct-03	0	0	0	10	0

Brandon Burtch
Microbiology Supervisor

The analytical results reported herein refer to the samples as received and relate only to the items tested. Reproduction of this analytical report in full or in part is prohibited without prior consent from Caduceon Environmental Laboratories.

CADUCEON ENVIRONMENTAL LABORATORIES
Client committed. Quality assured. Proudly Canadian.

CERTIFICATE OF ANALYSIS

Final Report

C.O.C.: DW 132970 **REPORT No: 24-037978 - Rev. 0**

Report To:
Private Kingston
,

CADUCEON Environmental Laboratories
285 Dalton Ave
Kingston, ON K7K 6Z1

Attention: Robert Pittman

DATE RECEIVED: 2024-Dec-10
DATE REPORTED: 2024-Dec-11
SAMPLE MATRIX: Drinking Water

CUSTOMER PROJECT:
P.O. NUMBER:

Analyses	Qty	Site Analyzed	Authorized	Date Analyzed	Lab Method	Reference Method
Coliforms - DC Media (Liquid)	1	KINGSTON	BBURTCH	2024-Dec-10	ECTC-001	MECP E3407

R.L. = Reporting Limit
NC = Not Calculated
Test methods may be modified from specified reference method unless indicated by an *

Client I.D.	Sample I.D.	Parameter	Total Coliform (DC Media)	E coli (DC Media)
		Units	CFU/100mL	CFU/100mL
		R.L.	1	1
		Date Collected	-	-
3629 Quinn Rd.East Well	24-037978-1	2024-Dec-09	0	0

Brandon Burtch
Microbiology Supervisor

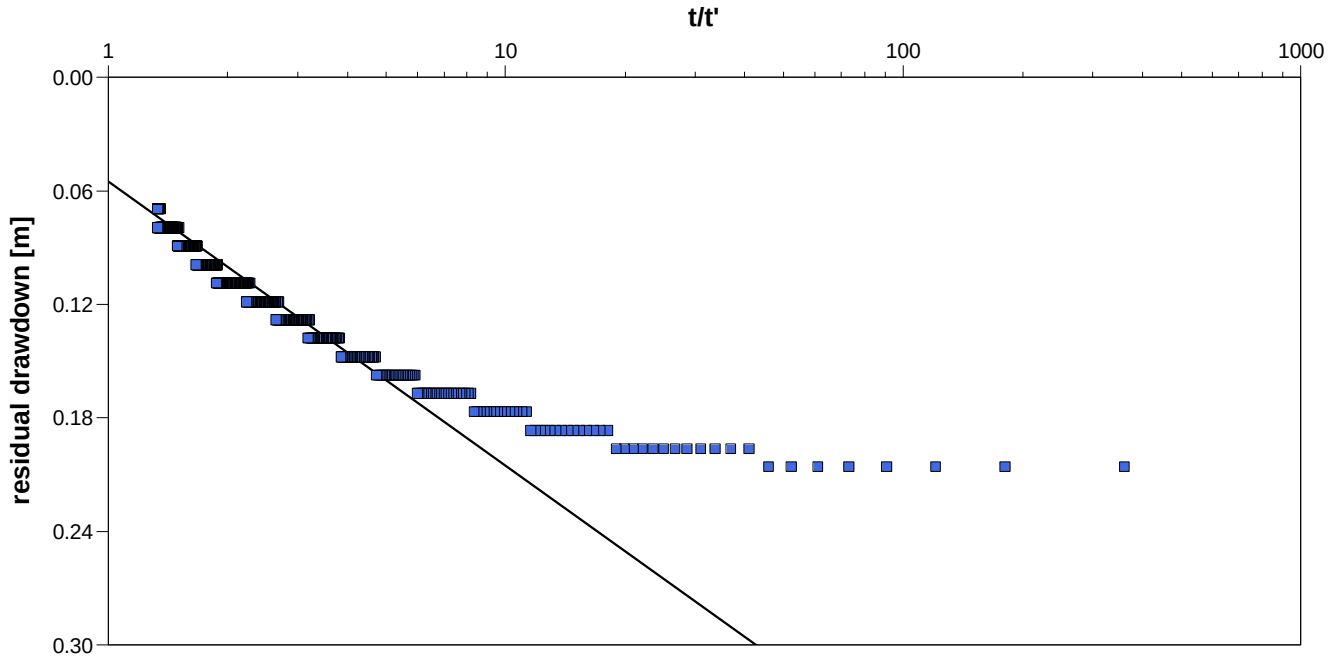
The analytical results reported herein refer to the samples as received and relate only to the items tested. Reproduction of this analytical report in full or in part is prohibited without prior consent from Caduceon Environmental Laboratories.

Appendix C

Aquifer Analysis

	Pumping Test Analysis Report
	Project: Pittman Sevrance
	Number: 240360
	Client: Robert Pittman

Location: Quinn Road	Pumping Test: Pumping Test TW1 - Recovery	Pumping Well: TW1
Test Conducted by: BM		Test Date: 2025-03-11
Analysis Performed by: EL	TW1 - Recovery	Analysis Date: 2025-03-11
Aquifer Thickness: 5.40 m	Discharge: variable, average rate 5.5 [U.S. gal/min]	

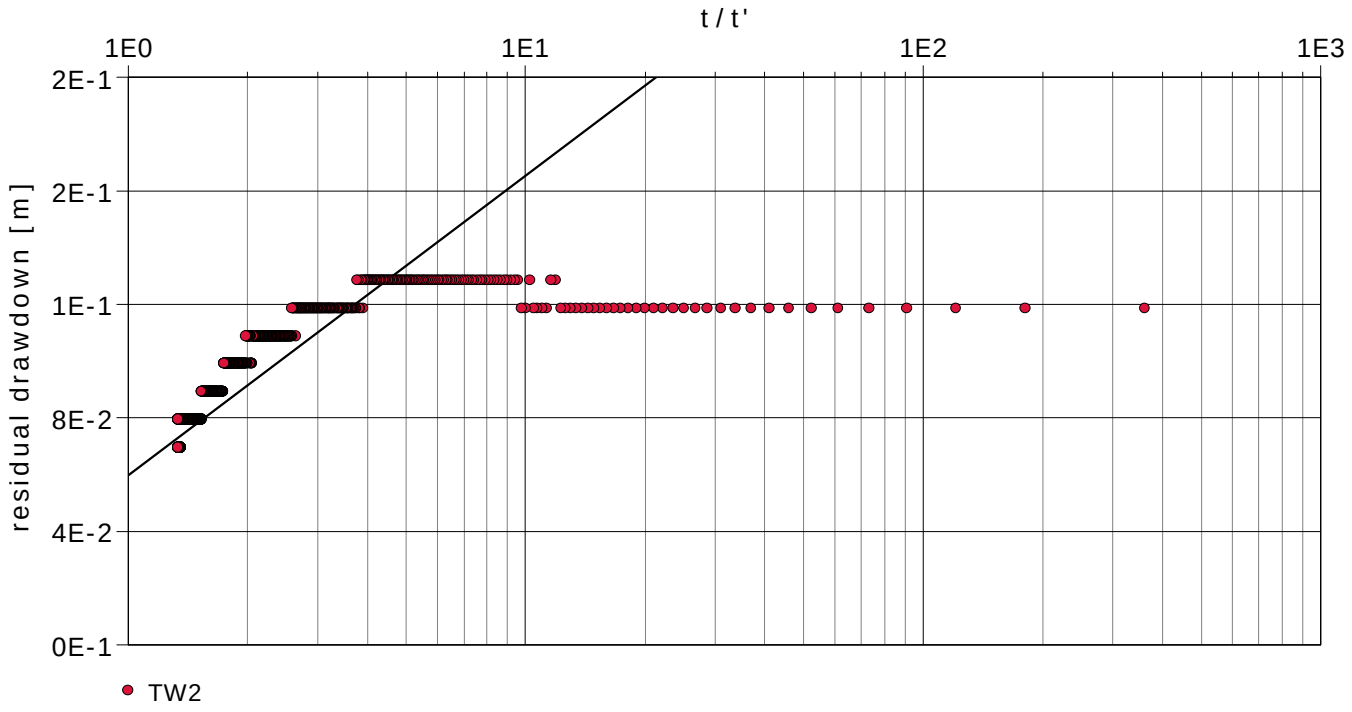


Calculation using THEIS & JACOB

Observation Well	Transmissivity [m²/s]	Hydraulic Conductivity [m/s]	Radial Distance to PW [m]	
TW1	4.22×10^{-4}	7.82×10^{-5}	0.45	

	Pumping Test Analysis Report
	Project: Pittman Sevrance
	Number: 240360
	Client: Robert Pittman

Location: Quinn Road	Pumping Test: Pumping Test TW1 - Recovery	Pumping Well: TW1
Test Conducted by: BM		Test Date: 2025-03-11
Analysis Performed by: EL	TW2 - Recovery	Analysis Date: 2025-03-12
Aquifer Thickness: 5.40 m	Discharge: variable, average rate 5.5 [U.S. gal/min]	

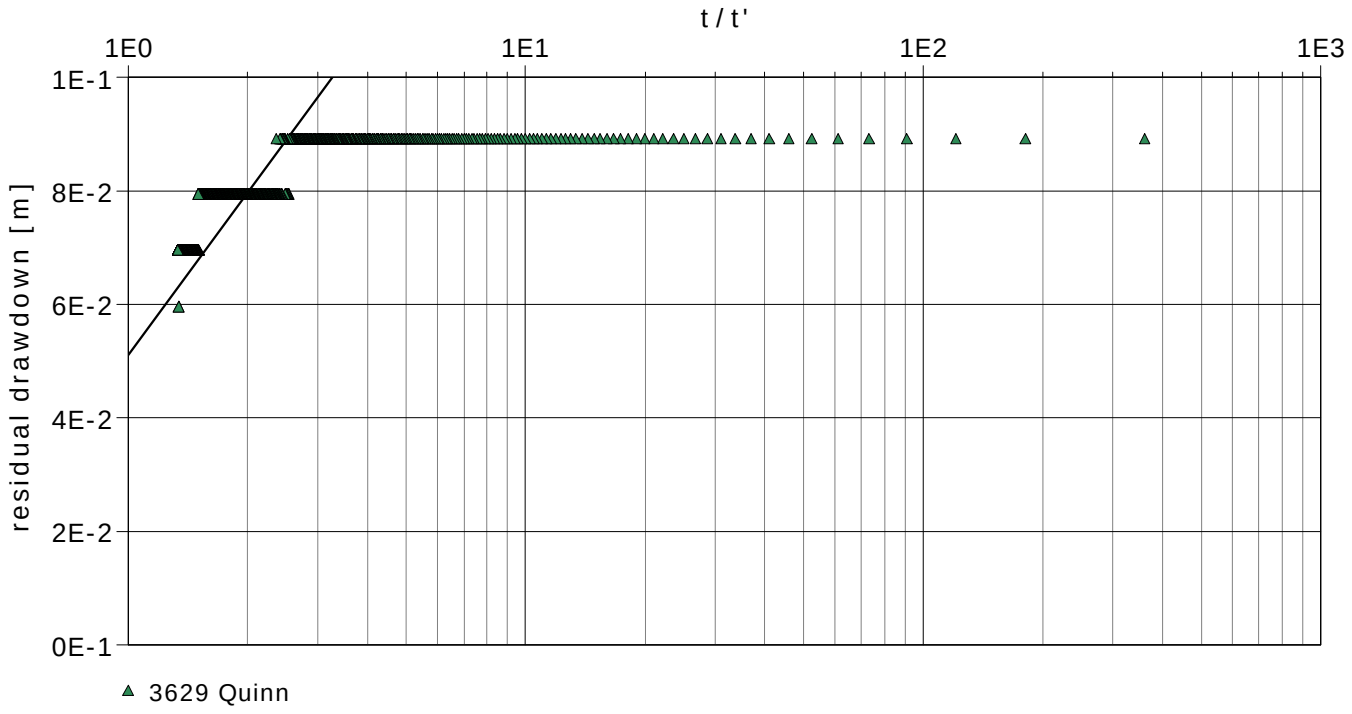


Calculation using THEIS & JACOB

Observation Well	Transmissivity [m²/s]	Hydraulic Conductivity [m/s]	Radial Distance to PW [m]	
TW2	6.02×10^{-4}	1.11×10^{-4}	99.03	

	Pumping Test Analysis Report
	Project: Pittman Sevrance
	Number: 240360
	Client: Robert Pittman

Location: Quinn Road	Pumping Test: Pumping Test TW1 - Recovery	Pumping Well: TW1
Test Conducted by: BM		Test Date: 2025-03-11
Analysis Performed by: EL	3629 - Recovery	Analysis Date: 2025-03-12
Aquifer Thickness: 5.40 m	Discharge: variable, average rate 5.5 [U.S. gal/min]	

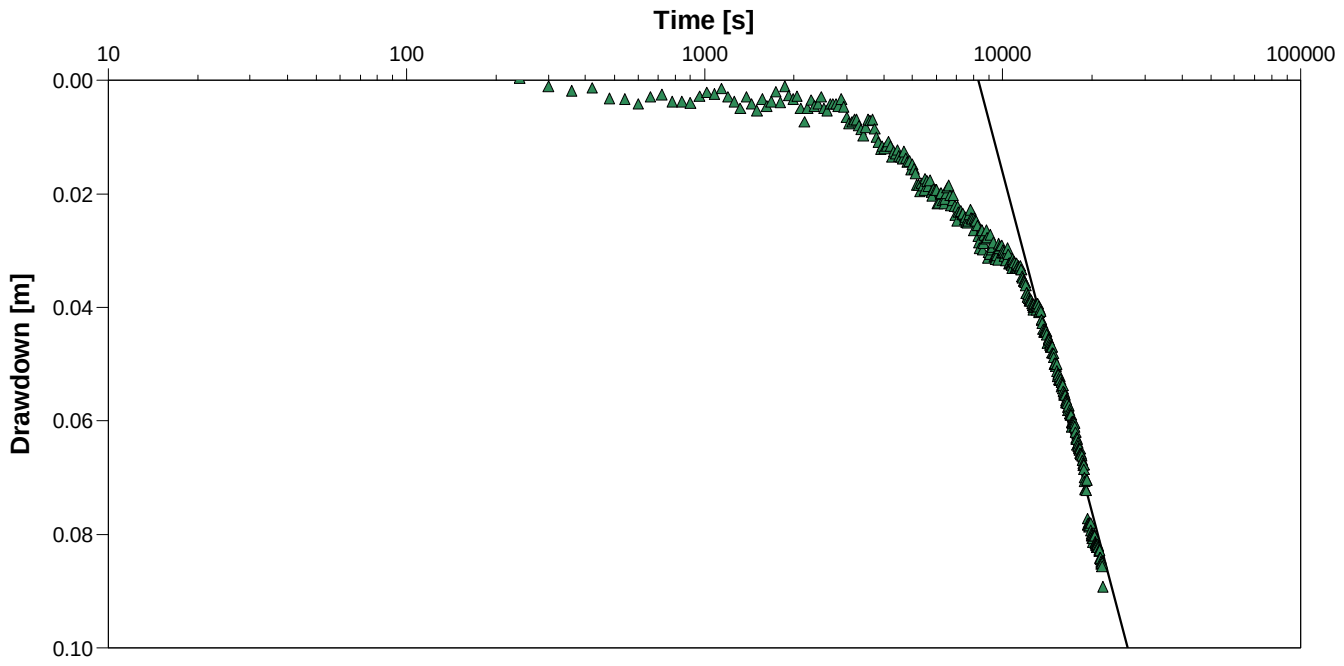


Calculation using THEIS & JACOB

Observation Well	Transmissivity [m²/s]	Hydraulic Conductivity [m/s]	Radial Distance to PW [m]	
3629 Quinn	6.67×10^{-4}	1.23×10^{-4}	189.77	

BluMetric™ Environmental	**Pumping Test Analysis Report**
	Project: Pittman Sevrance
	Number: 240360
	Client: Robert Pittman

Location: Quinn Road	Pumping Test: Pumping Test TW1 - Drawdown	Pumping Well: TW1
Test Conducted by:		Test Date: 2025-03-12
Analysis Performed by:	3629 Quinn - Drawdown	Analysis Date: 2025-03-12
Aquifer Thickness: 5.50 m	Discharge Rate: 5.5 [U.S. gal/min]	

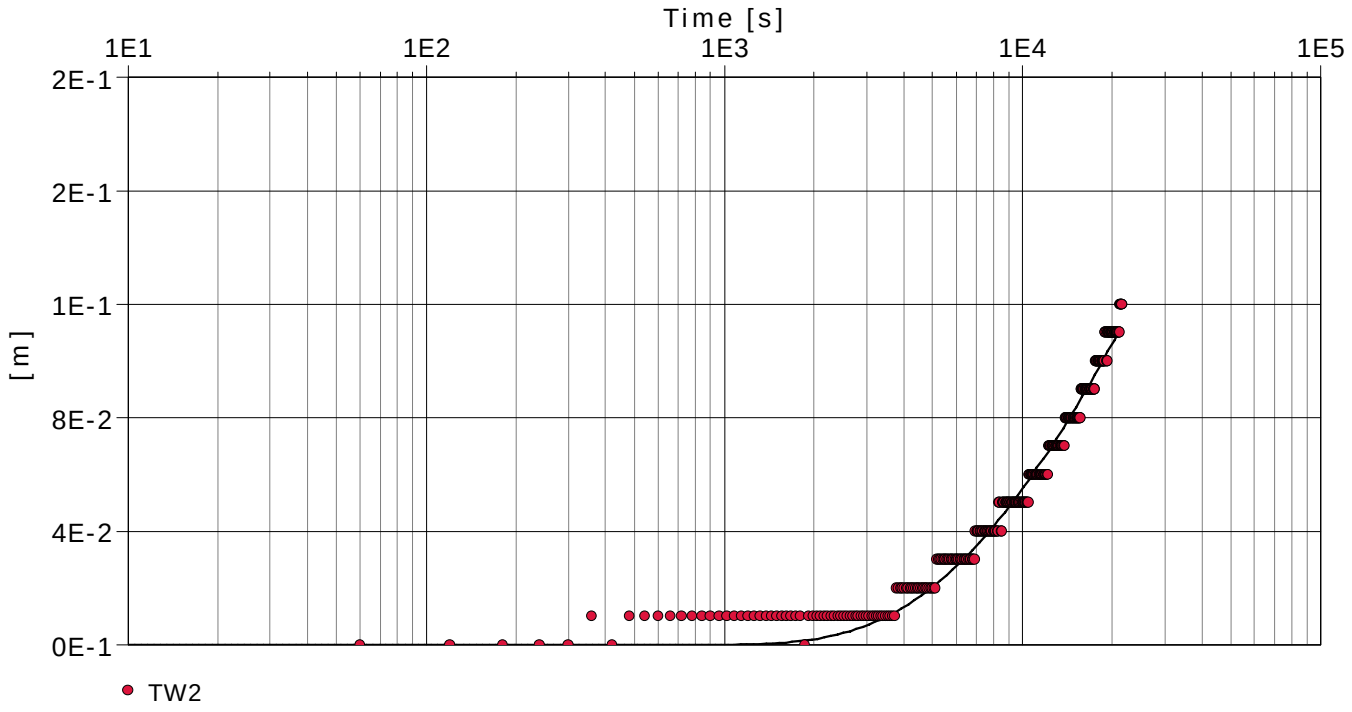


Calculation using COOPER & JACOB

Observation Well	Transmissivity [m²/d]	Hydraulic Conductivity [m/d]	Storage coefficient	Radial Distance to PW [m]	
3629 Quinn	2.75×10^{1}	5.00×10^{0}	1.65×10^{-4}	189.77	

	Pumping Test Analysis Report
	Project: Pittman Sevrance
	Number: 240360
	Client: Robert Pittman

Location: Quinn Road	Pumping Test: Pumping Test TW1 - Drawdown	Pumping Well: TW1
Test Conducted by:		Test Date: 2025-03-12
Analysis Performed by:	TW2 - Drawdown	Analysis Date: 2025-03-12
Aquifer Thickness: 5.50 m	Discharge Rate: 5.5 [U.S. gal/min]	



Calculation using Theis with Jacob Correction

Observation Well	Transmissivity [m²/d]	Hydraulic Conductivity [m/d]	Storage coefficient	Radial Distance to PW [m]	
TW2	2.22×10^{1}	4.04×10^{0}	5.71×10^{-4}	99.03	

Appendix D

Nitrate Impact Assessment Calculations

Robert Pittman - 3629 Quinn Road East, Harrowsmith, Ontario

Thornthwaite Calculation

Thornthwaite Method (1957) **Potential Evapotranspiration**

'Hydrology and Hydraulic Systems' 4th edition by Ram S. Gupta, 2017

Et month = 1.62 (10*Tm)/I) ^ a

where:

a = 675*10 ^ -9*I ^ 3 - 771 *10 ^ -7*I ^ 2 +179*10 ^ -4 * I + 492*10 ^ -3

I_i = sum (Tm/5) ^ 1.514

Canada Climate Normals Environment Canada Climate Normals: KINGSTON Ontario **Month**	Temp C	I_i	Et (cm) unadjusted	Daylight Factor	Et (mm) adjusted
January	-7.7	frozen			
Feb	-6.9	frozen			
March	-1.5	frozen			
April	6.5	1.4877	2.9527	1.13	0.0334
May	13.1	4.2984	6.3385	1.28	0.0811
June	18.2	7.0714	9.0708	1.29	0.1170
July	20.9	8.7189	10.5471	1.31	0.1382
Aug	19.7	7.9723	9.8887	1.21	0.1197
Sept	15.2	5.3836	7.4537	1.04	0.0775
Oct	8.4	2.1934	3.9049	0.94	0.0367
Nov	2.5	0.3501	1.0420	0.79	0.0082
Dec	-4.1	frozen			
		37.476	51.198		0.612
	a =	1.0901			metres

Note: Daylight Factor is an adjustment factor for possible hours of sunshine based on latitude.
Monthly temperature from Environment Canada Climate Normals website at:
https://climate.weather.gc.ca/climate_normals/index_e.html

▼ Temperature

1981 to 2010 Canadian Climate Normals station data

Temperature

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year	Code
Daily Average (°C)	-7.7	-6.9	-1.5	6.5	13.1	18.2	20.9	19.7	15.2	8.4	2.5	-4.1	7.0	D

▼ Precipitation

1981 to 2010 Canadian Climate Normals station data

Precipitation

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year	C
Rainfall (mm)	38.0	24.4	40.0	73.0	86.4	81.1	63.0	68.7	107.9	93.4	88.9	47.1	811.8	C
Snowfall (cm)	42.6	32.9	25.9	7.5	0.1	0.0	0.0	0.0	0.0	1.0	12.0	31.9	153.8	C
Precipitation (mm)	80.6	57.3	65.8	80.5	86.4	81.1	63.0	68.7	107.9	94.3	100.9	79.0	965.6	C

Environment Canada Climate Normals: KINGSTON Ontario	965.6	mm
Potential Evapotranspiration (PE)	612	mm
Surplus Water (Precipitation - PE)	354	mm

Predictive Nitrate Impact Assessment

PRE DEVELOPMENT CONDITIONS			POST DEVELOPMENT CONDITIONS		
Infiltration Factors			**Infiltration Factors**		
Topography	0.3	flat	Topography	0.3	flat
Soil	0.2	sand and clay	Soil	0.2	sand and clay
Cover	0.1	cultivated	Cover	0.1	cultivated
Total	**0.6**		**Total**	**0.6**	
Site Characteristics			**Site Characteristics**		
Area of Site :	21000	m^2	Area of Site :	21,000	m^2
	2.10	hectares		2.10	hectares
			Area of each roof:	300	m^2
			Total of roof areas:	600	m^2
			Length of roadways:	10	m
			Width of roadways:	5	m
			Total area of roadways:	100	m^2
			Impervious Area	700	m^2
			Percent Impervious Area =	3.33	%
Infiltration Area =	21,000	m^2	Infiltration Area =	20,300	m^2
Septic Effluent			**Septic Effluent**		
Concentration of Effluent (Cs) =	40	mg/L	Concentration of Effluent (Cs) =	40	mg/L
Daily Sewage Flow (Qs) =	0	m^3	Daily Sewage Flow (Qs) =	2	m^3
Infiltration Calculation			**Infiltration Calculation**		
Nitrate concentration in precipitation (C_i) =	0	mg/L	Nitrate concentration in precipitation (C_i) =	0	mg/L
Environment Canada Climate Normals: KINGSTON Ontario	965.6	mm/yr	Environment Canada Climate Normals: KINGSTON Ontario	965.6	mm/yr
Surplus Water (Thornthwaite calc attached)	354	mm/yr	Surplus Water (Thornthwaite calc attached)	354	mm/yr
Factored Surplus Water =	212	mm/yr	Factored Surplus Water =	212	mm/yr
Total volume of Infiltration	4,458	m^3	Total volume of Infiltration	4,309	m^3 mm/yr
Infiltration flow entering the system (Q_i) =	12	m^3/day	Infiltration Flow Entering the System (Q_i) =	12	m^3/day
Mass Balance Model (MOEE, 1995)			**Mass Balance Model (MOEE, 1995)**		
$C_T = (Q_bC_b+Q_eC_e+Q_iC_i)/(Q_b+Q_e+Q_i)$ = Cumulative Nitrate Concentration			$C_T = (Q_bC_b+Q_eC_e+Q_iC_i)/(Q_b+Q_e+Q_i)$ = Cumulative Nitrate Concentration		
Q_b = flow entering the system across the upgradient area	0	m^3/day	Q_b = flow entering the system across the upgradient area	0	m^3/day
C_b = background nitrate concentration	0	mg/L	C_b = background nitrate concentration	0	mg/L
Q_e = flow entering the system from the septic drainfield	0	m^3/day	Q_e = flow entering the system from the septic drainfield	2	m^3/day
C_e = concentration of nitrates in the septic effluent	40	mg/L	C_e = concentration of nitrates in the septic effluent	40	mg/L
Q_i = flow entering the system from infiltration	12	m^3/day	Q_i = flow entering the system from infiltration	12	m^3/day
C_i = Concentration of nitrates in the infiltrate	0	mg/L	C_i = Concentration of nitrates in the infiltrate	0	mg/L
C_T =	**0.0**	**mg/L**	**C_T =**	**5.8**	**mg/L**
Estimate Number of Lots	**1**	**lots**	Estimate Number of Lots	**2**	**lots**

1682 Woodward Dr.
Ottawa, ON K2C 3R8
Canada

T 877.487.8436
Ottawa@blumetric.ca

The Tower, 4 Cataraqui St.
Kingston, ON K7K 1Z7
Canada

T 877.487.8436
Kingston@blumetric.ca

3B-209 Frederick St.
Kitchener, ON N2H 2M7
Canada

T 877.487.8436
Kitchener@blumetric.ca

825 Milner Ave.
Toronto, ON M1B 3C3
Canada

T 877.487.8436
Toronto@blumetric.ca

6-410 Falconbridge Rd.
Sudbury, ON P3A 4S4
Canada

T 877.487.8436
Sudbury@blumetric.ca

260-15 Taschereau St.
Gatineau, QC J8Y 2V6
Canada

T 877.487.8436
Gatineau@blumetric.ca

200-1500 Du College St.
Saint-Laurent, QC H4L 5G6
Canada

T 877.487.8436
Montreal@blumetric.ca

27 Parker St.
Dartmouth, NS B2Y 4T5
Canada

T 877.487.8436
Dartmouth@blumetric.ca

4916–49th St.
Yellowknife, NT X1A 1P3
Canada

T 877.487.8436
Yellowknife@blumetric.ca

200-4445 SW 35th Terrace
Gainesville, FL 32608
USA

T 877.487.8436
Gainesville@blumetric.ca

Report from Public Services

Application Number: PL-BDJ-2025-0075

Applicant's Name: Robert Pittman

Concession: 3 **Lot:** PT Lot 6 **District:** Portland

Road: Quinn Road East

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?

RETAINED PARCEL: ADEQUATE ENTRANCE SIGHT LINES.

SEVERED PARCEL: ADEQUATE ENTRANCE SIGHT LINES

Road Conditions:

1. Are there any special drainage/ditching concerns related to creation of new lot(s)?
   Yes ☐ No ☑
   If yes, what action is the applicant required to take?

2. Is the overall road condition adequate to serve increased development/traffic?
   Yes ☑ No ☐
   If no, please explain, and indicate if there are any measures that could be taken to correct the inadequacies.

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.

Evan Bancroft
Signature on behalf of Public Services

2025-07-22
Date

July 31, 2025

File: SEV/FRS/172/2025
SEV/FRS/173/2025
MV/FRS/174/2025

Sent by E-mail

Christine Woods
Manager of Planning
Development Services
Township of South Frontenac
P.O. Box 100
Sydenham, Ontario
K0H 2T0

Dear Ms. Woods:

Re: Consent Applications PL-BDJ-2025-0074 and PL-BDJ-2025-0075 (Lot Creation) & Minor Variance Application PL-ZNA-2025-0076
3629 Quinn Rd East; Township of South Frontenac
Waterbody: unnamed tributary of Millhaven Creek & unevaluated wetlands

Staff of the Cataraqui Region Conservation Authority (CRCA) have reviewed the above-noted applications for consent and minor variance. The applications involve the severance of two 1.0 ha parcels of vacant land from an existing 37.8 ha rural property for the purpose of creating two new building lots. Future residential development is planned for the 35.8 ha retained parcel. A minor variance is necessary to permit reduced lot frontages for each lot.

Discussion

CRCA's scope of review with respect to this application is the avoidance of natural hazards (e.g. flooding and erosion) associated with the unnamed watercourses and wetlands on the subject property and protection of the hydrologic function of wetlands. We offer the following comments for the Committee of Adjustment's consideration, based on our role as a commenting agency responsible for natural hazards on *Planning Act* applications, and as administrator of Ontario Regulation 41/24: *Prohibited Activities, Exemptions and Permits*.

Natural Hazards / Ontario Regulation 41/24

Surface Water Features

Cataraqui Conservation, through implementation of Ontario Regulation 41/24: *Prohibited Activities, Exemptions and Permits* requires development (building and structures) and site alteration (excavation, grading, placement of fill) to be located outside of natural hazard areas and set back a minimum of 30 m from surface water features including watercourses (creeks, streams) and

wetlands. The intent is to protect development from potential flooding and erosion hazards and to preserve the hydrologic function of these features.

Unnamed Tributary of Millhaven Creek

The subject lands are within a drainage catchment the flows east into Millhaven Creek. There is a watercourse that runs across the southern portion of the subject lands approximately 98 m back from Quinn Road. The watercourse is a regulated feature and as such a 30 m setback is applied. The survey sketch provided shows that there are building envelopes on the severed and retained lands outside of the required 30 m setback from the watercourse. However, the proposed lot configuration results in the severed lots being divided by the watercourse.

Staff note that it may not be feasible to access the northern portion of the severed lots since this would require a crossing of the watercourse, which may not be permitted by CRCA. As such, staff recommend that an alternative lot configuration be considered where the rear lot line follows the watercourse to avoid the need for future watercourse crossings.

Unevaluated Wetlands

Mapping identified pockets of unevaluated wetlands on the subject lands, generally in the area in and around of the watercourse. Staff are accepting of the findings of the Natural Heritage Site Assessment which confirms the presence of riparian vegetation in the watercourse channel but notes that the area is not large enough to be considered a distinct community. Based on this, CRCA have no concerns related to the hydrologic function of wetlands on the subject lands.

Staff recommend that native vegetation (trees, shrubs, native plants) within 30 metres of watercourse on the subject lands be kept in place, to help stabilize soils and protect the hydrologic function of the surface water features in the long-term.

Karst Topography

The subject lands have been identified on provincial OGS Mapping as having inferred karst. Karst is a type of unstable bedrock that is relatively common in the Cataraqui Region area and is considered a natural hazard under the 2024 Provincial Planning Statement and Ontario Regulation 41/024. As with other natural hazards, there is risk of damage to buildings, property and human safety when development is located within or near unstable bedrock. Accordingly, CRCA's regulation directs development away from these areas and features.

CRCA staff have reviewed available information (e.g. aerial imagery, soils and geology mapping, topographic info.) and completed a site inspection of the subject lands. Based on our preliminary findings, we did not encounter evidence of karst in the area of the future development envelopes (generally within 50 m of Quinn Road).

Should karst features (e.g. fissures, crevices, sinkholes, etc.) be encountered on the subject lands during construction/excavation of the site, the applicant will need to contact CRCA staff to determine appropriate actions which would include additional assessment by a qualified professional to determine the extent and risks associated with karst at the property.

Recommendation

Staff have **no objection** to approval of PL-BDJ-2025-0074, PL-BDJ-2025-0075 and PL-ZNA-2025-0076 based on our review of natural hazards and have identified considerations above in **bold**.

Ontario Regulation 41/24

Please note that portions of the subject lands within 30 m of the watercourse are subject to Ontario Regulation 41/24: *Prohibited Activities, Exemptions and Permits* (formerly O. Reg. 148/06). 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 and to ensure the protection of wetlands. **Current and future landowners are advised to contact CRCA before considering any work within 30 metres of the watercourse on the subject lands.**

Please inform this office of any decision made by the Committee with regard to these applications. If you have any questions, please contact the undersigned at 613-546-4228 ext. 239, or by e-mail at estucke@crca.ca

Sincerely,

Emma Stucke

Emma Stucke, RPP, MCIP
Resource Planner

cc. Robert Pittman, applicant, by email
Elysia Ackroyd, agent, by email

To:	**Committee of Adjustment**
Prepared by:	**Development Services Department**
Meeting Date:	**August 14, 2025**
Subject:	**Consent Applications PL-BDJ-2025-0074 and 0075, Minor Variance Application PL-ZNA-20250076, Pittman (Fotenn), 3629 Quinn Road East, Portland District**

Summary

The consent applications are for the creation of two rural residential lots. The minor variance application is to allow the severed and retained parcels to have less than the required lot frontage. The Committee of Adjustment is being asked to make a decision on the consent applications in conjunction with the minor variance application. This report recommends approval of the three applications.

Background

The subject property is located south of Harrowsmith, east of Road 38 and on the north side of Quinn Road East. It runs north to an unopened road allowance. The northern two thirds of the property is forest and old farm fields. The southern portion of the property is generally level. It contains agricultural fields and is developed with a single detached dwelling, a detached garage and a shed. A watercourse bisects the property approximately 100m north of Quinn Road East.

The neighbourhood has a mix of rural residential properties and agricultural properties.

The subject lands are in the Rural designation in the Township of South Frontenac Official Plan. The lands are zoned Rural (RU) in Zoning By-law No. 2003-75, as amended.

Applications PL-BDJ-2025-0074 and PL-BDJ-2025-0075 are for the creation of two vacant residential lots on Quinn Road East. Both lots would be 1.0ha (2.5 acres) in size with 63m frontage. The retained lands (3629 Quinn Road East) would be 35.8ha (88.6 acres) with 64m frontage. Minor variance application PL-ZNA-2025-0076 is requesting reduced frontages for the severed and retained parcels because the RU zone requires 76m frontage.

Supporting Documents

A **Planning Justification Report** (Fotenn Planning + Design, July 3, 2025) was submitted in support of the applications. The report assessed the appropriateness of the proposal in the context of the surrounding area as well as its conformity with the applicable policy and

regulatory framework. It included a minimum distance separation study for livestock facilities.

A **Natural Heritage Site Assessment** (Ecological Services, August 6, 2024) was submitted in support of the applications. This study was required to confirm the existence of a mapped wetland along the watercourse, and to define its boundary, on the severed parcels. The study determined that there was no wetland on the severed parcels. The consultant evaluated the watercourse, riparian area, and woodland on the severed and retained parcels. They also reviewed the area for species at risk habitat and significant wildlife habitat.

The Natural Heritage Site Assessment included the following recommendations:

1. Development should be setback a minimum of 30m from the watercourse,
2. The land within 30m of the watercourse should not be clearcut and should remain vegetated to provide a buffer, and
3. No tree removal should be undertaken between April 1 and September 30 to protect nesting birds and prevent harm to roosting bats.

A **Hydrogeological Assessment** (BluMetric Environmental Inc., April 3, 2025, updated July 30, 2025) was submitted in support of the applications. This study was required because the severed parcels would have less than the required 76m frontage, and would be functionally smaller than the minimum 0.8ha lot size required due to the location of the watercourse.

A dug well was constructed on each of the severed parcels. The consultant conducted 6-hour pumping tests on the wells, water level monitoring, water quality analyses and interference assessment.

The study concluded that an adequate supply of potable water is available for a typical single detached dwelling on each new lot and that soil conditions are suitable for the installation of sewage systems. The report included the following recommendations:

1. Water treatment including pre-filtration and ultraviolet sterilization, as well as an under-the-counter reverse osmosis system for individuals with sodium restricted diets,
2. Regular testing of treated water for bacteriological parameters,
3. Any proposed septic system design should be supported by a lot-specific assessment meeting local septic approval requirements, and
4. The setback distance between a future raised Class 4 sewage system and dug wells on the proposed lots should be at least 45m as a precautionary measure due to the hydrogeological sensitive nature of the site.

The Hydrogeological Assessment was reviewed by Malroz Engineering Inc. on behalf of the Township. They agreed with the consultant's recommendations.

Department and Agency Comments

Public Services reported on July 22, 2025, that there are adequate entrance sight lines for both the severed parcels and the retained parcel. Road widening is to be determined by an

Ontario Land Surveyor. A 20-metre right-of-way is required on Quinn Road East. Any shortfall of the right-of-way as measured 10 metres from the centreline of the road shall be dedicated to the Township. Public Services had no comment on the proposed reduced lot frontages.

Cataraqui Conservation staff indicated in a letter dated July 31, 2025, that they have no objection to the applications. They recommended the applicant consider an alternative lot configuration where the rear lot lines would follow the watercourse to avoid the need for future watercourse crossings, because crossings may not be permitted by CRCA under O. Reg. 41/24. They also recommended that native vegetation (trees, shrubs, native plants) within 30 metres of watercourse on the subject lands be kept in place, to help stabilize soils and protect the hydrologic function of the surface water features in the long-term. Finally, they noted that should karst features (e.g. fissures, crevices, sinkholes, etc.) be encountered on the subject lands during construction/excavation of the site, the owner will need to contact CRCA staff to determine appropriate actions which would include additional assessment by a qualified professional to determine the extent and risks associated with karst at the property.

Public Comments

No comments were received from the public at the time this report was written.

Planning Analysis

The consent applications need to be assessed against the applicable policies of the Provincial Planning Statement 2024 (PPS), County of Frontenac Official Plan, and Township of South Frontenac Official Plan, as well as the provisions of Zoning By-law No. 2003-75. The minor variance application needs to be assessed against the four tests of a minor variance outlined in Section 45(1) of the Planning Act.

Minimum Distance Separation for Livestock Facilities

In conformity with the PPS, the Township Official Plan requires all division of land for non-farm uses to comply with the Minimum Distance Separation Formulae I (MDS I) (section 7.1(l)). The Township Zoning By-law also requires residential development to comply with MDS I.

The subject lands are in a rural and agricultural area where there are several existing livestock facilities. The Planning Justification Report (Fotenn Planning + Design, July 3, 2025) evaluated these livestock facilities against The Minimum Distance Separation (MDS) Document (OMAFRA Publication 853). MDS I setbacks were calculated for barns at 4372 Road 38 and at 3609 Quinn Road East. It was determined that the severed parcels would conform to the applicable minimum distance separation policies.

Rural Residential Uses

The PPS allows residential lot creation on Rural lands where site conditions are suitable for the provision of appropriate sewage and water services. The County Official Plan and the Township Official Plan also permit residential development in the Rural designation.

Section 5.7.4 of the Township Official Plan indicates that a maximum of three rural residential lots may be created by consent from a landholding provided that the new lots meet the General Consent Policies, as well as all other applicable policies. The subject property is eligible for severances under Section 5.7.4. There have been no previous severances from the lot existing on the day of adoption of the Township Official Plan.

Section 5.7.4 requires the frontage, size and shape of any lot created for rural residential purposes through the severance approval process to be appropriate for the proposed use and to conform to the provisions of the zoning by-law.

The severed parcels would be approximately 1.0ha in size, which would exceed the minimum 0.8ha lot area required in the Rural designation and the RU zone. They would be rectangular-shaped.

The severed parcels would have approximately 63m frontage and the retained parcel would have 64.6m frontage on Quinn Road East. These frontages would be less than the minimum 76m lot frontage required in the Rural designation and the RU zone. Section 5.7.4(ii)(a) of the Official Plan allows the municipality to consider reductions to this requirement provided the overall intent of the Official Plan is maintained. The minor variance application requests 60m lot frontages.

The minimum 76m lot frontage is intended to allow for a separation between driveways and to improve traffic safety. Public Services noted that the severed parcels and retained parcel would each have adequate sight lines for an entrance.

Minimum lot frontages are also required to ensure a development pattern that is reasonably consistent in nature and to avoid an overdeveloped appearance. Existing lots along this part of Quinn Road East have frontages ranging from 40m to 70m, so the proposed reduced lot frontages would be consistent with the existing lot fabric of the neighbourhood.

