

**TOWNSHIP OF SOUTH FRONTENAC  
COMMITTEE OF THE WHOLE MEETING  
AGENDA**



**Audio Broadcast to the Township's Facebook page  
<https://www.facebook.com/SouthFrontenacTwp>**

TIME: 7:00 PM,  
DATE: Tuesday, March 9, 2021  
PLACE: Council Chambers/Electronic  
Participation.

1. Call to Order and Roll Call
  - (a) Motion
2. Declaration of pecuniary interest and the general nature thereof
3. Approval of Agenda
  - (a) Motion
4. Scheduled Closed Session (at end of meeting)
5. Public Meeting
  - (a) Motion to Open Public Meeting/Public Meeting Statement 3
  - (b) Zoning By-law Amendment Z-21-01 - Sleeth Lane at Sleeth Road - Kevan Malden & Hope Knox 4 - 24
  - (c) Zoning By-law Amendment Z-21-02 - 4679 Noble Lane - Gerald & Margaret Noble 25 - 57
  - (d) Motion - Close Public Meeting
6. Delegations - not applicable
7. Reports Requiring Direction
  - (a) Heritage Designation Process 58 - 74
  - (b) Request for Lane Name Change 75 - 90
  - (c) Shoreline Protection and Tree Cutting By-laws 91 - 95
  - (d) Zimolag Consent (remove 0.3 metre reserve) 96 - 99
  - (e) Licence Agreement for Access and Upgrade of a Township Owned Unopened Road Allowance 100 - 102

8. Reports for Information - none
9. Rise & Report from Committees of Council
  - (a) County Council
  - (b) Arena Board
  - (c) Police Services Board
  - (d) South Frontenac Museum Committee
10. Information Items - not applicable
11. Notice of Motions
12. Announcements/Statements by Councillors
13. Question of Clarity (from the public on outcome of agenda items)
14. Closed Session
  - (a) In accordance with the Municipal Act, Section 239.2, Committee of the Whole will move into a Closed Session session to discuss item b) personal matters about identifiable individuals, including municipal of local board employees: regarding recent staffing changes.  
  
(Verbal Report from CAO)
15. Adjournment
  - (a) Motion



Tonight's public meeting is held to hear Zoning By-law Amendment Applications Z-21-01 and Z-21-02

If a person or public body does not make oral or written submissions at a public meeting, or make written submissions to South Frontenac Township before the by-law is passed, the person or public body may not be added to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Those who have registered as a virtual attendee for this evening's public meeting have indicated that they wish to be notified of the decision of Council in respect to one of these applications. Anyone else who wishes to be notified must submit a written request to me, "the Clerk" via email at [amaddocks@southfrontenac.net](mailto:amaddocks@southfrontenac.net) and by doing so this will also entitle you to be advised of a possible Local Planning Appeal Tribunal.

To clarify, anyone may appeal the decision to the Local Planning Appeal Tribunal by filing with the Clerk within 20 days of the notice of decision.

An appeal to the Local Planning Appeal Tribunal may be filed with the Clerk of the Township not later than 20 days after the day that the notice of decision was given. The notice of appeal must set out the objection to the by-law and the reasons in support of the objection, accompanied by the required fee.



## REPORT TO COUNCIL DEVELOPMENT SERVICES



### Public Meeting Report – Zoning By-law Amendment

<b>Report Date:</b>	March 2, 2021
<b>Application No:</b>	Z-21-01
<b>Owner:</b>	Kevan Malden and Hope Knox
<b>Location of Property:</b>	Sleeth Lane at Sleeth Road, Loughborough Lake, Storrington District
<b>Purpose of Application:</b>	Rezone from Limited Service Residential – Special Provision (RLS-2) to Limited Service Residential – Special Provision (RLS-14)
<b>Date of Public Meeting:</b>	March 9, 2021 (Virtual Public Meeting)

### Recommendation

It is recommended that South Frontenac Committee of the Whole receive comments from the public, and to defer making a decision on application Z-21-01 to receive and consider Public Services Department and Building Department (Sewage Review) comments on the application.

### Proposal

An application was submitted to amend the Township of South Frontenac Comprehensive Zoning By-law 2003-75 to rezone the subject property from Limited Service Residential – Special Provision (RLS-2) to a zone that would permit a private garage on a property that is accessed from a private lane.

### Background

The subject lands are located at the intersection of Sleeth Road and Sleeth Lane, and is accessed off the lane. They are 3480 square metres (0.86 acres) in area. The lands consist of an open field to the north along Sleeth Lane and a forested escarpment to the south.

The subject lands are currently zoned Limited Service Residential – Special Provision (RLS-2). The RLS-2 zone applies to land with frontage on a seasonally maintained public road (Sleeth Road). A private garage is not a permitted use in the RLS-2 zone in the absence of a principal building such as a seasonal dwelling.

The Owners have requested the zone be changed to a zone that would permit a private garage on a property that is accessed from a private lane (Sleeth Lane). Such a zone would also need to establish minimum setbacks for the garage from the property lines.

At the time of application, the subject lands were considered a separately conveyable parcel on which the septic system that services the dwelling at 2948 Sleeth Lane was located. It was proposed that the subject lands be rezoned to RLS-14.



## REPORT TO COUNCIL DEVELOPMENT SERVICES



In response to the staff review of this application, the applicants provided documentation indicating that the subject lands (PIN 362900231) and 2948 Sleeth Lane (PIN 362900446) cannot be transferred one without the other, according to the documents that have been registered on the title of the property.

2948 Sleeth Lane is located on the opposite side of Sleeth Lane from the subject lands. It is approximately 925 square metres (0.22 acres) in area and has frontage on the East Basin of Loughborough Lake. There is a house at this address. The property is zoned Limited Service Residential – Waterfront (RLSW).

Attachment 1 to this report shows the location of the lands subject to this rezoning application, as well as the location of 2948 Sleeth Lane.

The Owners propose to construct a 139.4 square metre (1500 square foot) two-storey garage on the subject lands because there is not enough area at 2948 Sleeth Lane for an accessory building. The garage would not exceed the maximum 6 metre accessory building height permitted in residential zones. Attachment 2 to this report shows the proposed location of the garage relative to the existing sewage system, Sleeth Lane and Sleeth Road.

### **Department, Agency and Public Comments**

Comments from departments, agencies and the public are summarized in this section of this report.

#### **Public Services**

Comments have not been received to date.

#### **Building Department (Sewage System Review)**

The Building Department indicated that an on-site inspection to confirm the location of the sewage system will be required if records for the original installation of the sewage system and records of a 2012 performance review cannot be provided by the Owners. The Township and KFL&A Public Health do not have a copy of these records.

To date, the owners have not been able to provide documentation requested by the Building Department. The on-site inspection will be scheduled with Building Department staff after on-site conditions have improved (i.e. snow melted and ground thawed).

#### **Public Comments**

Raymond Nicholson (2926 Sleeth Lane) and Verna Norkum (2946 Sleeth Lane) indicated verbally that he has no objection to this application that will allow a garage on the property. Allen Smith (2898 Sleeth Lane) indicated in writing that he and his wife also have no objection to the application.



## REPORT TO COUNCIL DEVELOPMENT SERVICES



Under the *Planning Act*, a public meeting is required to be held to receive comments from citizens on the proposed rezoning. The province has provided direction that public meetings are able to be held virtually using technology such as Zoom to obtain public input on planning applications. The public meeting for application Z-21-01 will be a virtual public meeting.