Finally, minimum lot frontages help ensure a reasonable separation between uses. Separation between wells and sewage systems is especially important for protecting groundwater in hydrogeological sensitive areas.

A hydrogeological assessment and terrain analysis was required in support of the applications because the proposed lots would have less than the required 76m frontage, and would be functionally smaller than the minimum 0.8ha lot size required due to the location of the watercourse (i.e. development would logically need to occur on the land between the watercourse and the road).

The Hydrogeological Assessment (BluMetric Environmental Inc., April 3, 2025, updated July 30, 2025) concluded that an adequate supply of potable water is available for a typical single detached dwelling on each new lot and that soil conditions are suitable for the installation of a sewage system. Figure 4 of the report is a conceptual lot development plan that illustrates how a well, a sewage system and a house can fit on each of the severed parcels with consideration for the recommended 45m separation distance between the wells and sewage systems. The development could also achieve the required 30m setback from the watercourse and other applicable zone provisions.

Staff are satisfied that the proposed reduced frontages would not compromise the functionality, accessibility or rural character of the severed parcels. It would also not impact the continued use of the retained parcel, 150m north of the road.

Special Development Requirements

Staff recommend that a development agreement be a condition of the consent approvals. The development agreement would be used to notify potential purchasers and future owners about special requirements that will apply to development of the severed parcels.

Specifically, to make them aware of the Natural Heritage Site Assessment and the Hydrogeological Assessment and the recommendations that must be implemented. The agreement would also make them aware that they will need to have lot grading and drainage plans prepared that implement the recommendations of these reports.

Cataraqui Conservation noted that the subject lands are in an area of inferred karst. The development agreement would make people aware of this potential, and provide direction on what to do if karst features are encountered during construction/excavation of the site.

Conclusion

The consent applications meet the criteria outlined in section 51(24) of the Planning Act, do not require a plan of subdivision for the proper and orderly development of the municipality, are consistent with the PPS, and conform to the County and Township Official Plans. The severed parcels and retained parcel will comply with the Zoning By-law subject to the requested minor variance for lot frontage.

It is the opinion of Planning staff that the proposed 60m lot frontages meet the four tests for a minor variance – the variances maintain the general intent and purpose of the Official Plan and Zoning By-law, they are desirable for the appropriate development of the lands, and they are minor in nature.

Notice/Consultation

Notice of the Statutory Public Hearings was given pursuant to the requirements of the Planning Act, at least 14 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 e-mail to prescribed persons and public bodies

Recommendation for Consent Applications

It is recommended that the Committee of Adjustment receive comments from the public and, pending comments received, approve applications PL-BDJ-2025-0074 and PL-BDJ-2025-0075, each for consent to sever one new rural residential lot from 3629 Quinn Road East, Part of Lot 6, Concession 3, District of Portland, Township of South Frontenac, subject to the following conditions:

Expiry Period

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

Severed Lands

2. The lands to be severed shall be for the creation of one new residential lot approximately 1.0 hectare in area with a minimum of 60 metres of frontage on Quinn Road East. The lot area, frontage and configuration of the proposed severed lot shall be consistent with application sketch.

Survey/Reference Plan or Registerable Description

3. An acceptable reference plan or legal description of the severed lands in duplicate [Registry Act, s.81, Land Titles Act, s. 150], the deed or instrument conveying the severed lands, and the Certificate of Official shall be submitted to the Secretary-Treasurer for review and consent endorsement within a period of two years [Planning Act, s. 53(41)] after the date that "Notice of Decision" is given [Planning Act, ss. 53(17) and 53(24)].

4. The Ontario Land Surveyor or the applicant shall submit the draft Reference Plan, including an area calculation and noting frontage along the road, electronically or in paper form for review and approval by planning staff prior to depositing the Reference Plan with the Land Registry Office. The Ontario Land Surveyor shall also confirm that the retained parcel has a minimum 60m lot frontage on Quinn Road East.

Road Allowance Widening

5. The Ontario Land Surveyor who prepares the reference plan referred to in Condition #3 and #4 shall also determine by survey the width of Quinn Road East to be 20m. If such a width is less than 20m, the owner shall dedicate to the Township land along the frontage of the severed lands in the following manner as required:

    a. The land to be dedicated shall be the width required to provide 10m from the centre of the existing travelled road;

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

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

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

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

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

Municipal Requirements

6. Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. This includes all taxes levied as of the date of the issuance of the Certificate of Official. It also includes any hydrogeological assessment peer review fee if it is greater than the collected deposit.
7. The Township of South Frontenac shall receive 5% of the value of the severed parcel, in lieu of parkland [Planning Act, s. 51(1), By-law 2023-104].
8. In the event that there are abandoned wells located on the severed parcel or the retained property, the wells shall be sealed in accordance with the requirements of the Ministry of the Environment, Conservation and Parks and that this work shall be accomplished prior to the issuance of the Certificate of Official.
9. The applicant shall enter into a Development Agreement with the Township to be registered on title to the severed parcel to address the following matters and environmental standards of the Township:
    a. Requirement for an entrance permit for any new or relocated entrances;
    b. Implementation of the recommendations of the Natural Heritage Site Assessment (Ecological Services, August 6, 2024);
    c. Implementation of the recommendations of the Hydrogeological Assessment (BluMetric Environmental Inc., July 30, 2025);
    d. Requirement for a lot grading and drainage plan that implements the recommendations of the above reports, to be submitted at the building permit stage;
    e. Notice regarding what to do if karst features are encountered during construction/excavation of the site;
    f. Notice regarding compliance with the Endangered Species Act; and
    g. Notice regarding archeological resources and human remains.

Zoning

10. The applicant is required to apply for a minor variance to permit the severed parcel to have a minimum 60 metres of lot frontage and the retained parcel to have a minimum 60 metres lot frontage.
11. Where a violation of Zoning By-law No. 2003-75 is evident, the appropriate minor variance or rezoning be obtained to the satisfaction of the Township.

Recommendation for Minor Variance Application

It is recommended that the Committee of Adjustment receive comments from the public and, pending comments received, approve minor variance application PL-ZNA-2025-0076 for 3629 Quinn Road East such that the two severed parcels and the retained parcel from consent applications PL-BDJ-2025-0074 and PL-BDJ-2025-0075 are permitted to each have a minimum of 60m lot frontage.

Report Prepared By:

Christine Woods, RPP, MCIP, Manager of Planning

SOUTH FRONTENAC

TOWNSHIP OF SOUTH FRONTENAC
APPLICATION FOR MINOR VARIANCE
OR PERMISSION (s. 45(2))
Updated June, 2023

The Committee of Adjustment is a Committee of eight persons appointed by Township Council. The Committee is formed under Section 45 of the *Planning Act* R.S.O. 1990, Chapter P.13, to authorize a minor variance from a zoning by-law or permission under s. 45(2) to alter a legal non-conforming use.

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

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

The Committee may grant permission to enlarge or extend a structure or alter the use of the lands where any land, building or structure, on the day the by-law was passed, was lawfully used for a purpose prohibited by the by-law.

Application Requirements

1. It is required that one (1) copy of this application be filed with the Secretary-Treasurer of the Committee of Adjustment, together with the **sketch,** accompanied by a **non-refundable fee** in accordance with the chart below in cash, or by debit card, credit card or cheque made payable to the Township of South Frontenac.

Application Type:	**Planning Application Fee:**
1-3 Variances	$1,230.00
4+ Variances	$1,445.00
After building without a permit	$2,206.00

2. It is required that a Fee be provided for the Township to review onsite sewage disposal and Conservation Authority (where applicable) when submitting an application (Separate **cheques**, payable to the applicable Conservation Authority, are to be submitted with the application).

Township of South Frontenac *Minor Variance Only* *Minor Variance WITH Performance Review* *Minor Variance in combination with a new Class 2, 3, 4, or 5 sewage system other than a Class A system*	$463.00 $720.00 $1,183.00
Cataraqui Region Conservation Authority	$445.00
Quinte Conservation Authority	$450.00
Rideau Valley Conservation Authority	$410.00

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

3. **PLEASE READ THIS ITEM CAREFULLY**

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

4. **Collection of Personal Information**

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

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

Date Received: 26 · May · 2025 File No: PL·ZNA·2025·0060

Pre-Consultation for this application ☑ Yes ☐ No

Planner: NOAH PERRON Date of pre-consultation: _____

1. Name of Owner(s): KEVIN, ANTONIETTA DELAGE

Full Mailing Address of Owner(s): 4 CATALINA DRIVE, NEPEAN, ON, K2H 8N9

Phone number of Owner(s) [redacted]

Email Address of Owner(s) [redacted]

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

Name of Authorized Agent: N/A

Full Mailing Address of Authorized Agent: _____

Phone number of Authorized Agent: _____

Email Address of Authorized Agent: _____

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

_____
Signature(s) of Owner(s)

3. The description of the subject land:

District: ☒ Bedford ☐ Portland ☐ Loughborough ☐ Storrington

Concession Number: 6 Lot Number: 32 RP 13R 143

Street Number: 282 Name of Road/Street: ISLAND DR LANE

Reference Plan Number: 13 R 143 Part Number(s): 15 & 16

Roll Number: 030-020-76500-0000

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): 250 Frontage (on road/lane): 45, 25

Depth: 176.39 286.18 Area: 0.83 A

5. The current zoning of the subject land:

RLSI

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

-50 FT SETBACK - BASED ON GRANITE ROCK OUTCROPPING, SLOP STABILITY REPORT ON PLATEAU, AND PROXIMITY to WATER

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

ROCK OUTCROPPING, FLAT AREA, HOUSE DIMENSIONS & LAYOUT

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

OR a privately maintained road? ☒ Yes ☐ No

Name of Road/Lane:

ISLAND DRIVE LANE ASSOCIATION

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

N/A

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

COTTAGE, RECREATIONAL

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

☒ Yes ☐ No

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

Type of Structure (E.g. residence)	**(1)** COTTAGE RESIDENCE	**(2)** OUT HOUSE	**(3)**	**(4)**
Setback from Front Lot Line	20 FT FROM WATER H.W.M.	20 FT HIGH WATER MARK.		
Setback from Rear Lot Line	236 FT	219 FT		
Setback from Side Lot Line	14 FT	85 FT		
Height of Building (Also indicate if it is one story or two story)	UNDER 25 FT ONE STORY W/ CRAWLSPACE	10 FT		
Dimensions of Floor Area	1344 SQ FT	6 X 8 48 SQ FT		
Setback from High Water Mark (If applicable)	> 20 FT	50 FT		

13. The proposed uses of the subject land:

COTTAGE

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

☒ Yes ☐ No

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

Type of Structure (E.g. residence)	(1) Cottage/Principal Building	(2) Detached Garage	(3) Waterfront deck	(4) Entry deck
Setback from Front Lot Line	59 ft.	100 ft.	50 ft.	83 ft.
Setback from Rear Lot Line	142 ft.	60 ft.	172 ft.	144 ft.
Setback from Side Lot Line	55.6 ft.	10.6 ft.	55.6 ft.	72.6 ft.
Height of Building (Also indicate if it is one story or two story)	36.1 ft. (11 m.) One story but with walkout basement and loft	27.1 ft. (8.26 m.)	N/A	N/A
Outside Dimensions of Building/Structure	70'7" x 37'8" Irregular shape; proposed dwelling footprint is 1968.65 ft^2	40' x 30' Irregular shape; proposed garage footprint is 1148 ft^2	825 ft^2 (irregular shape)	10' x 14'
Setback from High Water Mark (if applicable)	59 ft.	100 ft.	50 ft.	83 ft.

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

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

If yes, please provide details:

Demolition of existing principal residence/cottage.

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:

SEPTEMBER 26, 2024

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

APPROX 1972

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

RESIDENTIAL +50 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:

WATER INTAKE FROM LAKE -> NEW WELL PLANNED

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 (COMPOSTING TOILETS) -> NEW SEWAGE SEPTIC PLANNED

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

NO NATURAL DRAINAGE

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

☐ Yes ☒ No

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

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

☐ Yes ☒ No

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

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

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

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

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

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

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

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

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

AGREEMENT TO INDEMNIFY

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

The Owner/Applicant/Agent agrees that the information recorded in this Minor Variance Application Form is accurate. The Owner/Applicant/Agent agrees that representatives of the Township 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 26 DAY OF May, 20 25

I, KEVIN DELAGE / Antonietta Carlini-Delage OF South Frontenac 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

[redacted]

rized Agent

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

THIS 26 DAY OF May, 20 25

Kamila Seitkhanova
A Commissioner, etc.

Kamila Seitkhanova, a Commissioner, etc.,
Province of Ontario, for the Corporation of
the Township of South Frontenac.
Expires August 14, 2027.

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).

9) Parking and Docking: This question is only relevant is you can only access your property by water.

10) Existing Uses: e.g. residential, retail business, vacant recreational land

11) Buildings: If there are **ANY** buildings or structures on the property now, the answer to this question is "yes".

12) Description of buildings and structures: You must complete all sections of this question for each structure on your property. **If there is a deck on your dwelling, please describe it separately from the residence.**

13) Proposed Uses: Generally, the answer to this question will be the same as the answer to #10, but if, for example, the land is currently vacant, and you are planning to construct a dwelling, then the use to be described in section 10 would be "vacant recreational land", and the use described in section 13 would be "residential"

14) Proposed structures: If you are planning to build **ANYTHING** on the property, the answer to this question is "yes" – This includes additions, decks, garages, septic systems.

15) Description of new construction: **ALL** proposed new development must be described here. If you are proposing to construct an addition to a dwelling, and to add a deck, please show this information in separate columns.

16) **Demolition: All demolition requires a permit from the building department.** In some instances, a proposed addition or increase in height cannot be accomplished without the removal of existing walls. If this is not made clear to the Committee at the beginning of the process, you may find that, although you are granted permission to add on to your residence, you can't actually do it because you have not made it clear that there is demolition involved.

17)Raising of Structure: In other words, are you proposing to raise the building in order to construct a basement under it.

18)Uses of Development: Please answer each part of this question. An increase in living space would include anything with walls – e.g. a screened porch would involve an increase in living space.

19)Date land acquired: When did you take possession of the property?

20)Date of existing buildings: If you are not sure, provide your best estimate.

21) Length of existing uses: For example, has the land been used for residential purposes for 30 years, or 18 months?

22) Water supply: in most cases the answer will be private well, but some waterfront properties take their water from a lake.

23) Septic: in most cases the answer will be private sewage system, but there may be some privies.

24) Drainage: Are there specific ditches that have been constructed to deal with drainage; is there natural drainage, etc.?

25) Application for consent: Is there currently an application for consent (severance) being proposed for the property?

26) If yes: If there is a current application for severance or subdivision on the property, please indicate the file number. (Staff can help provide this information)

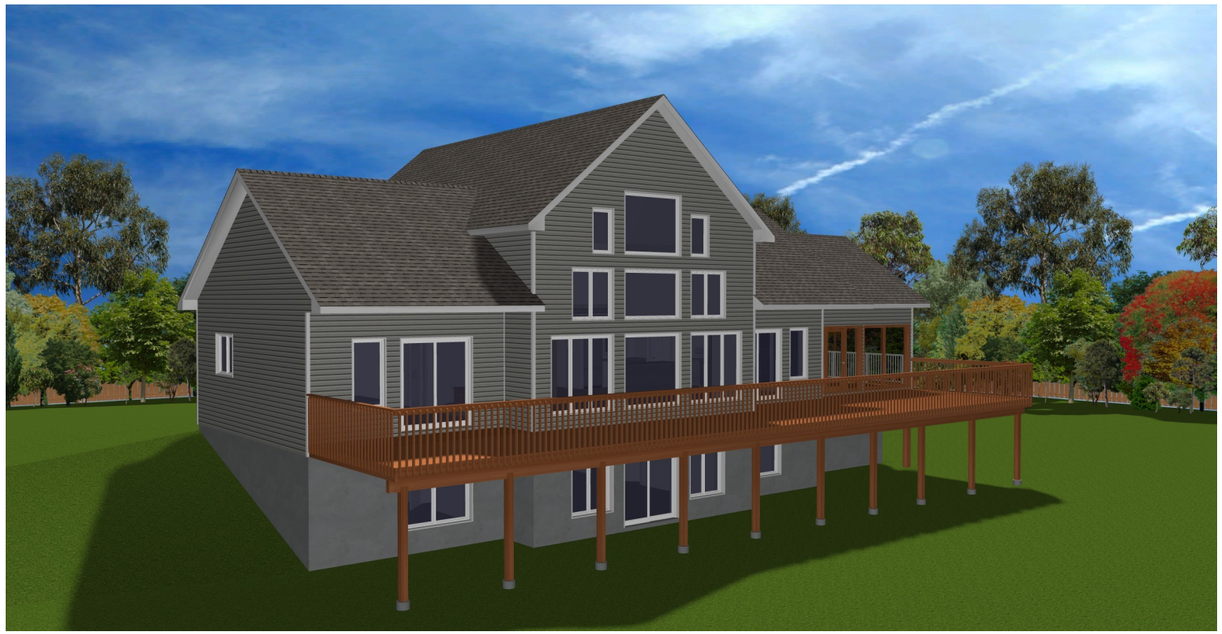
27) Minor variance: Has there ever been a minor variance granted on the property? If you are long-time owner of the property, you will probably be aware of any other special permission granted for a variance to the zoning by-law. If you are a new owner, the seller will probably have made you aware of this.

28) If yes: If there has been a previous variance granted on the property, please indicate the application number if known, and what the details of the variance were.

29) **SKETCH: We cannot stress enough the importance of a detailed, accurate, and complete sketch. You do not necessarily need to contract with a professional to draw the sketch, but sketches that are not drawn to scale, do not show dimensions and distances, or are not drawn neatly (PLEASE USE A RULER), will not be accepted.**

30) **Agreement to Indemnify**: Must be signed in front of a commissioner of oaths – you may have this done before submitting the application, or sign the application in front of staff who can sign as commissioners. All owners must sign the application, or it can be signed by an agent if one has been appointed.

3D



Proposed Custom Home
For: Kevin & Antonietta Delage

282 Island Drive Lane
Maberly
K0H 2B0

May 21, 2025

AREA

Proposed Custom Home
282 Island Drive Lane
Maberly
K0H 2B0
For: Kevin & Antonietta Delage

DRAWING # **1 of 5**

DRAWING TITLE **Basement**

DATE **May 21, 2025**

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

DESIGNER **Keith Almond**

3D

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Phone: 613-372-2931
keith@homehardwarekingston.ca

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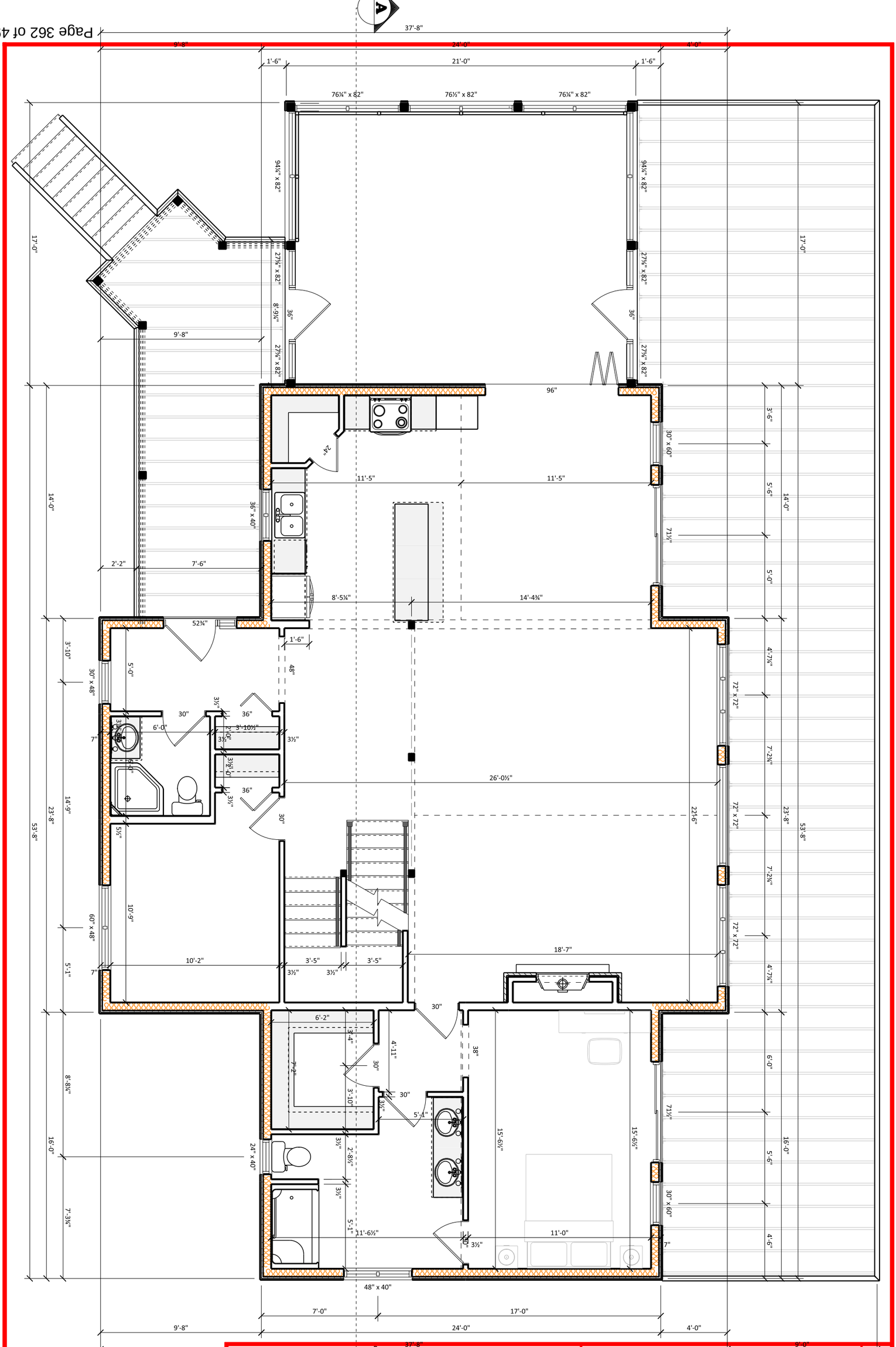

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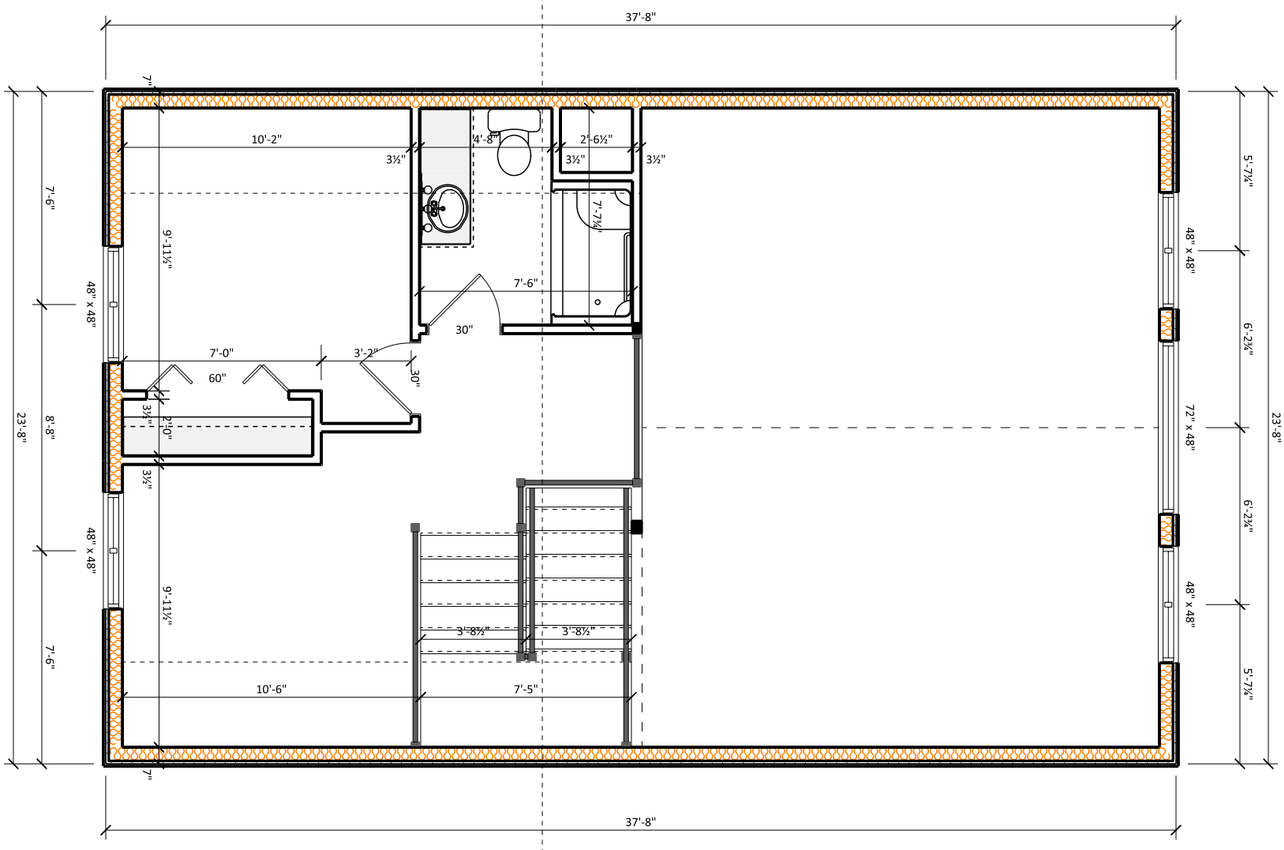
Proposed Custom Home
282 Island Drive Lane
Maberly
K0H 2B0
For: Kevin & Antonietta Delage

DESIGNER	SCALE	DATE	DRAWING TITLE	DRAWING #
Keith Almond	3/16" = 1'-0"	May 21, 2025	Main Floor	2 of 5



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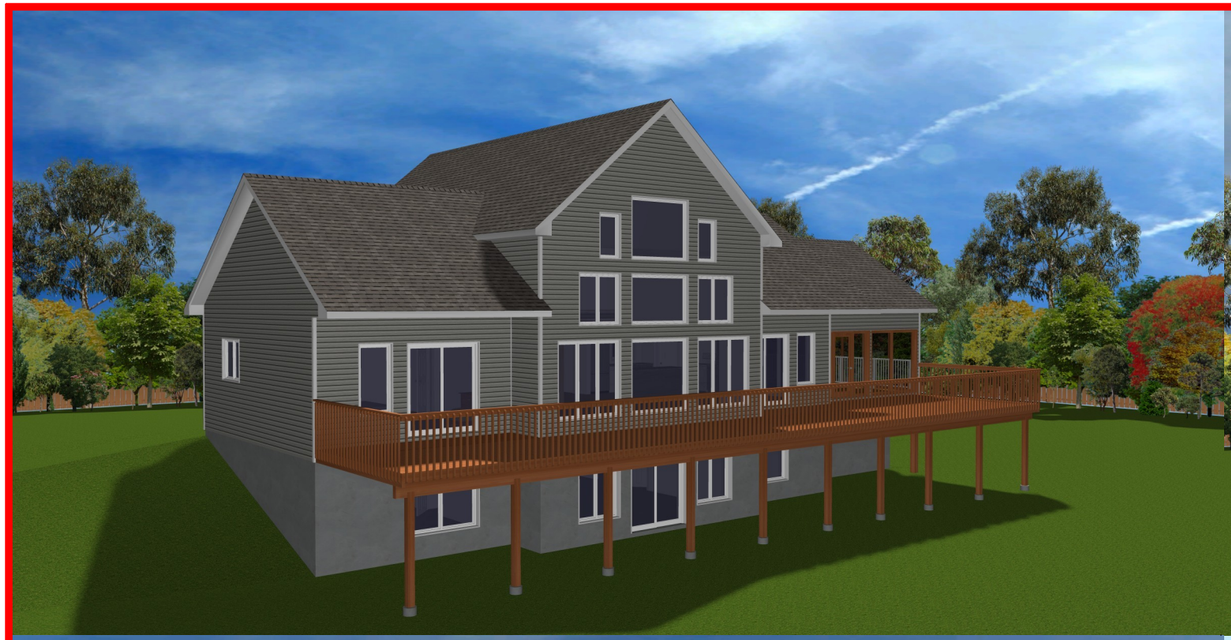
Proposed Custom Home
282 Island Drive Lane
Maberly
K0H 2B0
For: Kevin & Antonietta Delage

AREA

3D	DESIGNER	SCALE	DATE	DRAWING TITLE	DRAWING #
	Keith Almond	**3/16" = 1'-0"**	**May 21, 2025**	**Second Floor**	**3 of 5**



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Proposed Custom Home
282 Island Drive Lane
Maberly
K0H 2B0
For: Kevin & Antonietta Delage

AREA

DESIGNER	SCALE	DATE	DRAWING TITLE	DRAWING #
Keith Almond	As Noted	May 21, 2025	3D Views 1	4 of 5

3D

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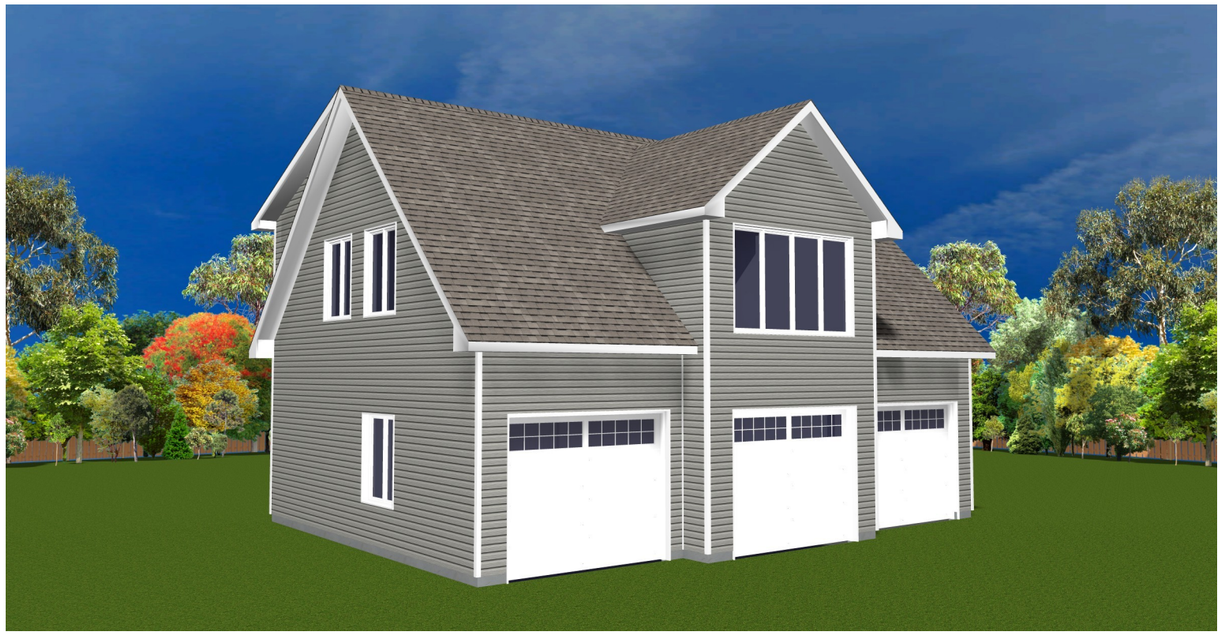
Proposed Custom Home
282 Island Drive Lane
Maberly
K0H 2B0
For: Kevin & Antonietta Delage

AREA

DESIGNER	SCALE	DATE	DRAWING TITLE	DRAWING #
Keith Almond	As Noted	May 21, 2025	3D Views 2	5 of 5

3D



Proposed Garage Block
For: Kevin & Antonietta Delage

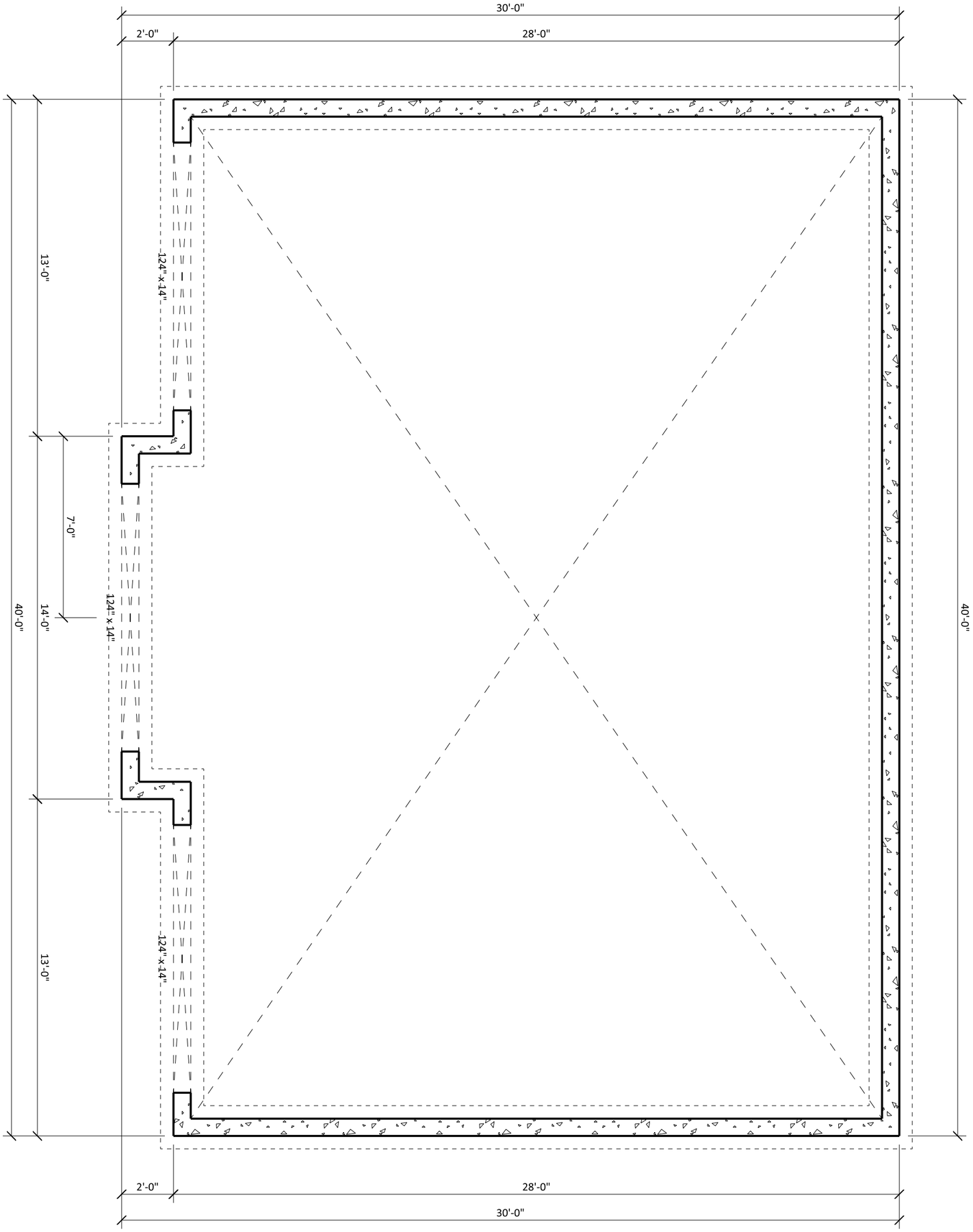
ATKINSON HOME DESIGN

282 Island Drive Lane
Maberly
K0H 2B0

July 15, 2025

ATKINSON Home hardware building centre

Foundation Plan



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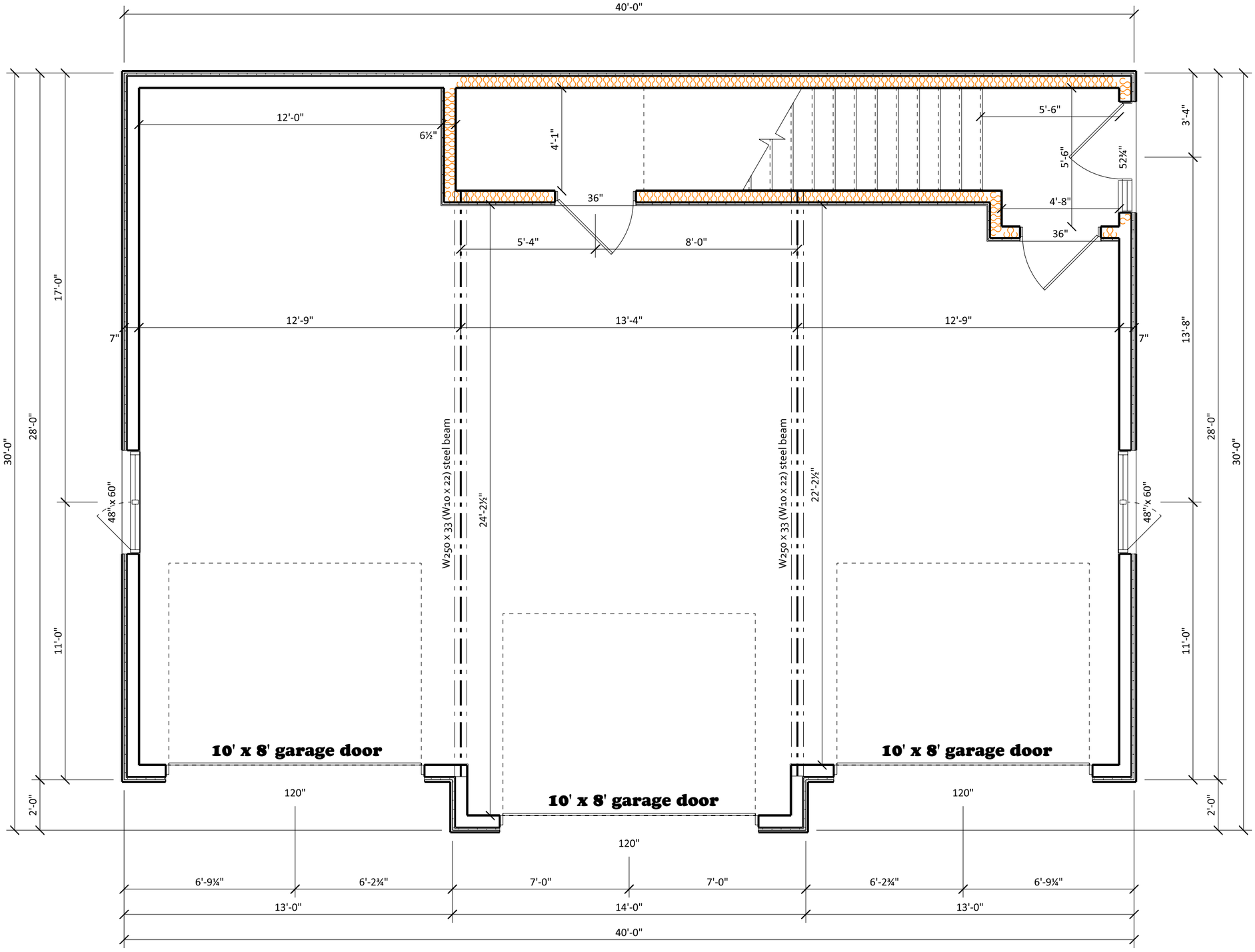
Proposed Garage Block
282 Island Drive Lane
Maberly
K0H 2B0
For: Kevin & Antonietta Delage

AREA

DESIGNER	SCALE	DATE	DRAWING TITLE	DRAWING #
Keith Almond	1/4" = 1'-0"	July 15, 2025	Foundation	1 of 6



Main Floor Plan

AREA

Proposed Garage Block
282 Island Drive Lane
Maberly
K0H 2B0
For: Kevin & Antonietta Delage