Further public comments may be provided through the virtual public meeting.

### Planning Analysis

The Notice of Application and Public Meeting indicated that the zone would be changed from Limited Service Residential – Special Provision (RLS-2) to Limited Service Residential – Special Provision (RLS-14) to permit a private garage as a principal use on the subject property.

Staff determined through their review of this application that the subject lands (PIN 362900231) and 2948 Sleeth Lane (PIN 362900446) cannot be transferred one without the other, according to the documents registered on the title of the property. Under the definitions in Zoning By-law No. 2003-75, these parcels are considered one lot for the purpose of applying the provisions of the Zoning By-law.

As a result, it is recommended that both parcels (subject lands and 2948 Sleeth Road) be placed in a Limited Service Residential – Waterfront – Special Provision zone (RLSW-XX) pending comments received from the public, Public Services Department and Building Department. A RLSW-XX zone would recognize the unique situation of the lot, would establish minimum setbacks and define how setbacks should be applied for the proposed accessory garage from the property lines.

The Planning Analysis is based on the staff recommendation to rezone the entire subject property.

### Provincial Policy Statement, 2020

The Provincial Policy Statement, 2020 (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Section 3 of the *Planning Act* requires that Council decisions be “consistent with” the PPS.

The PPS encourages efficient land use and development patterns to create and maintain strong communities and a healthy environment while encouraging economic growth over the long-term. It recognizes that rural areas are important to the economic success of the Province and our quality of life. To this end, section 1.1.4 states, among other things, that we should build on the rural character of the Township and leverage rural amenities and assets. Section 1.1.5.2 permits resource-based recreational uses including recreational dwellings on rural lands. The proposed garage would be accessory to an existing dwelling. The application is consistent with this direction of the PPS.

*“Natural, Vibrant and Growing – a Progressive Rural Leader”*



## REPORT TO COUNCIL DEVELOPMENT SERVICES



### **County of Frontenac Official Plan, 2016**

The County of Frontenac Official Plan sets out the general direction for planning and development by defining strategic goals, broad objectives and policies. Section 3 – Growth Management sets out policies intended to help guide new development across the County as well as manage change at a regional level. The Rural Lands policies are meant to recognize the importance of rural areas for future growth and create guidelines for development that is sensitive to the surroundings. The proposed development is consistent with these directions of the County Official Plan.

### **Township of South Frontenac Official Plan, 2003**

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

The Official Plan permits limited service residential development in the form of single detached dwellings and seasonal dwellings adjacent to waterbodies where the primary means of access is from a private road or a navigable waterway (section 5.7.7). Residential land uses may include accessory buildings and structures.

The subject lands provide area for the septic system that services the dwelling at 2948 Sleeth Lane because that parcel is not large enough to accommodate a septic system. 2948 Sleeth Lane is also not large enough to accommodate the construction of accessory buildings or structures.

As indicated above, the subject lands and 2948 Sleeth Lane cannot be transferred one without the other, according to the documents registered on the title of the property.

A zoning by-law amendment that acknowledges this legal connection by placing both parcels in one site-specific RLSW zone, and establishes minimum setbacks for the garage from the property lines, would be consistent with the Official Plan policies on limited service residential development. The RLSW zone is the appropriate zone given that one parcel has frontage on a waterbody and a private lane, and the other parcel has frontage on a private lane and on a public road that is seasonally maintained.

The driveway to the garage would be accessed from Sleeth Lane not Sleeth Road. This would not obligate the Township to change its maintenance program for Sleeth Road.

The zoning by-law amendment would permit a garage on the subject property. The garage would be set back a minimum of 5 metres (16.4 feet) from the property line abutting Sleeth Road and 25 metres (82 feet) from the property line abutting Sleeth Lane. The application included a letter of opinion (Whalen Excavating, December 28, 2020) that the proposed garage and driveway will meet the minimum separation distances from the septic system that are required by the Ontario Building Code. The Building Department has reviewed the records that the Township has for the subject lands and cannot confirm the location of the septic system that was upgraded in 2012. Building staff will need to complete a site inspection in order to confirm the proposed location of the garage is able to achieve the minimum separation distances required by



## REPORT TO COUNCIL DEVELOPMENT SERVICES



the Ontario Building Code. This review will be completed prior to the by-law coming back for consideration by Council.

Attachment 3 to this report is a draft by-law that specifies zoning provisions.

### **Conclusion**

There are several items that require further review and consideration before Council should consider a by-law to change the zone on the subject property from RLS-2 and RLSW to RLSW-XX.

It is recommended that South Frontenac Council defer making a decision on application Z-21-01 to receive and consider Public Services Department and Building Department comments on the application.

**Prepared by:** Christine Woods, MCIP, RPP, Senior Planner

**Submitted/approved:** Claire Dodds, MCIP, RPP, Director of Development Services

**Approved by:** Neil Carbone, CAO

Date of Site Visit: February 17, 2021

**Attachments:**

1. Location map of property on Sleeth Lane at Sleeth Road
2. Z-21-01 Sketch
3. Draft By-law 2021-XX

# Public Meeting

## Z-21-01

Applicant: Kevan Malden and Hope Knox  
Property: Sleeth Lane at Sleeth Road  
Storrington District