DRAWING # **2 of 6**

DRAWING TITLE **Main Floor**

DATE **July 15, 2025**

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

DESIGNER **Keith Almond**

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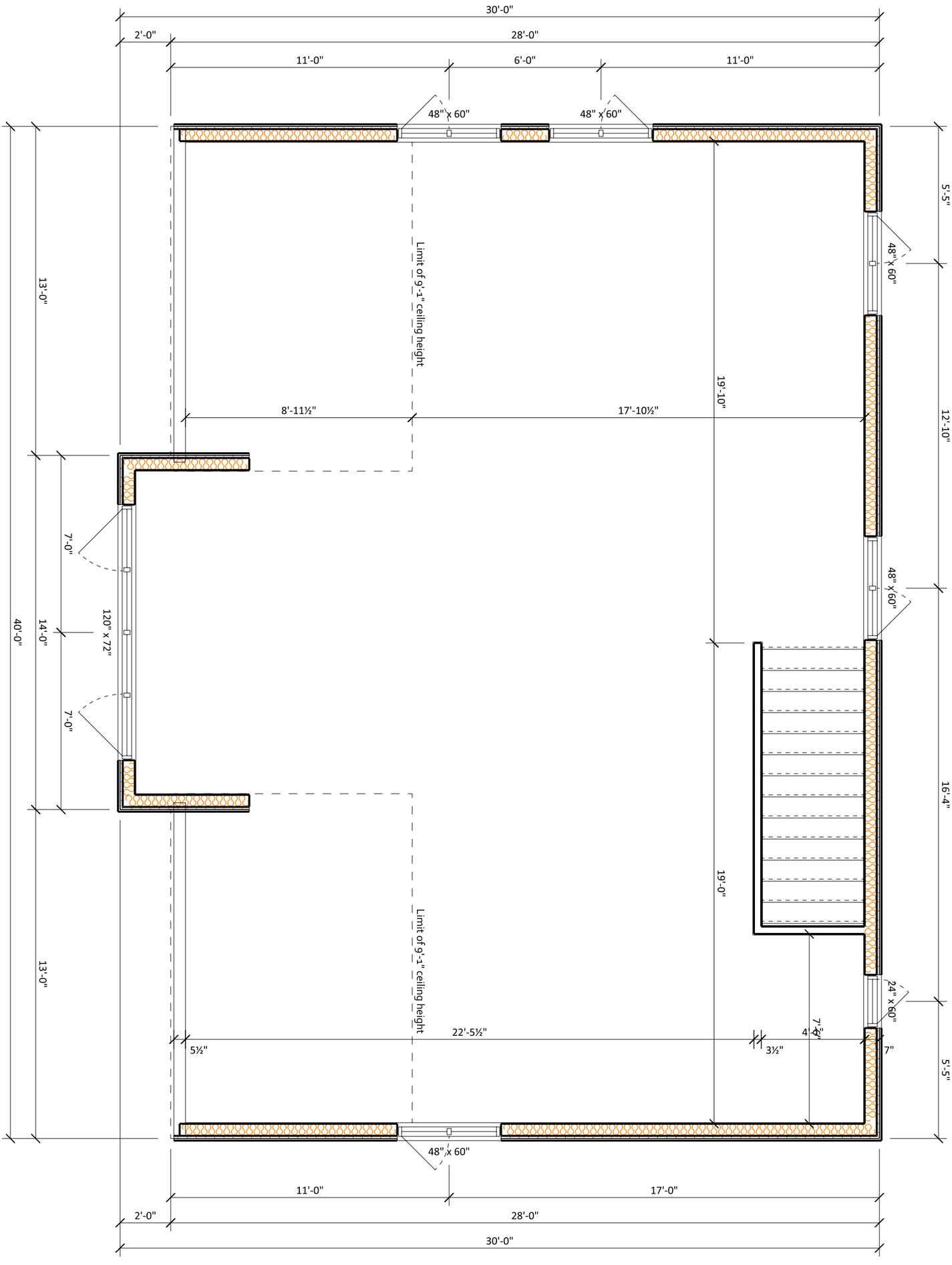
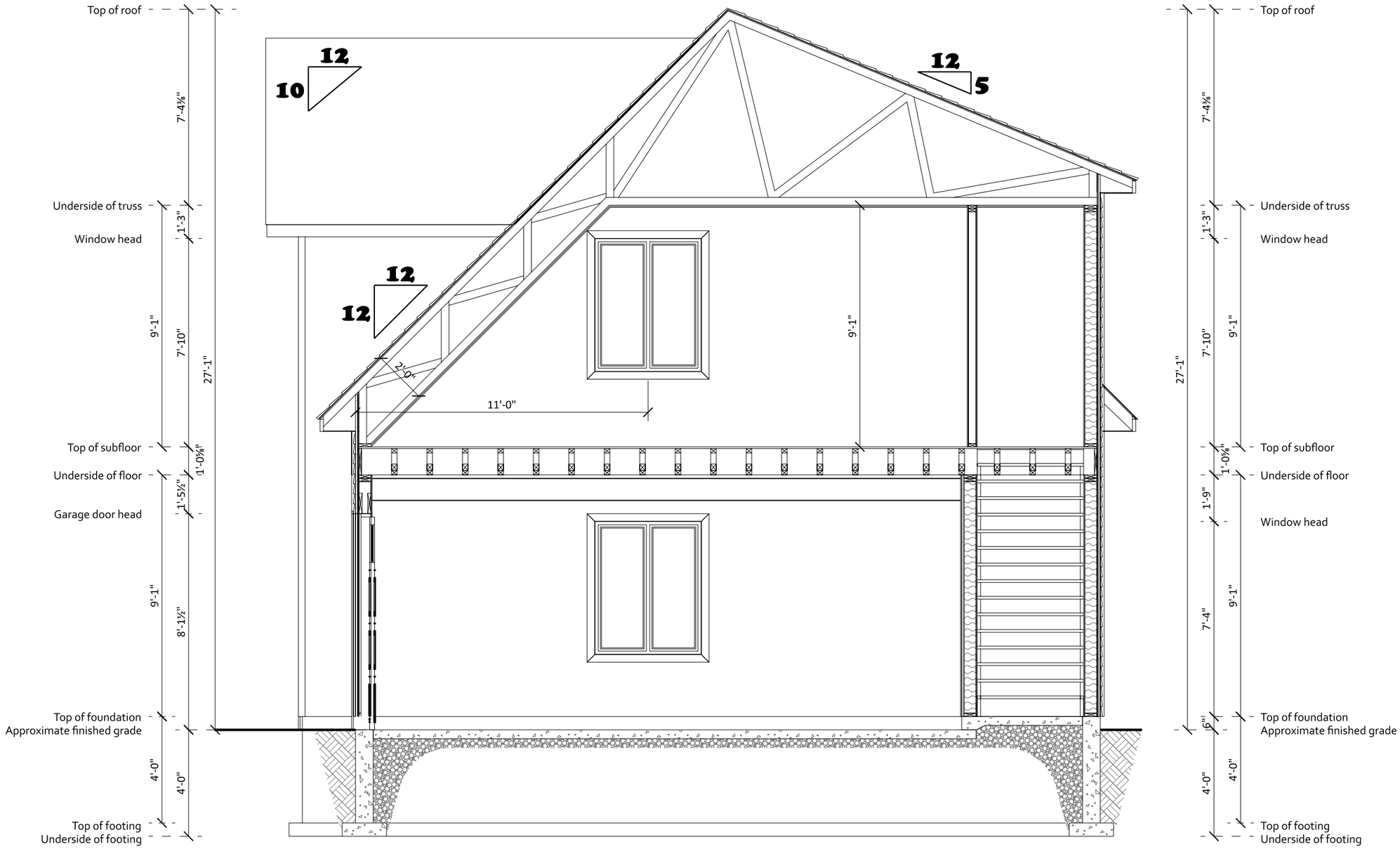
3D

Second Floor Plan



ATKINSON Home hardware building centre 5276 Hinchinbrooke Road Hartington, Ontario. K0H 1W0 Phone: 613-372-2931 keith@homehardwarekingston.ca © Copyright ATKINSON Home Building Centre				**Proposed Garage Block** **282 Island Drive Lane** **Maberly** **K0H 2B0** **For: Kevin & Antonietta Delage**	AREA
3D	DESIGNER **Keith Almond**	SCALE **1/4" = 1'-0"**	DATE **July 15, 2025**	DRAWING TITLE **Second Floor**	DRAWING # **3 of 6**



Section A-A

AREA

Proposed Garage Block
282 Island Drive Lane
Maberly
K0H 2B0
For: Kevin & Antonietta Delage

DRAWING # 4 of 6

DRAWING TITLE Section AA

DATE July 15, 2025

SCALE 1/4" = 1'-0"

DESIGNER Keith Almond

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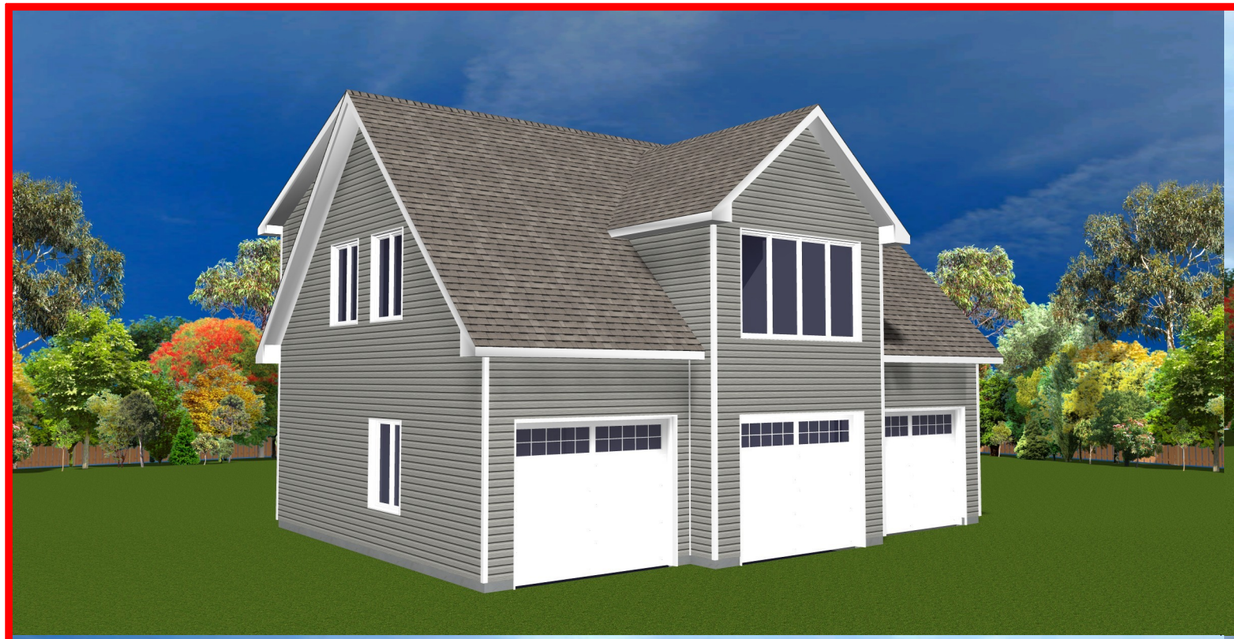

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Proposed Garage Block
282 Island Drive Lane
Maberly
K0H 2B0
For: Kevin & Antonietta Delage

AREA

DESIGNER	SCALE	DATE	DRAWING TITLE	DRAWING #
Keith Almond	As Noted	July 15, 2025	3D Views 1	5 of 6

3D

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Proposed Garage Block
282 Island Drive Lane
Maberly
K0H 2B0
For: Kevin & Antonietta Delage

AREA

DESIGNER	SCALE	DATE	DRAWING TITLE	DRAWING #
Keith Almond	As Noted	July 15, 2025	3D Views 2	6 of 6

SOUTH FRONTENAC

PL-ZNA-2025-0060

(DELAGE)
282 ISLAND DRIVE LANE

Legend

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

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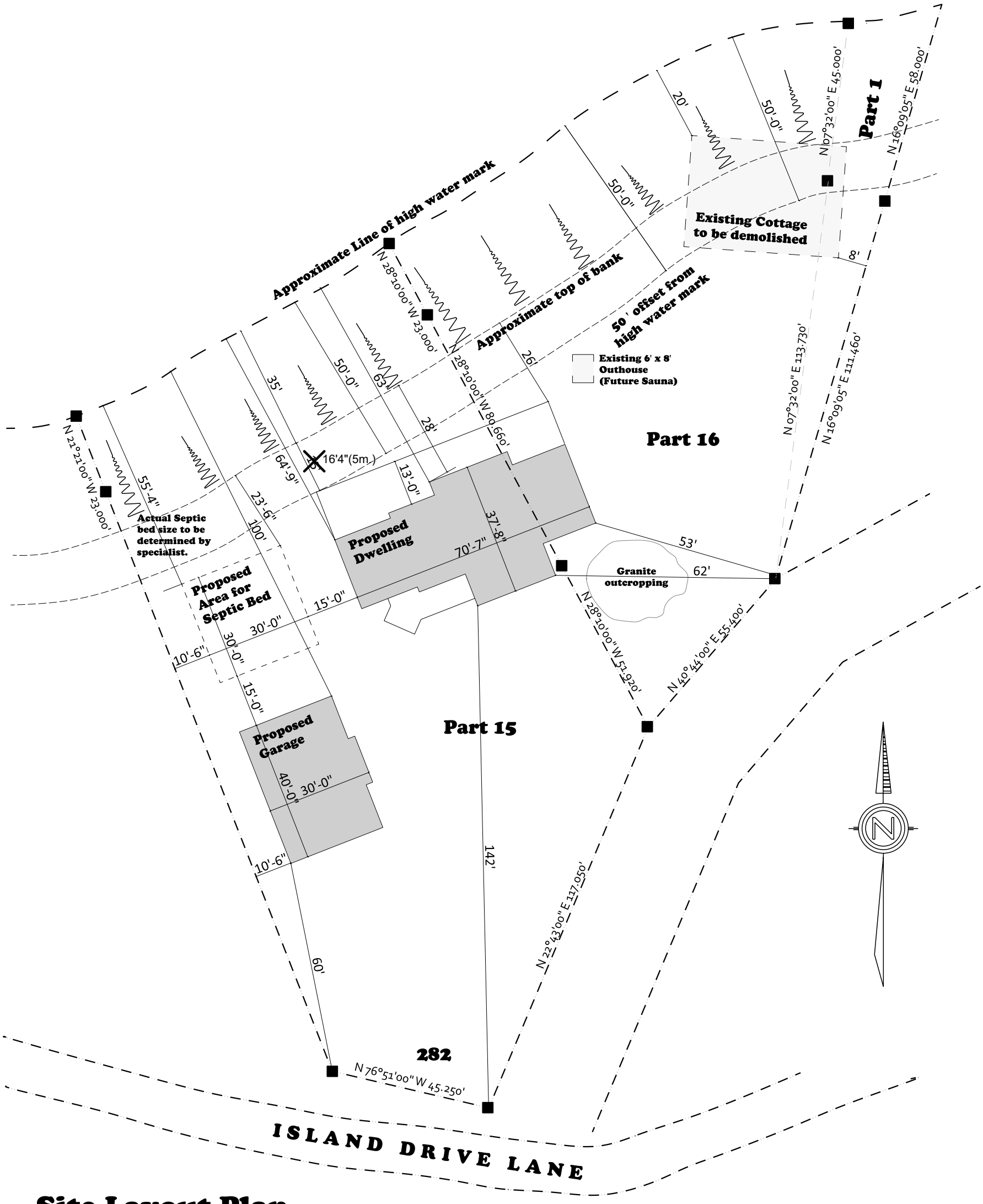
While the County makes every effort to insure that the information presented is accurate for the intended uses of this map, there is an inherent error in all mapping products, and accuracy of the mapping cannot be guaranteed for all possible uses. This map displays basic topographic features only.

Scale: 1:600

0 5 10 20 m

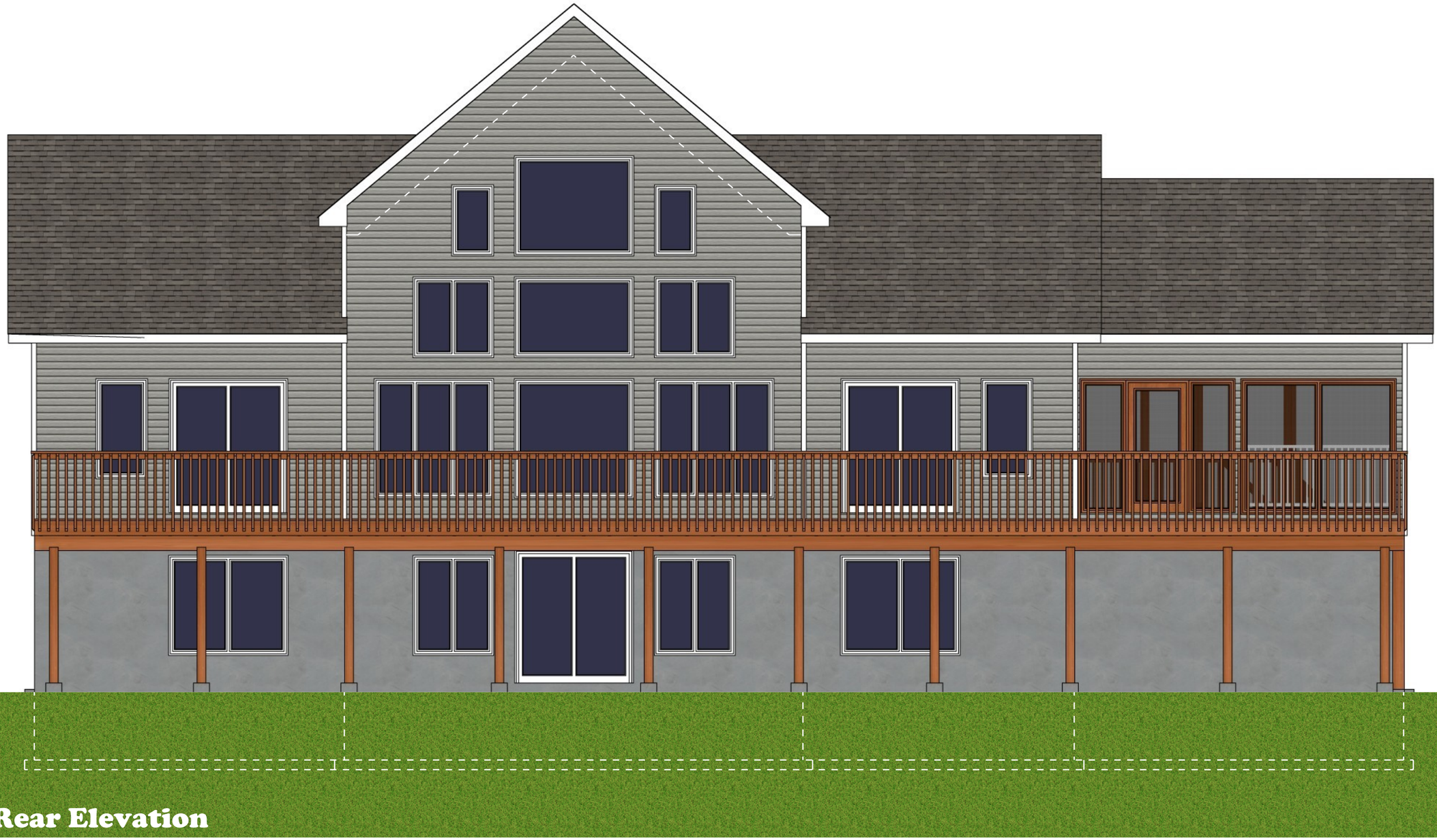
UTM Zone 18 NAD 83

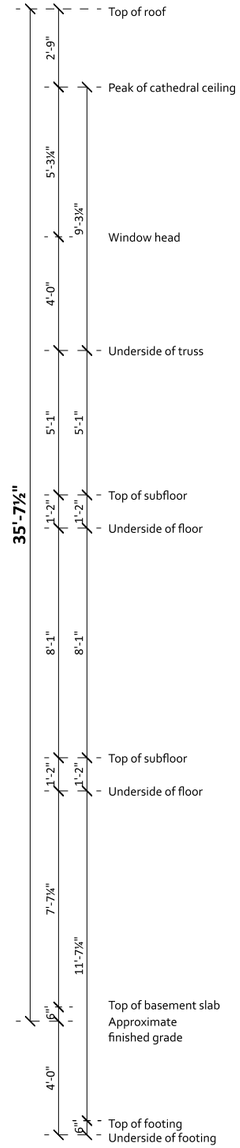
Date: 03/06/2025



Site Layout Plan

ATKINSON Home hardware building centre 5276 Hinchinbrooke Road Hartington, Ontario. K0H 1W0 Phone: 613-372-2931 keith@homehardwarekingston.ca © Copyright ATKINSON Home Building Centre			Proposed Custom Home 282 Island Drive Lane Maberly K0H 2B0 For: Kevin & Antonietta Delage	AREA
3D	DESIGNER Keith Almond	SCALE 1" = 30'-0"	DATE June 24, 2025	DRAWING TITLE Site Layout	DRAWING # 1 of 1





Rear Elevation

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Proposed Custom Home
282 Island Drive Lane
Maberly
K0H 2B0
For: Kevin & Antonietta Delage

AREA

DESIGNER	SCALE	DATE	DRAWING TITLE	DRAWING #
Keith Almond	3/16" = 1'-0"	July 15, 2025	Rear Elevation	6 of 6

Rideau Valley Conservation Authority

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 4, 2025
25-SFR-MVA-0015

Committee of Adjustment
Township of South Frontenac
4432 George St. Box 100
Sydenham ON K0H 2T0

Attention: Kate Kaestner, Planning Clerk & Secretary Treasurer

Subject: **Application for Minor Variance PL-ZNA-2025-0060**
Kevin & Antonietta Delage
282 Island Drive Lane, South Frontenac
ARN 1029 0300 2075 7000 0000

Dear Ms. Kaestner,

The Rideau Valley Conservation Authority has received the above noted application and have reviewed it within the context of:

- Section 5.2 Natural Hazards of the *Provincial Policy Statement* under Section 3 of the *Planning Act*;
- *Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits* under Section 28 of the *Conservation Authorities Act*;
- The Mississippi-Rideau Source Water Protection Plan;

The Proposal

Based on the circulated materials, RVCA understands this application requests permission to construct a residential dwelling and attached deck within the 30 m highwater mark of Bob's Lake. The proposed dwelling would be setback from the shoreline approximately 15 m (50 ft), which would replace an existing dwelling setback from the shoreline approximately 6 m (20 ft).

The Property

The subject lands are described as Part Lot 32 Concession 6 Bedford, municipally known as 282 Island Drive Lane in the Township of South Frontenac. The lands are approximately 0.33 ha (0.83 ac) in area, with approximately 76 m (250 ft) of water frontage along Bob's Lake, a regulated waterbody with a Regulated Flood Level of 163.07 masl. The lands generally slope down towards the shoreline, with areas of exposed bedrock visible. The lands are presently developed with an existing dwelling, and accessory structures.

A review of our records and mapping shows that there are no Provincially Significant Wetlands (PSWs) or mapped natural hazards in the form of mapped floodplain, organic soils or marine clays present on the subject lands.

Our office notes the presence of steep slopes along the shoreline, as well as an exposed granite outcrop on the property.

Provincial Policy Statement

Regarding Section 5.2 Natural Hazards within the PPS, development is to be directed away from areas which are impacted by hazards, including erosion hazards and unstable soils or bedrock.

The owner submitted in support of the application a Slope Stability Assessment Memo prepared by Kollaard Associates dated June 20, 2025. Based on their assessment, the proposed dwelling is located approximately 5 m from the top of slope, and approximately 15 m from the shoreline. Given the shallow soils and subsurface conditions, Kollaard's determined that development is not anticipated to affect the stability of the slope.

During a site visit with the owner, RVCA staff noted the presence of an exposed granite outcrop that would be located behind the proposed development. The outcrop showed historical signs of rockfalls which could be a potential risk to life and property.

RVCA notes that the existing dwelling is located at the top of a significantly steep slope, with minimal setback to top of slope, and a water setback of approximately only 6 m. Our office appreciates the efforts made by the applicant to locate proposed development in a more appropriate area that will have less impact and risk to shoreline erosion.

Ontario Regulation 41/24

The proposed minor variance request does not appear to impact any mapped natural hazards. Any development activity and/or site alteration proposed within RVCA's regulated area (within 15 metres of a watercourse/waterbody) will require a permit from our office in accordance with *Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits*.

Source Water Protection

The subject property is identified as overlying a highly vulnerable aquifer. 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. Some best practices that could be considered include:

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

Conclusion

RVCA has no objections to the proposed minor variance application, subject to the owner submitting an updated Slope Stability Assessment Memo for our review and approval, which addresses the risk, or lack, of rockfall associated with the granite outcrop, as well as any mitigation measures that should be implemented to eliminate the potential risk, if necessary.

RVCA also provides the following advisory comment for consideration:

- Roof runoff should be collected and directed on-site and away from slopes and shorelines into natural or constructed leaching pits and/or rain barrels to provide the greatest infiltration of surface runoff. Runoff should not outlet or be directed towards the lake. Other Low Impact Development (LID) techniques should be considered to address runoff from hardened surfaces (roofs, walkways, decks, driveways, etc).

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

Best regards,

Dan Nguyen
Planner, RVCA

cc -Kevin & Antoinetta Delage, owner
cc -Noah Perron, Planner Township of South Frontenac

Noah Perron

From: Dan Nguyen <dan.nguyen@rvca.ca>
Sent: July 8, 2025 9:14 AM
To: Kate Kaestner
Cc: 'KEVIN.DELAGE@ICLOUD.COM'; Planning Services – South Frontenac; Noah Perron
Subject: RE: RVCA Comments - Minor Variance Application 282 Island Drive Lane

Follow Up Flag: Follow up
Flag Status: Flagged

Hello everyone,

Further to RVCAs comments sent previously, RVCA has received from the applicant an updated Slope Stability Assessment dated July 7, 2025. Following review of the updated materials, our office is satisfied the applicant is aware of and will address the potential risk of rockfall associated with the granite outcrop.

RVCA confirms that we have no further concerns or objections with the proposed minor variance application. Should you have any questions or require anything further, please let me know.

Best regards,

Dan Nguyen
Planner | Ext. 2140

Rideau Valley Conservation Authority
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

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[redacted]

[redacted],

Kollaard Associates
Engineers
210 Prescott Street, Unit 1
P.O. Box 189
Kemptville, Ontario K0G 1J0

Civil • Geotechnical •
Structural • Environmental •
Materials Testing •
(613) 860-0923
FAX: (613) 258-0475

July 7, 2025

Kevin Delage
4 Catalina Drive
Nepean, ON
K2H 8N9

Re: Slope Stability Assessment Memo -
282 Island Drive Lane, South Frontenac, Ontario

Kollaard Associates was retained to assess the effects of the proposed dwelling development on the stability of the slope at 282 Island Drive Lane, South Frontenac, Ontario.

A proposed site plan dated March 20, 2025 prepared by Atkinson Home Hardware (Proposed Custom Home – 292 Island Drive Lane) was reviewed for the purposes of this letter. The site plan indicates the location of the existing cottage and the proposed dwelling development on site. It is understood the existing cottage will be demolished at a later date. The subject property is located on a 0.35 hectare parcel of land with frontage on Island Drive Lane approximately 7 kilometres southwest of the town of Bolingbroke, ON. For the purposes of this letter, Island Drive Lane is considered to be oriented on an east-west axis adjacent to the site. The property known as 282 Island Drive Lane, South Frontenac, ON is located between the north side of Island Drive Lane and the south shore of Bobs Lake (Mud Bay). The site is currently occupied by an existing cottage located on the top of one of the slopes on site.

The proposed development at the site will consist of a 182 square meter (~1,960 square feet) dwelling and 111 square meter (1,200 square feet) detached garage. The existing cottage is to remain on site during the construction of the new proposed dwelling and detached garage.

In order to assess the stability of the slope the details of the required investigation have been defined based on Table 4.2 (slope stability rating chart) of the MNR's "Technical Guide River & Stream Systems: Erosion Hazard Limit".

From Table 4-2 (Slope near New Proposed Dwelling)

Category	**Criteria**	**Rating**
1. Slope Inclination	18 – 26 (25 degrees)	6
2. Soil Stratigraphy	Thin layer of soil/exposed bedrock	0
3. Seepage from Slope Face	None or near bottom only	0
4. Slope Height	2.1 to 5.0 m (5.0 m)	2
5. Vegetation	Light vegetation; mostly grass, weeds, occasional trees, shrubs	4

6. Table Land Drainage	Minor drainage over slope, no active erosion	2
7. Proximity to Watercourse	Less than 15 metres or more from toe of slope	6
8. Previous Landslide Activity	No	0
Total		20
*No seepage was noted during the visit by Kollaard Associates Inc.		
<24 – Low potential = Site Inspection only, confirmation, report letter		

From Table 4-2 (Slope near Existing Cottage)

Category	**Criteria**	**Rating**
1. Slope Inclination	More than 26 (39 degrees)	16
2. Soil Stratigraphy	Thin layer of soil/exposed bedrock	0
3. Seepage from Slope Face	None or near bottom only	0
4. Slope Height	5.1 to 10.0 m (9.5 m)	4
5. Vegetation	Well vegetated; heavy shrubs or forested with mature trees	0
6. Table Land Drainage	Minor drainage over slope, no active erosion	2
7. Proximity to Watercourse	Less than 15 metres or more from toe of slope	6
8. Previous Landslide Activity	No	0
Total		28
*No seepage was noted during the visit by Kollaard Associates Inc.		
25-35 – Slight potential = Site Inspection and surveying, preliminary study, detailed report		

Based on Table 4.2 the slope on the subject property near the proposed dwelling location requires a site inspection, confirmation, and a report letter. As the existing cottage is to be demolished and no construction is to replace the structure, no further investigation was deemed required. Kollaard Associates completed a site visit April 16, 2025.

The following is based on the site visit completed by Kollaard Associates:

- The existing cottage is located at the top of an existing slope at the site.
- The proposed dwelling location is approximately 5 metres from the top of slope.
- Bobs Lake (Mud Bay) is located approximately 15 metres north of the proposed dwelling location.
- The defined slope in the vicinity of the proposed dwelling location has a total height of about 5.0 metres at an inclination of about 25 degrees with respect to horizontal.
- In general, the ground surface at the property has a downward slope from the south to the north.
- The face of the defined slope is lightly vegetated (young to mature trees, some weeds), with areas of exposed bedrock

- There was no groundwater seepage observed at the site.
- There is no indication of historic instability at the site.

In keeping with the recommendations from Table 4.2, a site inspection was carried out and the inspection is summarized in, Table 4.1 (Slope Inspection Record) of the MNR's "Technical Guide River & Stream Systems: Erosion Hazard Limit" was followed;

Table 4-1

Filename/NO. Inspection Date (DDMMYY): Weather: Inspected by:	250323 April 16, 2025 Overcast Isaac Bacon
Site Location:	282 Island Drive Lane, South Frontenac, ON
Watershed:	Tay River
Property Ownership (name, address, phone): Legal Description Lot Concession Township County Current Land Use	Kevin Delage Lot 32 Concession 6 Township of South Frontenac Frontenac County Cottage
Slope Data Height Inclination	 5.0 metres 25 degrees
Slope Drainage (describe)	The ground surface at the property has a downward slope from the south to the north
Slope Soil Stratigraphy Top Face Bottom	 Top: Shallow bedrock at 0.25 metres Face: Exposed bedrock Bottom: Shallow bedrock at 0.35 metres
Water Course Features	Bobs Lake (Mud Bay), no significant outflow
Vegetation Cover	Minor vegetation (mostly weeds, some young to mature trees)
Structures	Cottage
Erosion Features	Exposed bedrock
Slope Slide Features Top Face Bottom	None

Due to the shallow bedrock, the proposed dwelling to bear on the bedrock, and the proposed dwelling is offset approximately 5 metres from the top of slope it is considered that the proposed development will have no negative impacts to the existing slope.

Conclusions and Recommendations

- The construction of the proposed development will have no affect on the stability of the slope and will pose no adverse effects on the adjacent slope.

- Due to the subsurface conditions of the site it is considered that there are no risks that erosion or other unforeseen conditions could negatively impact the stability of the slope.
- The construction of the proposed development will have no affect on rockfall from the granite outcrop. To limit rockfall from the outcrop the exposed face of the granite outcrop should be cleaned to remove all loose rocks/material.
- Roof runoff should be collected and directed on-site and away from slopes and shorelines into natural or constructed leaching pits and/or rain barrels to provide the greatest infiltration of surface runoff. Runoff should not outlet or be directed towards the lake. Other Low Impact Development (LID) techniques should be considered to address runoff from hardened surfaces (roofs, walkways, decks, driveways, etc).

We trust this letter provides sufficient information for your purposes. If you have any questions concerning this letter please do not hesitate to contact our office.

Best Regards,
Kollaard Associates Inc.

Prepared by:

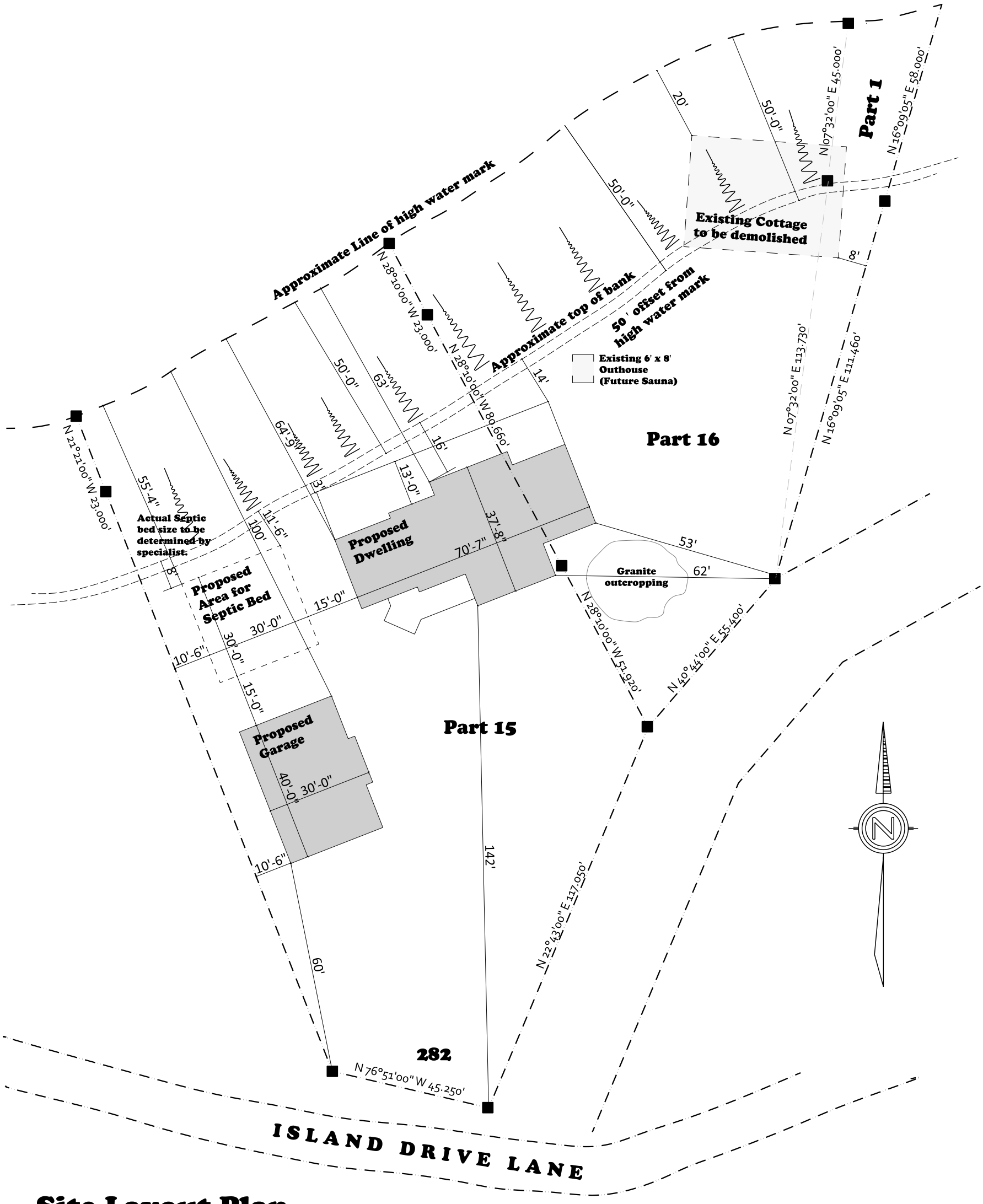
Isaac Bacon, P.Eng.

Reviewed by:

Steven deWit, P.Eng.

RECORD OF TEST PITS
SLOPE STABILITY INVESTIGATION
FOR PROPOSED SINGLE FAMILY DWELLING
282 ISLAND DRIVE LANE
SOUTH FRONTENAC, ONTARIO

TEST PIT NUMBER	DEPTH (METRES)	DESCRIPTION
TP1 (tableland)	0.00 – 0.35	TOPSOIL
	0.35 – 0.75	Red brown silty sand, some gravel, cobbles, boulders, trace clay (GLACIAL TILL)
	0.75	Practical refusal on BEDROCK
Test pit dry on April 15, 2025.		
TP2 (top of slope)	0.00 – 0.25	TOPSOIL, trace sand
	0.25	Practical refusal on BEDROCK
Test pit dry on April 15, 2025.		
TP3 (toe of slope)	0.00 – 0.30	TOPSOIL
	0.30 – 0.35	Red brown SILTY SAND, trace gravel
	0.35	Practical refusal on BEDROCK
Test pit dry on April 15, 2025.		



Site Layout Plan

ATKINSON Home hardware building centre 5276 Hinchinbrooke Road Hartington, Ontario. K0H 1W0 Phone: 613-372-2931 keith@homehardwarekingston.ca © Copyright ATKINSON Home Building Centre			**Proposed Custom Home** **282 Island Drive Lane** **Maberly** **K0H 2B0** **For: Kevin & Antonietta Delage**	AREA
3D	DESIGNER **Keith Almond**	SCALE **1" = 30'-0"**	DATE **June 18, 2025**	DRAWING TITLE **Site Layout**	DRAWING # **1 of 1**

Township of South Frontenac

Staff Report

To: **Committee of Adjustment**

From: **Development Services Department**

Date of Meeting: **August 14, 2025**

Subject: **Minor Variance Application PL-ZNA-2025-0060, Delage, 282 Island Drive Lane, Bedford District**

Summary

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

Background

The application for a single detached dwelling was previously presented at the Committee of Adjustment meeting on July 10, 2025. The Committee of Adjustment deferred the application to allow the applicant time to revise the application to request an additional variance for increased building height for a proposed detached garage.

The subject property is designated Rural in the Township Official Plan. The property is zoned Limited Service Residential – Island (RLSI) in Zoning By-law No. 2003-75, as amended.

The subject property is approximately 0.83Ac (3360m^2) with frontage on Bob's Lake and Island Drive Lane. The property is bounded by Bob's Lake to the north, Island Drive Lane to the south, and residential properties to the east and west. Most of the interior of the property has been cleared, but some mature tree and vegetation growth still exists along the shoreline and side yards. Topographically, the middle of the property is relatively flat, before sloping downwards significantly towards the shoreline. The east side of the property is elevated from the remainder, with the northeast corner being the highest point. A large granite outcrop located on the east side of the property overlooks the remaining area below.

The property is developed with a seasonal dwelling with attached deck and a detached outhouse. The existing dwelling is located within the slope in the northeast corner of the property. The dwelling is setback 6.1m (20ft) from the highwater mark of Bob's Lake and 2.4m (8ft) from the side lot line to the east.

Proposal

The applicant proposes to replace the existing seasonal dwelling with a larger seasonal dwelling setback further from the lake and top of bank. The proposed dwelling would have a

182.9m^2 walkout basement, a 182.9m^2 main floor, a 41.4m^2 second storey loft, a 76.6m^2 attached deck on the waterside, and a 13m^2 attached entrance deck on the lane side. The applicant also proposes a sewage system that would comply with Ontario Building Code requirements.

The applicant also proposes to construct a detached garage to the southwest of the proposed dwelling, setback approximately 30.4m from the highwater mark of Bob's Lake. The proposed two-storey garage would have a building footprint of 111m^2 and a building height of 8.3m. The building height is intended to provide additional storage space above the structure.

Zoning Relief Requested

Section 5.8.2 (b) – To permit a seasonal dwelling and attached deck to be setback a minimum of 5 metres from the top of bank, whereas a minimum 15 metre setback is required for all buildings and structures.

Section 5.8.2(a) & Section 11.3.1 – To permit a seasonal dwelling and attached deck to be setback a minimum of 15.3 metres from the highwater mark of a waterbody, whereas a minimum 30 metre setback is required for all building and structures.

Section 11.3.1 – To permit a seasonal dwelling and attached deck to be setback a minimum of 15.3 metres from the front lot line, whereas a minimum 30 metre front yard is required for all buildings and structures.

Section 11.3.1 – To permit an increase in lot coverage to 8.5% for the principal building, whereas the Zoning By-law permits a maximum of 5%.

Section 11.3.2 – To permit an accessory detached garage to have a maximum building height of 8.3m, whereas the Zoning By-law permits a maximum building height of 6m.

Related Applications

The lands are not subject to any additional applications under the Planning Act.

Supporting Documentation

A Slope Stability Assessment Memo (Kollard Associates Inc., Dated June 20, 2025) was submitted in support of the application. The assessment noted that the proposed seasonal dwelling would be founded on bedrock and would be setback 5 metres from the top of bank. The assessment concluded that the construction of the proposed development would have no effect on the stability of the slope and would pose no adverse effects on the adjacent slope. Further, it was concluded that due to the subsurface conditions of the site that there are no risks that erosions or other unforeseen conditions could negatively impact the stability of the slope.

Department and Agency Comments

Rideau Valley Conservation Authority provided comments on July 4, 2025. RVCA Staff reviewed the Slope Stability Assessment Memo and noted its conclusion. Further, RVCA staff noted that their office appreciates the efforts made by the applicant to locate proposed

development in a more appropriate area that will have less impact and risk to shoreline erosion.