Tuesday, March 9, 2021

7:00 p.m. Virtual Public Meeting

South Frontenac Committee of the Whole



# Public Meeting Statement



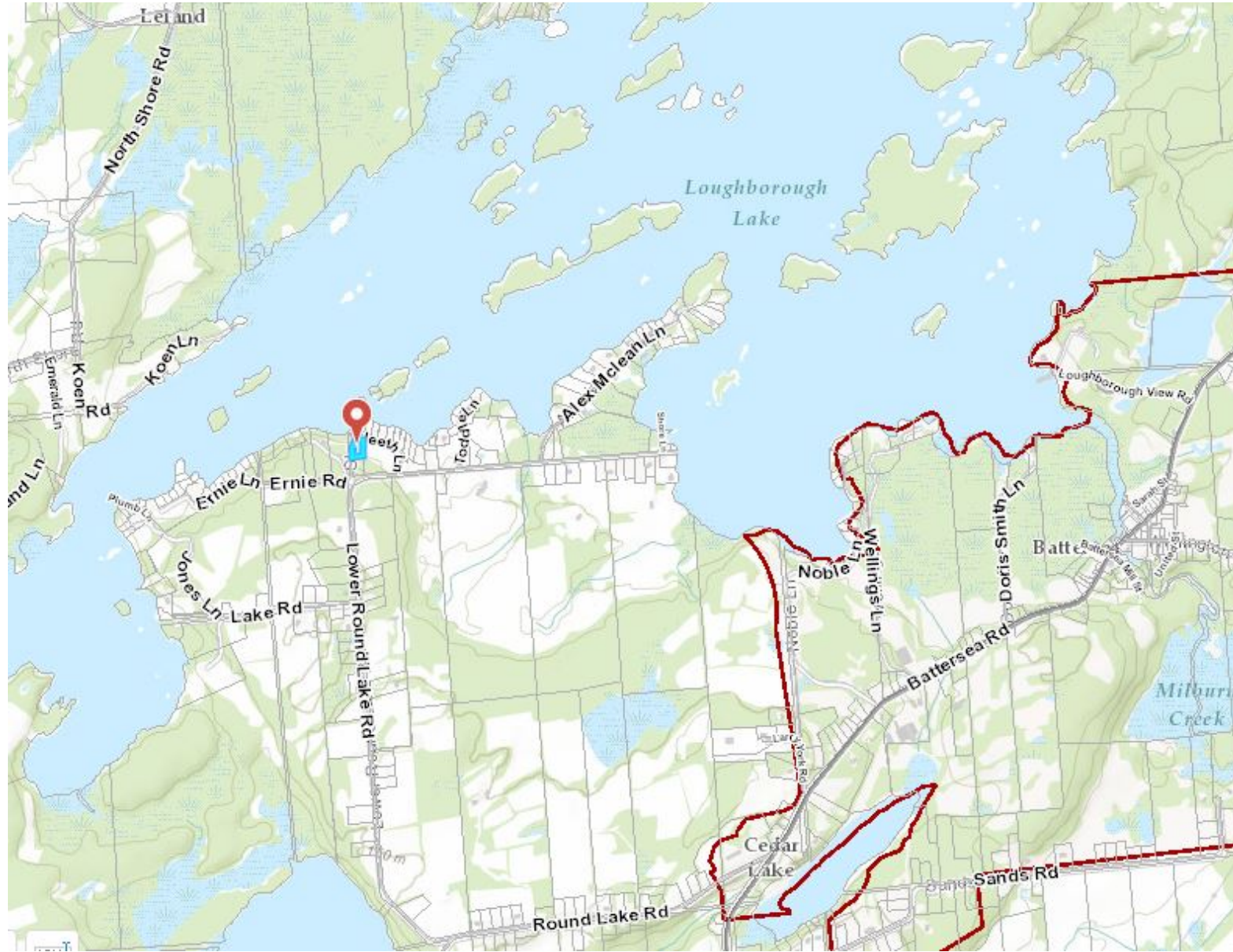
- The purpose of this public meeting is to hear comments on Zoning By-Law Amendment application Z-21-01.
- If a person or public body does not make oral or written submissions at a public meeting, or make written submissions to South Frontenac Township before the by-law is passed, the person or public body may not be added to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.
- If you wish to be notified of the decision of Council in respect to the application, you must submit a written request to the Clerk via email at [amaddocks@southfrontenac.net](mailto:amaddocks@southfrontenac.net). This will also entitle you to be advised of a possible Local Planning Appeal Tribunal.
- Anyone may appeal the decision to the Local Planning Appeal Tribunal by filing with the Clerk within 20 days of the notice of decision.
- An appeal to the Local Planning Appeal Tribunal may be filed with the Clerk of the Township not later than 20 days after the day that the notice of decision was given. The notice of appeal must set out the objection to the by-law and the reasons in support of the objection, accompanied by the required fee.



# Agenda for Public Meeting

- Planner reviews proposal and delivers report
- Comments/Questions from Council
- Comments from Applicant/Owner and Agent
- Comments from the Public
- Comments/Questions from Council
- Close Public Meeting

# Location



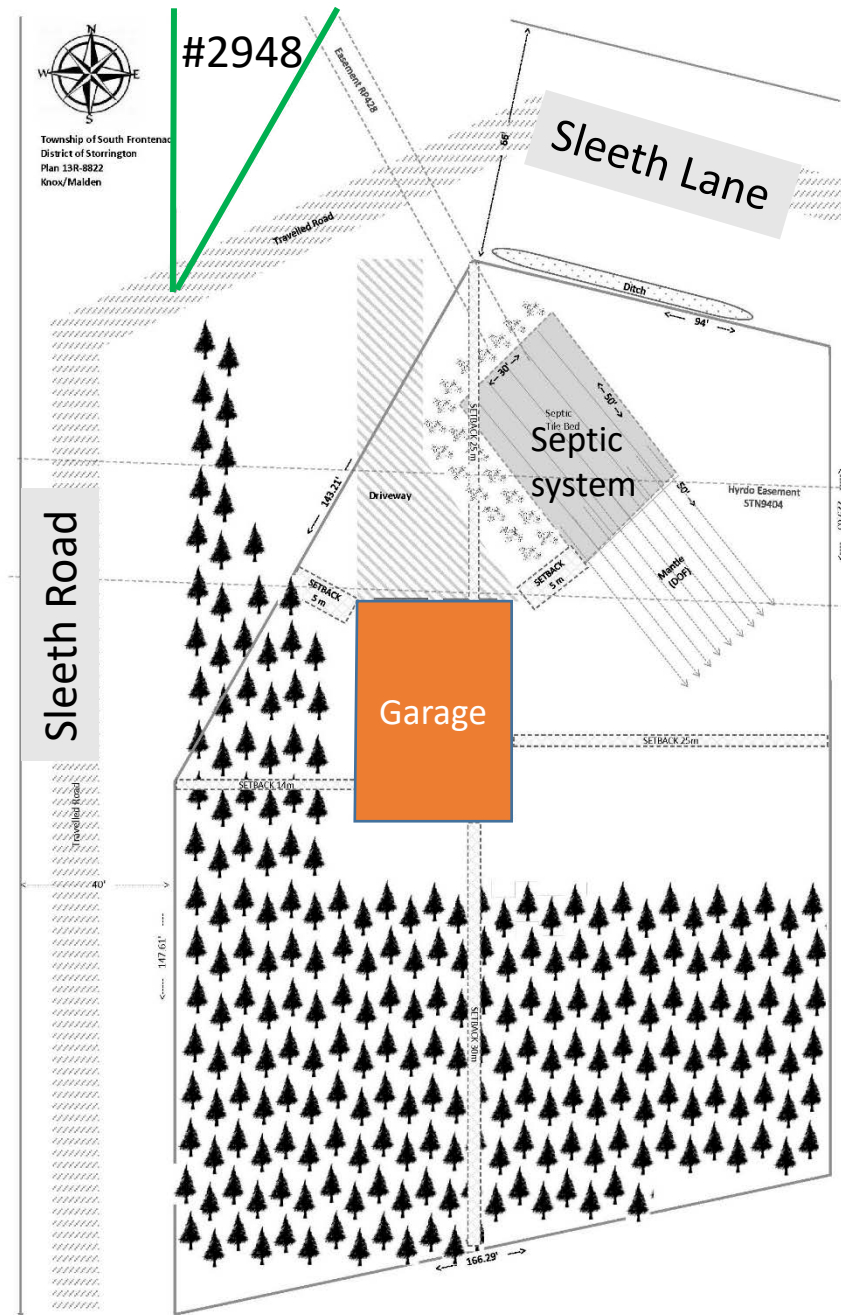


# Location



# Proposal

- Rezone from RLS-2 to RLSW-XX
- Permit a detached garage on the property
- Driveway off Sleeth Lane
- 25m from north property line
- 5m from northwest property line





# Subject Property



Sleeth Road

Septic system

Sleeth Lane



# Department and Public Comments

- Public Services
- Building Department (Sewage System Review)
  - Inspection to be scheduled this spring
- Four landowners on Sleeth Lane
  - No objection to garage on property



# Policy Framework

- Provincial Policy Statement
- County of Frontenac Official Plan
- Township of South Frontenac Official Plan