During a visit to the property, RVCA staff noted that the existing granite outcropping upslope of the proposed dwelling showed historical signs of rockfalls which could be a potential risk to life and property. RVCA staff concluded that they had no objection to the proposed minor variance application, subject to the owner submitting an updated Slope Stability Memo addressing the risk, or lack, of rockfall association with the granite outcrop, as well as any mitigation measures that should be implemented to eliminate the potential risk.

An updated Slope Stability Assessment to address the erosion risk associated with the granite outcropping located on the property was submitted on July 7, 2025. RVCA staff provided revised comments on July 8, 2025 indicating that they had no further concerns or objections with the proposed minor variance application.

Public Comments

No public comments were received at the time of writing 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 variances would facilitate the construction of a new seasonal dwelling with attached decks and a detached garage on lands designated Rural on Schedule A of the Official Plan. The type and amount of development on rural lands must maintain the rural character, natural heritage and cultural landscape in the Township. A seasonal dwelling and its accessory structures are permitted uses in the Rural designation.

Section 5.2.4 of the Official Plan states that the Township will direct development or site alteration away from lands which may be subject to shoreline erosion hazard. This is typically addressed through the 15m setback from the top of bank required by the Zoning By-law. The existing dwelling on the subject property is presently located within the shoreline slope. Comparatively, the proposed dwelling would be setback approximately 8.5m from the top of bank, with the attached deck being setback 5m. The Slope Stability Assessment submitted with the application concluded that the proposed development would have no effect on the stability of the slope, and that due to subsurface conditions it is considered that there are no risks that erosion or other unforeseen conditions could negatively impact the stability of the slope. RVCA Staff reviewed the assessment and did not object to its conclusions. The proposed minimum 5m top of bank setback is interpreted as an improvement over the setback of the existing.

Section 5.2.7 of the Official Plan requires buildings and structures to be setback a minimum of 30m from the highwater mark of a waterbody. The purpose is to minimize environmental and visual impacts by reducing phosphorus inputs, preventing erosion and by maintaining a

natural appearance of the shoreline. Further, Section 5.7.7 requires limited-service residential developments to be designed to preserve as much as possible a site's physical attributes for the benefit of future residents.

The existing seasonal dwelling is presently setback 6.1m from the highwater mark of Bob's Lake. In comparison, the proposed dwelling would be setback 19.2m from the highwater mark, with the attached deck being setback 15.3m. The proposed dwelling would be in approximately the middle of the subject property. Presently, this proposed location is mostly cleared. Further, the proposed location is relatively flat compared to the surrounding area. Due to the existence of an upward slope and a large granite outcropping on the east side of the property, it would be challenging to further increase the highwater mark setback without significant site alteration. Therefore, it is the opinion of planning staff that the highwater mark setback has been maximized to the greatest extent possible. The proposed minimum highwater mark setback of 15.3m is interpreted as an improvement over the setback of the existing.

The proposed detached garage would be located to the southwest of the proposed dwelling. The proposed increase in building height is not anticipated to result in any visual impacts on the lake due to the adequate vegetation coverage along the shoreline and its location to the rear of the proposed dwelling. Additionally, the location of the proposed garage is relatively flat and cleared of trees, requiring minimal site alteration to accommodate future construction.

It is the opinion of Township Planning Staff that the proposed variances maintain the general intent and purpose of the Official Plan, specifically the policies related to rural residential development, and development adjacent to an environmentally sensitive area.

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

Section 5.8.2 of the Zoning By-law directs development away from slopes which are greater than 30% from horizontal. This is typically accomplished through a 15m setback from the top of bank. As previously discussed, the Slope Stability Assessment concluded that the proposed development, at 5m from the top of bank, would have no effect on the stability of the slope. RVCA has no objection to this conclusion. Finally, the proposed minimum 5m top of bank setback is interpreted as an improvement over the setback of the existing dwelling.

The General Provisions and the RLSI zone require a 30m setback from the highwater mark of a waterbody. As previously discussed, the highwater mark setback has been maximized when considering existing constraints.

The RLSI zone requires a 30m setback from the front lot line of a property. In the case of a lot with frontage on a private lane and a navigable waterway, the lot line between the waterbody and the lot is considered the front lot line. The front lot line setback and highwater mark setback are the same (15.3m). The improvement in setback distance compared to the existing dwelling, and the maintenance of shoreline vegetation should act as an effective buffer and mitigate against visual impacts on the lake.

The RLSI zone permits a maximum lot coverage of 5% for the principal building and all attached structures. The existing seasonal dwelling presently has a lot coverage of approximately 3.8%. In comparison, the proposed dwelling and attached deck would have a

maximum lot coverage value of approximately 8.5%. Not including the attached decking, the proposed seasonal dwelling would have a lot coverage value of approximately 5.4%. The increase in lot coverage is a function of the small size of the subject property, rather than because of the size of the proposed dwelling. The dwelling would be appropriately sized for the subject property and would not impact its functionality. The proposed building location is appropriately setback from the side and rear yard and would provide space to navigate the site once the dwelling has been constructed.

The proposed detached garage is a permitted use in the RLSI Zone. The proposed garage would exceed the setback requirements for an accessory building in the RLSI zone, including the setback from the highwater mark. The proposed garage does not exceed the allowable 5% lot coverage for accessory buildings and is not larger than the existing dwelling, nor would it be larger than the proposed dwelling.

The RLSI zone permits a maximum building height of 6m for an accessory building not attached to the principal building. The proposed detached garage would have a building height of 8.3m due to the second storey. Due to the larger footprint of the proposed garage, additional building height is necessary to accommodate the proposed roofline, and to allow for a second storey storage area. Given that the proposed structure would comply with all remaining zoning requirements, the increase in height is considered reasonable.

It is the opinion of Township Planning Staff that the proposed variance maintains the general intent and purpose of the Zoning By-law.

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

The requested variances for the proposed dwelling and detached garage are desirable for the appropriate development of the land.

The requested variances would facilitate the construction of a new seasonal dwelling in an improved location on the subject property. Given the characteristics of the property, the proposed reduced setback distances to the highwater mark and top of bank are considered appropriate. Finally, the proposed setback distances to the top of bank and highwater mark are interpreted as an improvement over the existing dwelling.

Further, the requested variance garage building height would maximize functionality by contributing indoor storage space above the structure. The increase in building height would have minimal impact on surrounding properties, the lane or Bob’s Lake. The proposed side yard setback to the closest residential property (288 Island Drive Lane) would be at least 3.2m, in compliance with the minimum requirements of the RLSI Zone. The proposed structure would be appropriately setback from the travelled portion of Island Drive Lane and would not impacts its ability to function as a laneway. Finally, the proposed distance from the highwater mark and existing tree coverage along the shoreline would mitigate against any potential impacts on Bob’s Lake.

Is the variance minor?

The requested variances are minor as they maintain the general intent and purpose of the Official Plan and Zoning By-law. The requested variances are also desirable for the

appropriate development of the land. There are no anticipated negative impacts on surrounding properties or Bob's Lake because of the proposed seasonal dwelling and detached garage.

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 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 application PL-ZNA-2025-0060 for minor variance(s) from Zoning By-law No. 2003-75, as amended, for 282 Island Drive Lane to allow:

1. A seasonal dwelling and attached deck to establish a minimum 15m front yard, to be setback a minimum of 15m from the highwater mark of Bob's Lake, and to be setback a minimum of 5m from the top of bank.

2. A maximum 8.5% lot coverage for the dwelling and attached decks.

3. A detached garage to have a maximum 8.3m building height.

Approval should be subject to the following conditions:

1. The location of the dwelling attached decks and detached garage must be generally consistent with the revised plot plan (Dated June 24, 2025) submitted by the applicant, which will be attached to the decision as a schedule.

2. The Owner is required to enter into a Development Agreement to be registered on the title of the property to the satisfaction of the Township to address the following matters and environmental standards of the Township:

    a. Appropriate erosion control measures (e.g. silt fence, straw bales) must be used during construction and until the site is stable and revegetated.

    b. Roof runoff will be directed away from Bob's Lake and discharged to natural or constructed leaching pits/areas to maximize infiltration or onto coarse rock rubble splash pads to reduce the velocity of runoff.

    c. A natural vegetated buffer must be maintained in its natural state within 30 metres of the lake and along the steep slope, except in the immediate area of the building envelope.

3. The Owner shall apply for, and obtain, a demolition permit for the existing seasonal dwelling and demolish the building to the satisfaction of the Township, prior to the issuance of a building permit for the proposed dwelling.

4. At the building permit stage and prior to construction of the dwelling footings, the Owner shall have the proposed location of the seasonal dwelling and attached decks pinned and their setbacks from the highwater mark and the top of bank confirmed to be compliant with the minor variances granted by the Committee of Adjustment, and for other setbacks to be compliant with Zoning By-law No. 2003-75, as amended, and through the submission of a letter of verification by an Ontario Land Surveyor, to the satisfaction of the Township's Chief Building Official or their designate.

5. At the building permit stage and prior to construction of the garage footings, the Owner shall have the proposed location of the garage pinned and its setback confirmed to be compliant with Zoning By-law 2003-75, as amended, and through the submission of a letter of verification by an Ontario Land Surveyor, to the satisfaction of the Township's Chief Building Official or their designate.

Report Prepared By:

Noah Perron, Planner

Report Reviewed By:

Christine Woods, RPP, MCIP, Manager of Planning

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

Date Received: 06 · Jun. 2025 File No: PL·2NA·2025.0065

Pre-Consultation for this application ☐ Yes ☐ No

Planner: Noah Perron Date of pre-consultation: April 22, 2025

1. Name of Owner(s): Cheryl & Mike Fischer

Full Mailing Address of Owner(s): 115 Byron Crescent
Kingston, ON K7M 1J2

Phone number of Owner(s): [redacted]

Email Address of Owner(s): [redacted]

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

Name of Authorized Agent: Myers Design & Build

Full Mailing Address of Authorized Agent: P.O. Box 112, Sydenham
ON K0H 2T0

Phone number of Authorized Agent: [redacted]

Email Address of Authorized Agent: [redacted]

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

[redacted] [redacted]
Signature(s) of Owner(s)

3. The description of the subject land:

District: ☐ Bedford ☐ Portland ☑ Loughborough ☐ Storrington

Concession Number: 13 Lot Number: 1 & 2

Street Number: 1179 Name of Road/Street: Old Mine Lane

Reference Plan Number: 1924 Part Number(s): 8

Roll Number: 0400500282000000

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

Frontage (on water): 1,518 ft Frontage (on road/lane): 500 ft

Depth: 1,320 ft Area: 8.4 ac.

5. The current zoning of the subject land:

RLSW

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

Seeking relief to Bylaw provision #5.8.2.b. with a proposed distance of 10m from top-of-bank.

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

A reduction in setback is required due to challenging site topography and the optimal dwelling position.

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

OR a privately maintained road? ☑ Yes ☐ No

Name of Road/Lane:

Old Mine Lane

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

N/A

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

Recreational

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

☑ Yes ☐ No

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

Type of Structure (E.g. residence)	(1) Storage Building	(2) Gazebo	(3) Shed	(4) Outhouse
Setback from Front Lot Line	31m	30m	39m	30m
Setback from Rear Lot Line	326m	344m	332m	328m
Setback from Side Lot Line	77m	75m	65m	54m
Height of Building (Also indicate if it is one story or two story)	5.8m 2 storey	5.1m 1 storey	4.9m 2storey	3.5m 1 storey
Dimensions of Floor Area	360ft²	288ft²	96ft²	60ft²
Setback from High Water Mark (If applicable)	31m	30m	39m	30m

13. The proposed uses of the subject land:

Residential

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

☑ Yes ☐ No

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

	(1)	(2)	(3)	(4)
Type of Structure (E.g. residence)	Primary Dwelling	Garage		
Setback from Front Lot Line	45m	77m		
Setback from Rear Lot Line	95m	34m		
Setback from Side Lot Line	8m	28 m		
Height of Building (Also indicate if it is one story or two story)	6.1m/20ft 2 storey	4.6m/15ft 1 storey		
Outside Dimensions of Building/Structure	~40x50ft	20x32ft		
Setback from High Water Mark (If applicable)	45m	77m		

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

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

If yes, please provide details:

_____

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

If yes, please provide details:

18. What are the uses of the proposed development?

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

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

May 2020

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

2020, 2021, 2023

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

5 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:

N/A, no water servicing currently

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

Privy

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

N/A, natural drainage only.

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: See figures 1 & 2.

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 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 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 6th DAY OF June, 2025

I, Brittany Fitzgerald (Myers Design) OF Sydenham
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.

[redacted]zed Agent

Signature of Applicant or Authorized Agent

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

THIS 6th DAY OF June, 2025

A Commissioner, etc.

Katie Susan Kaestner, a Commissioner, etc.,
Province of Ontario, for the Corporation of
the Township of South Frontenac.
Expires August 14, 2027.

June 2, 2025

To whom it may concern,

As a young family living in Kingston, we were lucky enough to purchase 1179 Old Mine Lane at the height of the Covid-19 pandemic. Since taking possession in May 2020, this property has been an absolute joy to us. After one season of summer camping on the land, we knew that we wanted to extend our visiting period, so we started to dream of building a seasonal cabin near the waterfront. A site visit from Quinte Conservation Authority confirmed that the property had 2 viable building sites, one at the point near our swimming area and another closer to the lane. We knew that putting a driveway all the way to the point would be exorbitantly expensive and totally destructive to the natural beauty of our land, so we decided to put something tiny at the point and hoped to later build our retirement home near the lane.

From 2020-2024, we gradually erected our shed, outhouse, insulated cabin, dock, and gazebo. Discussions with the South Frontenac Township Building Department led us to understand that we needed to meet a minimum size for a primary dwelling, so our building permit plans include a covered breezeway connecting the cabin and gazebo. This permit has not yet been closed because the breezeway was never built.

Although we are 10-15 years from retirement, our children are now leaving home, and we want to live permanently at the lake. Our hope is to close our incomplete permit at the point and re-purpose the 10'x20' cabin for seasonal storage. With the help of Myers Design & Build, we have designed a 1500 sq. ft. home that will fit perfectly onto a stable granite point overlooking the marsh. Inspectors from Quinte Conservation and South Frontenac Planning have both visited our site and confirmed that there is no risk of erosion, so they do not see any problem reducing the setback from top of bank of the embankment from 15m to 10m.

Upon studying our property dimensions and topography, we hope you will agree that the land is very challenging to build on. This reduction in setback will enable us to use the relatively flat granite area. This will reduce the impact on the natural environment by requiring less excavation or fill, without building a driveway all the way to the spot where we already have the small structures.

Thank you for your consideration,

Mike & Cheryl Fischer

SOUTH FRONTENAC

PL-ZNA-2025-0064

(FISCHER)
1179 OLD MINE LANE

Legend

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

Produced by the County of Frontenac under license with the Ontario Ministry of Natural Resources © King's Printer for Ontario, 2025.

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

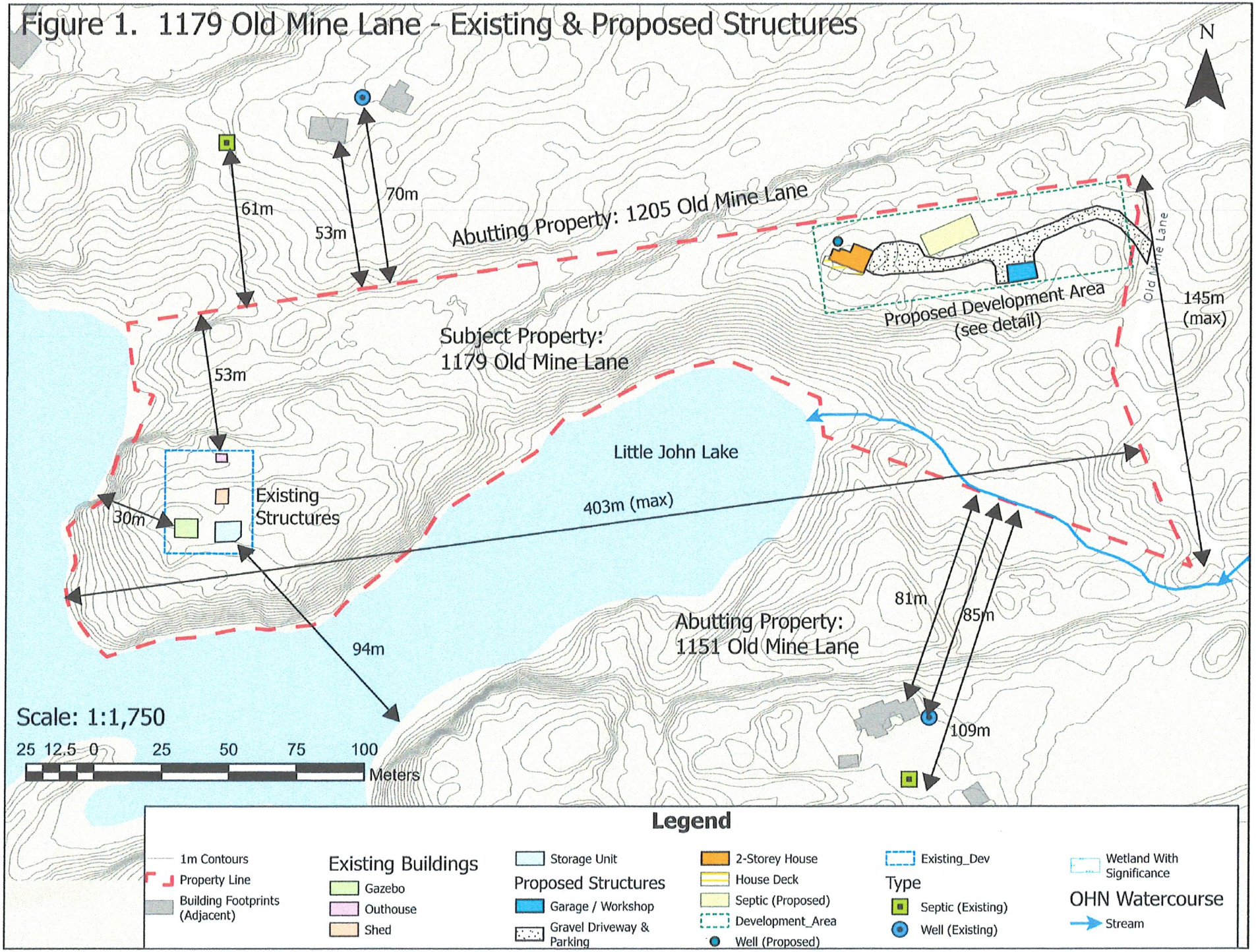
Scale: 1:2,200

0 15 30 60 m

UTM Zone 18 NAD 83

Date: 2025-06-11

Figure 1. 1179 Old Mine Lane - Existing & Proposed Structures



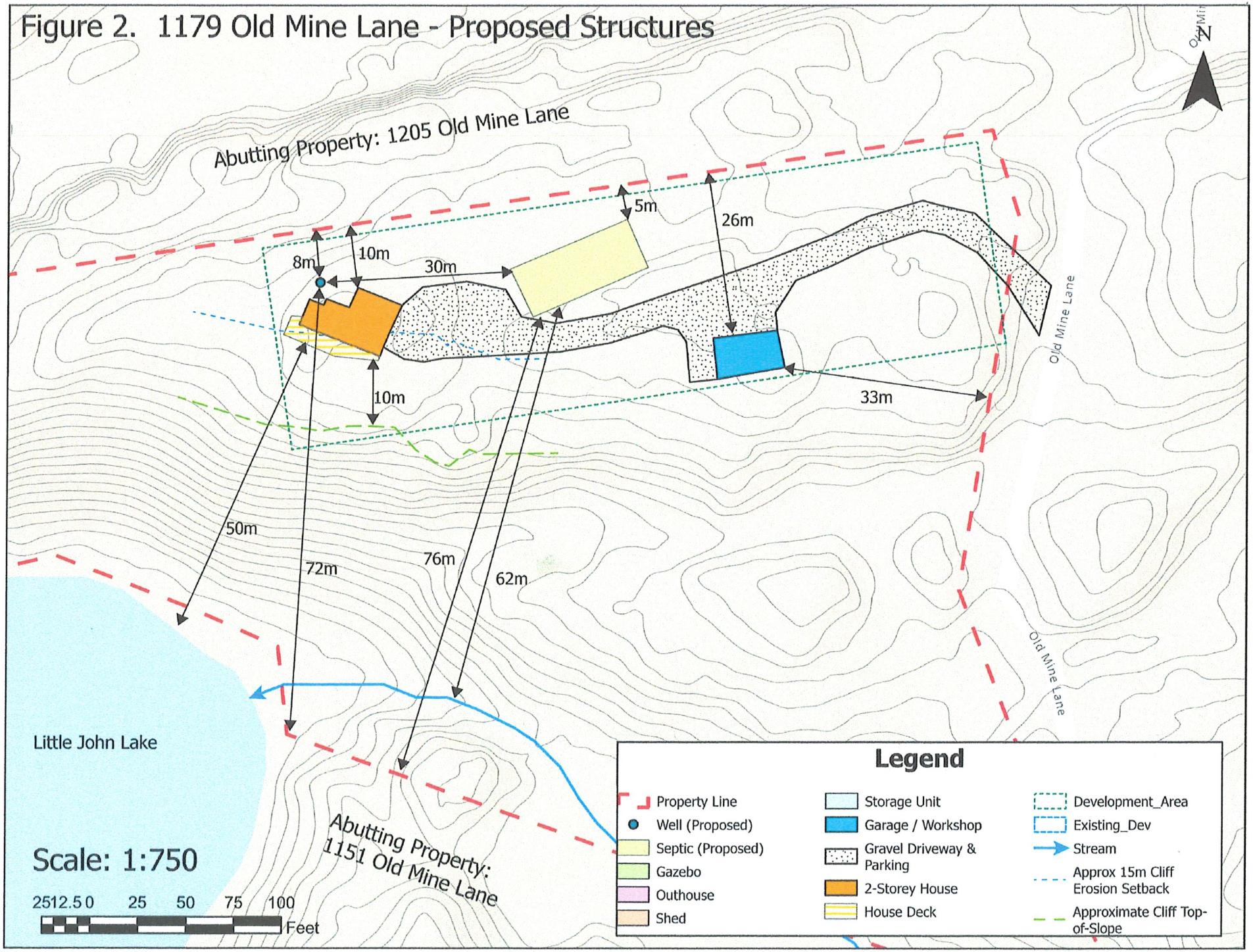
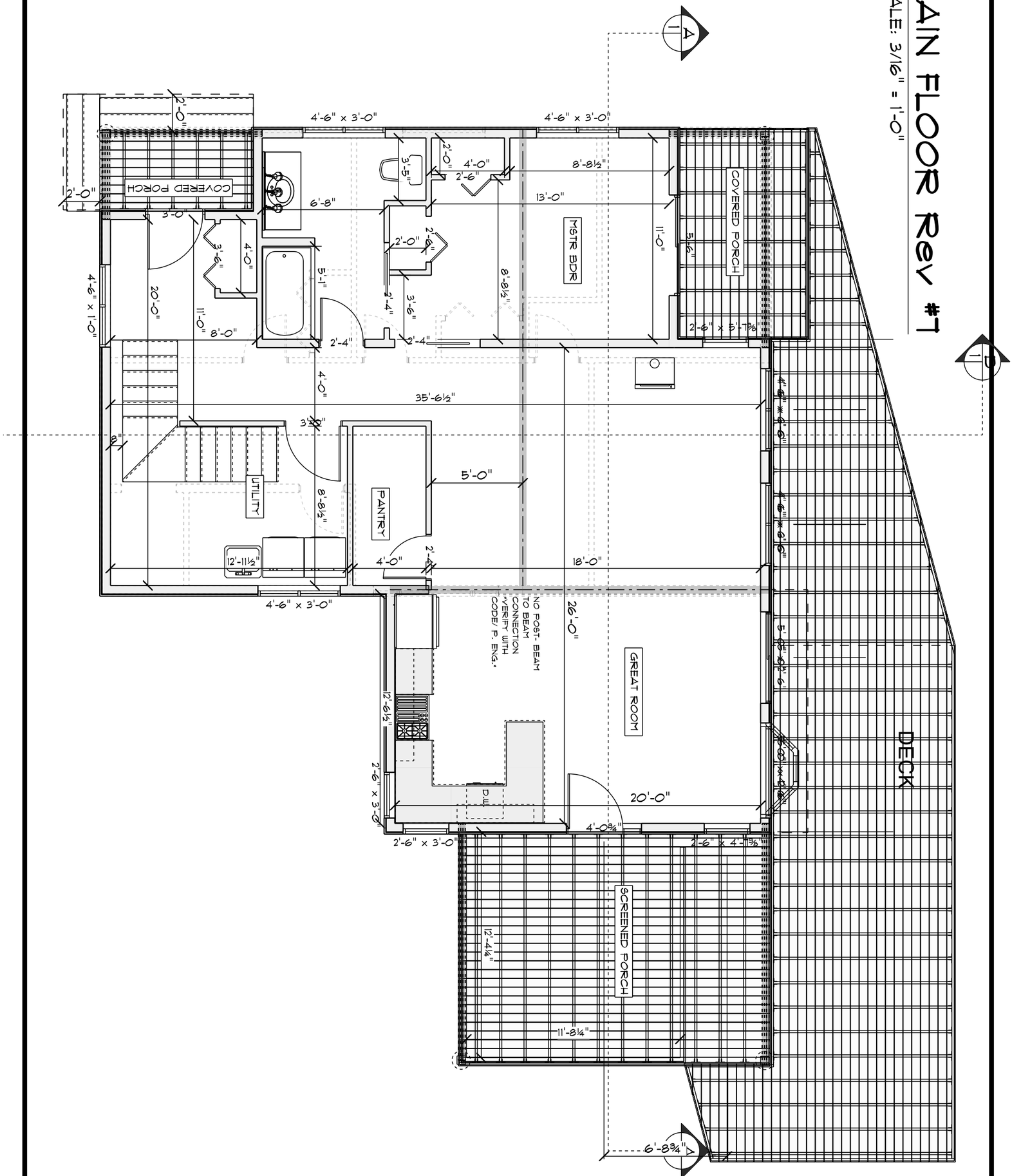


Figure 2. 1179 Old Mine Lane - Proposed Structures
Abutting Property: 1205 Old Mine Lane
5m
26m
8m
10m
30m
10m
33m
50m
72m
76m
62m
Old Mine Lane
Old Mine Lane
Old Mine Lane
N
Little John Lake
Abutting Property:
1151 Old Mine Lane
Scale: 1:750
2512.5 0 25 50 75 100
Feet
Legend
Property Line
Well (Proposed)
Septic (Proposed)
Gazebo
Outhouse
Shed
Storage Unit
Garage / Workshop
Gravel Driveway & Parking
2-Storey House
House Deck
Development_Area
Existing_Dev
Stream
Approx 15m Cliff Erosion Setback
Approximate Cliff Top-of-Slope

MAIN FLOOR Rev #1

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



TY
613-561-2155

HANNAH
613-876-0249

MYERS
DESIGN & BUILD

MYERSDESIGNBUILD@GMAIL.COM

4095 GRAHAM RD, HARROWSMITH, ONTARIO, K0H1V0

PAGE NUMBER 1

Cheryl & Mike Fischer

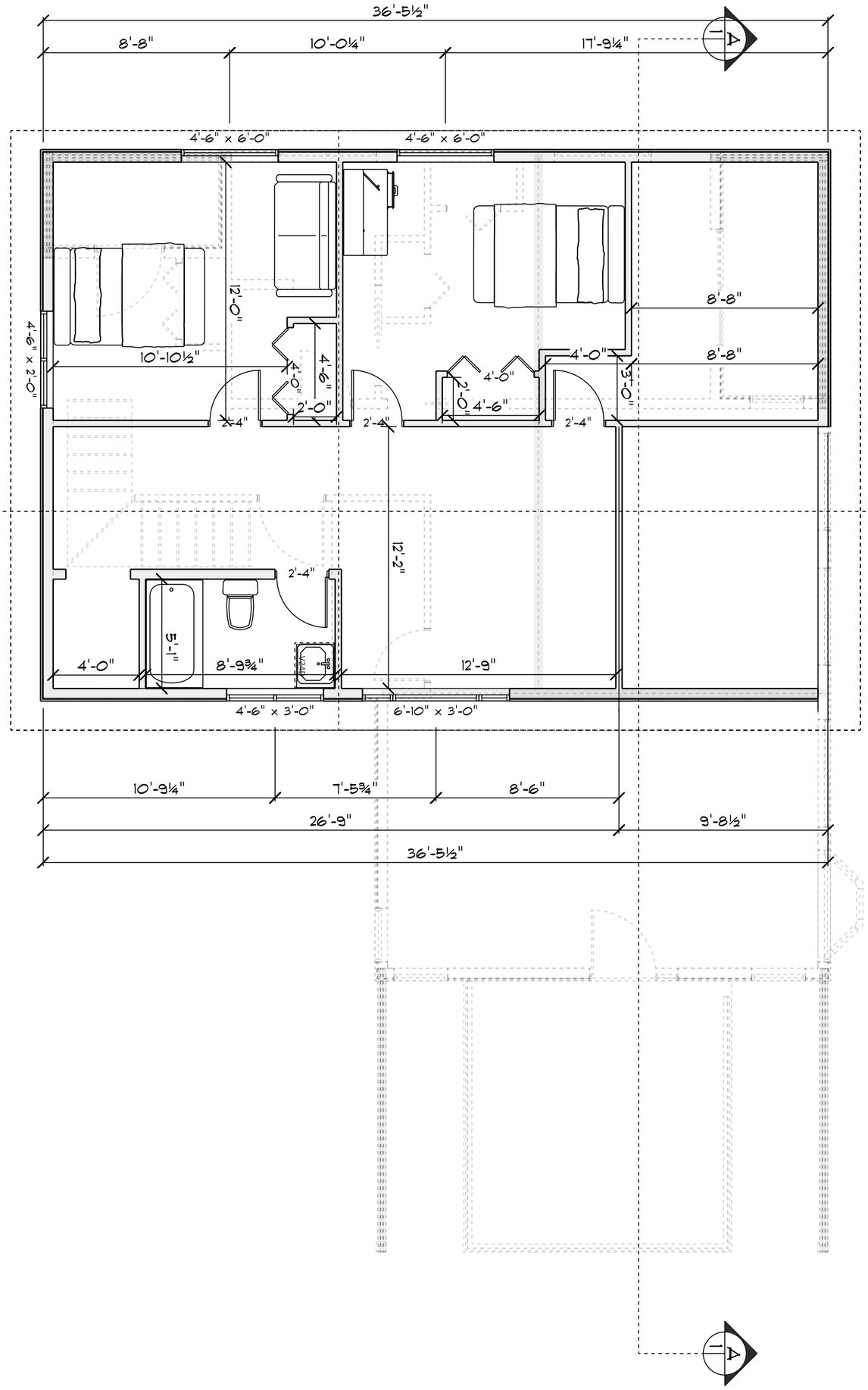
1179 Old Mine Lane
South Frontenac

PHONE:
FAX:
MOBILE:

DESIGNED BY: Tyson Myers	DESIGNER BCIN# 127982
DESIGN FIRM: Myers Design & Build	DESIGN FIRM BCIN# 130234
DATE: Wednesday, May 21, 2025	

SECOND FLOOR rev4

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



TY
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DESIGN & BUILD

MYERSDESIGNBUILD@GMAIL.COM

4095 GRAHAM RD, HARROWSMITH, ONTARIO, K0H1V0

PAGE NUMBER 2

Cheryl & Mike Fischer

1179 Old Mine Lane
South Frontenac

PHONE:
FAX:
MOBILE:

DESIGNED BY: Tyson Myers	DESIGNER BCIN# 127982
DESIGN FIRM: Myers Design & Build	DESIGN FIRM BCIN# 130234
DATE: Wednesday, May 21, 2025	

Outlook

SV33-2025; 1179 Old Mine Lane; Lot 2, Conc. 13, Loughborough

From Catherine Sinclair <CSinclair@quinteconservation.ca>
Date Tue 2025-04-22 12:34 PM
To [redacted]
Cc

1 attachment (1 MB)
Air Photo.pdf;

Hello Mike,

Thanks so much for meeting me last Thursday at the subject lot and thank you for going slowly to accommodate my injured foot!

Please reference the attached. Using my GPS for reference I have approximated the location of the proposed dwelling, detached garage, and driveway realignment. We also reviewed two possible locations for the sewage system. As the proposed development, including the sewage system were beyond 30m from the wetland to the north, and beyond 30m from the flood plain of Little John Lake, and beyond 30m from the unnamed watercourse to the south, you will not require a permit from this office for the construction of those items, and you will just work with the Township to obtain your municipal building permits. If the plans change, please contact this office as a permit may be needed at that time.

Staff would strongly recommend meeting a 6m setback from the top of the bank, flagged on site, for the small deck you are considering.

Please consider the comments within this email valid for one year from today's date.

If you have any questions, please reach out.

Regards,

Catherine

Quinte CONSERVATION

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

QUINTE CONSERVATION - PLANNING ACT REVIEW

QC File No. PL0169-2025

Municipality:	**Township of South Frontenac**		
Landowner:	**Mike and Cheryl Fischer**		
Location:	**1179 Old Mine Lane**	**Part Lot 2, Concession 13**	**Loughborough**
Roll #:	**1029040050028200000**		
Application Description:	**Minor Variance Appl'n File No. PL-ZNA-2025-0065**	**Requesting relief from Section 5.8.2.b. of Township of South Frontenac Comprehensive Zoning By-law No. 2003-75 to reduce the setback from the top of the bank from 15 meters to 10 metres to facilitate the construction of a 2,000 square foot dwelling with attached deck.**	
Regulated Features:	**Little John Lake, unnamed waterbody/wetland, watercourse and an unevaluated wetland located north of subject lot**		

Comments:

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

Conservation Authorities have Provincially delegated responsibilities to represent Provincial interests regarding natural hazards under Section 5.2 of the Provincial Planning Statement (PPS) (2024). Natural hazards include areas subject to flooding, prone to erosion, dynamic beaches, and unstable bedrock. Generally, the policies of the PPS direct development to areas outside of hazard lands. Staff are satisfied that the application as presented is consistent with Section 5.2 of the PPS.

Ontario Regulation #41/24 (Regulation of Prohibited Activities, Exemptions and Permits)

Portions of the subject lands lie within the regulated area of Little John Lake, an unnamed waterbody/wetland, watercourse and an unevaluated wetland (by virtue of Ontario Regulation #41/24 – Regulation of Prohibited Activities, Exemptions and Permits).

Quinte Conservation attended the property April 17, 2025, upon request of a site inspection. Staff observed a staggered slope from the location of the proposed dwelling, south, to those lands at the bottom of the slope before the 1:100-year flood plain of Little John Lake, and the highwater mark of the watercourse/waterbody feature. An unevaluated wetland feature was also observed by staff on lands north of the subject lot. The proposed development, including the septic system, will be located beyond Quinte Conservation's regulated area from each of the regulated features. Therefore, a permit from this office will not be required prior to the proposed development activity.

Quinte Region Source Protection Plan

Quinte Conservation provides Risk Management services as prescribed by the *Clean Water Act*, 2006 on behalf of member municipalities. Part of this is reviewing building and planning applications to ensure no new significant drinking water threats as outlined in the Quinte Region Source Protection Plan are created.

Policies for significant threats in the Quinte Region Source Protection Plan are not applicable as the subject property lies outside of an intake protection zone or wellhead protection area for a municipal drinking water system. As such no Section 59 Clearance Notice is required.

Other Potential Township Studies

As per Sections 21.1.1 and 21.1.2 of Ontario Regulation 596/22 (amendments made under the Conservation Authorities Act) as a result of the More Homes Built Faster Act, 2022, conservation authorities are no longer able to review or provide comment on Natural Heritage and Hydrogeology, nor is this office able to peer-review technical reports related to these matters. If

	the Township requests a hydrogeological assessment or Environmental Impact Study (EIS) it should be peer-reviewed by a qualified consultant.
Final Comments:	Quinte Conservation has no objection to the minor variance application as presented. A permit for the proposed dwelling and sewage system will not be required from this office prior to construction. The development activities fall beyond Quinte Conservation's regulated area from each of the above-noted regulated features. Staff request that a copy of the decision on the application be forwarded to this office, when available.

Sam Carney
Planning Technician

July 22, 2025
Date

And:
Catherine Sinclair,
Regulations Officer

Protecting the places you cherish

Township of South Frontenac

Staff Report

To:	**Committee of Adjustment**
From:	**Development Services Department**
Date of Meeting:	**August 14, 2025**
Subject:	**Minor Variance Application PL-ZNA-2025-0065, Fischer, 1179 Old Mine Lane, Loughborough**

Summary

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

Background

The subject property is predominantly designated Rural, including the proposed development area. A portion of Little John Lake, to the south of the subject property is designated Environmental Protection. The property is zoned Limited Service Residential – Waterfront (RLSW) in Zoning By-law No. 2003-75, as amended.

The subject property is approximately 8.4Ac in area with frontage on Little John Lake and Old Mine Lane. The property is bounded by Old Mine Lane to the east, a residential property to the north and Little John Lake to the west and south. The portion of Little John Lake abutting the southern boundary forms a narrow bay. The southeastern corner of the property contains a portion of an unevaluated wetland and a watercourse which feed into the lake. The property is characterized by steep slopes along the shoreline and undulating topography in the interior. The area of proposed development (i.e., the northeast corner) is relatively flat compared to the remainder of the property and features an exposed bedrock outcropping. Most of the property exists in its natural state and features an abundance of mature tree and vegetation growth, including along the shoreline slopes.

Existing development consists of a small seasonal dwelling, a gazebo, a storage shed and an outhouse. All existing development is concentrated on the far east side of the property, approximately 360m from its frontage on Old Mine Lane.

To facilitate the construction of the proposed dwelling, the applicant is proposing to convert the existing seasonal dwelling to a storage building. The proposed conversion is necessary to comply with the zoning by-law and will need to occur prior to a building permit being issued for the proposed dwelling.

Proposal

The applicant proposes to construct a dwelling and attached deck with a maximum footprint of 2000sqft (185.8sqm). The proposed dwelling would be in the northeast corner of the subject property, approximately 100m from its entrance off Old Mine Lane. The proposed dwelling would be setback 50m from the highwater mark of Little John Lake. The proposed dwelling would be setback 10m from the top of bank of the shoreline.

Zoning Relief Requested

Section 5.8.2(b) – to permit a single detached dwelling to be setback a minimum of 10m from the top of bank, whereas the Zoning By-law requires a minimum of 15m.

Related Applications

The lands are not subject to any additional applications under the Planning Act.

Department and Agency Comments

Quinte Conservation provided comment on July 22, 2025. Their staff have no objection to the proposed minor variance based on consideration for natural hazards and Ontario Regulation 41/24 Implementation Policies.

Public Comments

No public comments were received at the time of writing 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?

Ther subject lands are predominantly designated Rural on Schedule A of the Township Official plan. The type and amount of development on rural lands must maintain the rural character, natural heritage and cultural landscape in the Township. A dwelling is a permitted use in the Rural Designation.

Section 5.2.4 of the Official Plan states that the Township will direct development or site alteration away from lands which may be subject to shoreline erosion hazard. This is typically addressed through a 15m setback from the top of bank, as required by the Zoning By-law. The purpose of this setback is to ensure buildings and structures remain unaffected should a slope fail and result in an erosion hazard. A large downward slope exists to the southwest of the proposed dwelling location. The slope rises approximately 20m from the shoreline of Little John Lake and extends approximately 40m into the interior of the property. A majority of the slope is well vegetated and contains several patches of exposed bedrock. The

proposed dwelling and attached deck would be setback a minimum of 10m from the top of bank.

Section 5.2.4 also indicates that the Township should consult with the appropriate Conservation Authority with respect to lands that may constitute an erosion hazard. Quinte Conservation Authority staff conducted a site visit to the subject property on April 17, 2025, and concluded that the slope was not at risk of a potential erosion hazard. In an email dated April 22, 2025, QCA staff recommended that the proposed dwelling be setback a minimum of 6m from the top of bank. The 6m setback is in reference to the Provincial Access standard, which ensures that vehicles and people have a way of safely exiting the area during times of erosion and other emergencies, and for future maintenance between development and the slope. The proposed dwelling would exceed the minimum 6m Provincial Access standard by 4m.

Township Planning Staff conducted a site visit to the property on May 21, 2025. After observing the existing slope, Township staff agree with the conclusions made by Quinte Conservation staff. As such, planning staff interpret the reduced 10m top of bank setback as reasonable.

It is the opinion of Township Planning Staff that the proposed variance maintains the general intent and purpose of the Official Plan, specifically the policies related to rural residential development, and development adjacent to environmentally sensitive areas.

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

A dwelling is a permitted use in the RLSW zone. Except for the minimum setback from the top of bank, the proposed dwelling would comply with all required setbacks of the RLSW Zone. This includes being setback 50m setback from the highwater mark of Little John Lake, exceeding the minimum 30m setback.