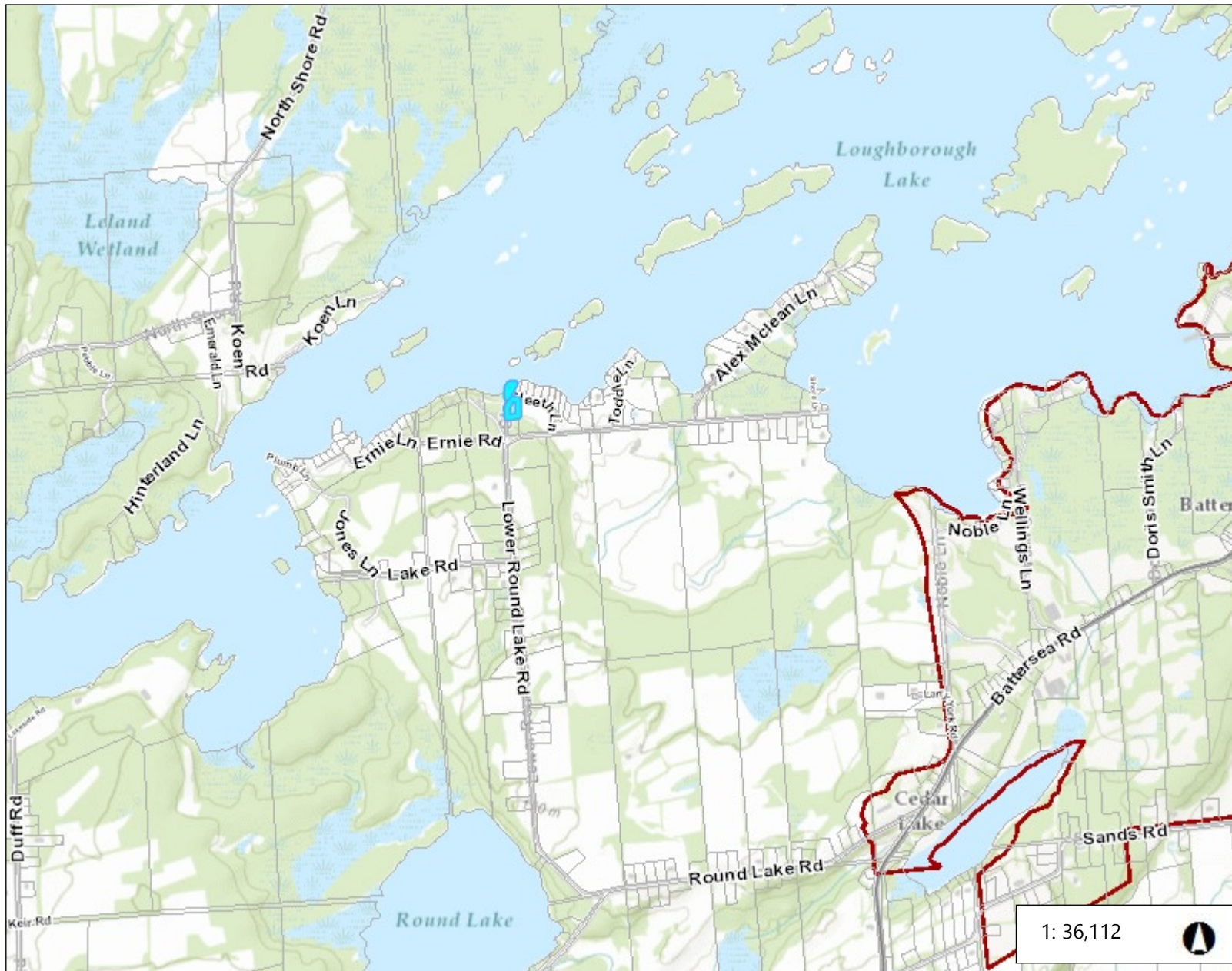
# Recommendation and Next Steps

- It is recommended that South Frontenac Council defer making a decision on application Z-21-01 to receive and consider Public Services Department and Building Department comments on the application.
- Planning staff will bring forward a report providing a further recommendation and by-law to an upcoming Council meeting for consideration.



# Questions and Comments

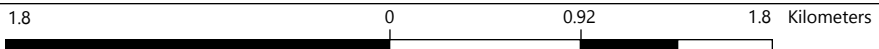
- Comments/Questions from Council
- Comments from Applicant/Owner and Agent
- Comments from the Public
- Comments/Questions from Council



Legend

- Road
  - Highway
  - Major Road
  - Secondary Road
  - Ferry Route
- Assessment Parcels
- ▭ Settlement Area
- Citations

1: 36,112



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Includes Material © 2019 of the Queen's Printer for Ontario. All Rights Reserved.

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

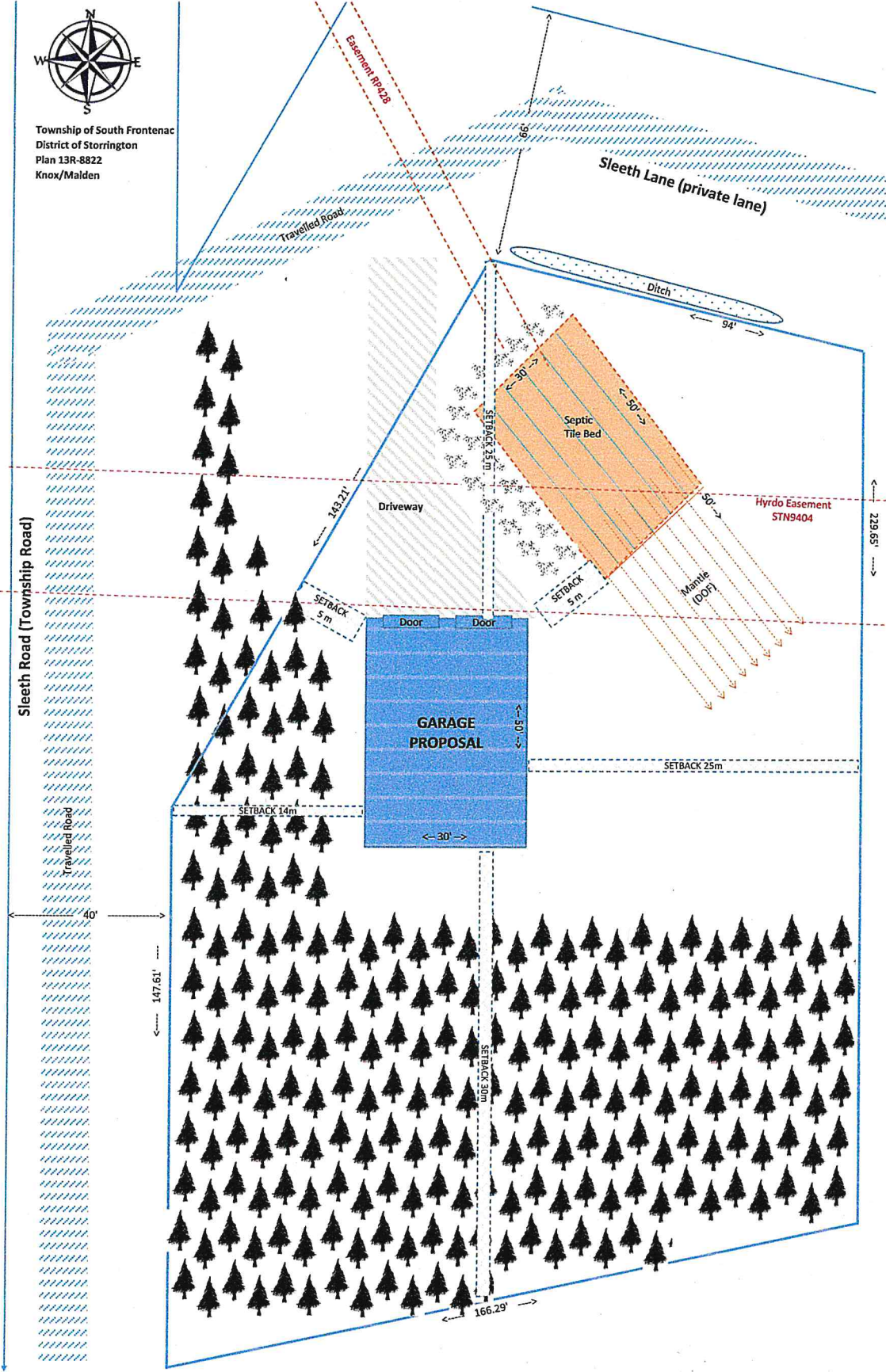
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Z-21-01