Section 5.8.2 of the Zoning By-law directs development away from slopes which are greater than 30% from horizontal. This is typically accomplished through a 15m setback from the top of bank. The proposed dwelling and attached deck would be setback a minimum of 10m from the top of bank. As previously discussed, the proposed 10m setback would satisfy both Quinte Conservation regulatory guidelines and provincial access standards. Further, the incorporation of appropriate erosion control measures and the maintenance of a healthy shoreline buffer will assist in stabilizing soil during construction and over the long term.

It is the opinion of Township Planning Staff that the proposed variance maintains the general intent and purpose of the Zoning By-law.

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. Although the subject property is large, the existing topography limits where a building or structure could be built. The far west side of the property has a few viable building areas, including the location of the existing seasonal dwelling (to be converted to storage building). However, this portion of the property is presently being accessed via a walking path. Should a dwelling be

built on the west side of the property, it would require extending a ~350m long driveway through challenging terrain. The east side of the subject property (i.e., where development is being proposed) is heavily constrained by the existing shoreline slope and its associated setbacks. Compared to the surrounding areas, the proposed building location is relatively flat and partially cleared of trees. Further, the proposed building location would comply with all remaining zoning setback. As such, the proposed reduced setback from the top of bank is considered appropriate.

Is the variance minor?

The requested variance is considered minor as it maintains the intent and purposed of the Official Plan and Zoning By-law. The requested variance is also desirable for the appropriate development of the land. There are no anticipated negative impacts on surrounding properties or Little John Lake because of the proposed dwelling.

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 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 application PL-ZNA-2025-0065 for minor variance(s) from Zoning By-law No. 2003-75, as amended, for 1179 Old Mine Lane to allow:

1. A dwelling and attached deck to be setback a minimum of 10 metres from the top of bank.

Approval should be subject to the following conditions:

1. The proposal/location of the building, etc. must be generally consistent with the application sketches, which will be attached to the decision as a schedule.

2. The Owner is required to enter into a Development Agreement to be registered on the title of the property to the satisfaction of the Township to address the following matters and environmental standards of the Township:

    a. Appropriate erosion control measures (e.g. silt fence, straw bales) must be used during construction and until the site is stable and revegetated.

b. Roof runoff will be directed away from Little John Lake and discharged to natural or constructed leaching pits/areas to maximize infiltration or onto coarse rock rubble splash pads to reduce the velocity of runoff.

c. A natural vegetated buffer must be maintained in its natural state within 30 metres of Little John Lake.

2. Prior to the issuance of a building permit for the proposed dwelling, the Owner shall convert the existing seasonal dwelling to an accessory building, through a renovation permit and/or change of use permit, to the satisfaction of the Township's Chief Building Official or their designate.

3. At the building permit stage and prior to construction of the dwelling footings, the Owner shall have the proposed location of the dwelling pinned and its setbacks from the top of bank confirmed to be compliant with Zoning By-law No. 2003-75, as amended, and with the minor variances granted by the Committee of Adjustment through the submission of a letter of verification by an Ontario Land Surveyor, to the satisfaction of the Township's Chief Building Official or their designate.

Report Prepared By:

Noah Perron, Planner

Report Reviewed By:

Christine Woods, RPP, MCIP, Manager of Planning

SOUTH FRONTENAC

TOWNSHIP OF SOUTH FRONTENAC
APPLICATION FOR MINOR VARIANCE
OR PERMISSION (s. 45(2))
Updated January 2025

The Committee of Adjustment is a Committee of eight persons appointed by Township Council. The Committee is formed under Section 45 of the *Planning Act* R.S.O. 1990, Chapter P.13, to authorize a minor variance from a zoning by-law or permission under s. 45(2) to alter a legal non-conforming use.

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

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

The Committee may grant permission to enlarge or extend a structure or alter the use of the lands where any land, building or structure, on the day the by-law was passed, was lawfully used for a purpose prohibited by the by-law.

Application Requirements

1. It is required that one (1) copy of this application be filed with the Secretary-Treasurer of the Committee of Adjustment, together with the **sketch,** accompanied by a **non-refundable fee** in accordance with the chart below in cash, or by debit card, credit card or cheque made payable to the Township of South Frontenac.

Application Type:	**Planning Application Fee:**
1-3 Variances	$1,249.00
4+ Variances	$1,468.00
After building without a permit	$2,241.00

2. It is required that a Fee be provided for the Township to review onsite sewage disposal and Conservation Authority (where applicable) when submitting an application (Separate **cheques**, payable to the applicable Conservation Authority, are to be submitted with the application).

Township of South Frontenac *Minor Variance Only* *Minor Variance WITH Performance Review* *Minor Variance in combination with a new Class 2, 3, 4, or 5 sewage system other than a Class A system*	$463.00 $720.00 $1,183.00
Cataraqui Region Conservation Authority	$445.00
Quinte Conservation Authority	$450.00
Rideau Valley Conservation Authority	$410.00

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

3. **PLEASE READ THIS ITEM CAREFULLY**

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

4. **Collection of Personal Information**

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

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

Date Received: 18-Jun-2025 File No: PL-2NA-2025-0067

Pre-Consultation for this application ☑ Yes ☐ No

Planner: Colin Date of pre-consultation: _____

1. Name of Owner(s): HUNTER SMITH

Full Mailing Address of Owner(s): 4569 STAIR STEP LANE, BATTERSEA, ON. K0H 1H0

Phone number of Owner(s): [redacted]

Email Address of Owner(s): [redacted]

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

Name of Authorized Agent: _____

Full Mailing Address of Authorized Agent: _____

_____

Phone number of Authorized Agent: _____

Email Address of Authorized Agent: _____

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

_____
Signature(s) of Owner(s)

3. The description of the subject land:

District: ☐ Bedford ☐ Portland ☐ Loughborough ☑ Storrington

Concession Number: _____ Lot Number: _____

Street Number: 4569 Name of Road/Street: STAIR STEP LN.

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

Roll Number: _____

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): 29.18 m Frontage (on road/lane): 31.226 m

Depth: 45.619 Area: AS PER DIAGRAM

5. The current zoning of the subject land:

RLSW

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

I'M WITH IN THE 30m BUFFER FROM LAKE.
PERMISSION TO ADD A 2ND STORY AS PER DIAGRAM.
EXTEND FIRST STORY ROOF OVER HANG 5' TOWARDS LAKE.

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:

STAIR STEP 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?

ONE UNIT COTTAGE

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

☑ Yes ☐ No

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

Type of Structure (E.g. residence)	(1) COTTAGE	(2) SHED	(3)	(4)
Setback from Front Lot Line	67' ±	67' ±		
Setback from Rear Lot Line	45' ±	40' ±		
Setback from Side Lot Line	7± / 40±	84' ± / 10' ±		
Height of Building (Also indicate if it is one story or two story)	15' ±	9' ±		
Dimensions of Floor Area	792 SQ'	128 SQ'		
Setback from High Water Mark (If applicable)	55' ±	48' ±		

13. The proposed uses of the subject land:
COTTAGE WITH 2ND STORY AS PER DIAGRAM

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

☑ Yes ☐ No

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

	(1)	(2)	(3)	(4)
Type of Structure (E.g. residence)	COTTAGE			
Setback from Front Lot Line	67' ±			
Setback from Rear Lot Line	45' ±			
Setback from Side Lot Line	7' ± / 40' ±			
Height of Building (Also indicate if it is one story or two story)	24', 4"			
Outside Dimensions of Building/Structure	2ND STOREY SQUARE FOOTAGE 360 SQ'			
Setback from High Water Mark (If applicable)	55' ±			

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

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

If yes, please provide details:

_____

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

If yes, please provide details:

18. What are the uses of the proposed development?

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

19. The date the subject land was acquired by the current owner:
JAN. 01, 2012

20. The date the existing buildings and structures were constructed on the subject lands:
PRIOR TO 2012

21. The length of time that the existing uses of the subject land have continued:
HAS ALSO BEEN A COTTAGE

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

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

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

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

☐ Yes ☑ No

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

---

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

☐ Yes ☑ No

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

---

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

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

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

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

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

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

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

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 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 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 JUNE, 20 25

I, HUNTER SMITH OF SOUTH FRONTENAC
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.

[redacted]nt

Signature of Applicant or Authorized Agent

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

THIS 18th DAY OF June, 20 25

Kamila Seitkhanova
A Commissioner, etc.

Kamila Seitkhanova, a Commissioner, etc.,
Province of Ontario, for the Corporation of
the Township of South Frontenac.
Expires August 14, 2027.

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).

9) Parking and Docking: This question is only relevant is you can only access your property by water.

10) Existing Uses: e.g. residential, retail business, vacant recreational land

11) Buildings: If there are **ANY** buildings or structures on the property now, the answer to this question is "yes".

12) Description of buildings and structures: You must complete all sections of this question for each structure on your property. **If there is a deck on your dwelling, please describe it separately from the residence.**

13) Proposed Uses: Generally, the answer to this question will be the same as the answer to #10, but if, for example, the land is currently vacant, and you are planning to construct a dwelling, then the use to be described in section 10 would be "vacant recreational land", and the use described in section 13 would be "residential"

14) Proposed structures: If you are planning to build **ANYTHING** on the property, the answer to this question is "yes" – This includes additions, decks, garages, septic systems.

15) Description of new construction: **ALL** proposed new development must be described here. If you are proposing to construct an addition to a dwelling, and to add a deck, please show this information in separate columns.

16) **Demolition: All demolition requires a permit from the building department.** In some instances, a proposed addition or increase in height cannot be accomplished without the removal of existing walls. If this is not made clear to the Committee at the beginning of the process, you may find that, although you are granted permission to add on to your residence, you can't actually do it because you have not made it clear that there is demolition involved.

17)Raising of Structure: In other words, are you proposing to raise the building in order to construct a basement under it.

18)Uses of Development: Please answer each part of this question. An increase in living space would include anything with walls – e.g. a screened porch would involve an increase in living space.

19)Date land acquired: When did you take possession of the property?

20)Date of existing buildings: If you are not sure, provide your best estimate.

21) Length of existing uses: For example, has the land been used for residential purposes for 30 years, or 18 months?

22) Water supply: in most cases the answer will be private well, but some waterfront properties take their water from a lake.

23) Septic: in most cases the answer will be private sewage system, but there may be some privies.

24) Drainage: Are there specific ditches that have been constructed to deal with drainage; is there natural drainage, etc.?

25) Application for consent: Is there currently an application for consent (severance) being proposed for the property?

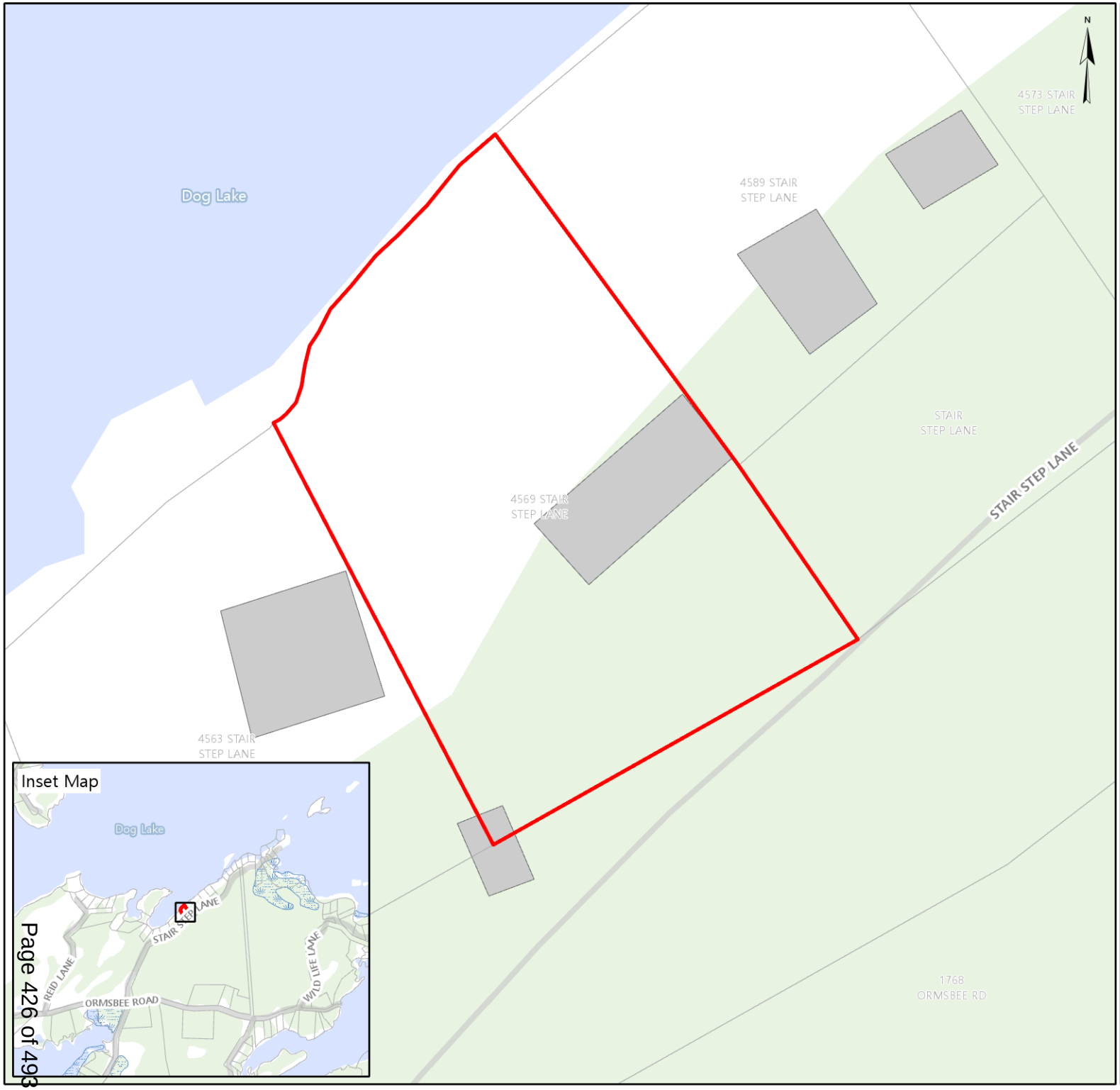
26) If yes: If there is a current application for severance or subdivision on the property, please indicate the file number. (Staff can help provide this information)

27) Minor variance: Has there ever been a minor variance granted on the property? If you are long-time owner of the property, you will probably be aware of any other special permission granted for a variance to the zoning by-law. If you are a new owner, the seller will probably have made you aware of this.

28) If yes: If there has been a previous variance granted on the property, please indicate the application number if known, and what the details of the variance were.

29) **SKETCH: We cannot stress enough the importance of a detailed, accurate, and complete sketch. You do not necessarily need to contract with a professional to draw the sketch, but sketches that are not drawn to scale, do not show dimensions and distances, or are not drawn neatly (PLEASE USE A RULER), will not be accepted.**

30) **Agreement to Indemnify**: Must be signed in front of a commissioner of oaths – you may have this done before submitting the application, or sign the application in front of staff who can sign as commissioners. All owners must sign the application, or it can be signed by an agent if one has been appointed.



SOUTH FRONTENAC

PL-ZNA-2025-0067

(SMITH)
4569 STAIR STEP LANE

Legend

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

Produced by the County of Frontenac under license with the Ontario Ministry of Natural Resources © King's Printer for Ontario, 2025.

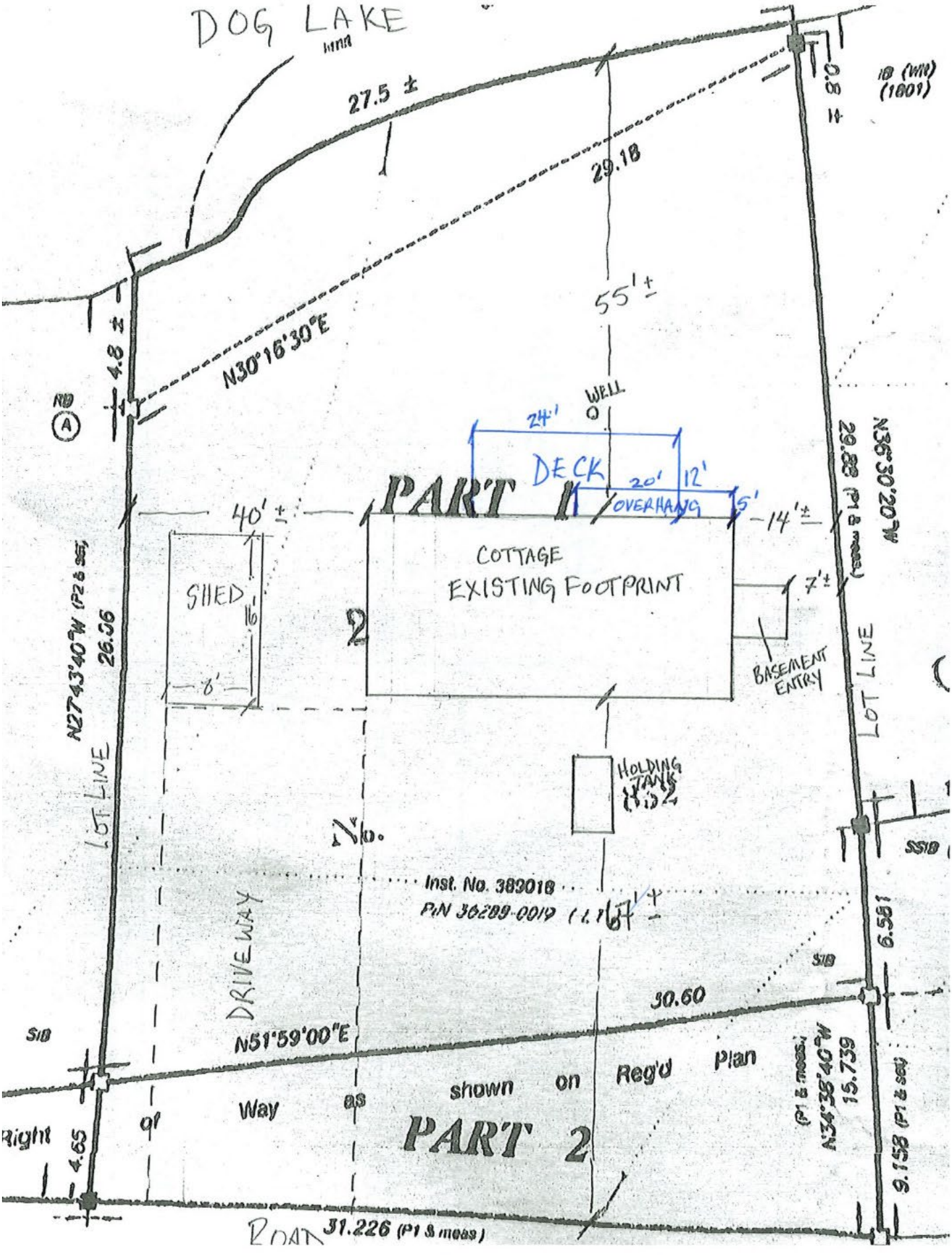
While the County makes every effort to insure that the information presented is accurate for the intended uses of this map, there is an inherent error in all mapping products, and accuracy of the mapping cannot be guaranteed for all possible uses. This map displays basic topographic features only.

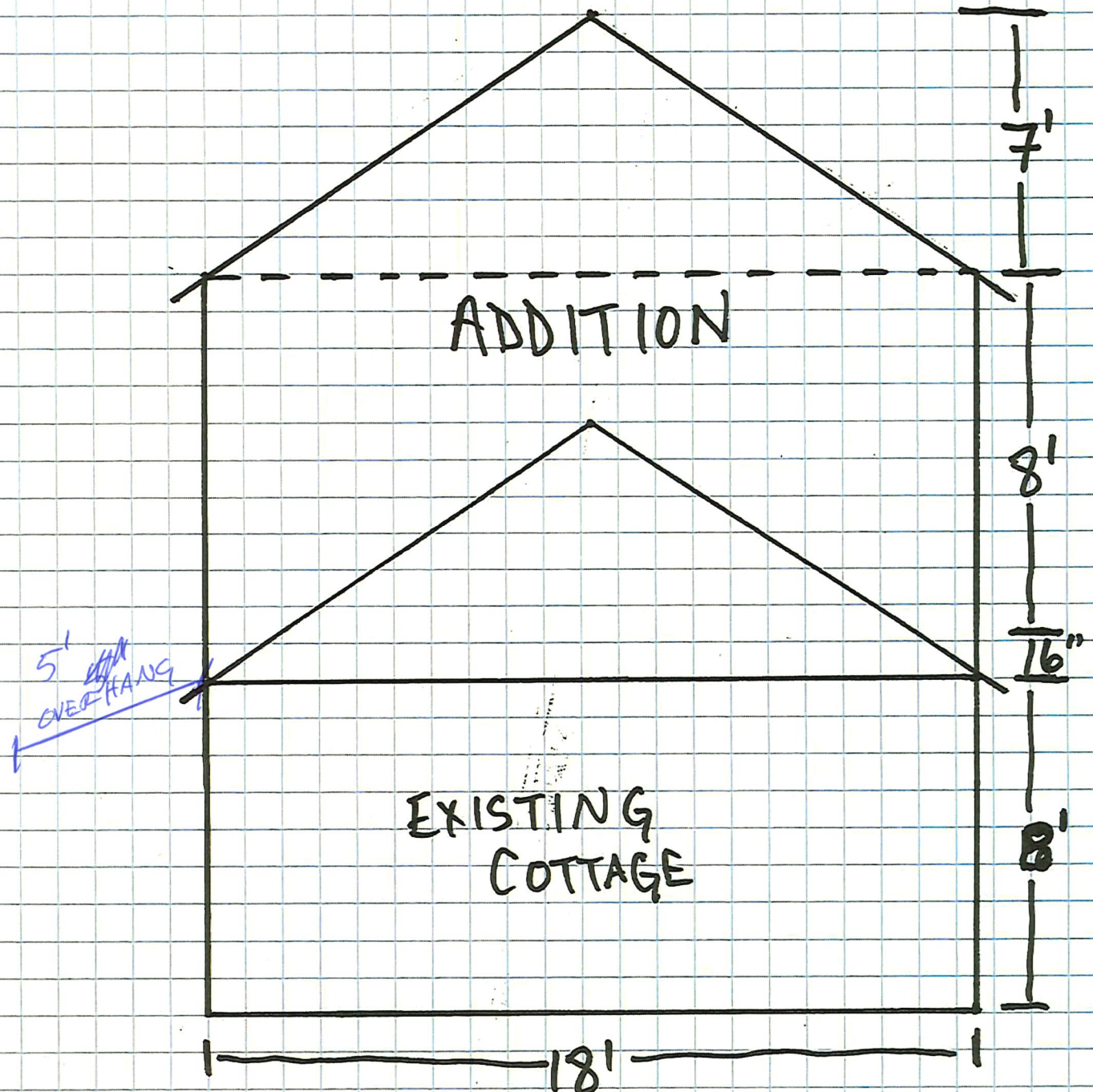
Scale: 1:400

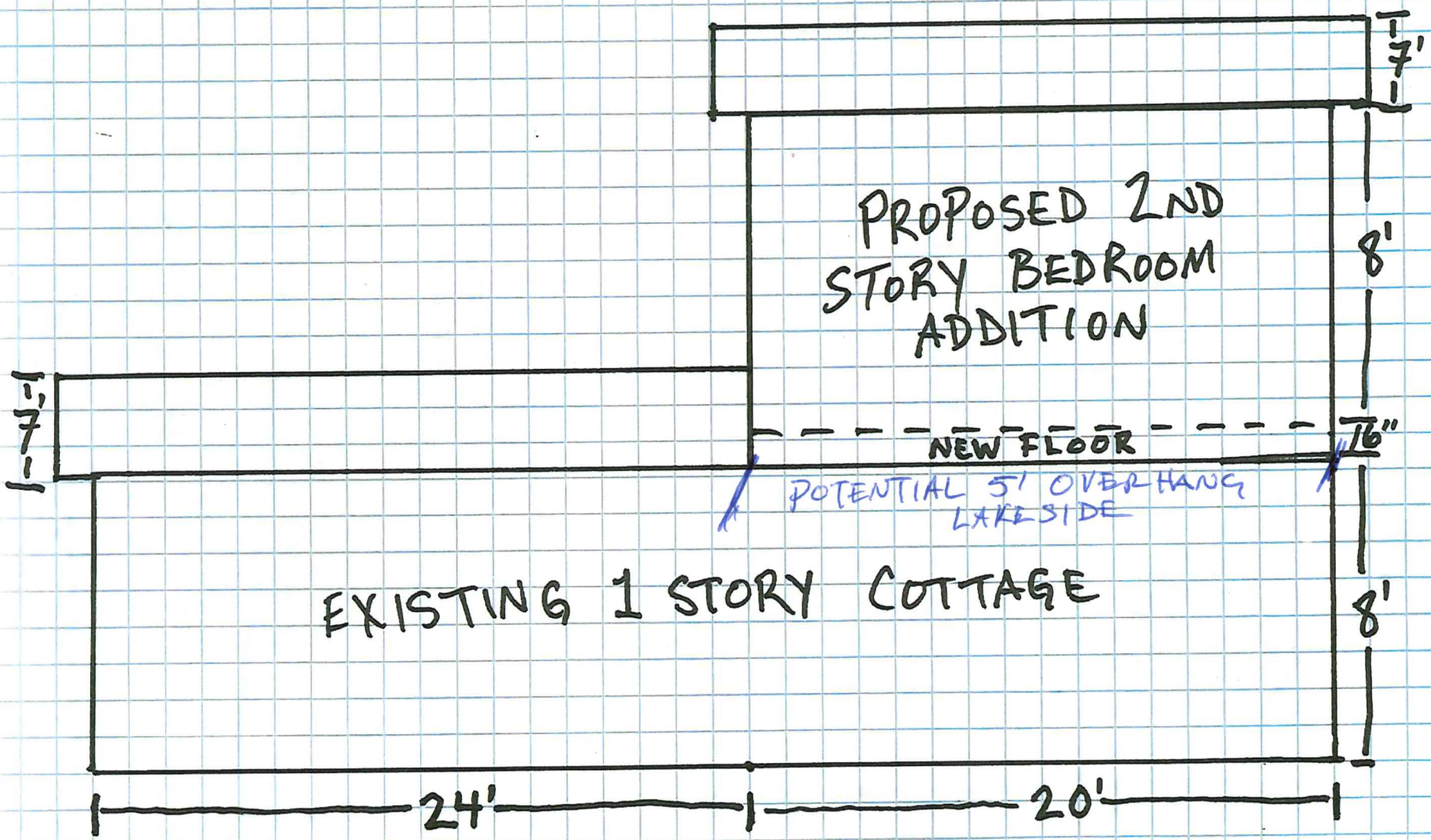
0 5 10 20 m

UTM Zone 18 NAD 83

Date: 23/06/2025


DOG LAKE
27.5 ±
29.18
8.0
IB (MID) (1801)
55' ±
N30°16'30"E
4.8 ±
IB
A
WELL
24'
DECK
20'
12'
OVERHANG
5'
PART 1
40' ±
14' ±
COTTAGE
EXISTING FOOTPRINT
SHED
16'
8'
7' ±
BASEMENT ENTRY
2
N27°43'40"W (P2 & Seq)
26.36
LOT LINE
N36°30'20"W
29.88 (P1 & meas)
LOT LINE
HOLDING TANK
N/D
Inst. No. 382018
PIN 36289-0019 (LT)
67' ±
DRIVEWAY
SIB
SIB
SIB
6.581
30.60
N51°59'00"E
Right
4.65
of
Way
as
shown
on
Reg'd
Plan
PART 2
N34°38'40"W
15.739 (P1 & meas)
9.158 (P1 & Seq)
ROAD
31.226 (P1 & meas)


ADDITION
7'
8'
16"
5' OVERHANG
EXISTING COTTAGE
8'
18'
LAKE


7'
PROPOSED 2ND STORY BEDROOM ADDITION
8'
7'
NEW FLOOR
16"
POTENTIAL 5' OVERHANG LAKESIDE
EXISTING 1 STORY COTTAGE
8'
24'
20'

July 23, 2025

File: MV/FRS/165/2025

Sent by E-mail

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

Dear Mr. Herrewynen:

Re: Application for Permission PL-ZNA- 2025-0067
4569 Stair Step Lane; Lt 18, Con 9
Storrington District, Township of South Frontenac
Waterbody: Dog Lake

Cataraqui Conservation staff have reviewed the above-noted application for permission and provide the following comments for the Committee of Adjustment's consideration based on our role as commenting agency responsible for natural hazards on *Planning Act* applications, and as administrator of Ontario Regulation 41/24: *Prohibited Activities, Exemptions and Permits*.

Proposal

The proposed development involves enlarging the existing non-conforming cottage dwelling within the 30 m highwater mark of Dog Lake. The applicant proposes to construct a second storey addition to the existing 73.5 sq. m one storey dwelling. The proposed enlarged structure will be setback 14.5 m from the highwater mark of Dog Lake.

Site Description

The property is located on the south shore of Dog Lake. The topography of the property can be described as a relatively steep bedrock slope adjacent to the water and then rising slowly toward the rear.

Discussion

Cataraqui Conservation's scope of review for this proposal includes the avoidance of natural hazards (e.g. flooding and erosion) associated with the shoreline of Dog Lake.

Natural Hazards / Ontario Regulation 41/24

Flooding: Development and site alteration within and adjacent to the regulatory flood plain is restricted to ensure people are property are protected from the flooding hazard. The regulatory (1:100 year) floodplain of Dog Lake is defined as the highest recorded water level of the lake (98.95 m GSC).

Based on our review of elevation mapping, the existing dwelling and deck are set back over 6 m from the floodplain and the proposed second storey addition is not encroaching closer. As the existing development and proposed addition exceeds the minimum 6 m setback, Cataraqui Conservation has no concerns from a flooding perspective.

Erosion: Cataraqui Conservation directs development and site alteration away from lands subject to long term erosion hazards. This is typically addressed through the imposition of appropriate setbacks from the hazard. Staff confirmed the existing shoreline slope (approximately 8.5 m in height and 10 m in width) is a stable granite slope. In this case, Cataraqui Conservation policies require new building and structures (including reconstruction) be located a minimum of 4 m from the top of bank and encourages a minimum setback of 6 m. The existing deck is setback 4 m from the top of bank and the existing dwelling is setback approximately 6 m from the top of bank. The proposed second storey addition will maintain the minimum 6 m setback and no changes to the deck are proposed as part of this application. As such, staff are satisfied with the proposal from an erosion hazard perspective.

To ensure long-term erosion avoidance and slope stability, staff recommend the maintenance and enhancement of a healthy buffer of native vegetation between buildings/structures and the water, to help stabilize soils into the long-term. Runoff from buildings and structures and other hardened surfaces should also be directed away from the shoreline to a naturally vegetated location where infiltration can occur.

Recommendation

Cataraqui Conservation staff have no objections to the approval of application PLZNA 2025-0067 based on our consideration for natural hazard and regulatory policies.

Staff recommend implementation of the above-noted best practice measures (in bold text) and advise the applicant that if the proposed development is approved, Cataraqui Conservation permit approval will be required.

Ontario Regulation 41/24

Please note that portions of the subject lands within 15 m of the regulatory floodplain and erosion hazard are subject to Ontario Regulation 41/24: *Prohibited Activities, Exemptions and Permits*, which is administered by the Cataraqui Conservation, which is administered by the Cataraqui Conservation. The purpose of the regulation is to ensure that proposed changes (e.g. development and site alteration) to a property are not affected by natural hazards, such as flooding and erosion, and that the changes do not put other properties at greater risk from these hazards. **If approved, the proposed addition and associated site alteration will require Cataraqui Conservation permit approval. The landowner(s) should contact Cataraqui Conservation's office at the building permit stage for more information regarding permitting requirements under O. Reg. 41/24.**

Please inform this office of any decision made by the Committee with regard to these applications. If you have any questions, please contact the undersigned at 613-546-4228 ext. 239, or by e-mail at estucke@crca.ca

Sincerely,

Emma Stucke

Emma Stucke, MCIP, RPP
Resource Planner

Cc: property owner, via email

Township of South Frontenac

Staff Report

To: **Committee of Adjustment**

From: **Development Services Department**

Date of Meeting: **August 14, 2025**

Subject: **Application for Permission to Enlarge Legal Non-Conforming Use PL-ZNA-2025-0067, Smith, 4569 Stair Step Lane, Storrington District**

Summary

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

Background

The subject property is designated Rural in the Township Official Plan. It is zoned Limited Service Residential - Waterfront Zone (RLSW) in Zoning By-law No. 2003-75, as amended.

The subject property is approximately 0.2 Ac (~1165sqm) in area with frontage on Dog Lake with access via Stair Step Lane. The existing development consists of a dwelling, an attached deck and a detached shed. At the south end of the property along the laneway there are trees and a parking area. At the north end there are trees and steep slope toward Dog Lake and an existing dock along the water. The surrounding area consists of cottages ranging in height from single storey to two storey buildings along the lake.

Proposal

The subject property is presently developed with a 73.5sqm (791sqft) dwelling. The existing dwelling is one storey with a height of 4.5m (15 ft). The existing dwelling is approximately 16.7m (55 ft) from the lake with eaves projecting approximately 0.3m (1 ft) from the dwelling. There is a deck attached to the waterside of the dwelling that is setback 12.8m from the lake. The applicant is proposing to expand the gross floor area of the existing dwelling by adding a second storey addition on half of the dwelling area within the existing building footprint. This would add 33 sqm (355sqft) of gross floor area to the existing dwelling and expand the eave of the dwelling on the first floor area toward the lake by 1.5m (5 ft) to overhang part of the existing deck. The enlarged dwelling would have an approximate gross floor area of 107 sqm (1151 sqft), a building height of approximately 7.4m (24 ft), and eave projection 1.5m toward the lake. The main building would maintain the setback of approx. 16.7m from the high water mark of Dog Lake. The dwelling has an existing holding tank for its septic services. The owner has applied for a building permit to install a larger holding tank to accommodate the proposed expansion of the dwelling.

Relief Requested

The applicant seeks permission under Section 45(2) of the *Planning Act* to enlarge the existing legal non-conforming dwelling within 30m of the highwater mark of Dog Lake.

Related Applications

The lands are not subject to any additional applications under the Planning Act.

Department and Agency Comments

Cataraqui Region Conservation Authority

Cataraqui Region Conservation was circulated the application and advised of no objections. The CRCA also advised of the following:

- To ensure long-term erosion avoidance and slope stability, CRCA staff recommend the maintenance and enhancement of a healthy buffer of native vegetation between buildings/structures and the water, to help stabilize soils into the long-term. Runoff from buildings and structures and other hardened surfaces should also be directed away from the shoreline to a naturally vegetated location where infiltration can occur.
- If approved, the proposed addition and associated site alteration will require Cataraqui Conservation permit approval. The landowner(s) should contact Cataraqui Conservation's office at the building permit stage for more information regarding permitting requirements under O. Reg. 41/24.

Public Comments

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

Planning Analysis

Section 5.10.2 of the Zoning By-law states that existing buildings with less than the minimum 30m setback from the highwater mark of waterbody may be repaired, renovated, or strengthened to a safe condition provided there is no enlargement of the gross floor area.

This provision prohibits the enlargement of these existing buildings, without seeking permission from the Committee of Adjustment. The existing dwelling is also a legal non-conforming building under this provision because it was constructed prior to the current Zoning By-law and is setback 16.7m from the highwater mark of Dog Lake.

Section 5.14.1.1 of the Zoning By-law states that every part of any required yard shall be open and unobstructed by any building or structure from the ground to sky, except for: items including eaves, provided however that the eaves shall not project more than 0.6 m (1.97 ft) into any required yard.

Through its powers under section 45(2) of the *Planning Act,* the Committee of Adjustment may grant permission to enlarge the dwelling. The criteria for considering an application under Section 45(2) are:

- Whether the application is desirable for the appropriate development of the subject property; and
- Whether the application will result in undue adverse impacts on surrounding properties and the neighbourhood.

The existing dwelling is presently setback approximately 16.7m (55ft) from the highwater mark of Dog Lake. The proposed second storey addition would be within the existing footprint on the east end of the existing cottage. The proposed eave extension is also proposed along the east end of the cottage over a portion of the existing deck area.

The proposed addition would increase gross floor area of the dwelling by 45%, from approximately 73.5sqm (791sqft) to 107 sqm (1151 sqft).

The proposed eave extension over the existing deck of 1.5m (5 ft) would project further than the existing eaves and the maximum permitted of 0.6m (2 ft).

The proposal would contribute additional living space to the existing dwelling with the addition of a new second floor area. The applicant has advised that they are proposing to re-configure the layout of the cottage by relocating a bedroom from the ground floor to the proposed second storey area and an additional washroom therefore increasing the living room area in the cottage. The eave extension would also provide additional usable space for the owner by covering a portion of the existing deck and offer additional protection from the elements.

The proposed expansion of the gross floor area will only occur within the existing building footprint. The proposed expansion in gross floor area is desirable since it will enable the owners to fully utilize their existing building footprint and allow them to re-configure the cottage space to be more usable for their current needs. The eave expansion is also desirable since it will allow the owners to utilize the existing deck efficiently.

Staff's opinion is that the application is desirable for the appropriate development of the property. The proposed expansion, which will be contained within the existing building footprint, will enable the owners to fully utilize their cottage and make it more functional for their needs. Similarly, the eave expansion is desirable as it allows for more effective use of the existing deck area.

Staff also believes the application is unlikely to cause undue adverse impacts on surrounding properties or the neighborhood. The dwelling's increased gross floor area will maintain its current setbacks from the lake, and the eave extension will simply improve the owner's use of their existing deck without negative impacts on the surrounding properties.

Conclusion

It is the opinion of staff that it is appropriate for the Committee of Adjustment to grant permission to expand the legal non-conforming dwelling on the property, 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 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** application PL-ZNA-2025-0067 for 4569 Stair Step Lane to permit the legal non-conforming dwelling to be enlarged by a maximum 35 sqm (376 sqft) by adding a second storey and to allow the first floor eaves to project 1.5m (5 ft) toward the lake.

Approval should be subject to the following conditions:

1. The proposal must be generally consistent with the submitted plans by the applicant that will be attached to the decision as a schedule.

2. The Owner shall enter into a Development Agreement to be registered on title of the property to the satisfaction of the Township to address the following matters and environmental standards of the Township:

    a. Appropriate erosion control measures (e.g. silt fence, straw bales) must be used during construction and until the site is stable and revegetated.

    b. Roof runoff will be directed away from Dog Lake and discharged to natural or constructed leaching pits/areas to maximize infiltration or onto coarse rock rubble splash pads to reduce the velocity of runoff.

    c. A natural vegetated buffer must be maintained in its natural state within 30 metres of Dog Lake, except in the immediate area of the development envelope.

Report Prepared By:

Colin Herrewynen RPP, MCIP, Planner

Report Reviewed By:

Christine Woods RPP, MCIP, Manager of Planning

TOWNSHIP OF SOUTH FRONTENAC
APPLICATION FOR MINOR VARIANCE
OR PERMISSION (s. 45(2))
Updated January 2025

The Committee of Adjustment is a Committee of eight persons appointed by Township Council. The Committee is formed under Section 45 of the *Planning Act* R.S.O. 1990, Chapter P.13, to authorize a minor variance from a zoning by-law or permission under s. 45(2) to alter a legal non-conforming use.

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

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

The Committee may grant permission to enlarge or extend a structure or alter the use of the lands where any land, building or structure, on the day the by-law was passed, was lawfully used for a purpose prohibited by the by-law.

Application Requirements

1. It is required that one (1) copy of this application be filed with the Secretary-Treasurer of the Committee of Adjustment, together with the **sketch,** accompanied by a **non-refundable fee** in accordance with the chart below in cash, or by debit card, credit card or cheque made payable to the Township of South Frontenac.

Application Type:	**Planning Application Fee:**
1-3 Variances	$1,249.00
4+ Variances	$1,468.00
After building without a permit	$2,241.00

2. It is required that a Fee be provided for the Township to review onsite sewage disposal and Conservation Authority (where applicable) when submitting an application (Separate **cheques**, payable to the applicable Conservation Authority, are to be submitted with the application).