Township of South Frontenac  
District of Storrington  
Plan 13R-8822  
Knox/Malden



**TOWNSHIP OF SOUTH FRONTENAC  
BY-LAW 2021 - XX**

**Being a by-law to amend By-Law 2003-75, as amended, to rezone land from Limited Service Residential – Special Provision (RLS-2) and Limited Service Residential - Waterfront (RLSW) to Limited Service Residential – Waterfront – Special Provision (RLSW-XX) on lands described as Part of Lot 2, Concession 10, District of Storrington (PIN 362900446) and as Part 1 on Reference Plan 13R8822, Part of Lot 2, Concession 10, District of Storrington (PIN 362900231): Malden and Knox**

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**WHEREAS** pursuant to the provisions of Section 34 of the *Planning Act*, RSO 1990 as amended, the Council of a Municipality may enact by-laws regulating the use of land and the erection, location and use of buildings and structures thereon;

**AND WHEREAS** By-law 2003-75 being the Zoning By-law regulates the use of land and the erection, location and use of buildings and structures within the Township of South Frontenac;

**AND WHEREAS** the Council of the Corporation of the Township of South Frontenac considered all written and oral submissions received on this application, the effect of which helped Council make an informed decision;

**AND** that there be no further notice pursuant to Section 34 (17) of the *Planning Act*,

**NOW THEREFORE**, the Council of the Corporation of the Township of South Frontenac, hereby enacts as follows:

1. **THAT** Schedule “C”, to Zoning By-law Number 2003-75 as amended, is hereby further amended by changing the zoning from Limited Service Residential – Special Provision (RLS-2) and Limited Service Residential – Waterfront (RLSW) to Limited Service Residential – Waterfront – Special Provision (RLSW-XX) for the lands shown on Schedule “1”.
2. **THAT** Zoning By-law number 2003-75 as amended is hereby further amended by adding a new section RLSW-XX (Part of Lot 2, Concession 10 (PIN 362900446) and Part 1 on Reference Plan 13R8822, Part of Lot 2, Concession 10, District of Storrington (PIN 362900231) – Malden and Knox) immediately after Section RLSW-XX (Part Lot X, Concession X, XXX District – Name) to read as follows:

***RLSW-XX (Part of Lot 2, Concession 10 (PIN 362900446) and Part 1 on Reference Plan 13R8822, Part of Lot 2, Concession 10 (PIN 362900231) District of Storrington – Malden and Knox)***

*Notwithstanding the provisions of Section 10 or any other provision of this By-law to the contrary, on the lands associated with PIN 362900231 zoned Special Limited Service Residential – Waterfront (RLSW-XX), the following provisions shall apply:*

- a. *Zone Regulations for Accessory Building (Detached Garage)*
  - i) *Setback from property line  
abutting Sleeth Road (Minimum) 5 Metres (16.4 ft.)*
  - ii) *Setback from property line  
abutting Sleeth Lane (Minimum) 25 Metres (82 ft.)*

*All other provisions of this by-law shall apply.*

3. THIS BY-LAW shall come into force in accordance with Section 34 of the Planning Act, 1990, as amended, either upon the date of passage or as otherwise provided by said section 34.

**Dated at the Township of South Frontenac this \_\_\_<sup>th</sup> day of MONTH, 2021.**

**Read a first and second time this \_\_\_<sup>th</sup> day of MONTH, 2021.**

Read a third time and finally passed this \_\_\_<sup>th</sup> day of MONTH, 2021.

**THE CORPORATION OF THE  
TOWNSHIP OF SOUTH FRONTENAC**

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**Ron Vandewal, Mayor**

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**Angela Maddocks, Clerk**

DRAFT





## REPORT TO COUNCIL DEVELOPMENT SERVICES



### Public Meeting Report – Zoning By-law Amendment

**Report Date:** March 2, 2021

**Application No:** Z-21-02

**Owners:** Gerald and Margaret Noble

**Agent:** Sabrina Noble

**Location of Property:** 4679 Noble Lane, Battersea, Loughborough Lake

**Purpose of Application:** Rezone from Urban Residential First Density (UR1) to Limited Service Residential – Waterfront (RLSW)

**Date of Public Meeting:** March 9, 2021 (Virtual Public Meeting)

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### Recommendation

It is recommended that South Frontenac Committee of the Whole receive comments from the public and pending comments received, direct staff to prepare a by-law to rezone the subject lands from Urban Residential First Density (UR1) to Limited Service Residential – Waterfront (RLSW) in order to enable residential development on a waterfront property that is accessed by a private lane.

### Proposal

An application has been submitted to amend the Township of South Frontenac Comprehensive Zoning By-law 2003-75 to rezone the subject lands from Urban Residential First Density (UR1) to Limited Service Residential – Waterfront (RLSW).

### Background

The subject property is located within the Battersea Settlement Area, and is accessed by Noble Lane from Battersea Road. The subject property has frontage on Noble Lane, Kellar Road and Battersea Road. It also has water frontage on the East Basin of Loughborough Lake. The lands are developed with a single detached dwelling, a barn and outbuildings.

Noble Lane is a private lane on land owned by the applicants. The lane is subject to a right-of-way in favour of the waterfront residential properties that are accessed from the lane.

The subject lands are subject to consent application S-06-19-S to create one waterfront residential lot on Noble Lane. Provisional approval of this application was granted subject to conditions by the Local Planning Appeal Tribunal (LPAT) on February 3, 2020. The conditions imposed by LPAT are the same as those approved by the South Frontenac Committee of Adjustment when it made its original decision to approve the consent on May 9, 2019. Condition 11 requires these lands to be rezoned. The LPAT decision on consent file S-06-19-S is attached for information as Attachment 1.



## REPORT TO COUNCIL DEVELOPMENT SERVICES



The new residential lot consists of approximately 4.65 hectares (11.5 acres) of land with 181 metres (595 feet) of frontage along Loughborough Lake (in two locations) and 579 metres (1900 feet) of frontage on Noble Lane.

A significant portion of the new lot includes lands identified as being part of the Millburn Creek Wetland. This wetland is characterized as a swamp. South of the swamp, the lands rise to the southwest. They consist of an open field and woodland. Attachment 2 to this report shows the location of the lands subject to this rezoning.

The new lot is currently zoned Environmental Protection (EP) and Urban Residential First Density (UR1). The EP zone applies to the Milburn Creek Wetland. The boundary of the EP zone would remain unchanged. The UR1 zone applies to the upland areas of the new lot as it is within the Battersea Settlement Area. The UR1 zone would be changed to Limited Service Residential – Waterfront (RLSW) to reflect that the lot is a waterfront residential lot that is accessed by a private lane.

The new zoning would bring the new residential lot into conformity with the Zoning By-law. Specifically, the property must be zoned RLSW so that building permits can be issued for buildings and structures. Section 5.25 of the Zoning By-law indicates that building permits may be issued on a lot with frontage on a private lane and/or a navigable waterway if the lands are zoned RLSW. Attachment 3 to this report is a draft by-law.

### **Department, Agency and Public Comments**

Comments from departments, agencies and the public are summarized in this section of this report.

#### **Building Department (Sewage System Review)**

The Township Building Department was not circulated the rezoning application. KFL&A Public Health had no objection to the approval of consent application S-06-19-S when they reviewed it in 2019. They were satisfied at that time that the subject lands would be capable of providing flexibility in siting a sewage disposal system.

#### **Cataraqui Conservation**

Cataraqui Conservation had no objection to the approval of consent application S-06-19-S based on their consideration for natural hazards, natural heritage, and water quality and quantity protection policies. They indicated that there is sufficient area outside the 30 metre water setback for future development to occur on the severed parcel. Planning staff anticipate receiving comments on the rezoning application prior to the public meeting.



## REPORT TO COUNCIL DEVELOPMENT SERVICES



### Public Comments

Scott Topping and Leah Werry (4843 Noble Lane) provided written correspondence indicating that they are not opposed to the rezoning on the condition that the severed lot participate in on-going road maintenance fees for Noble Lane. They had appealed the Committee of Adjustment decision on consent application S-06-19-S on the grounds that the applicants use the lane in a manner that causes damages to it, yet do not contribute to its maintenance. The cost of lane maintenance is born by all the other landowners along the lane.

Under the *Planning Act*, a public meeting is required to be held to receive comments from citizens on the proposed rezoning. The province has provided direction that public meetings are able to be held virtually using technology such as Zoom to obtain public input on planning applications. The public meeting for application Z-21-02 will be a virtual public meeting.

Further public comments may be provided through the virtual public meeting.

### Planning Analysis

#### Provincial Policy Statement, 2020

The Provincial Policy Statement, 2020 (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Section 3 of the *Planning Act* requires that Council decisions be “consistent with” the PPS.

The PPS promotes efficient land use and development patterns that support strong, liveable and healthy communities, protect the environment and public health and safety, and facilitate economic growth.

The Committee of Adjustment, as well as the Local Planning Appeal Tribunal, had consideration for the 2014 PPS in their decisions to approve consent application S-06-19-S. Since the time of the LPAT hearing, the Province released the 2020 PPS. The proposal remains consistent with the 2020 PPS. Specifically, section 1.1.3 which indicates that appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form in settlement areas, while avoiding or mitigating risks to public health and safety. Section 2, which encourages the protection of natural heritage, water, and agricultural resources for their economic, environmental and social benefits. Also, section 3, which directs development to areas that are not impacted by flooding hazards and erosion hazards.

The new residential lot is located at the northwest corner of the Battersea Settlement Area between Noble Lane and Welling Lane. Although the lot is approximately 4.65 hectares (11.5 acres) in area, three-quarters of the lot is a wetland. Residential development would be restricted to a one hectare field, at least 30 metres from the wetland and the floodplain of Loughborough Lake.



## REPORT TO COUNCIL DEVELOPMENT SERVICES



### **County of Frontenac Official Plan, 2016**

The County of Frontenac Official Plan sets out the general direction for planning and development by defining strategic goals, broad objectives and policies. Section 3 – Growth Management sets out policies intended to help guide new development across the County as well as manage change at a regional level. The Settlement Area policies note that efficient development patterns and road connections will be encouraged in Settlement Areas to optimize public services and to make the most efficient use of land and resources.

The new residential lot is located at the northwest corner of the Battersea Settlement Area between Noble Lane and Welling Lane, in an area that allows the efficient use of land for residential purposes. The proposal is consistent with the direction of the County Official Plan.

### **Township of South Frontenac Official Plan, 2003**

The subject lands are designated Settlement Area in the Official Plan on Schedule A.

The Settlement Area policies permit residential development to occur on private water supply and sanitary sewage disposal systems. The policies also indicate that development should be compatible with existing and proposed land uses. The new residential lot is located within the Battersea Settlement Area. Future residential development on the lot would be serviced by a private water source and a septic system. The proposed residential use of the new lot would be compatible and comparable to existing development along Noble Lane.

The new zoning would bring the new residential lot into conformity with the Official Plan and Zoning By-law. Specifically, the property must be zoned RLSW so that building permits can be issued for buildings and structures. Section 6.12 of the Official Plan allows the issuance of a building permit on vacant lots that are in a Limited Service Residential zone. Similarly, section 5.25 of the Zoning By-law indicates that building permits may be issued on a lot with frontage on a private lane and/or a navigable waterway if the lands are zoned RLSW.

The intent of the RLSW zone is to recognize residential development on a waterfront property that is accessed by a private lane. There is no commitment or requirement by the municipality to assume responsibility for ownership or maintenance of any private lane that services properties in the RLSW zone. Due to road condition of privately maintained roads, there is no commitment or requirement by the municipality to ensure that emergency vehicles are able to access privately owned roads.

Consistent with Official Plan policy, the provisional approval of the consent application requires the Owner to enter into a development agreement with the Township. The development agreement obligates the Owner to maintain a 3.7 metre (12 foot) wide clear access along Noble Lane to accommodate emergency response vehicles (i.e. no fences, gates or other barriers). The agreement states that the Township has no obligation to maintain or repair Noble Lane, or to provide any other municipal services



## REPORT TO COUNCIL DEVELOPMENT SERVICES



normally associated with public highways (e.g. snow clearing, garbage and recycling pickup). It also stresses that the Township will not be responsible for any loss, damage or injury as a result of the Owner's failure to properly maintain the private lane. This clause suggests that the Owner must participate in maintaining the lane. However, the arrangements for lane maintenance should be made between users of the lane. The long-term maintenance arrangements are a private matter outside of the authority of the Township.

The zoning by-law amendment would also be consistent with the Official Plan policies on development adjacent to environmentally sensitive areas. The EP zone, which applies to the Milburn Creek Wetland, would remain unchanged. Residential development would be restricted to a one hectare field, at least 30 metres from the wetland. Development would also be outside the floodplain of Loughborough Lake.

### Conclusion

It is the author's opinion that this application is consistent with the Provincial Policy Statement 2020, the County of Frontenac Official Plan and the South Frontenac Official Plan, and that it represents appropriate planning for the subject lands.

Consistent with Council's procedural by-law, it is recommended that South Frontenac Committee of the Whole receive comments from the public and pending comments received direct staff to prepare a by-law to rezone a portion of the severed parcel approved through consent application S-06-19-S from Urban Residential First Density (UR1) to Limited Service Residential – Waterfront (RLSW).