Township of South Frontenac *Minor Variance Only* *Minor Variance WITH Performance Review* *Minor Variance in combination with a new Class 2, 3, 4, or 5 sewage system other than a Class A system*	$463.00 $720.00 $1,183.00
Cataraqui Region Conservation Authority	$445.00
Quinte Conservation Authority	$450.00
Rideau Valley Conservation Authority	$410.00

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

3. **PLEASE READ THIS ITEM CAREFULLY**

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

4. **Collection of Personal Information**

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

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

Date Received: _____ File No: _____

Pre-Consultation for this application ☑ Yes ☐ No

Planner: Christine Woods Date of pre-consultation: December 12th, 2022

1. Name of Owner(s): Robert Pittman

   Full Mailing Address of Owner(s): 30 Arran Cresent, Woodbridge, ON L4L 1G5

   Phone number of Owner(s): [redacted]

   Email Address of Owner(s): [redacted]

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

   Name of Authorized Agent: Fotenn Consultants Inc. c/o Elysia Ackroyd

   Full Mailing Address of Authorized Agent: 4 Cataraqui Street 315, Kingston, K7K 1Z7

   Phone number of Authorized Agent: [redacted]

   Email Address of Authorized Agent: [redacted]

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

   _____
   Signature(s) of Owner(s)

3. The description of the subject land:

   District: ☐ Bedford ☑ Portland ☐ Loughborough ☐ Storrington

   Concession Number: CON 3 Lot Number: 6

   Street Number: 3629 Name of Road/Street: Quinn Road East

   Reference Plan Number: 13R-7028 Part Number(s): _____

   Roll Number: 102908001013900

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

Frontage (on water): N/A Frontage (on road/lane): +/- 191 metres

Depth: +/- 1,337 metres Area: +/- 93 acres, +/- 37.8 hectares

5. The current zoning of the subject land:

Rural (RU) zone

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

A minor varience application is necessary to allow a reduced frontage for each of the retained and severed lots. Please refer to Planning Justification Letter in support of application.

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

Relief is requested to reduce the minimum frontage of each the severed and retained lots. The minimum frontage is proposed to be reduced from 76 metres to 64.6 metres for the retained lot, and 63.0 metres for both of the severed lots. This reduction in frontage is required to facilitate the consent, which will see a large, underutilized rural lot being developed in a manner which provides for two new lots and the potential to develop new single detached houses. Please refer to supporting planning justification letter.

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

OR a privately maintained road? ☐ Yes ☐ No

Name of Road/Lane:

Quinn Road East

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

N/A

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

Rural

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

☑ Yes ☐ No

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

Type of Structure (E.g. residence)	**(1)** Single Detached Dwelling	**(2)** Garage	**(3)** Shed	**(4)**
Setback from Front Lot Line	+/- 213 m	+/- 230 m	+/- 233 m	
Setback from Rear Lot Line	+/- 1,108 m	+/- 1,097 m	+/- 1,095 m	
Setback from Side Lot Line	+/- 122 m (west) +/- 95 (east)	+/- 139 m (west) +/- 81 m (east)	+/- 158 m (west) +/- 67 m (east)	
Height of Building **(Also indicate if it is one story or two story)**	1 Storey	1 Storey	1 Storey	
Dimensions of Floor Area	unknown	unknown	Unknown	
Setback from High Water Mark (If applicable)	N/A	N/A	N/A	

13. The proposed uses of the subject land:

Rural residential

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

☐ Yes ☑ No

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

Type of Structure (E.g. residence)	**(1)**	**(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:

_____

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:

May 5th, 2021

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:

Privately owned and operated individual well

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

Privately owned and operated individual or communal septic system

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

Ditches, swales

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

☑ Yes ☐ No

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

Submitted with this application

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

☐ Yes ☐ No ☑ Unknown

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

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

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

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

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

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

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

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

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 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 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~~ CITY OF TORONTO, ONTARIO RR MCIP

THIS 24TH DAY OF JUNE, 20 25

I, ROBERT PITMAN OF VAUGHAN, ONTARIO
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 u[redacted]vidence Act.

S[redacted]t

Signature of Applicant or Authorized Agent

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

THIS 24TH DAY OF JUNE, 20 25 RR MCIP

[redacted]

LSO No. [redacted]

9

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).

9) Parking and Docking: This question is only relevant is you can only access your property by water.

10) Existing Uses: e.g. residential, retail business, vacant recreational land

11) Buildings: If there are **ANY** buildings or structures on the property now, the answer to this question is “yes”.

12) Description of buildings and structures: You must complete all sections of this question for each structure on your property. **If there is a deck on your dwelling, please describe it separately from the residence.**

13) Proposed Uses: Generally, the answer to this question will be the same as the answer to #10, but if, for example, the land is currently vacant, and you are planning to construct a dwelling, then the use to be described in section 10 would be “vacant recreational land”, and the use described in section 13 would be “residential”

14) Proposed structures: If you are planning to build **ANYTHING** on the property, the answer to this question is “yes” – This includes additions, decks, garages, septic systems.

15) Description of new construction: **ALL** proposed new development must be described here. If you are proposing to construct an addition to a dwelling, and to add a deck, please show this information in separate columns.

16) **Demolition: All demolition requires a permit from the building department.** In some instances, a proposed addition or increase in height cannot be accomplished without the removal of existing walls. If this is not made clear to the Committee at the beginning of the process, you may find that, although you are granted permission to add on to your residence, you can’t actually do it because you have not made it clear that there is demolition involved.

17)Raising of Structure: In other words, are you proposing to raise the building in order to construct a basement under it.

18)Uses of Development: Please answer each part of this question. An increase in living space would include anything with walls – e.g. a screened porch would involve an increase in living space.

19)Date land acquired: When did you take possession of the property?

20)Date of existing buildings: If you are not sure, provide your best estimate.

21) Length of existing uses: For example, has the land been used for residential purposes for 30 years, or 18 months?

22) Water supply: in most cases the answer will be private well, but some waterfront properties take their water from a lake.

23) Septic: in most cases the answer will be private sewage system, but there may be some privies.

24) Drainage: Are there specific ditches that have been constructed to deal with drainage; is there natural drainage, etc.?

25) Application for consent: Is there currently an application for consent (severance) being proposed for the property?

26) If yes: If there is a current application for severance or subdivision on the property, please indicate the file number. (Staff can help provide this information)

27) Minor variance: Has there ever been a minor variance granted on the property? If you are long-time owner of the property, you will probably be aware of any other special permission granted for a variance to the zoning by-law. If you are a new owner, the seller will probably have made you aware of this.

28) If yes: If there has been a previous variance granted on the property, please indicate the application number if known, and what the details of the variance were.

29) **SKETCH: We cannot stress enough the importance of a detailed, accurate, and complete sketch. You do not necessarily need to contract with a professional to draw the sketch, but sketches that are not drawn to scale, do not show dimensions and distances, or are not drawn neatly (PLEASE USE A RULER), will not be accepted.**

30) **Agreement to Indemnify**: Must be signed in front of a commissioner of oaths – you may have this done before submitting the application, or sign the application in front of staff who can sign as commissioners. All owners must sign the application, or it can be signed by an agent if one has been appointed.

3629 QUINN ROAD EAST, SOUTH FRONTENAC
CONSENT + MINOR VARIANCE

July 3, 2025

Kate Kaestner
Planning Clerk/Secretary-Treasurer, Committee of Adjustment
Planning Department
Township of South Frontenac

Via Email: kkaestner@southfrontenac.net

RE: 3629 Quinn Road East, South Frontenac
Applications for Consent and Minor Variance
Planning Justification Report

Dear Ms. Kaestner,

Fotenn Planning + Design has been retained by Robert Pittman ("the applicant") to prepare this planning justification report in support of applications for consent to sever and minor variance for the property municipally known as 3629 Quinn Road East ("subject site"), in the Township of South Frontenac. The purpose of these applications is to create two new rural residential lots, to be developed with single detached dwellings. The consent will result in a total of three lots (two severed and one retained). A minor variance application is necessary to allow a reduced frontage for each of the retained and severed lots.

The subject site is designated Rural Lands in the County of Frontenac Official Plan, and Rural on Schedule A - Land Use Plan in the Township of South Frontenac Official Plan. The property is zoned Rural (RU) Zone in the Township of South Frontenac's Comprehensive Zoning By-law 2003-75.

Correspondence with municipal staff identified the following application requirements. Accordingly, the following are submitted to in support of these applications, as required by Township staff:

- Concept Plan;
- Minimum Distance Separation (MDS) Study;
- Scoped Natural Heritage Site Assessment (NHA);
- Hydrogeological Assessment & Terrain Analysis; and,
- This Planning Justification Letter.

Site Description + Surrounding Context

The subject site is in the Township of South Frontanac, southeast of the village of Harrowsmith, and north of the hamlet of Murvale. The subject site is approximately 37.8 hectares (93 acres) and has approximately 191 metres of frontage on Quinn Road East. The subject site is currently developed with a one-storey single-detached dwelling and several accessory structures. Vehicular access to the site is provided from Quinn Road East via a gravel driveway. According to Frontenac Maps, the property contains some wetlands and woodlands in both the northern and southern area of the site. Two watercourses (channels, as referred to by Ecological Services) traverse the site. The surrounding area is characterized by mainly rural, agricultural, and rural residential uses. The lands directly east of the site contain primarily residential uses, and some agricultural uses. Further west of the site is a mineral aggregate extraction operation. To the south, west and north contain primarily rural and agricultural uses, with some residential uses.

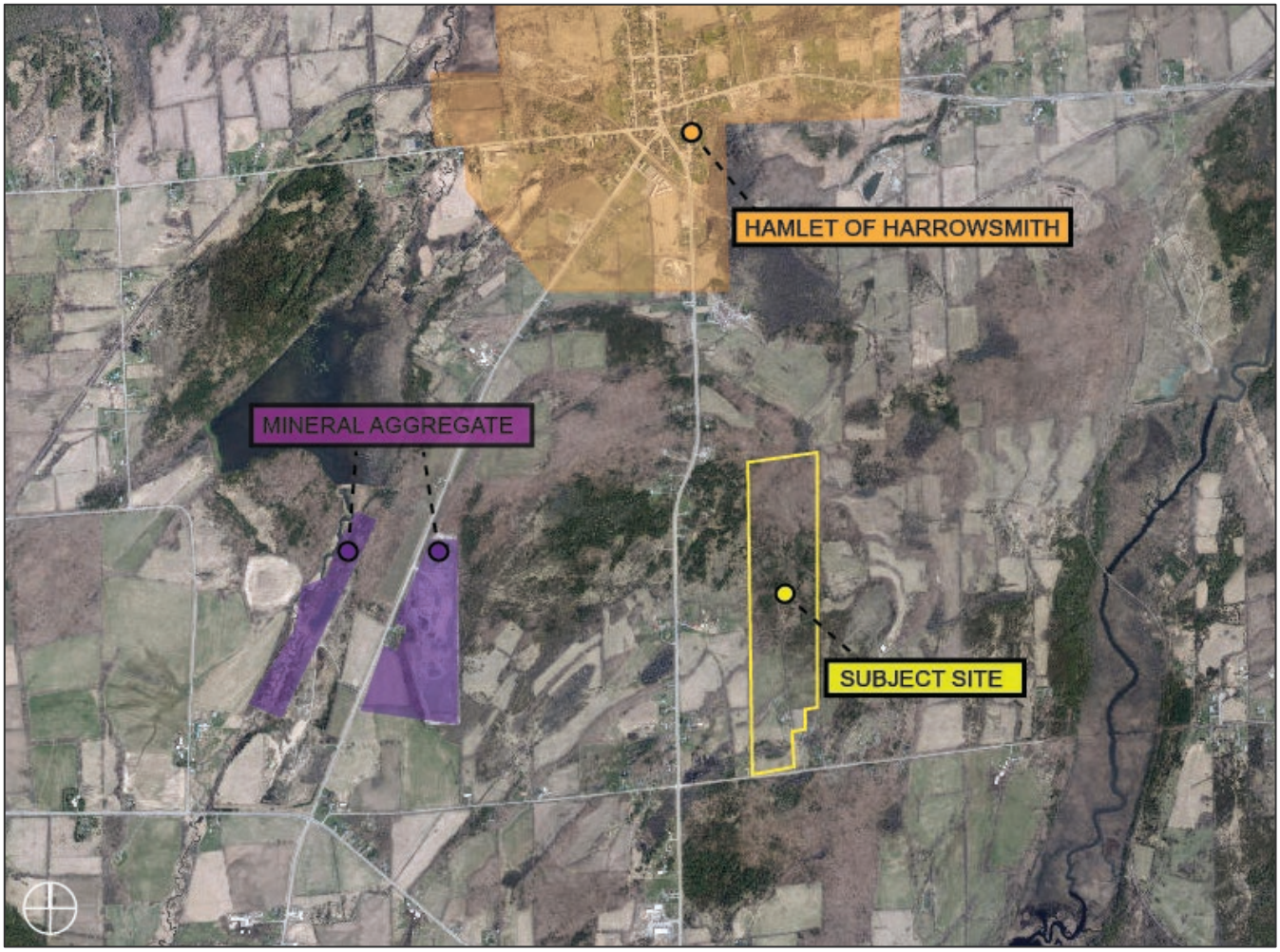


Figure 1: Surrounding Context (Source: Ontario AgMaps, annotated by Fotenn Planning + Design)

Proposed Development

The applicant is proposing to create two new lots for future rural residential development on the south side of the subject site. Applications for consent to sever are required for the creation of the two new lots. The proposed severances will result in a total of three lots (two severed + one retained). The severed lots are anticipated to support the development of single detached dwellings. The severed lots are proposed to have lot areas of approximately 1.05 hectares and approximately 63 metres of frontage on Quinn Road East to accommodate the proposed rural residential development. The Rural (RU) zone in the Township of South Frontenac Comprehensive Zoning By-law 2003-75 requires a frontage of 76 metres for single detached residential uses. The proposed frontage of the retained lot is 64.6 metres, while the proposed frontage for each of the severed lots is 63 metres. A minor variance application is required to permit reduced frontages for single detached residential uses in the Rural (RU) zone.

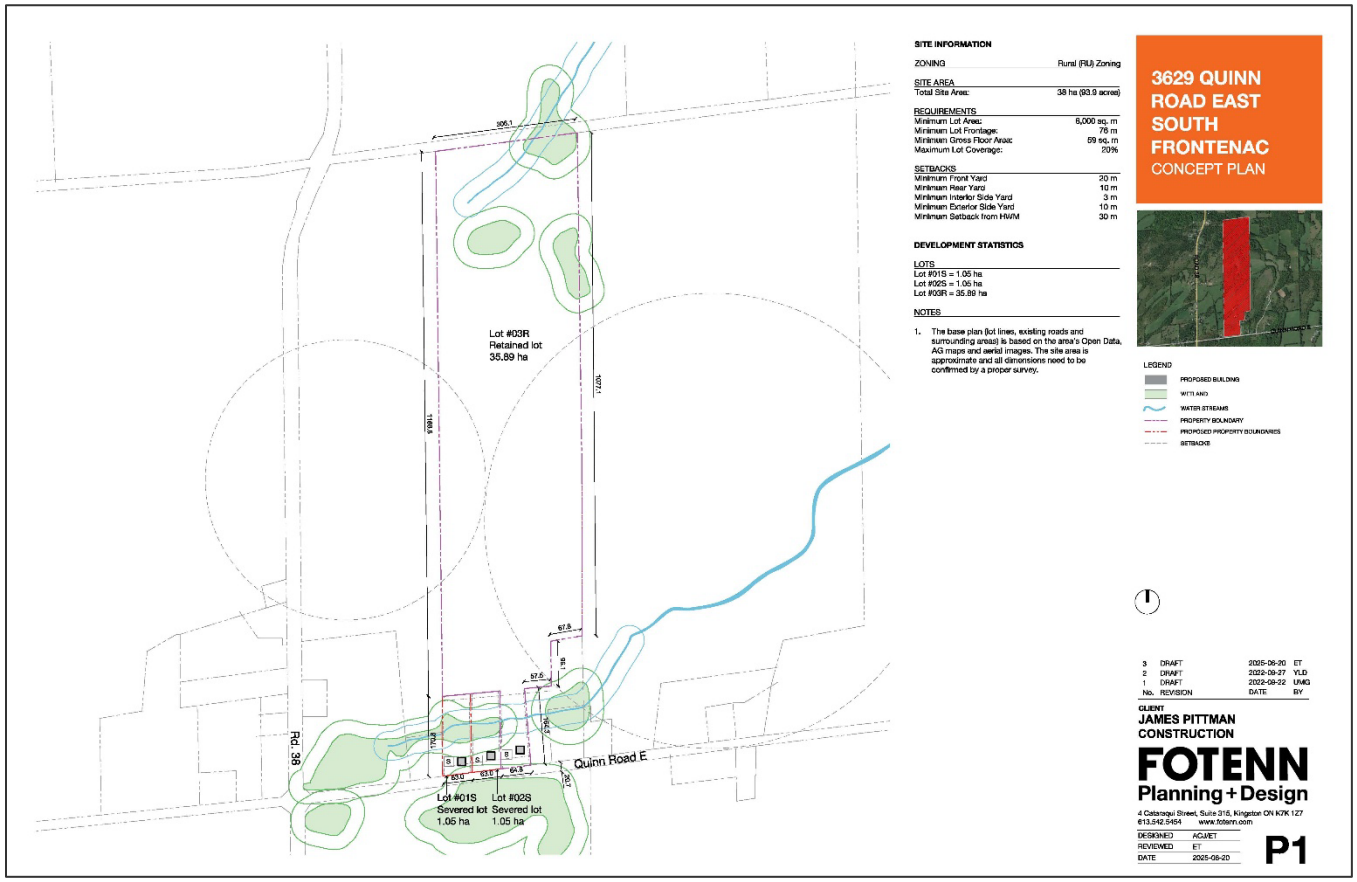


Figure 2: Concept Plan (Source: Fotenn Planning + Design)

The subject site contains two watercourses, and any future development should maintain a minimum 30-metre setback from the channels, as identified through the scoped NHA. This environmental buffer will inform the placement and configuration of future building envelopes, while continuing to accommodate functional and appropriately sized lots. Additionally, due to the subject site's proximity to existing livestock operations, a Minimum Distance Separation (MDS) Study was undertaken. The study confirms that the proposed lots meet the required MDS setbacks, thereby minimizing the potential for land use conflicts and supporting the ongoing viability of adjacent agricultural uses.

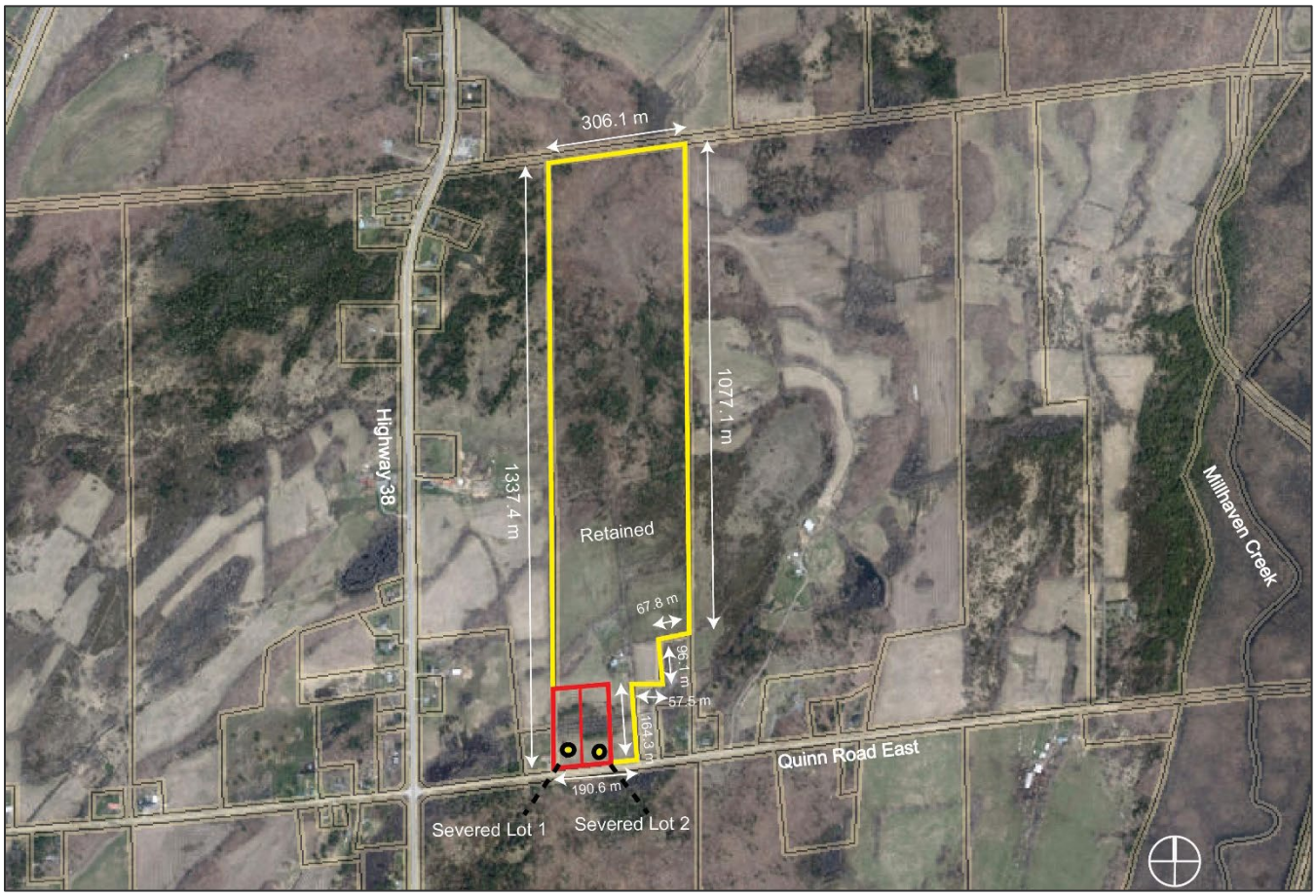


Figure 3: Proposed Severances (Source: Ontario AgMaps, annotated by Fotenn Planning + Design)

Supporting Studies

Minimum Distance Separation Study (See Appendix A)

The subject site is in a predominantly rural and agricultural area, with proximity to several existing livestock facilities. The Minimum Distance Separation (MDS) study applies the March 2017 MDS formulae as provided in Publication 853 issued by the Ministry of Agriculture, Food and Rural Affairs (OMAFRA). Publication 853 includes the definitions, implementation guidelines and factor tables (i.e. calculations) which collectively make up the MDS formulae referenced in the Provincial Policy Statement, as well as additional information to assist with the interpretation and application of the MDS formulae. The factor tables or calculations are conducted using the AgriSuite software supplied by OMAFRA, while the definitions and guidelines provide necessary direction to interpret and apply the calculations.

Publication 853 provides two classes of MDS formulae: MDS I and MDS II. MDS I applies the setbacks between proposed new non-agricultural development and existing livestock facilities. MDS II applies to setbacks from new, enlarged or renovated livestock facilities and existing or approved development.

Requirement for MDS Setback

In accordance with Implementation Guideline (IG) #2, an MDS setback is required for proposed lot creation in accordance with IG #8 and #9. IG #8 requires an MDS I setback where lot creation is proposed, and IG #9 relates

to lot creation for a residence surplus to a farming operation, which is not relevant to the site or proposal. Per Section 7.1 (l) of the Township's Official Plan (OP), all division of land for new farm and non-farm uses must meet the requirements of the MDS Formulae, as amended. Two lots, each approximately 1.05 hectares in size, are proposed to be severed, through applications for consent, from the existing landholding, resulting in the creation of two new non-agricultural uses. As the applications are for the creation of new rural residential lots, MDS I applies.

MDS I setbacks are calculated based on the nature of the proposed land use and are divided into Type A (less sensitive) and Type B (more sensitive) land uses. Type A is described in IG #33 and is characterized by a lower density of occupancy, habitation or activity and includes agriculture-related and on-farm diversified uses, industrial uses, agricultural lot creation, and residential lot creation that does not result in a concentration of four or more lots in immediate proximity, and building permits for dwellings on existing lots outside of a settlement area. Type B (more sensitive) uses are generally higher density in terms of occupancy, habitation or activity as described in IG #34 and include OP and zoning by-law amendments to permit development excluding industrial uses or dwellings, outside of settlement areas. The proposed residential lot creations will result in two new residential lots outside of the settlement area and will not result in four or more lots for development in immediate proximity to one another. Therefore, the proposed lot creation represents Type is A use.

Investigation Distance
Where an MDS setback is required, it must be measured from all existing livestock facilities and anaerobic digesters that are reasonably expected to be impacted by the proposed development. IG #6 establishes the investigation distance for a proposed Type A land use as 750 metres. Using aerial imagery, we identified seven possible livestock facilities within 750 metres of the site, located at 3609 Quinn Road E (Barn #1), 4372 Road 38 (Barn #2), 4414 Road 38 (Barn #3), 4413 Road 38 (Barn #4), 3861 Quinn Road W (Barn #5), 3849 Quinn Road W (Barn #6) and 4173 Road 38 (Barn #7).

Barn #1: 3609 Quinn Road E
The property at 3609 Quinn Road E is located directly east of the site and includes two occupied livestock barns (371.6 square metres and 92.9 square metres in size), multiple accessory structures and a single detached dwelling. The lot area is approximately 6.1 hectares (15.0 acres). The owner indicated the property currently houses two medium frame horses, one goat for meat, 6 chickens (5 layer hens and 1 rooster), 3 guinea fowl and 4 muscovy ducks. The MDS calculations are found in Appendix A to this letter. The MDS calculation resulted in a minimum separation distance of 169 metres. The barn is located approximately 537 metres from the subject site (measured from the closet edge of the barn to the furthest extent of the property line of the fourth lot for development). As such, the livestock facilities located at 3609 Quinn Road E will have no impact on the proposed severances.

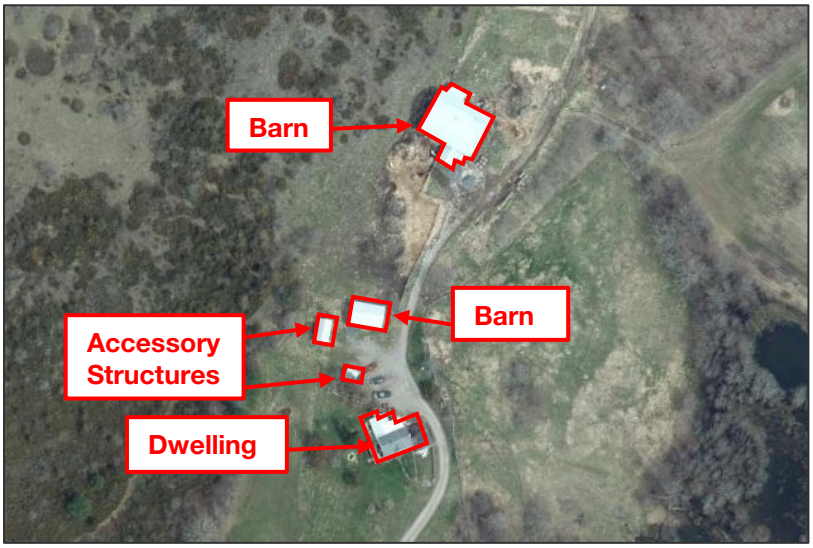


Figure 4: Barn #1 (Source: Ontario AgMaps, annotated by Fotenn Planning + Design)

Barn #2: 4372 Road 38

The property at 4372 Road 38 is located approximately 78.08 metres west of the site (measured from the closest lot line of the property to the subject site) and includes a one 139.4 square metre occupied livestock barn, multiple accessory structures and a single detached dwelling. The lot area is approximately 28.9 hectares (71.5 acres). The owner indicated the property currently houses three medium frame horses. The MDS calculations are found in Appendix A to this letter. The MDS calculation resulted in a minimum separation distance of 94 metres. As such, the livestock facilities located at 4372 Road 38 will have no impact on the proposed severances.

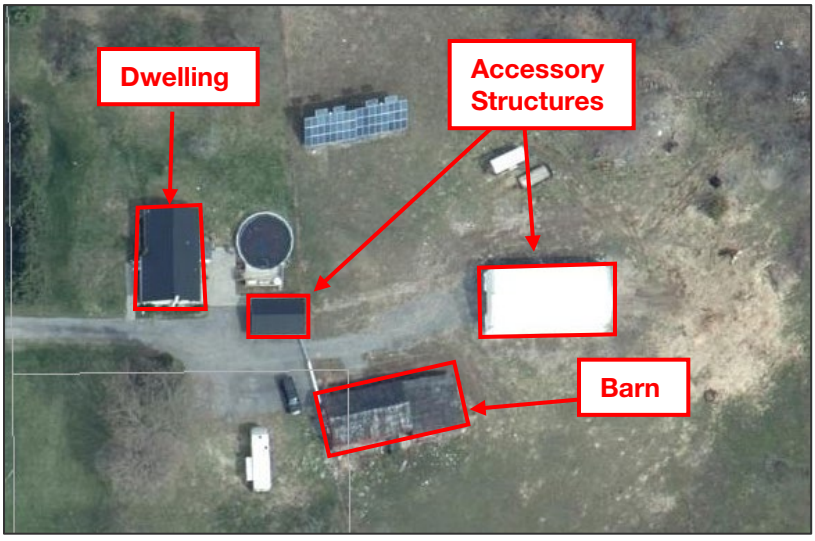


Figure 5: Barn #2 (Source: Ontario AgMaps, annotated by Fotenn Planning + Design)

IG #12 allows for a reduced MDS setback where there are four or more uses of equal or greater sensitivity (i.e. Type A or Type B) in the intervening area between the site and identified barns. The intervening area is described as an area within a 120-degree arc extending from the barn in question toward the site. In accordance with IG

#12, a 120-degree arc was applied from the closest edge of the barn to the furthest point of the fourth lot for development between the site and each of the barns in question.

Barn #3: 4414 Road 38
The property at 4414 Road 38 is located directly west of the site and appears to include a potential livestock barn(s), multiple accessory structures and a single detached dwelling. The lot area is approximately 28.9 hectares (71.5 acres). As seen in Figure 3, 488 metres separates the barn(s) from the furthest extent of the property line of the fourth lot for development between the barn and the site and there are four intervening properties of equal or greater sensitivity.

Barn #4: 4413 Road 38
The property at 4413 Road 38 is located approximately 337 metres west of the site (measured from closest lot line of the property to the subject site). The property appears to be occupied by a potential livestock barn(s), multiple accessory structures and a single detached dwelling. The lot area is approximately 63.9 hectares (157.8 acres). Figure 3 demonstrates that a distance of 598 metres separates the barn from the furthest extent of the property line of the fourth lot for development between the barn and the site and there are four intervening properties of equal or greater sensitivity.

Barn #5: 3861 Quinn Road W
The property at 3861 Quinn Road W is located approximately 524 metres west of the site (measured from the closest lot line). The property appears to be occupied by a potential livestock barn(s), multiple accessory structures and a single detached dwelling. The lot area is approximately 5.5 hectares (13.6 acres). Figure 4 demonstrates that a distance of 520 metres separates the barn from the furthest extent of the property line of the fourth lot for development between the barn and the site and there are four intervening properties of equal or greater sensitivity.

Barn #6: 3849 Quinn Road W
The property at 3849 Quinn Road W is located approximately 392 metres west of the site (measured from the closest lot line). The property appears to be occupied by livestock barn(s), multiple accessory structures and a semi-detached dwelling. The lot area is approximately 2.3 hectares (5.7 acres). While there are four intervening properties of equal or greater sensitive separating the livestock barns from the furthest extent of the property line, all barns on the property are under 10 square metres, as confirmed by the property owner. In accordance with IG #3, MDS 1 setbacks are not required from livestock barns occupying an area less than 10 square metres.

Barn #7: 4173 Road 38
The property at 4173 Road 38 is located approximately 481 metres southwest of the site (measured from the closest lot line). The property appears to be occupied by a potential livestock barn(s), multiple accessory structures and a single detached dwelling. The lot area is approximately 17.2 hectares (42.5 acres). Figure 4 demonstrates that a distance of 584 metres separates the barn from the furthest extent of the property line of the fourth lot for development between the barn and the site and there are four intervening properties of equal or greater sensitivity.

In accordance with IG #12, the MDS setbacks for livestock facilities at 4414 Road 38, 4413 Road 38, 3861 Quinn Road W, 3849 Quinn Road W, and 4173 Road 38 are limited by the existing lots and do not impact the proposed severances.

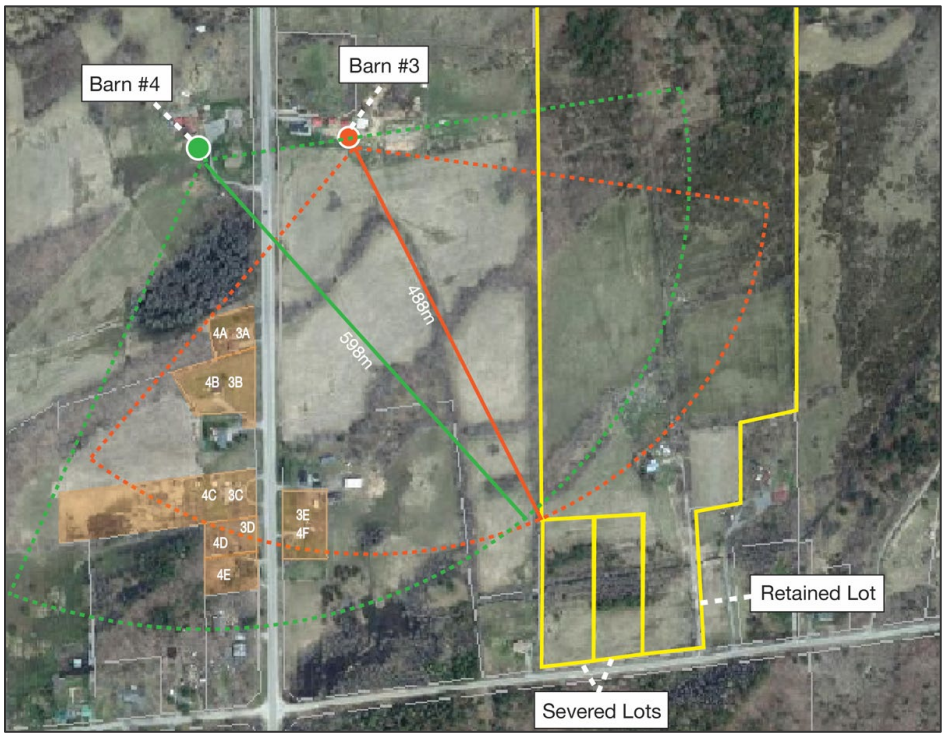


Figure 6: MDS Setbacks and Intervening Land Uses of Barns #3 and #4 (Source: Ontario Ag Maps, annotated by Fotenn Planning + Design)

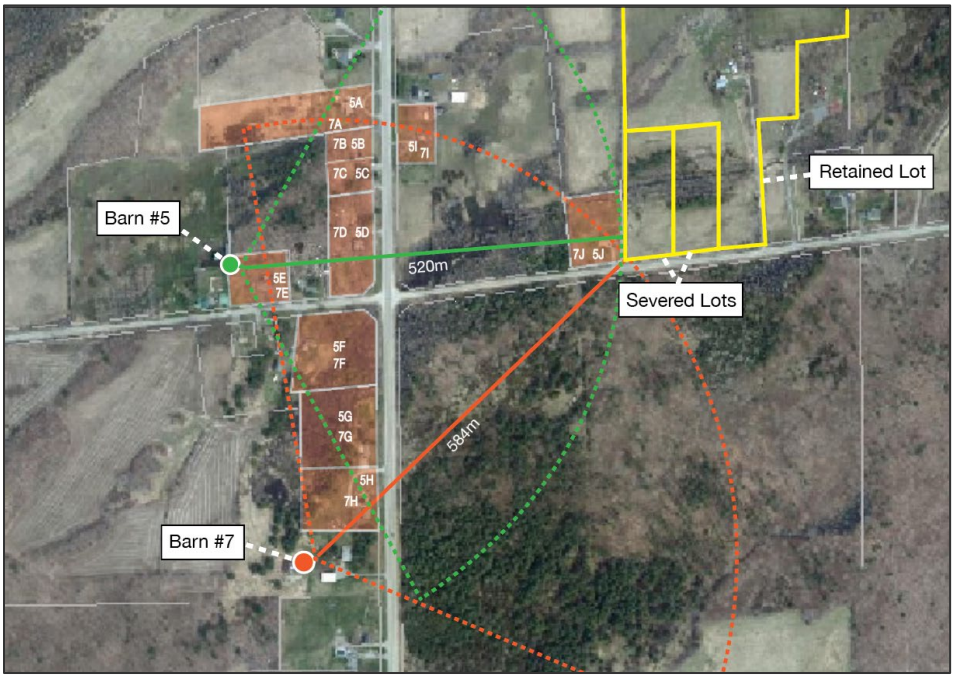


Figure 7: MDS Setbacks and Intervening Land Uses of Barns #5 and #7 (Ontario Ag Maps, annotated by Fotenn Planning + Design)

Scoped Natural Heritage Assessment
In August 2024, Ecological Services prepared a Natural Heritage Site Assessment (NHA) in support of the proposed severances at 3629 Quinn Road East. The report assessed the subject site in relation to the proposed development and identified natural heritage features on or adjacent to the site and considered potential impacts of the proposed development. Features that were evaluated included riparian community, woodlands, surface water, fish habitat, and significant wildlife habitat.

The NHA concluded that a more detailed Environmental Impact Statement is not required to demonstrate the appropriateness of the proposed development. While the property contains mapped unevaluated wetland areas, field investigations determined these areas do not meet the criteria for classification as wetlands under the Ontario Wetland Evaluation System. No significant wildlife habitat or species at risk were observed, and nearby woodlands are unlikely to be impacted due to distance and topographic separation. Additionally, the NHA concluded all potential negative impacts can be ameliorated through mitigation, and that the proposed undertaking will have no negative impact on the natural heritage features or on their ecological functions.

The following recommendations for mitigation were provided:

1. Development on the proposed lots and any redevelopment on the retained land should meet a minimum setback of 30 metre from the channel.
2. The land within 30 metre of the channel should not be clearcut and should remain vegetated, to provide a buffer for the channel.
3. No tree removal should be undertaken between April 1 and September 30, to protect nesting birds and prevent harm to roosting bats.

The proposed rural residential development will be located outside of the required 30 metre setback from the channel, and the vegetated buffer will be maintained. Additionally, the tree removal guidelines will be adhered to throughout the proposed development.

Hydrogeological Assessment & Terrain Analysis
A hydrogeological assessment was prepared by BluMetric Environmental Inc., dated April 3, 2025, to evaluate the suitability of private servicing for the proposed severances at 3629 Quinn Road. The assessment evaluated whether the proposed lots to be severed are suitable for the development of single-detached dwellings based on serviceability by individual private wells and onsite septic waste treatment systems. The study inspected the property for shallow groundwater and surface water conditions. Water quality and levels were assessed based on a 6-hour pumping test, and water levels from the wells on the property were monitored during the pumping test to determine interference. These tests demonstrated sufficient supply capacity to meet both peak and daily demand scenarios for four-bedroom households. The study concluded that the proposed lots to be severed are suitable for rural residential development based on servicing by individual private wells and onsite septic waste treatment systems. Groundwater quality results meet Ontario Drinking Water Standards for health-related parameters, with some aesthetic exceedances for hardness, sodium, and total dissolved solids. These can be addressed through appropriate water treatment systems, including UV sterilization and reverse osmosis. The study recommends the setback distance between a future raised sewage system and dug wells on the proposed lots should be at least 45 metres.

Overall, the assessment concludes that the proposed development is appropriate and that the risk to groundwater resources can be effectively mitigated through numerous recommended measures. The proposed rural residential development will maintain the 45 metre setback from a future raised sewage system and dug wells on the proposed lots.

Policy + Regulatory Review

Planning Act

In considering an application for land severance, the approving body must evaluate the merits of the proposal against Section 53 of the *Planning Act,* which further requires a review of Section 51 (24) of the *Planning Act*. The criteria relating to the proposed severances are below in *italics.*

> *53 (1) An owner or chargee of land, or the owner's or chargee's agent duly authorized in writing, may apply for a consent as defined in subsection 50 (1) and the council or the Minister, as the case may be, may, subject to this section, give a consent if satisfied that a plan of subdivision of the land is not necessary for the proper and orderly development of the municipality.*

The proposed consent applications will result in the creation of two new lots. A plan of subdivision is not necessary for the proper and orderly development of the subject site. The proposed development maintains orderly linear lot fabrics, with frontage on an existing municipal road.

> *53 (12) A council or the Minister in determining whether a provisional consent is to be given shall have regard to the matters under subsection 51 (24) and has the same powers as the approval authority has under subsection 51 (25) with respect to the approval of a plan of subdivision and subsections 51 (26) and (27) and section 51.1 apply with necessary modifications to the granting of a provisional consent.*

Detailed criteria from Section 51(24) are discussed, as follows.

> *51 (24) In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality to*
>
> *a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;*

The proposed consent demonstrates appropriate regard for matters of provincial interest outlined in Section 2 of the Planning Act. It supports the orderly development of rural lands by introducing residential growth in a manner that is compatible with the surrounding land use context. The proposal does not adversely impact any identified natural or cultural heritage resources, and it adheres to environmental best practices, including a 30-metre setback from the onsite watercourse and compliance with hydrogeological recommendations for private servicing. The lot layout is logical and functional, providing sufficient space for dwellings, septic systems, and wells, while maintaining appropriate separation distances. The proposed severances will contribute to the Township's housing supply and reflect a form of development that upholds public health, safety, and long-term sustainability for future rural residents.

> *b) whether the proposed subdivision is premature or in the public interest;*

The proposed consent is not premature and is in the public interest as the subject site has direct frontage on an existing public road, and no new municipal infrastructure is required to support the proposed development. Additionally, the lots are in an area with established rural residential development and will be supported by private wells and septic systems, as confirmed by the Hydrogeological Assessment. The assessment demonstrates that the lots can accommodate safe and sustainable private servicing without risk to groundwater quantity or quality. The proposed consent will contribute to local housing supply while preserving the rural character of the area.

> *c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;*

Conformity with the County and Township OP is discussed herein. Section 3.3.1 of the County OP states that residential development of a limited scale is permitted in the rural area, aligning with the intent to support a range of housing types while preserving rural character. Section 5.7.4 of the Township OP states that residential development may be permitted in the rural area to provide a variety of living accommodation for the residents of

the Township. The proposed development is compatible with the surrounding rural context and conforms to both OPs.

d) the suitability of the land for the purposes for which it is to be subdivided;

The proposed consent will result in the creation of two new rural lots in an area characterized by rural uses, including rural residential uses. The severed lots will support the future development of single detached dwellings. The proposal will positively contribute to rural housing availability within the Township. Supporting studies have confirmed that the lands are suitable to support the scale of rural residential development proposed.

e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;

Both the retained lot and severed lost will maintain frontage on Quinn Road East, which is an existing municipal road maintained by the Township. The establishment of new driveways for the severed lots will be reviewed by the Township through the entrance permit application process.

f) *the dimensions and shapes of the proposed lots;*

The proposed severed and retained lots meet the general intent of the zoning by-law. An application for minor variance is required to obtain relief from the minimum frontage requirements for both the severed and retained lots. The shape and dimensions of the lots are compatible with residential lots in the surrounding area, being of a rectilinear configuration, and providing sufficient area for functional elements of rural residential development.

g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;

All buildings and structures on the severed and retained parcels will be subject to the performance standards of the Rural (RU) Zone of the Township's zoning by-law. The consent applications will have conditions to be fulfilled as part of the consent approval process, such as the requirement to obtain entrance permits. There are no known restrictions on adjoining lands the would be impacted by the proposed development.

h) conservation of natural resources and flood control;

A scoped NHA was completed in support of this application to evaluate potential impacts on natural heritage features and ecological functions. The NHA concluded that no significant negative impacts are anticipated to result from the proposed severances and future residential development. The report identified natural features in the broader landscape and provided site-specific recommendations to mitigate potential impacts. These recommendations include measures such as maintaining vegetative buffers for the identified watercourses. Future development on the site will be is anticipated to be developed in accordance with the NHA's recommendations. It is our understanding that the Township can enforce these mitigation measures and separation distances through conditions of consent approval, and or site plan control.

Furthermore, no hazards related to floodinghave been identified on the subject site. As such, the proposal supports the conservation of natural resources and does not present any concerns related to flood control.

i) the adequacy of utilities and municipal services;

The severed and retained parcels will be serviced by private wells and sewage systems. Additionally, the new lots will have frontage on Quinn Road East, which is a municipally serviced year-round road, ensuring reliable access for residents. The proposal represents an efficient and appropriate use of existing rural infrastructure without placing additional demand on municipal services

j) the adequacy of school sites;

The creation of two new rural residential lots is not anticipated to have an impact on the capacity of local schools.

k) *the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;*

In accordance with the Planning Act, cash-in-lieu of parkland will be provided.

l) *the extent to which the plan's design optimizes the available supply, means of supply, efficient use and conservation of energy; and,*

The proposed consents will create two new lots from an existing property with frontage on a maintained municipal road. The proposed lots will contribute to the efficient use of land and existing infrastructure.

m) *the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designed under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, 2. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4).*

Section 5 of the Township of South Frontenac Site Plan Control By-law 2022-58 states that lands within 90 metres of a waterbody are required to be subject the Township of South Frontenac Site Plan Control By-law. As the subject site has two watercourses that transect the site, it may be subjected to a site plan control agreement.

It is our professional planning opinion that the proposed consent has proper regard for the criteria found in Section 51 (24) of the *Planning Act.*

Provincial Planning Statement, 2024

The 2024 Provincial Planning Statement (PPS) came into effect on October 20, 2024. The PPS provides policy direction on matters of provincial interest related to land use planning and development. Notably, the 2024 PPS sets out policies to increase the supply and mix of housing options in Ontario while maximizing investments in infrastructure and public service facilities and protecting natural areas, agricultural uses and sensitive areas. The Provincial Planning Statement (2024) is reviewed as follows.

Sectio 2.5 of the 2024 PPS states that healthy, integrated and viable rural areas should be supported by ensuring that new development builds on rural character, conserves biodiversity, and is appropriate for the level of services available. The surrounding area is characterized by rural residential and agricultural uses. The proposed severances will not impact the rural character of the area, nor will they impact the functionality or continued use of nearby agricultural uses. Any new development will maintain a 30 metre vegetated buffer from the onsite water channels. Additionally, tree removal will be refrained from between April 1 and September 30 to protect nesting birds and prevent harm to roosting bats. The subject site will be serviced by private wells and onsite septic waste treatment systems. The setback distance between a future raised sewage system and dug wells on the proposed lots will be at least 45 metres as recommended by a Hydrogeological Assessment and Terrain Analysis study.

Section 4 of the PPS gives consideration to the wise use and management of resources that provide economic, environmental, and social benefits. This is achieved through policies that provide for the conservation of biodiversity, protection of the health of the Great Lakes, and protection of natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources. No negative impacts to natural or cultural heritage features nor agricultural resources are anticipated to result because of the proposed consent or minor variance, as the subject site is not near any such identified feature or resources.

Section 5 of the PPS provides policy guidance on the protection of public health and safety. Section 5 directs development away from naturally-occurring and human-made hazard lands, such as floodplains, erosion-prone areas, former mining and aggregate extraction operations, and other types of contaminated areas. The site is

located over 1,200 metres from the nearest aggregate operations. There are no known natural hazard concerns on or near the site. No public health or safety concerns are anticipated as a result of the proposed applications as the proposed rural residential development will be located outside of the required 30 metre setback from onsite watercourses, and the vegetated buffer will be maintained.

It is our professional planning opinion that the proposed development is consistent with the 2024 PPS.

County of Frontenac Official Plan (2016 consolidation)
The County of Frontenac Official Plan (OP) was adopted in 2014 (By-law 2014-0047) and was approved by the Ministry of Municipal Affairs and Housing in 2016. The County OP provides a high-level framework for guiding land use changes in the County, providing policy direction on matters regarding economic sustainability, growth management, community building, housing and social services, heritage and culture, and environmental sustainability. The subject site was evaluated for environmentally significant features to groundtruth GIS mapping of potential woodlands and wetlands. Field investigations during as part of an NHA determined these areas do not meet the criteria for classification as wetlands under the Ontario Wetland Evaluation System. No significant wildlife habitat or species at risk were observed, and nearby woodlands are unlikely to be impacted due to distance and topographic separation. Mitigation measures include maintaining the vegetated buffer, avoiding tree clearing during nesting and roosting seasons, and preserving existing forested areas within the setback. Development on the proposed lots and the retained lands will meet a minimum setback of 30 metres from the channel that runs through the south of the property. Additionally, the land within 30 metres of the channel will not be clearcut and will remain vegetated, to provide a buffer for the channel. Overall, the report concluded that the proposed development will not negatively impact natural heritage features or their ecological functions.

Section 3.3.1 of the County OP provides policy direction regarding Rural lands to guide rural development. The proposed consents will support the development of single detached dwellings, which represents a permitted use in the Rural area. Section 3.3.3 of the County OP provides direction specific to residential development, stating that lot creation should take place either through plan of subdivision, plan of condominium, or consent. The proposal consent applications will maintain the rural residential character of the surrounding area, are anticipated to be unobtrusive and blend in with the rural landscape.

It is our professional planning opinion that the proposed consent applications and minor variance application are consistent with the policies of the County of Frontenac Official Plan.

Township of South Frontenac Official Plan (2003)
The Township of South Frontenac Official Plan (OP) was adopted in 2003, with the most recently publicly available consolidation dated January 23, 2024. The following sections of the current OP, as they relate to this application, are reviewed below *(with policies cited in italics):*

Section 4: Goals and Objectives
Section 5: Land Use Policies
Section 6: General Policies
Section 7: Division of Land
Section 8: Implementation

Section 4.2 Housing Goal
Section 4.2 discusses the Township's housing goals, aiming to encourage residential development which is affordable, of high quality, and capable of meeting the changing and diverse needs of the rural community. The proposed consents will result in the creation of two new rural lots in an area characterised by rural and rural residential uses. The new lots will be privately serviced, and their size and layout are compatible with surrounding

properties. The severed lots will support the development of new locally appropriate housing units, thereby aligning with the OPs housing goal.

Section 5 provides policy direction for the land resources within the Township. Seven land use designations are identified. The subject site is designated Rural, as per Schedule A in the Township of South Frontenac OP.

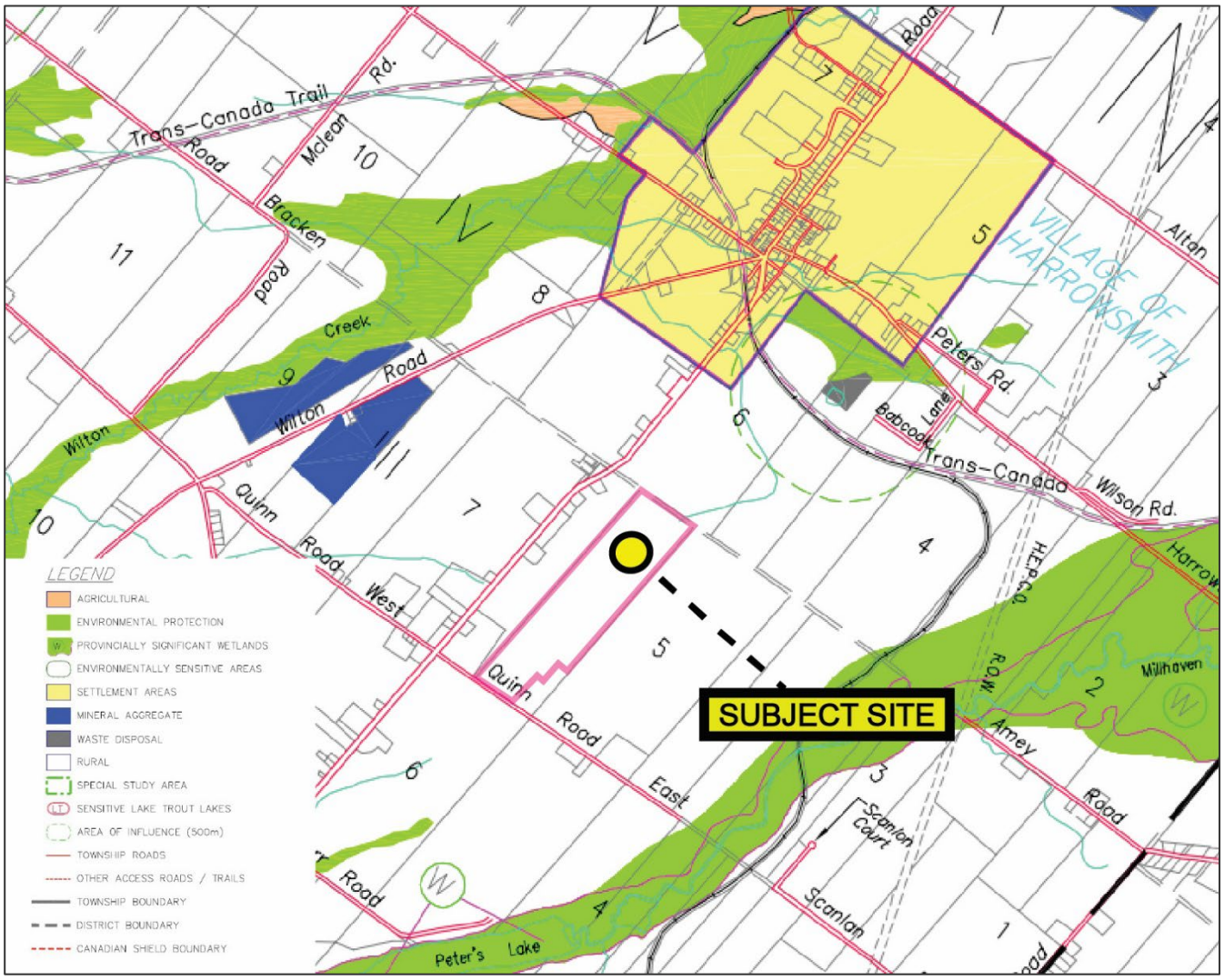


Figure 8: Land Use Designation (Source: Township of South Frontenac Official Plan, Schedule A - Land Use Plan)

Section 5.7 Rural

The Rural land designation provides policy direction for lands characterized by a rural landscape which reinforces the historical relationship between the Settlement Areas and the surrounding farm, rural, and seasonal residential communities. Permitted land uses in the Rural designation include but are not limited to rural residential, agriculture, open space, and conservation. Section 5.7.4 provides policies specifically related to the provision of rural residential uses on Rural designated lands in the Township:

5.7.4 Rural Residential Polices (excluding Limited Service Residential)
It is the general intent of this Plan that the majority of permanent non-agricultural residential development be encouraged to locate in the Township's Settlement Areas. However, limited non-agricultural residential development may also be permitted within the Rural area so as to provide a variety of living accommodation for the residents of the Township. Subdivisions and severances to permit new residential uses shall be appropriately separated from incompatible agricultural areas, existing and proposed waste disposal, mineral extraction site and resource areas, natural heritage features and areas and natural hazards.

The proposed development aligns with Section 5.7.4 of the OP, which permits limited non-agricultural residential development in the Rural area to support housing diversity. The two new lots are suitably separated from incompatible uses such as active agricultural operations, waste disposal sites, and natural hazards, as confirmed through the MDS Study and Scoped NHA. The proposal maintains the rural character of the area while providing additional housing options in a manner consistent with the intent of the OP.

5.7.4(i) Rural Residential development including group homes established in accordance with the provisions of Section 6.5, home occupations and home industries may be permitted in the form of single detached dwellings developed on lots created by plan of subdivision or severance by the Committee of Adjustment in accordance with the policies of this plan.

The proposed development will result in the creation of two lots through the consent process, configured to support the future development of a single detached dwelling on each lot.

5.7.4(ii) Rural Development Policies

a) The frontage, size and shape of any lot for rural residential purposes created through the severance approval process shall be appropriate for the proposed use and shall conform with the provisions of the zoning by-law. As a rule, the minimum lot size shall be 0.8 hectares (2 acres) with 76 metres (250 ft.) of frontage on a public road for non-waterfront lots and I hectare (2.5 acres) with 76 metres (250 ft.) of frontage on a public road and 91 metres (300 ft.) of water frontage for waterfront lots. The municipality may consider reductions to the minimum lot size and frontage requirements provided the overall intent of the Plan is maintained.

The surrounding area supports a range of frontages, and the proposed lots are in keeping with the lot fabric within the neighbouring area. The proposal will create appropriately sized and shaped rural residential lots that are well suited to the intended non-waterfront single detached dwelling use. Each lot exceeds the minimum area requirement of 0.8 hectares and provides sufficient space for private servicing, access, and appropriate setbacks. Township staff have confirmed that the reduced frontage can be appropriately addressed through a minor variance rather than requiring an Official Plan Amendment. The proposal maintains the broader goals of the OP and contributes to more rural housing options.

b) Rural Residential development shall be serviced by private water and sanitary sewage disposal systems approved by the appropriate authority.

The proposed lots will be serviced by private water and sanitary sewage disposal systems. The provision of dug wells and septic system is supported by the submitted hydrogeological Assessment & Terrain Analysis. Septic permits will be submitted for review and approval in advance of the residential development of each proposed lot.

c) *New lots for rural residential purposes should be created by plan of subdivision in accordance with lot creation policies included in Section 7 of this Plan. However, a maximum of three rural residential severances may be permitted from a lot existing on the day of adoption of this Plan by Council in accordance with the lot creation policies of Section 7 of this Plan when the consent approval authority is satisfied that a plan of subdivision is not warranted. Any proposal which would create more than three new lots (three plus a retained) from a lot existing on the day of adoption of this Plan shall only be considered by plan of subdivision.*

The proposed development will result in the creation of two new lots (two plus a retained) from an existing lot. Therefore, a plan of subdivision is not appropriate, nor required.

d) All new rural residential lots shall have public road frontage.

The new residential lots will have public road frontage on Quinn Road East.

6.2 Development Policies

Section 6.2 outlines policies for future development for the Township.

All types of future development shall occur on the basis of the submission and approval of registered plans of subdivision, land severances by consent of the Committee of Adjustment and/or amendments to the implementing zoning by-law. Residential development should primarily occur by registered plan of subdivision. However, development may occur by consent in accordance with the applicable policies of this plan when a plan of subdivision in the opinion of the Municipality clearly is not necessary to ensure orderly development, taking into consideration the social, economic and environmental impacts.

The proposed severances conform to Section 6.2 of the OP, which permits residential development by consent where a registered plan of subdivision is not deemed necessary to achieve orderly development. In this case, the creation of two additional rural residential lots can be appropriately facilitated through the consent process. Technical studies, including hydrogeological and environmental assessments, confirm that the lots can be adequately serviced by private wells and septic systems, and that the development will have no adverse environmental impacts. While the proposed severances do not meet the minimum frontage requirements of the zoning by-law, relief is being sought through a concurrent minor variance application. The reduction in frontage is not anticipated to impact the functionality, safety, or rural character of the area. As such, the proposed development represents an efficient use of rural land that maintains consistency with the broader goals of orderly, environmentally responsible growth.

Section 6.17 Site Plan Control

Section 6.17 established Site Plan Control applicability criteria.

(g) *all land within 90 metres (295 feet) of a waterbody (primarily water front lots) including land used for residential purposes;*

The subject site is not a water front lot but still may be subject to site plan control in accordance with Section 6.17, as the subject lands are located within 90 metres of a waterbody. This policy framework is intended to ensure that development occurs in an environmentally responsible manner, minimizing impacts on adjacent properties and protecting water quality. However, the supporting technical studies, including the NHS and Hydrogeological Assessment, have comprehensively addressed site-specific environmental conditions, servicing feasibility, and appropriate development setbacks. These studies provide a clear framework for protecting water quality, maintaining ecological buffers, and ensuring sustainable rural development.

Section 6.23 Minimum Distance Separation Formulae (MDS)

Section 6.23 outlines Minimum Distance Separation Formulate (MDS) requirements.

All new farm and non-farm development in the Township shall comply with the Minimum Distance Separation formulae (MDS I and II) as may be amended from time to time.

The proposed development has been evaluated against the MDS I formulae, as it involves the creation of new rural residential lots. A detailed MDS Study was completed, as summarized herein, identifying nearby livestock operations and calculating required setbacks in accordance with OMAFRA's Publication 853. The analysis confirmed that all proposed lots and associated sensitive development comply with the required separation distances, either through meeting the calculated setback or by applying the provisions of Implementation Guideline #12, which considers intervening sensitive land uses. As such, the proposed development meets the intent of Section 6.23 by ensuring appropriate separation from agricultural uses and maintaining compatibility with surrounding land uses.

Section 7.1 General Consent Policies Applicable to All Land Use Designations

In Section 7.1 (a) and (c) – (i) are relevant to the proposed development.

a) *Consents shall only be granted when it is clearly not necessary in the public interest that a Plan of Subdivision be registered. In this regard, consents will be considered when the creation of new lots, in the opinion of the Municipality, will clearly have no adverse environmental, social or economic impact on the Township or adjacent land uses.*

The proposed development has been reviewed through supporting technical studies, including a Scoped NHA, Hydrogeological Assessment, and Minimum Distance Separation Study, all of which confirm that there will be no adverse impacts on the Township, adjacent land uses, or to the public interest. The lots will be privately serviced by well and septic systems and will front onto an existing municipally maintained road, requiring no new municipal infrastructure. The creation of two additional rural residential lots represents a modest form of development that is compatible with the surrounding area and appropriately scaled. As such, the Township has not identified the need for a Plan of Subdivision, and the proposed consents meet the intent of Section 7.1(a) of the OP.

c) *The size of any parcel of land created by consent shall be appropriate for the uses proposed. No parcel of land created as a result of a consent shall be less than that prescribed in the respective land use designations of this Plan, except for parcels created as lot additions or for technical reasons.*

The proposed lots will exceed the minimum size of 0.8 hectares as prescribed by the Rural land use designations of the OP. The lot sizes can appropriately accommodate single detached dwellings, with sufficient space for private servicing, including well and septic systems, as confirmed by supporting studies. The proposed dimensions provide adequate area for building envelopes, setbacks, driveways, and vegetative buffers, ensuring the lots can function effectively for their intended rural residential use without adverse impact on surrounding land uses.

d) *Consents should be granted with generally provide for a satisfactory geometric design of the severed and retained parcels.*

The new proposed lots are rectangular in shape, and maintain linear frontage along a public road. Sufficient frontage will be maintained for the retained lot as well, with the existing access to remain and continue to be utilized. The long, rectangular shape of the retained lot will be maintained too.

e) *Consents shall not be granted for a parcel of land which is subject to flooding or erosion, or other physical hazard, and where no building envelope is identified on the lot, when the use of the parcel requires that a building be erected. The advice of the appropriate authority will be sought in this regard.*

The subject site is not located within areas identified as being subject to flooding, erosion, or other physical hazards. A Scoped NHA and Hydrogeological Assessment were completed to evaluate site conditions and confirmed the presence of suitable building envelopes outside of environmental buffers and setback areas. Development will maintain a minimum 30-metre setback from the onsite watercourses, as recommended, and no hazards have been identified that would prevent the safe and appropriate siting of future dwellings on the proposed lots.

f) *All applications for consent shall be accompanied with a sketch showing to scale the dimensions of the lots (severed and retained) to be created by the proposed consent. In addition, existing buildings and setbacks from the property lines and major topographic and land features such as an escarpment, creek or wetland shall be shown. The sketch shall also identify all buildings, septic systems and wells on the lands subject to the consent application as well as on adjacent lands. For those applications which constitute an addition to a holding, the sketch shall show the location, size, use and ownership of the lot to be enlarged.*

A concept plan outlining the scale and dimensions of the severed and retained lots, as well as major land features has been submitted with these applications.

g) *The creation of no more than two lots in total (i.e. including severed and retained) shall result from any one severance application for a new lot. Consents that are to establish a legal right-of-way for more than 21 years will require an application for consent when it is not part of a proposed new lot.*

Two severance applications will be submitted, as the proposed development will result in three lots total (two severed and one retained).

h) Consents which would result in landlocking a parcel will be denied. All new lots, except limited service residential lots, shall front onto and gain direct access from an existing public road which reflects a reasonable standard of pavement or gravel construction and is maintained year-round by the municipality.

The development will not result in a landlocked parcel. The proposed retained and severed lots will have direct access on Quinn Road East, which is an existing public road with year-round maintenance by the municipality.

i) Consents should not be granted for land adjacent to a road from which access is to be obtained where a traffic hazard would be created because of limited sight lines on curves or grades.

The proposed lots will have frontage along Quinn Road East in a linear configuration. This road alignment minimizes the potential for traffic hazards related to curves or changes in grade. As such, access to each lot can be safely accommodated without creating visibility or traffic safety concerns.

Section 8.5 Division of Land

Section 8.5 outlines policies regarding the division of land within the Township

The Municipality will use subdivision and consent approval processes to ensure control over the subdivision of land. All plans of subdivision and consent applications must conform to the requirements of this Plan. As part of the approval process, certain requirements may be imposed as a condition to the approval of a plan of subdivision or a consent and the owner may *be required to enter into an agreement with the Municipality before final approval. The above will also apply to the creation of individual units in a Plan of Condominium.*

Section 8.5 of the OP provides the policy framework for the division of land through the consent process. This section affirms the Township's authority to regulate land division to ensure that it aligns with broader planning objectives, servicing standards, and environmental considerations. The proposed consent applications are supported by technical studies that demonstrate the suitability of the lots for rural residential use, including servicing feasibility and environmental protection. The proposed lots are appropriately sized and configured to maintain the rural character of the area and conform to the intent of the OP. The proposal reflects a responsible form of rural land division that upholds the intent and requirements of Section 8.5.

Section 8.9 Committee of Adjustment

When a Zoning By-law is in effect, a Committee of Adjustment may be appointed to rule on applications for minor variance from the provisions of the Zoning By-law. In granting a variance, the Committee will be satisfied that such variance is minor, is desirable for the appropriate development or use of the land, building or structure and that the intent and purpose of the Official Plan and Zoning By-law are maintained. In addition, the Committee of Adjustment has the power to permit an extension or enlargement for a building or structure which is a non-conforming use and to grant consents for lands within the Township. The Committee will have regard for the policies of this Plan in reviewing such applications.

The proposed applications are consistent with Section 8.9 of the OP, which outlines the role of the Committee of Adjustment in reviewing minor variances and consents. In this case, a minor variance is required to permit reduced lot frontages for the retained and severed parcels. The variance is considered minor in nature, as the proposed lot areas exceed minimum zoning requirements, and the reduced frontages will not compromise the functionality, accessibility, or rural character of the lots. The variances support an appropriate form of development that is

compatible with surrounding land uses and maintain the general intent and purpose of both the OP and zoning by-law. The Committee of Adjustment also holds the authority to grant consent for the proposed lot creation, and the applications will be evaluated in accordance with the policies and objectives of the OP.

Draft Township of South Frontenac Official Plan (2024)
The Township of South Frontenac is in the process of updating the 2003 Official Plan. There is currently a third draft of the new OP publicly available, dated July 2024; however, it is not as of yet in force or effect. Although not yet in effect, the draft OP provides insight into the general intended policy direction of the Township for new development of growth.

The proposed development is consistent with Section 9.3 of the draft OP, which permits the creation of up to three new lots (exclusive of the retained parcel) through the consent process from a lot of record existing on November 3, 2003. The subject site qualifies as an existing lot of record, and the current proposal seeks to create only two new lots, resulting in a total of three parcels including the retained lot. As such, the application remains within the lot creation limits identified in the draft OP and reflects the Township's evolving policy direction for managing rural growth in a measured and orderly manner.

It is our professional planning opinion that the proposed consent and minor variance applications conform with the policies of the Township of South Frontenac's Draft Official Plan.

Minor Variance

A minor variance is required to address zoning compliance matters related to the proposed consent applications, specifically, minimum required frontage. The site is zoned Rural (RU) in the Township of South Frontenac Zoning By-law 2003-75.

Figure 9: Current Zoning (Zoning By-law 2003-75)

Description of Requested Variances

In order to permit the proposed consent, relief from the following provisions is requested:

Retained Lot

1) 7.3.2 For Single Detached Residential Uses. Lot Frontage: 76 metres

Relief is required to permit a minimum lot frontage of 64.6 metres.

Severed Lot 1 & Severed Lot 2

1) 7.3.2 For Single Detached Residential Uses. Lot Frontage: 76 metres

Relief is required to permit a minimum lot frontage of 63.0 metres.

Four Tests

The assessment of the proposed variances is undertaken following the tests described in Section 45(1) of the *Planning Act* and in Section 8.9 of the Township of South Frontenac OP, as follows:

Test #1: Is the general intent and purpose of the Official Plan maintained?
Test #2: Is the general intent and purpose of the Zoning By-law maintained?
Test #3: Is the variance minor?
Test #4: Is the variance desirable for the appropriate development or use of the lands in question?

Test #1: Is the general intent and purpose of the Official Plan maintained?

Test #1 considers whether the proposed variance aligns with the overall goals and policy framework of the Township's OP. The OP sets out a vision for managing growth in a way that is sustainable, compatible with rural character, and responsive to community needs.

A comprehensive review of the OP is provided in previous sections of this report, with specific regard for the consent applications, but also the minor variance application. This review satisfies Test #1, and demonstrates the maintenance of the general intent and purpose of the OP. Some more specific details related to the reduction in lot frontage requested are provided as follows:

Section 1.1 outlines the purpose of the OP as to promote the orderly and economic growth of the Township while correcting existing problems and safeguarding the health, convenience and economic well-being of the Township's current and future residents within the financial resources of the municipality. The requested relief from the minimum frontage is necessary to facilitate the creation of two rural residential lots that are appropriately sized, compatible with surrounding land uses, and supported by existing infrastructure.

Section 4.0 of the Township's OP provides goals and objections intended to guide development within the municipality.

> 4.2 Housing Goal
> *This Official Plan will encourage residential development which is affordable, of high quality and capable of meeting the changing and diverse needs of the rural community. Such development will be carefully planned to reduce land use conflicts, provide long-term protection of the environment and minimize the municipal servicing costs.*
> *(a) Objectives*

(i) to minimize the cost of providing essential municipal services to the residents. This will be accomplished by planning controls which consider the long-term servicing costs of all developments.
(ii) to maintain the established rural character of the community. This will be accomplished by zoning controls which reduce land use conflicts, minimize the impact of development on traditional rural activities and place environmental concerns ahead of residential growth.
(iii) to provide for a variety of housing types which will meet the varied and evolving needs of the residents. This will be achieved through by-laws which set out the criteria for construction and maintenance standards of various types of accommodation.
(iv) to encourage seniors' facilities, group homes and affordable housing to meet the needs of the community. Mindful of the municipality's limited funds, this will be accomplished by zoning by laws rather than by direct or indirect subsidies.
(v) to monitor the changing housing needs of the community. This will be accomplished by periodic review of the community's demographics.
(vi) to minimize the cost of providing essential municipal services to the residents. This will be accomplished by planning controls which consider the long-term servicing costs of all developments.

The lots will be privately serviced, helping to minimize long-term municipal servicing costs in accordance with Objective (i) and (vi). By locating the lots along an existing municipal road in a manner consistent with the surrounding rural lot fabric, the proposal maintains the rural character of the area and avoids land use conflicts, as outlined in Objective (ii). The proposed consent also contributes to housing variety in the Township by modestly expanding the supply of rural residential lots, consistent with Objective (iii). Overall, the variance enables a form of development that is cost-effective, compatible with its context, and aligned with the OP's housing goals.

Single detached dwellings are a permitted use as per the Section 5.7.4 (i) of the OP. Section 5.7.4(ii)(a) further acknowledges that while the standard frontage requirement for rural residential lots is 76 metres, the municipality may consider reductions where the overall intent of the OP is maintained. In this case, the proposed lots exceed the minimum area requirement, are compatible with the surrounding lot fabric, and will be serviced privately, ensuring no additional burden on municipal infrastructure. As such, the requested reduction in frontage is consistent with the intent of the OP and supports well-integrated rural development.

Based on this review, it is our professional planning opinion that the proposed variance will maintain the general purpose and intent of the Official Plan.

Test #2: Is the general intent and purpose of the Zoning By-law maintained?

The site is zoned Rural (RU) in the Township of South Frontenac Zoning By-law Zoning By-law 2003-75. The purpose of these applications is to create two new rural residential lots. The consent will result in a total of three lots (two severed and one retained). A minor variance application is required to permit a reduced frontage for single detached residential uses. The following tables outlines the necessary variances required to facilitate the development.

Provision	Requirement	Retained Lot	Severed Lot #1	Severed Lot #2	Variance Required?
Rural (RU) Zone					
Permitted Uses	Single detached dwelling	Single detached dwelling	Anticipated single detached dwelling	Anticipated single detached dwelling	No
Minimum Lot Area	8000 m^2	Complies	+/- 10,400 m^2	+/- 10,420 m^2	No
Minimum Lot Frontage	**76 metres**	**64.6 metres**	**63.0 metres**	**63.0 metres**	**Yes**

Minimum Front Yard	20 metres	+/- 220 metres	To comply	To Comply	No
Minimum Rear Yard	10 metres	+/- 1,100 metres	To comply	To Comply	No
Minimum Interior Side Yard	3 metres	+/- 121 metres (West) +/- 95 metres (East)	To Comply	To Comply	No
Maximum Lot Coverage	20 %	+/- 0.049%	To Comply	To Comply	No
Maximum Building Height	11 metres	Complies	To Comply	To Comply	No

Minimum Frontage
Relief is requested to reduce the minimum frontage of each the severed and retained lots. The minimum frontage is proposed to be reduced from 76 metres to 64.6 metres for the retained lot, and 63.0 metres for both of the severed lots. This reduction in frontage is required to facilitate the consent, which will see a large, underutilized rural lot being developed in a manner which provides for two new lots and the potential to develop new single detached houses. The proposed frontages are consistent with the frontages of surrounding lots. Despite the proposed reduced frontage, the site will meet the lot area requirements and can accommodate a sufficient building footprint with all setback requirements. The proposed reduction in minimum frontage will not impact the functionality of the lots and will allow for the creation of new housing.

Based on this review, it is our professional planning opinion that the proposed variances maintain the general purpose and intent of the zoning by-law.

Test #3: Is the variance minor?
The assessment of whether a proposed variance is minor is not a mathematical calculation. Rather, the test is intended to assess the degree of any impact resulting from the proposed variance. The requested variance would be limited to the site, limiting the scope of any impacts. The property is in an area characterized by rural residential uses on varied lot sizes, with a range of lot frontages. The minor variance application will allow the severance and development of two new lots and two houses, where both the lot dimensions and building typology are consistent with those currently present in the surrounding area. Sufficient setbacks between residential dwellings and their associated private servicing will be maintained, thus the impacts to each existing and new proposed uses are minor as well.

Based on this review, it is our professional opinion that the proposed variances are minor in nature.

Test #4: Is the variance desirable for the appropriate development or use of the lands in question?
The proposed development aligns with the permitted uses for the lands in question. The approved variance will result in the redevelopment of an existing, underutilized rural residential parcel to create two new lots for residential development in accordance with the Township's goals for housing in the rural area. The surrounding area is characterized by alike rural residential developments with similar or reduced frontages. The subject site can support the proposed development, as demonstrated by several technical studies.

Based on this review, it is our professional planning opinion that the variances are desirable for the appropriate development of the site in question.

Conclusion

The applicant is seeking approval from the Township of South Frontenac to create two new lots from the subject site at 3629 Quinn Road East. The proposal consists of applications for consent to sever and a minor variance application to address reduced lot frontages on each of the severed and retained lots. The application will allow a form of appropriate rural residential development on the site which will complement the existing character of the area.

The minor variance application maintains the intent and purpose of the OP and zoning by-law, is minor in nature, and desirable for the appropriate development of the site in question. It is our opinion that the proposed applications for consent and minor variance are appropriate for the site and represent good land use planning. Should you have any questions or comments, please so not hesitate to contact us at 613.542.5454.

Respectfully submitted,

Elysia Ackroyd, MCIP RPP
Senior Planner
Fotenn Planning + Design

Tara McInnes
Planner
Fotenn Planning + Design

Appendix A

Ontario

AgriSuite

MDS I

General information

Application date
Nov 23, 2023

Municipal file number

Proposed application
Lot creation for a maximum of three non-agricultural use lots

Applicant contact information
Robert Pittman
James Pittman Construction
ON
905-320-5425
robertgregoryp@gmail.com

Location of subject lands
County of Frontenac
Township of South Frontenac
PORTLAND
Concession 3 , Lot 6
Roll number: 102908001013900

Notes
3629 Quinn Road - Consent Applications for the Creation of 2 Residential Parcels

4372 Road 38

Farm contact information
Bruce Cota
4372 Road 38
Harrowsmith, ON
k0h1v0
613-329-2679
brucecota1968@gmail.com

Location of existing livestock facility or anaerobic digestor
County of Frontenac
Township of South Frontenac
PORTLAND
Concession 3 , Lot 6
Roll number: 102908001013801

Total lot size
15.01 ac

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	6	6 NU	1500 ft²

Setback summary

Existing manure storage	V3. Solid, outside, no cover, >= 30% DM
Design capacity	6 NU
Potential design capacity	12 NU

Factor A (odour potential)	0.7	Factor B (design capacity)	173.33
Factor D (manure type)	0.7	Factor E (encroaching land use)	1.1

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	94 m (308 ft)
Actual distance from livestock barn	231 m (757 ft)
Storage base distance 'S' (minimum distance from manure storage)	No existing manure storage
Actual distance from manure storage	NA

Preparer signoff & disclaimer

Preparer contact information
Brittany Mulhern
Fotenn Planning & Design
4 Cataraqui St
ON
K7K 1Z7
161-354-2545 x232
mulhern@fotenn.com

4372 Road 38

Farm contact information
Bruce Cota
4372 Road 38
Harrowsmith, ON
k0h1v0
613-329-2679
brucecota1968@gmail.com

Location of existing livestock facility or anaerobic digestor
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Township of South Frontenac
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Factor B (design capacity) 173.33
Factor D (manure type) 0.7
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Preparer signoff & disclaimer

Preparer contact information
Brittany Mulhern
Fotenn Planning & Design
4 Cataraqui St
ON
K7K 1Z7
161-354-2545 x232
mulhern@fotenn.com

Signature of preparer

Brittany Mulhern	Date (mmm-dd-yyyy)

Note to the user

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.

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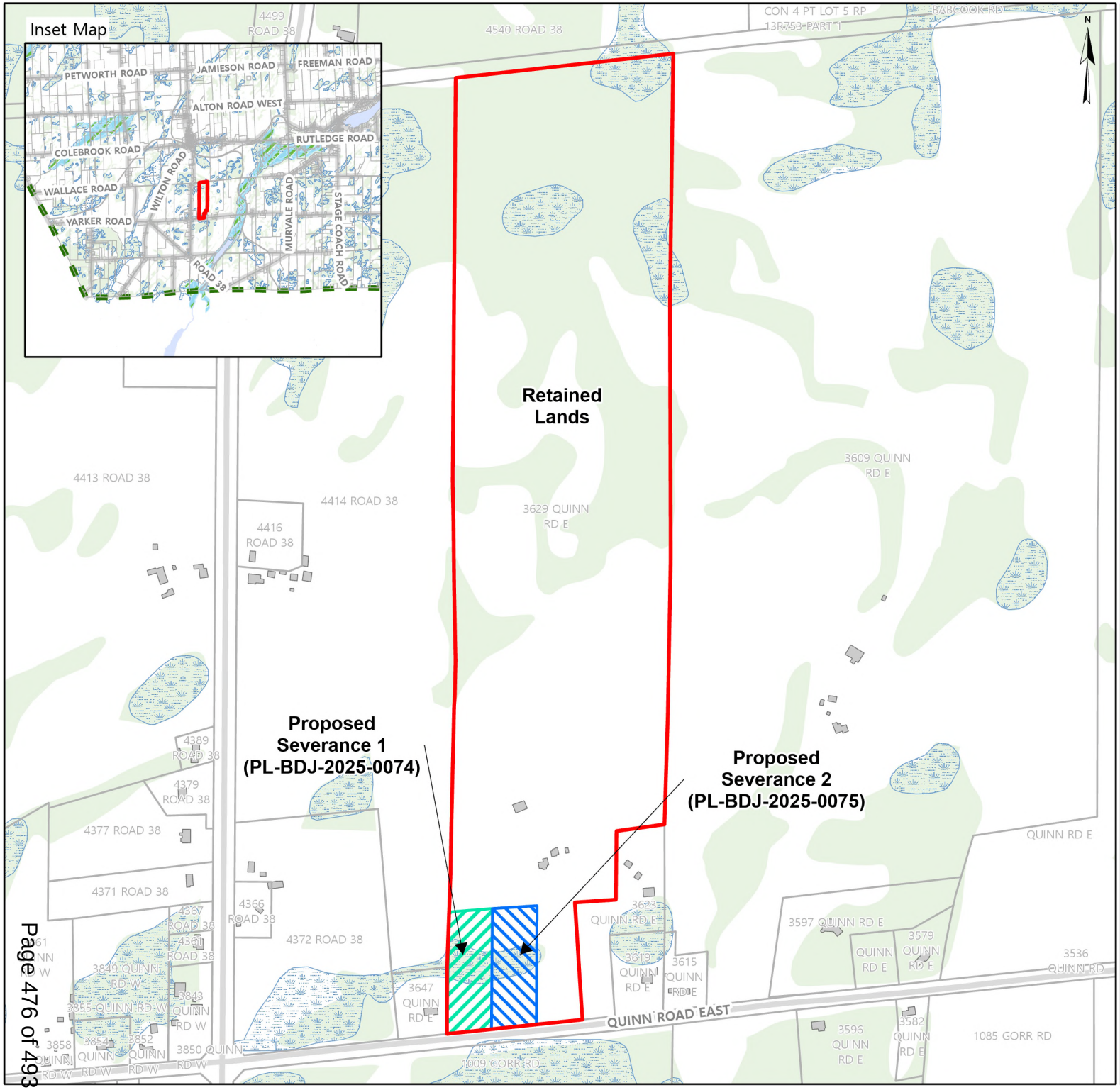


SOUTH FRONTENAC

PL-BDJ-2025-0074
PL-BDJ-2025-0075
PL-ZNA-2025-0076

(PITTMAN)
3629 QUINN ROAD EAST

Legend

- Subject Lands
- Proposed Severance (0075)
- Proposed Severance (0074)
- Wetland
- Wooded Area
- Lake Trout Lake - At Capacity
- Lake Trout Lake - Not at Capacity
- Non-Lake Trout Lake - At Capacity
- Waterbody
- Township Boundary
- Road

Produced by the County of Frontenac under license with the Ontario Ministry of Natural Resources © King's Printer for Ontario, 2025.