**Prepared by:** Christine Woods, MCIP, RPP, Senior Planner

**Submitted/approved:** Claire Dodds, MCIP, RPP, Director of Development Services

**Approved by:** Neil Carbone, CAO

Date of Site Visit: February 17, 2021

Attachments:

1. LPAT Decision on S-06-19-S
2. Location Map
3. Draft By-law 2021-##

# Public Meeting

## Z-21-02

Applicant: Gerald and Margaret Noble  
Agent: Sabrina Noble  
Property: 4679 Noble Lane, Storrington District

Tuesday, March 9, 2021

7:00 p.m. Virtual Public Meeting

South Frontenac Committee of the Whole



# Public Meeting Statement



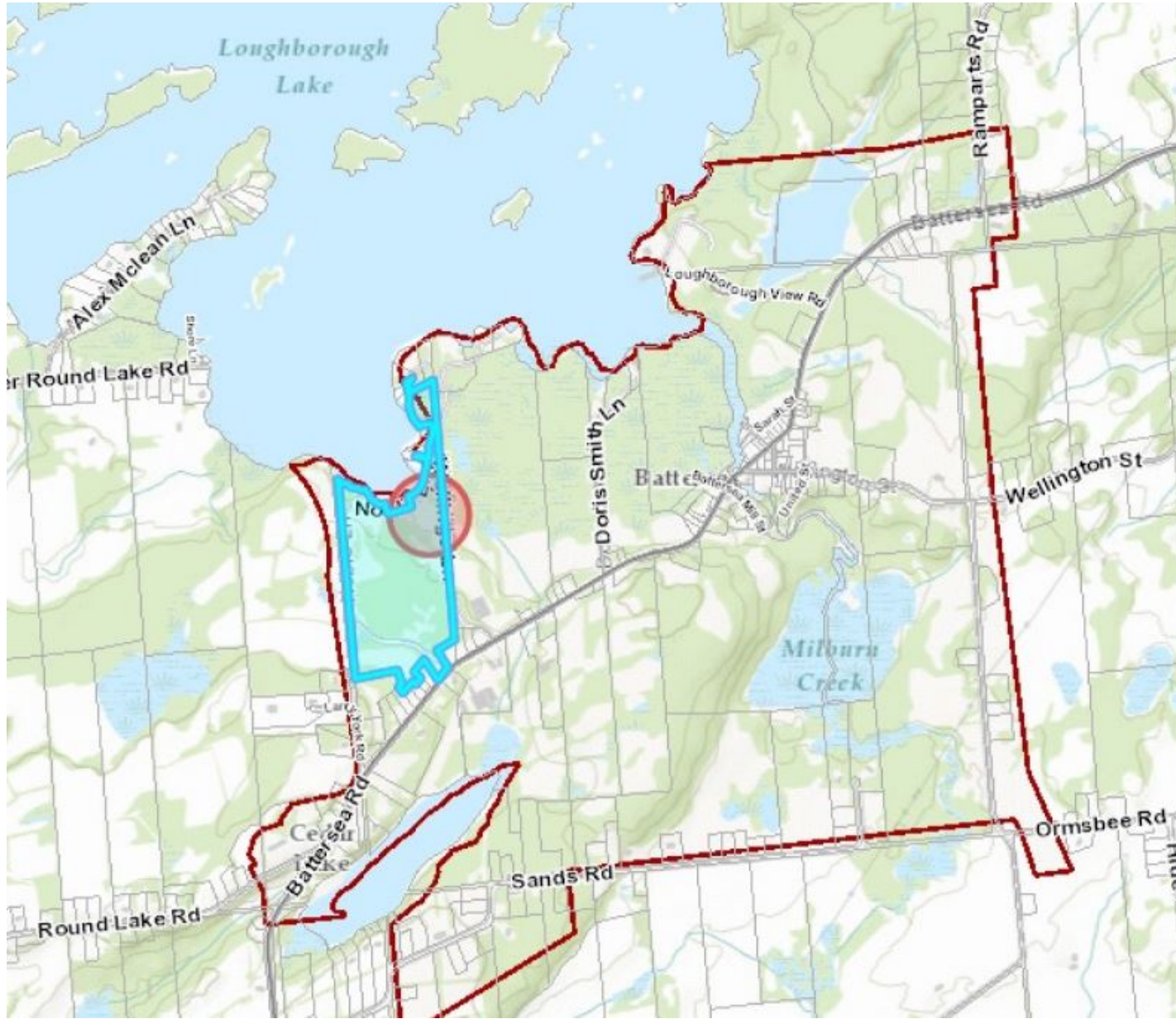
- The purpose of this public meeting is to hear comments on Zoning By-Law Amendment application Z-21-02.
- If a person or public body does not make oral or written submissions at a public meeting, or make written submissions to South Frontenac Township before the by-law is passed, the person or public body may not be added to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.
- If you wish to be notified of the decision of Council in respect to the application, you must submit a written request to the Clerk via email at [amaddocks@southfrontenac.net](mailto:amaddocks@southfrontenac.net). This will also entitle you to be advised of a possible Local Planning Appeal Tribunal.
- Anyone may appeal the decision to the Local Planning Appeal Tribunal by filing with the Clerk within 20 days of the notice of decision.
- An appeal to the Local Planning Appeal Tribunal may be filed with the Clerk of the Township not later than 20 days after the day that the notice of decision was given. The notice of appeal must set out the objection to the by-law and the reasons in support of the objection, accompanied by the required fee.



# Agenda for Public Meeting

- Planner reviews proposal and delivers report
- Comments/Questions from Council
- Comments from Applicant/Owner and Agent
- Comments from the Public
- Comments/Questions from Council
- Close Public Meeting

# Location



# Proposal

- Rezone from UR1 to RLSW
- Enable residential development on a waterfront property accessed by a private lane





Wetland in foreground, field and ridge in background.





# Department and Public Comments

- Building Department (Sewage System Review) / KLF&A Public Health – no objection to consent application
- Cataraqui Conservation – no objection to consent application
- Scott Topping and Leah Werry (4843 Noble Lane)
  - Not opposed to the rezoning on the condition that the severed lot participate in on-going road maintenance fees for Noble Lane



# Policy Framework

- Provincial Policy Statement
- County of Frontenac Official Plan
- Township of South Frontenac Official Plan



# Recommendation and Next Steps

- It is recommended that South Frontenac Committee of the Whole receive comments from the public and pending comments received direct staff to prepare a by-law to rezone a portion of the severed parcel approved through consent application S-06-19-S from Urban Residential First Density (UR1) to Limited Service Residential – Waterfront (RLSW).
- Planning staff will bring forward a report providing a further recommendation and by-law to an upcoming Council meeting for consideration.



# Questions and Comments

- Comments/Questions from Council
- Comments from Applicant/Owner and Agent
- Comments from the Public
- Comments/Questions from Council

**Local Planning Appeal Tribunal**  
Tribunal d'appel de l'aménagement  
local



**ISSUE DATE:** February 03, 2020

**CASE NO(S):** PL190275

The Ontario Municipal Board (the “OMB”) is continued under the name Local Planning Appeal Tribunal (the “Tribunal”), and any reference to the Ontario Municipal Board or Board in any publication of the Tribunal is deemed to be a reference to the Tribunal.

**PROCEEDING COMMENCED UNDER** subsection 53(19) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant:	Leah Werry
Applicant:	Gerald & Margaret Noble
Subject:	Consent
Property Address/Description:	4679 Noble Lane
Municipality:	Township of South Frontenac
Municipal File No.:	S-06-19-S
LPAT Case No.:	PL190275
LPAT File No.:	PL190275
LPAT Case Name:	Werry v. South Frontenac (Township)

**Heard:** November 13, 2019 in Sydenham, Ontario

**APPEARANCES:**

**Parties**

**Counsel/Representative\***

Leah Werry	Self-represented*
Township of South Frontenac	A.E. Fleming and L. Scheulderman
Gerald and Margaret Noble	J. Savini

**DECISION DELIVERED BY THOMAS HODGINS AND ORDER OF THE TRIBUNAL**

## INTRODUCTION

### Disposition

[1] After considering the evidence and submissions, the Tribunal dismisses the appeal and gives the provisional consent subject to conditions.