While the County 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: 1:7,500

0 55 110 220 m

UTM Zone 18 NAD 83

Date: 2025-07-07

SITE INFORMATION

ZONING	Rural (RU) Zoning
SITE AREA	
Total Site Area:	38 ha (93.9 acres)
REQUIREMENTS	
Minimum Lot Area:	8,000 sq. m
Minimum Lot Frontage:	76 m
Minimum Gross Floor Area:	59 sq. m
Maximum Lot Coverage:	20%
SETBACKS	
Minimum Front Yard	20 m
Minimum Rear Yard	10 m
Minimum Interior Side Yard	3 m
Minimum Exterior Side Yard	10 m
Minimum Setback from HWM	30 m

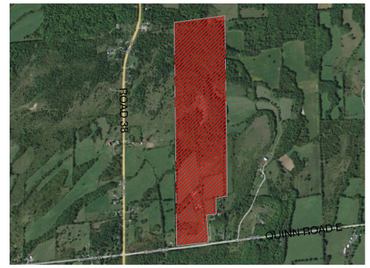
DEVELOPMENT STATISTICS

LOTS
Lot #01S = 1.05 ha
Lot #02S = 1.05 ha
Lot #03R = 35.89 ha

NOTES

1. The base plan (lot lines, existing roads and surrounding areas) is based on the area's Open Data, AG maps and aerial images. The site area is approximate and all dimensions need to be confirmed by a proper survey.

3629 QUINN ROAD EAST SOUTH FRONTENAC
CONCEPT PLAN



LEGEND

- PROPOSED BUILDING
- WETLAND
- WATER STREAMS
- PROPERTY BOUNDARY
- PROPOSED PROPERTY BOUNDARIES
- SETBACKS

No.	REVISION	DATE	BY
3	DRAFT	2025-06-20	ET
2	DRAFT	2022-09-27	YLD
1	DRAFT	2022-09-22	UMG

CLIENT
JAMES PITTMAN CONSTRUCTION

FOTENN Planning + Design
4 Cataraqui Street, Suite 315, Kingston ON K7K 1Z7
613.542.5454 www.fotenn.com

DESIGNED	ACJ/ET
REVIEWED	ET
DATE	2025-06-20

P1

July 31, 2025

File: SEV/FRS/172/2025
SEV/FRS/173/2025
MV/FRS/174/2025

Sent by E-mail

Christine Woods
Manager of Planning
Development Services
Township of South Frontenac
P.O. Box 100
Sydenham, Ontario
K0H 2T0

Dear Ms. Woods:

Re: Consent Applications PL-BDJ-2025-0074 and PL-BDJ-2025-0075 (Lot Creation) & Minor Variance Application PL-ZNA-2025-0076
3629 Quinn Rd East; Township of South Frontenac
Waterbody: unnamed tributary of Millhaven Creek & unevaluated wetlands

Staff of the Cataraqui Region Conservation Authority (CRCA) have reviewed the above-noted applications for consent and minor variance. The applications involve the severance of two 1.0 ha parcels of vacant land from an existing 37.8 ha rural property for the purpose of creating two new building lots. Future residential development is planned for the 35.8 ha retained parcel. A minor variance is necessary to permit reduced lot frontages for each lot.

Discussion

CRCA's scope of review with respect to this application is the avoidance of natural hazards (e.g. flooding and erosion) associated with the unnamed watercourses and wetlands on the subject property and protection of the hydrologic function of wetlands. We offer the following comments for the Committee of Adjustment's consideration, based on our role as a commenting agency responsible for natural hazards on *Planning Act* applications, and as administrator of Ontario Regulation 41/24: *Prohibited Activities, Exemptions and Permits*.

Natural Hazards / Ontario Regulation 41/24

Surface Water Features

Cataraqui Conservation, through implementation of Ontario Regulation 41/24: *Prohibited Activities, Exemptions and Permits* requires development (building and structures) and site alteration (excavation, grading, placement of fill) to be located outside of natural hazard areas and set back a minimum of 30 m from surface water features including watercourses (creeks, streams) and

wetlands. The intent is to protect development from potential flooding and erosion hazards and to preserve the hydrologic function of these features.

Unnamed Tributary of Millhaven Creek

The subject lands are within a drainage catchment the flows east into Millhaven Creek. There is a watercourse that runs across the southern portion of the subject lands approximately 98 m back from Quinn Road. The watercourse is a regulated feature and as such a 30 m setback is applied. The survey sketch provided shows that there are building envelopes on the severed and retained lands outside of the required 30 m setback from the watercourse. However, the proposed lot configuration results in the severed lots being divided by the watercourse.

Staff note that it may not be feasible to access the northern portion of the severed lots since this would require a crossing of the watercourse, which may not be permitted by CRCA. As such, staff recommend that an alternative lot configuration be considered where the rear lot line follows the watercourse to avoid the need for future watercourse crossings.

Unevaluated Wetlands

Mapping identified pockets of unevaluated wetlands on the subject lands, generally in the area in and around of the watercourse. Staff are accepting of the findings of the Natural Heritage Site Assessment which confirms the presence of riparian vegetation in the watercourse channel but notes that the area is not large enough to be considered a distinct community. Based on this, CRCA have no concerns related to the hydrologic function of wetlands on the subject lands.

Staff recommend that native vegetation (trees, shrubs, native plants) within 30 metres of watercourse on the subject lands be kept in place, to help stabilize soils and protect the hydrologic function of the surface water features in the long-term.

Karst Topography

The subject lands have been identified on provincial OGS Mapping as having inferred karst. Karst is a type of unstable bedrock that is relatively common in the Cataraqui Region area and is considered a natural hazard under the 2024 Provincial Planning Statement and Ontario Regulation 41/024. As with other natural hazards, there is risk of damage to buildings, property and human safety when development is located within or near unstable bedrock. Accordingly, CRCA's regulation directs development away from these areas and features.

CRCA staff have reviewed available information (e.g. aerial imagery, soils and geology mapping, topographic info.) and completed a site inspection of the subject lands. Based on our preliminary findings, we did not encounter evidence of karst in the area of the future development envelopes (generally within 50 m of Quinn Road).

Should karst features (e.g. fissures, crevices, sinkholes, etc.) be encountered on the subject lands during construction/excavation of the site, the applicant will need to contact CRCA staff to determine appropriate actions which would include additional assessment by a qualified professional to determine the extent and risks associated with karst at the property.

Recommendation

Staff have **no objection** to approval of PL-BDJ-2025-0074, PL-BDJ-2025-0075 and PL-ZNA-2025-0076 based on our review of natural hazards and have identified considerations above in **bold**.

Ontario Regulation 41/24

Please note that portions of the subject lands within 30 m of the watercourse are subject to Ontario Regulation 41/24: *Prohibited Activities, Exemptions and Permits* (formerly O. Reg. 148/06). 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 and to ensure the protection of wetlands. **Current and future landowners are advised to contact CRCA before considering any work within 30 metres of the watercourse on the subject lands.**

Please inform this office of any decision made by the Committee with regard to these applications. If you have any questions, please contact the undersigned at 613-546-4228 ext. 239, or by e-mail at estucke@crca.ca

Sincerely,

Emma Stucke

Emma Stucke, RPP, MCIP
Resource Planner

cc. Robert Pittman, applicant, by email
Elysia Ackroyd, agent, by email

Township of South Frontenac

Staff Report

To: **Committee of Adjustment**

Prepared by: **Development Services Department**

Meeting Date: **August 14, 2025**

Subject: **Consent Applications PL-BDJ-2025-0074 and 0075, Minor Variance Application PL-ZNA-20250076, Pittman (Fotenn), 3629 Quinn Road East, Portland District**

Summary

The consent applications are for the creation of two rural residential lots. The minor variance application is to allow the severed and retained parcels to have less than the required lot frontage. The Committee of Adjustment is being asked to make a decision on the consent applications in conjunction with the minor variance application. This report recommends approval of the three applications.

Background

The subject property is located south of Harrowsmith, east of Road 38 and on the north side of Quinn Road East. It runs north to an unopened road allowance. The northern two thirds of the property is forest and old farm fields. The southern portion of the property is generally level. It contains agricultural fields and is developed with a single detached dwelling, a detached garage and a shed. A watercourse bisects the property approximately 100m north of Quinn Road East.

The neighbourhood has a mix of rural residential properties and agricultural properties.

The subject lands are in the Rural designation in the Township of South Frontenac Official Plan. The lands are zoned Rural (RU) in Zoning By-law No. 2003-75, as amended.

Applications PL-BDJ-2025-0074 and PL-BDJ-2025-0075 are for the creation of two vacant residential lots on Quinn Road East. Both lots would be 1.0ha (2.5 acres) in size with 63m frontage. The retained lands (3629 Quinn Road East) would be 35.8ha (88.6 acres) with 64m frontage. Minor variance application PL-ZNA-2025-0076 is requesting reduced frontages for the severed and retained parcels because the RU zone requires 76m frontage.

Supporting Documents

A **Planning Justification Report** (Fotenn Planning + Design, July 3, 2025) was submitted in support of the applications. The report assessed the appropriateness of the proposal in the context of the surrounding area as well as its conformity with the applicable policy and

regulatory framework. It included a minimum distance separation study for livestock facilities.

A **Natural Heritage Site Assessment** (Ecological Services, August 6, 2024) was submitted in support of the applications. This study was required to confirm the existence of a mapped wetland along the watercourse, and to define its boundary, on the severed parcels. The study determined that there was no wetland on the severed parcels. The consultant evaluated the watercourse, riparian area, and woodland on the severed and retained parcels. They also reviewed the area for species at risk habitat and significant wildlife habitat.

The Natural Heritage Site Assessment included the following recommendations:

1. Development should be setback a minimum of 30m from the watercourse,
2. The land within 30m of the watercourse should not be clearcut and should remain vegetated to provide a buffer, and
3. No tree removal should be undertaken between April 1 and September 30 to protect nesting birds and prevent harm to roosting bats.

A **Hydrogeological Assessment** (BluMetric Environmental Inc., April 3, 2025, updated July 30, 2025) was submitted in support of the applications. This study was required because the severed parcels would have less than the required 76m frontage, and would be functionally smaller than the minimum 0.8ha lot size required due to the location of the watercourse.

A dug well was constructed on each of the severed parcels. The consultant conducted 6-hour pumping tests on the wells, water level monitoring, water quality analyses and interference assessment.

The study concluded that an adequate supply of potable water is available for a typical single detached dwelling on each new lot and that soil conditions are suitable for the installation of sewage systems. The report included the following recommendations:

1. Water treatment including pre-filtration and ultraviolet sterilization, as well as an under-the-counter reverse osmosis system for individuals with sodium restricted diets,
2. Regular testing of treated water for bacteriological parameters,
3. Any proposed septic system design should be supported by a lot-specific assessment meeting local septic approval requirements, and
4. The setback distance between a future raised Class 4 sewage system and dug wells on the proposed lots should be at least 45m as a precautionary measure due to the hydrogeological sensitive nature of the site.

The Hydrogeological Assessment was reviewed by Malroz Engineering Inc. on behalf of the Township. They agreed with the consultant's recommendations.

Department and Agency Comments

Public Services reported on July 22, 2025, that there are adequate entrance sight lines for both the severed parcels and the retained parcel. Road widening is to be determined by an

Ontario Land Surveyor. A 20-metre right-of-way is required on Quinn Road East. Any shortfall of the right-of-way as measured 10 metres from the centreline of the road shall be dedicated to the Township. Public Services had no comment on the proposed reduced lot frontages.

Cataraqui Conservation staff indicated in a letter dated July 31, 2025, that they have no objection to the applications. They recommended the applicant consider an alternative lot configuration where the rear lot lines would follow the watercourse to avoid the need for future watercourse crossings, because crossings may not be permitted by CRCA under O. Reg. 41/24. They also recommended that native vegetation (trees, shrubs, native plants) within 30 metres of watercourse on the subject lands be kept in place, to help stabilize soils and protect the hydrologic function of the surface water features in the long-term. Finally, they noted that should karst features (e.g. fissures, crevices, sinkholes, etc.) be encountered on the subject lands during construction/excavation of the site, the owner will need to contact CRCA staff to determine appropriate actions which would include additional assessment by a qualified professional to determine the extent and risks associated with karst at the property.

Public Comments

No comments were received from the public at the time this report was written.

Planning Analysis

The consent applications need to be assessed against the applicable policies of the Provincial Planning Statement 2024 (PPS), County of Frontenac Official Plan, and Township of South Frontenac Official Plan, as well as the provisions of Zoning By-law No. 2003-75. The minor variance application needs to be assessed against the four tests of a minor variance outlined in Section 45(1) of the Planning Act.

Minimum Distance Separation for Livestock Facilities

In conformity with the PPS, the Township Official Plan requires all division of land for non-farm uses to comply with the Minimum Distance Separation Formulae I (MDS I) (section 7.1(l)). The Township Zoning By-law also requires residential development to comply with MDS I.

The subject lands are in a rural and agricultural area where there are several existing livestock facilities. The Planning Justification Report (Fotenn Planning + Design, July 3, 2025) evaluated these livestock facilities against The Minimum Distance Separation (MDS) Document (OMAFRA Publication 853). MDS I setbacks were calculated for barns at 4372 Road 38 and at 3609 Quinn Road East. It was determined that the severed parcels would conform to the applicable minimum distance separation policies.

Rural Residential Uses

The PPS allows residential lot creation on Rural lands where site conditions are suitable for the provision of appropriate sewage and water services. The County Official Plan and the Township Official Plan also permit residential development in the Rural designation.

Section 5.7.4 of the Township Official Plan indicates that a maximum of three rural residential lots may be created by consent from a landholding provided that the new lots meet the General Consent Policies, as well as all other applicable policies. The subject property is eligible for severances under Section 5.7.4. There have been no previous severances from the lot existing on the day of adoption of the Township Official Plan.

Section 5.7.4 requires the frontage, size and shape of any lot created for rural residential purposes through the severance approval process to be appropriate for the proposed use and to conform to the provisions of the zoning by-law.

The severed parcels would be approximately 1.0ha in size, which would exceed the minimum 0.8ha lot area required in the Rural designation and the RU zone. They would be rectangular-shaped.

The severed parcels would have approximately 63m frontage and the retained parcel would have 64.6m frontage on Quinn Road East. These frontages would be less than the minimum 76m lot frontage required in the Rural designation and the RU zone. Section 5.7.4(ii)(a) of the Official Plan allows the municipality to consider reductions to this requirement provided the overall intent of the Official Plan is maintained. The minor variance application requests 60m lot frontages.

The minimum 76m lot frontage is intended to allow for a separation between driveways and to improve traffic safety. Public Services noted that the severed parcels and retained parcel would each have adequate sight lines for an entrance.

Minimum lot frontages are also required to ensure a development pattern that is reasonably consistent in nature and to avoid an overdeveloped appearance. Existing lots along this part of Quinn Road East have frontages ranging from 40m to 70m, so the proposed reduced lot frontages would be consistent with the existing lot fabric of the neighbourhood.

Finally, minimum lot frontages help ensure a reasonable separation between uses. Separation between wells and sewage systems is especially important for protecting groundwater in hydrogeological sensitive areas.

A hydrogeological assessment and terrain analysis was required in support of the applications because the proposed lots would have less than the required 76m frontage, and would be functionally smaller than the minimum 0.8ha lot size required due to the location of the watercourse (i.e. development would logically need to occur on the land between the watercourse and the road).

The Hydrogeological Assessment (BluMetric Environmental Inc., April 3, 2025, updated July 30, 2025) concluded that an adequate supply of potable water is available for a typical single detached dwelling on each new lot and that soil conditions are suitable for the installation of a sewage system. Figure 4 of the report is a conceptual lot development plan that illustrates how a well, a sewage system and a house can fit on each of the severed parcels with consideration for the recommended 45m separation distance between the wells and sewage systems. The development could also achieve the required 30m setback from the watercourse and other applicable zone provisions.

Staff are satisfied that the proposed reduced frontages would not compromise the functionality, accessibility or rural character of the severed parcels. It would also not impact the continued use of the retained parcel, 150m north of the road.

Special Development Requirements

Staff recommend that a development agreement be a condition of the consent approvals. The development agreement would be used to notify potential purchasers and future owners about special requirements that will apply to development of the severed parcels.

Specifically, to make them aware of the Natural Heritage Site Assessment and the Hydrogeological Assessment and the recommendations that must be implemented. The agreement would also make them aware that they will need to have lot grading and drainage plans prepared that implement the recommendations of these reports.

Cataraqui Conservation noted that the subject lands are in an area of inferred karst. The development agreement would make people aware of this potential, and provide direction on what to do if karst features are encountered during construction/excavation of the site.

Conclusion

The consent applications meet the criteria outlined in section 51(24) of the Planning Act, do not require a plan of subdivision for the proper and orderly development of the municipality, are consistent with the PPS, and conform to the County and Township Official Plans. The severed parcels and retained parcel will comply with the Zoning By-law subject to the requested minor variance for lot frontage.

It is the opinion of Planning staff that the proposed 60m lot frontages meet the four tests for a minor variance – the variances maintain the general intent and purpose of the Official Plan and Zoning By-law, they are desirable for the appropriate development of the lands, and they are minor in nature.

Notice/Consultation

Notice of the Statutory Public Hearings was given pursuant to the requirements of the Planning Act, at least 14 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 e-mail to prescribed persons and public bodies

Recommendation for Consent Applications

It is recommended that the Committee of Adjustment receive comments from the public and, pending comments received, approve applications PL-BDJ-2025-0074 and PL-BDJ-2025-0075, each for consent to sever one new rural residential lot from 3629 Quinn Road East, Part of Lot 6, Concession 3, District of Portland, Township of South Frontenac, subject to the following conditions:

Expiry Period

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

Severed Lands

2. The lands to be severed shall be for the creation of one new residential lot approximately 1.0 hectare in area with a minimum of 60 metres of frontage on Quinn Road East. The lot area, frontage and configuration of the proposed severed lot shall be consistent with application sketch.

Survey/Reference Plan or Registerable Description

3. An acceptable reference plan or legal description of the severed lands in duplicate [Registry Act, s.81, Land Titles Act, s. 150], the deed or instrument conveying the severed lands, and the Certificate of Official shall be submitted to the Secretary-Treasurer for review and consent endorsement within a period of two years [Planning Act, s. 53(41)] after the date that "Notice of Decision" is given [Planning Act, ss. 53(17) and 53(24)].

4. The Ontario Land Surveyor or the applicant shall submit the draft Reference Plan, including an area calculation and noting frontage along the road, electronically or in paper form for review and approval by planning staff prior to depositing the Reference Plan with the Land Registry Office. The Ontario Land Surveyor shall also confirm that the retained parcel has a minimum 60m lot frontage on Quinn Road East.

Road Allowance Widening

5. The Ontario Land Surveyor who prepares the reference plan referred to in Condition #3 and #4 shall also determine by survey the width of Quinn Road East to be 20m. If such a width is less than 20m, the owner shall dedicate to the Township land along the frontage of the severed lands in the following manner as required:

    a. The land to be dedicated shall be the width required to provide 10m from the centre of the existing travelled road;

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

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

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

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

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

Municipal Requirements

6. Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. This includes all taxes levied as of the date of the issuance of the Certificate of Official. It also includes any hydrogeological assessment peer review fee if it is greater than the collected deposit.
7. The Township of South Frontenac shall receive 5% of the value of the severed parcel, in lieu of parkland [Planning Act, s. 51(1), By-law 2023-104].
8. In the event that there are abandoned wells located on the severed parcel or the retained property, the wells shall be sealed in accordance with the requirements of the Ministry of the Environment, Conservation and Parks and that this work shall be accomplished prior to the issuance of the Certificate of Official.
9. The applicant shall enter into a Development Agreement with the Township to be registered on title to the severed parcel to address the following matters and environmental standards of the Township:
    a. Requirement for an entrance permit for any new or relocated entrances;
    b. Implementation of the recommendations of the Natural Heritage Site Assessment (Ecological Services, August 6, 2024);
    c. Implementation of the recommendations of the Hydrogeological Assessment (BluMetric Environmental Inc., July 30, 2025);
    d. Requirement for a lot grading and drainage plan that implements the recommendations of the above reports, to be submitted at the building permit stage;
    e. Notice regarding what to do if karst features are encountered during construction/excavation of the site;
    f. Notice regarding compliance with the Endangered Species Act; and
    g. Notice regarding archeological resources and human remains.

Zoning

10. The applicant is required to apply for a minor variance to permit the severed parcel to have a minimum 60 metres of lot frontage and the retained parcel to have a minimum 60 metres lot frontage.
11. Where a violation of Zoning By-law No. 2003-75 is evident, the appropriate minor variance or rezoning be obtained to the satisfaction of the Township.

Recommendation for Minor Variance Application

It is recommended that the Committee of Adjustment receive comments from the public and, pending comments received, approve minor variance application PL-ZNA-2025-0076 for 3629 Quinn Road East such that the two severed parcels and the retained parcel from consent applications PL-BDJ-2025-0074 and PL-BDJ-2025-0075 are permitted to each have a minimum of 60m lot frontage.

Report Prepared By:

Christine Woods, RPP, MCIP, Manager of Planning

Township of South Frontenac

Staff Report

To: **Committee of Adjustment**

From: **Kate Kaestner, Planning Clerk**

Report Date: **August 14, 2025**

Subject: **Decisions on Delegated Consents, July to August 2025**

Summary

This report summarizes the Consent applications that have been approved by Brad Wright, Director of Development Services, between July 11, 2025 and August 14, 2025.

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 undisputed consents and have received provisional consent approval.

Discussion

a) PL-BDJ-2025-0063 – Storrington District

Approved on July 20, 2025

The application is for a 76 acre lot addition to be conveyed from 2704 Bear Creek Road to adjacent lands at 2734 Bear Creek Road. Once completed the new areas of the parcels will be 123 acres for 2734 Bear Creek Road, and 11 acres for 2704 Bear Creek Road.

b) PL-BDJ-2025-0013 to PL-BDJ-2025-0016 – Loughborough District

Approved on July 20, 2025

The applications are for a series of lot additions between three properties on or near Benjamin Lane and Hard Maple Lane. The lot additions range in area from 547sq.m. to 2969sq.m. Map 1 shows the existing property boundaries (Labeled Lot A, Lot B and Lot C). Map 2 shows the new property boundaries. Lot A will be enlarged so that it is sufficiently sized to permit potential future waterfront residential development. Lot B is already developed near Hogan Road. Lot C will be removed. An easement is proposed across Lot A between Benjamin Lane and Hard Maple Lane in favour of Lot B and the property to the east (Lot D).

c) PL-BDJ-2025-0028 – Loughborough District

Approved on July 20, 2025

The application is for the creation of one new easement over Hard Maple Lane on Lot D, in favour of Lot A and Lot B.

d) PL-BDJ-2025-0062 – Loughborough District

Approved on July 28, 2025

The application is to sever a new lot. The severed parcel would be 4 acres in area with 231 metres frontage on Sydenham Road. A warehouse is to be constructed on the new lot. The retained parcel would be 66 acres in area with 423 metres frontage on Sydenham Road and 26.5 metres on Rutledge Road. It would continue to be farmed.

Appendix A – Mapping of application(s)

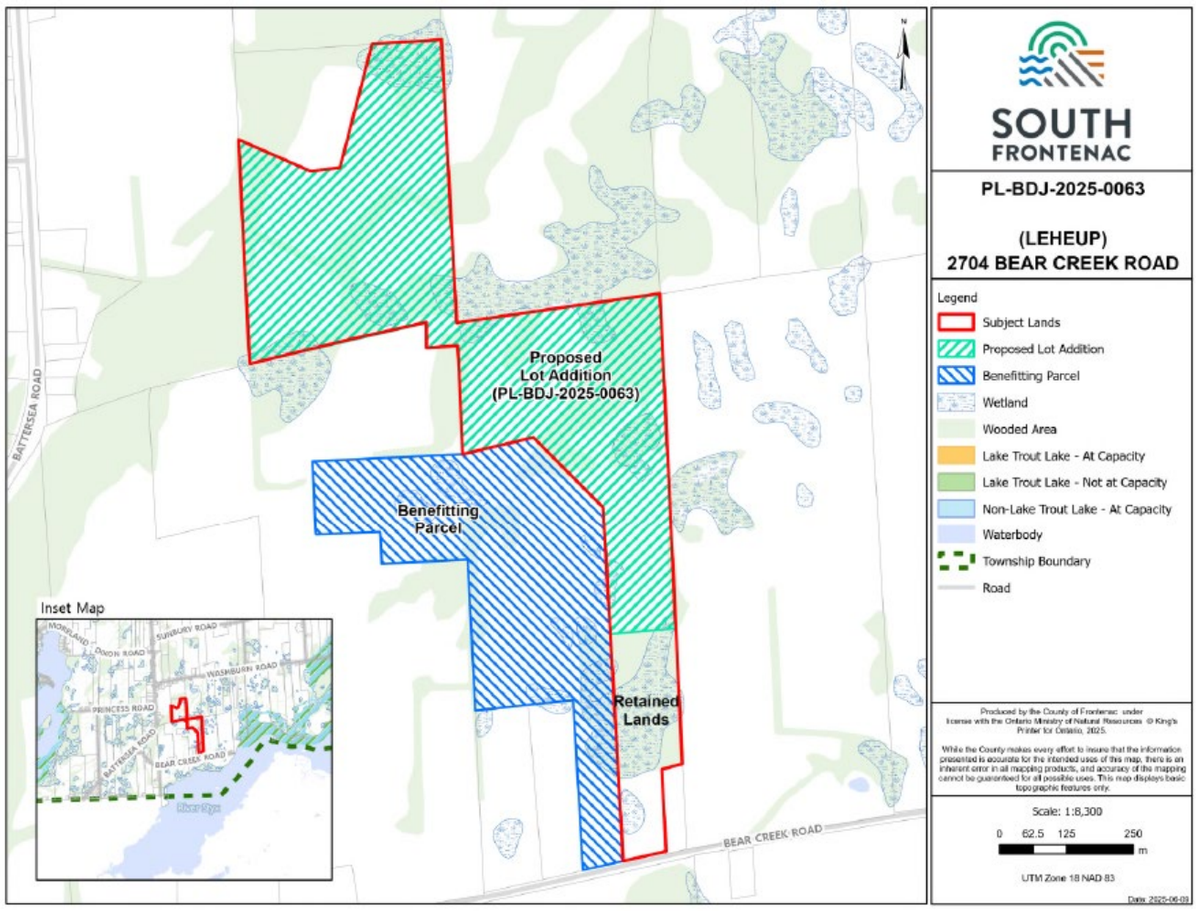
Report Prepared By:

Kate Kaestner, Planning Clerk

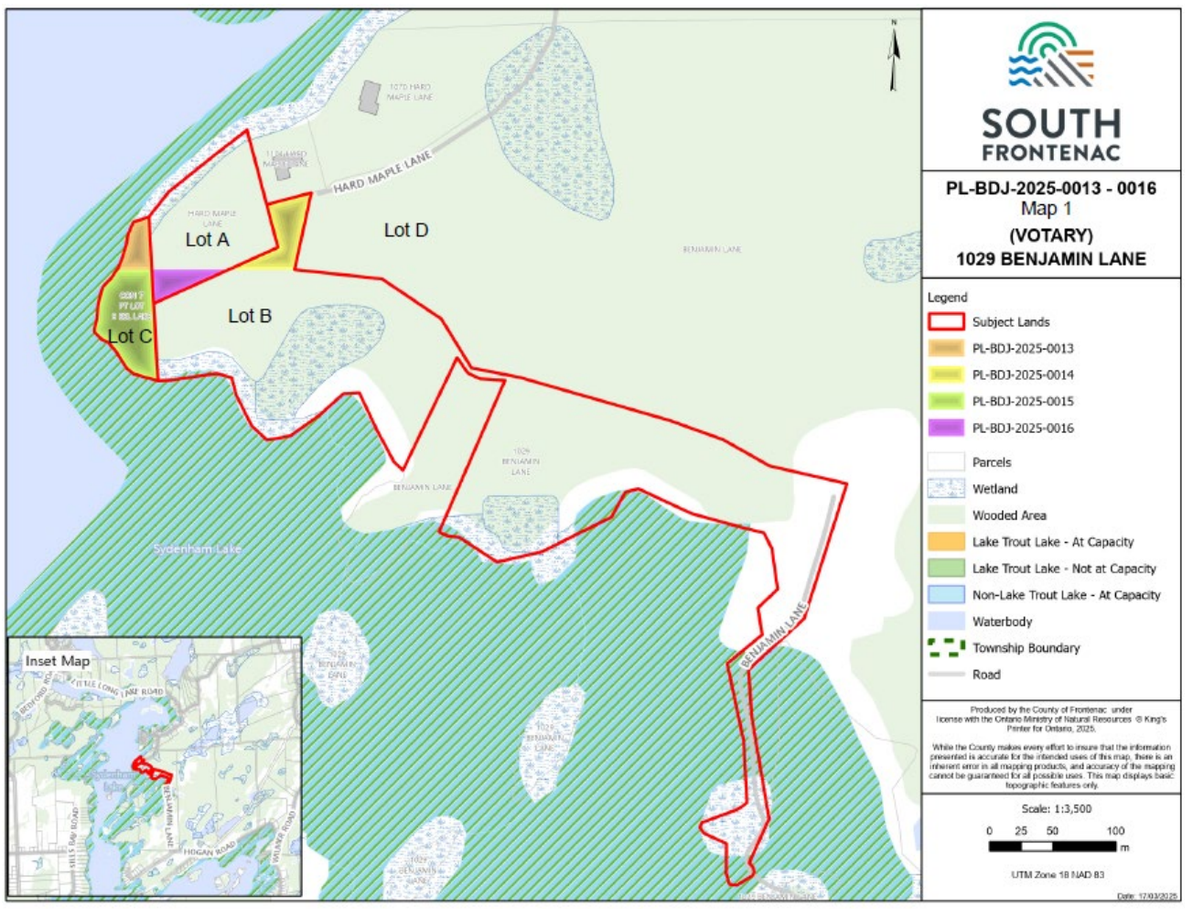
Report Approved By:

Christine Woods, Manager of Planning

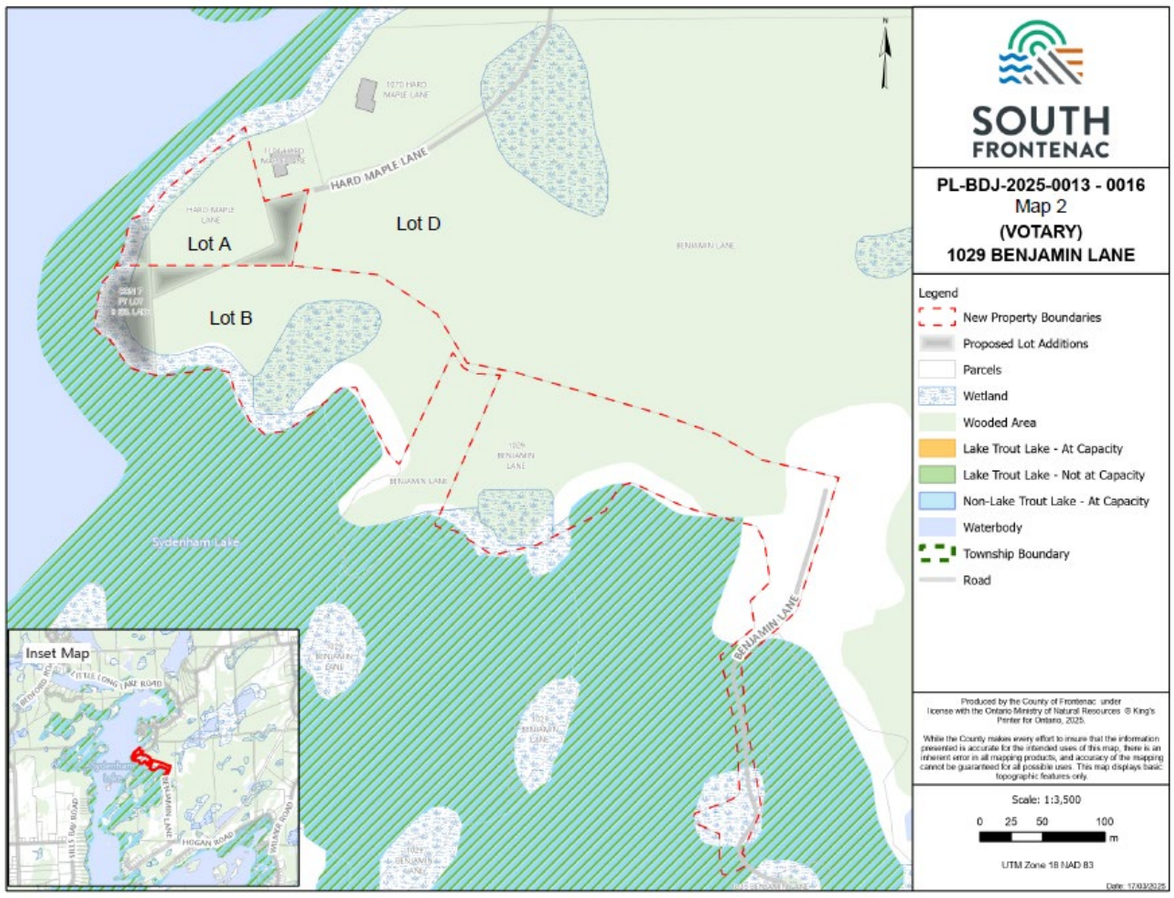
APPENDIX A

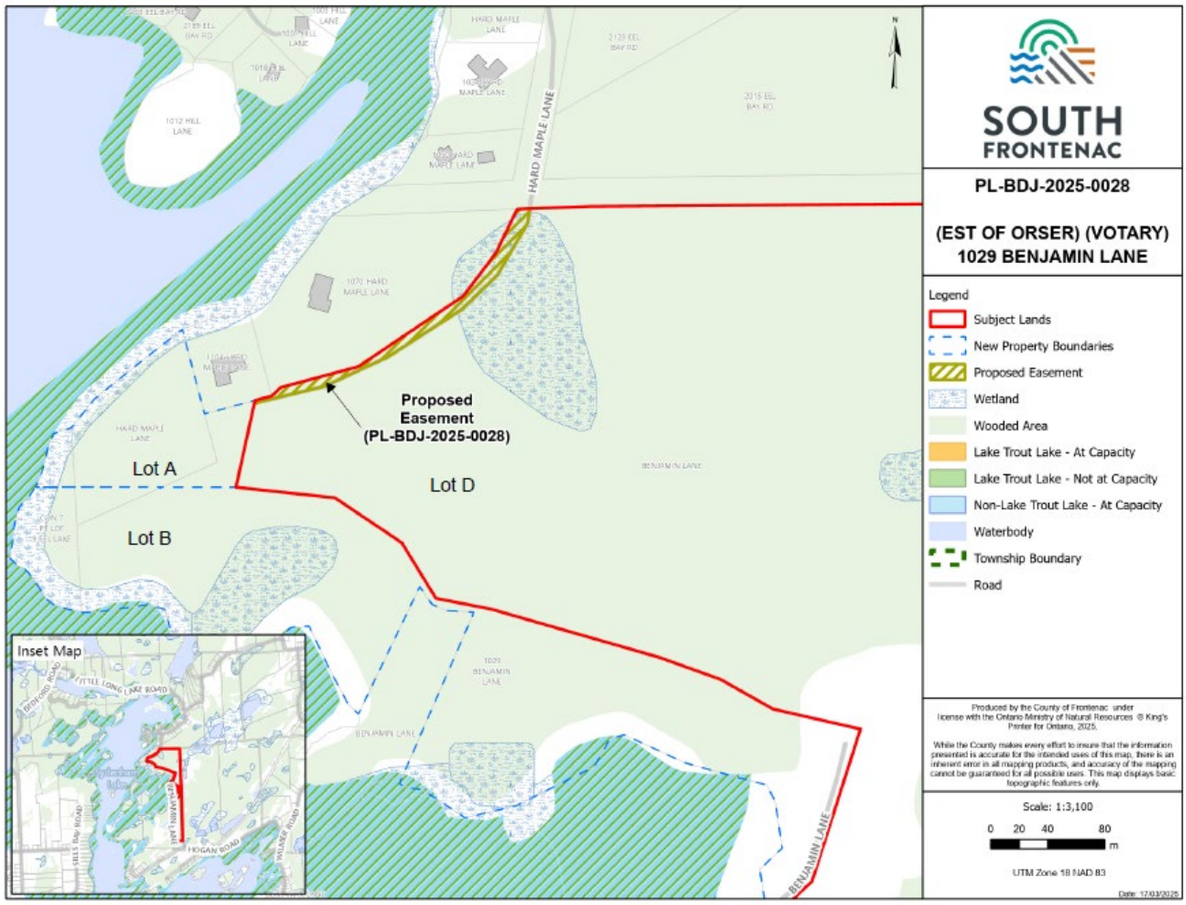


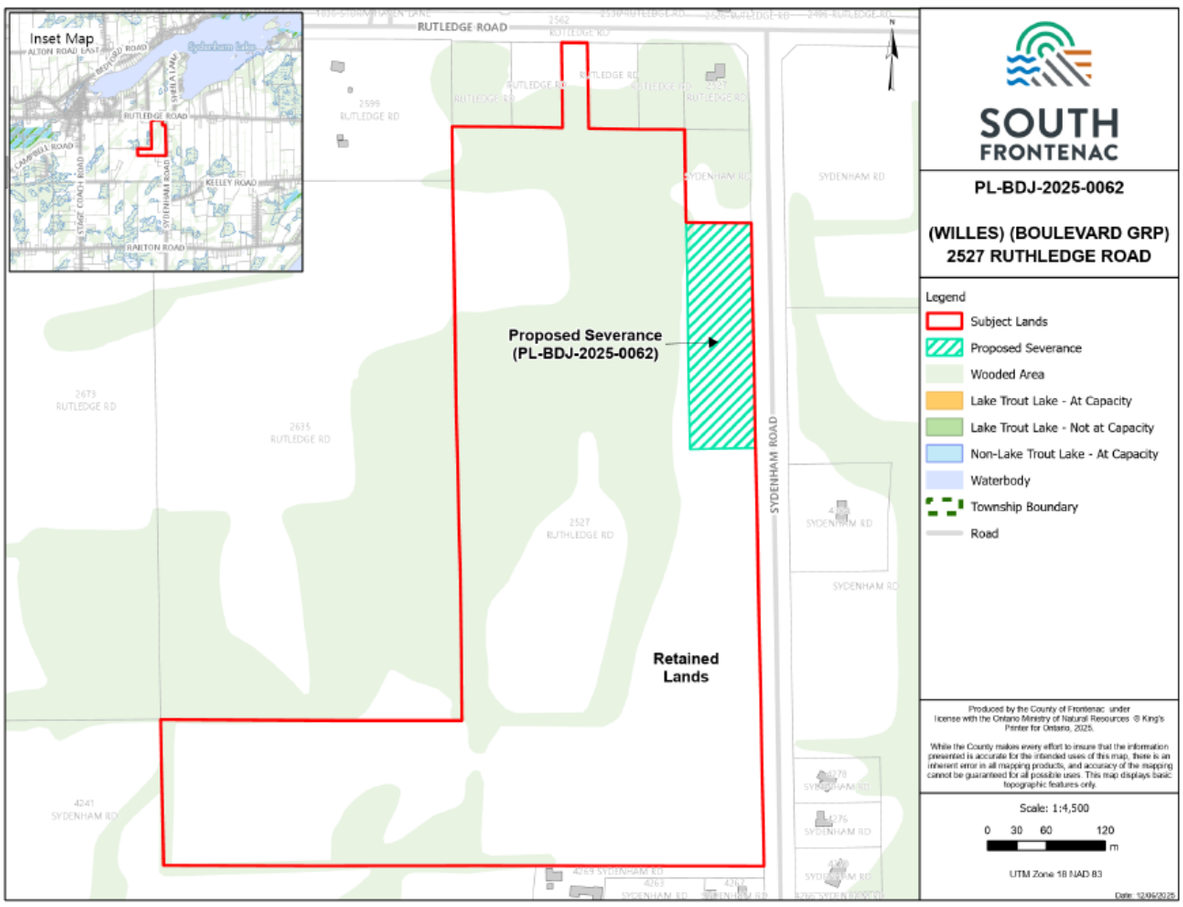
Current lot configuration:



Resulting lot configuration:






Inset Map
RUTLEDGE ROAD
SYDENHAM ROAD
Proposed Severance
(PL-BDJ-2025-0062)
Retained
Lands
SOUTH
FRONTENAC
PL-BDJ-2025-0062
(WILLES) (BOULEVARD GRP)
2527 RUTHLEDGE ROAD
Legend
Subject Lands
Proposed Severance
Wooded Area
Lake Trout Lake - At Capacity
Lake Trout Lake - Not at Capacity
Non-Lake Trout Lake - At Capacity
Waterbody
Township Boundary
Road
Scale: 1:4,500
0 30 60 120
m
UTM Zone 18 NAD 83