### Background

[2] Gerald and Margaret Noble (“Applicants”) applied to the Township of South Frontenac (“Township”) for consent to sever a lot from Part Lots 6 and 7, Concession 9, being Part 2 on Plan 13R13561, District of Storrington and municipally known as 4679 Noble Lane (“Site”).

[3] In a Planning Staff Report dated April 30, 2019, Township Planning Staff recommended that the Township’s Committee of Adjustment (“COA”) “...receive comments from the public and pending comments received...” approve the application subject to conditions.

[4] On May 9, 2019, the COA approved the consent subject to conditions. A copy of the COA decision is appended to this Decision and Order as Attachment 1.

[5] Leah Werry (“Appellant”) appealed the decision of the COA to this Tribunal pursuant to s. 53(19) of the *Planning Act* (“Act”).

### The Proposal

[6] The Site is located within the Hamlet of Battersea and has road frontage on Battersea Road (a public road) and water frontage on Loughborough Lake. The Site is occupied by a single detached dwelling with barns and outbuildings and beef cattle and sheep are kept on the Site. Noble Lane traverses the Site providing access from Battersea Road to about thirteen lots generally along the shore of Loughborough Lake.

[7] The consent application proposes to sever one lot from the Site. A sketch of the Severed and Retained Lots is appended to this Decision and Order as Attachment 2. Access and egress to the Severed Lot from Battersea Road is to be provided by Noble Lane which is a private lane and condition 3 of the COA decision references a right-of-way over Noble Lane in favour of the Severed Lot. The Severed Lot is about 4.6 hectares (“ha”) in area, with a frontage of about 579 metres (“m”) on Noble Lane and about 181 m of frontage (in two locations) on the lake. The Severed lot is intended for a single detached dwelling. The Retained Lot is about 50 ha in size, with about 57 m of frontage on Battersea Road and about 178 m of frontage on the lake. No new development is currently proposed on the Retained Lot.

[8] The Site is designated Settlement Area in the County of Frontenac Official Plan (“COP”). In the Township’s Official Plan (“TOP”), the Site is designated Settlement Area with an environmental protection overlay on a part of it in recognition of the Milburn Creek Wetland Complex. Site-specific Policy 6.12 (b) of the TOP applies to the Site and states: “Notwithstanding Section 6.12 to the contrary, the creation of two residential lots having frontage on a private road shall be permitted.”

[9] The Severed Lot is zoned Urban Residential-First Density (“UR1”) and Environmental Protection (“EP”) in Zoning By-law No. 2003-75 (“ZBL”). The EP zoning applies to the environmentally sensitive area on the Severed Lot. The Retained Lot is zoned UR1 and Rural (RU). Condition 11 of the COA decision requires that the portion of the Severed Lot zoned UR1 be rezoned to the Limited Service Residential – Waterfront Zone (“RLSW”).

[10] The Severed Lot is to have private water and sanitary sewage disposal systems.

## **LEGISLATIVE FRAMEWORK**

[11] In order for the consent application to succeed, the Tribunal must be satisfied that a plan of subdivision is not necessary for the proper and orderly development of the

municipality pursuant to s. 53(1) of the Act and that the application has regard to the criteria listed in s. 51(24) of the Act.

[12] In making its decision, the Tribunal must also, in accordance with the Act: have regard to matters of Provincial interest; have regard to any decision made by Council or the COA as Council's delegated approval authority and any information and material that Council or the COA considered in making its decision; and ensure that any decision is consistent with the Provincial Policy Statement, 2014 ("PPS"). In this case, no Provincial Plan applies to the Site.

## **THE HEARING**

### **Appearances**

[13] The Appellant appeared and was self-represented. She did not ask to be qualified as an expert in any discipline and did not call a witness.

[14] A.E. Fleming and Lisa Scheulderman appeared as counsel for the Township. Mr. Fleming called Claire Dodds, the Township's Director of Development Services, as his sole witness. Based on her education, experience and professional designations, Ms. Dodds was qualified by the Tribunal, without challenge, to provide independent expert opinion evidence in land use planning.

[15] Jennifer Savini appeared as counsel for the Applicants, a Party in this matter, and called Sabrina Noble as her sole witness.

### **Evidence and Submissions by the Appellant**

[16] The Appellant lives at 4843 Noble Lane which is to the north of the Severed Lot. Access to 4843 Noble Lane from Battersea Road is provided by means of a dedicated right-of-way on Noble Lane across the Site. The Appellant indicated that the owner of 4843 Noble Lane is subject to a Development Agreement with the Township which,

amongst other matters: indicates that the Township will not maintain or repair the private lane; indemnifies the Township for the owner's failure to properly maintain the private lane; and requires the owner to "...share equitably in the maintenance of, and repairs to, the private lane giving access to the lands, in accordance with the private lane standards of the Township of South Frontenac." The Appellant provided some photographs of the lane and noted that livestock can access the lane in certain locations. She advised that the owners of each of the lots that use the lane, except the Applicants, contribute to the maintenance of the lane although they are not all legally obligated to do so. She indicated that efforts are underway with her neighbours to put a better arrangement/agreement in place for the private maintenance of the lane. The Appellant said many municipalities do not permit new lots on private roads and lanes.

[17] The Appellant's key objections include:

- A. The consent does not comply with the TOP which requires that new lots in a Settlement Area be on a public road;
- B. The consent does not comply with TOP Policy 6.12 (b) because two residential lots have already been severed from the Site;
- C. The Severed Lot cannot be rezoned to the RLSW Zone, as set out in Condition 11 of the COA decision, because that Zone can only be applied to lands designated Rural in the TOP and the Severed Lot is designated Settlement Area;
- D. The conditions of approval do not require the owner of the Site and/or the future owner of the Severed Lot to contribute to the maintenance of the private lane; and
- E. It is not safe or good planning to approve an additional lot on Noble Lane given its condition, flooding that occurs over parts of it and the lack of a clear, binding and fair and equitable arrangement for the maintenance of the lane.

[18] The Appellant advised that a recent fire in one of the dwellings along Noble Lane has highlighted the need for good ingress and egress along the lane, including for emergency services vehicles.

[19] The Appellant submitted a letter she and Scott Topping had commissioned dated May 6, 2019 from two land use planners at the IBI Group office in Kingston to Township Planning Staff. In the letter, IBI indicates that it has identified concerns with respect to the approval of the proposed consent including: Section 7.1(h) of the TOP requires that all new lots in a Settlement Area have frontage on an existing public road; development in Settlement Areas is generally to occur by plan of subdivision and it has not been demonstrated that a plan of subdivision is not necessary in this case for orderly development; and there are known and ongoing issues with regard to safe access and it may be inappropriate to approve development which may exacerbate the existing situation. The Tribunal notes that the authors of the IBI letter were not in attendance at the hearing to explain their position, to have their positions tested through cross-examination or to be questioned by the Tribunal.

[20] The Appellant recommended that the Tribunal deny the consent or, in the alternative, approve it with a condition which obligates the owners of the Severed and Retained Lots to participate in the maintenance of the private lane or approve it with a condition which precludes the creation of the new lot until the Township takes over the maintenance of Noble Lane.

### **Evidence and Submissions by the Township**

[21] Ms. Dodds recommended that the Tribunal dismiss the appeal and approve the consent subject to the conditions of approval applied by the COA. She advised that such a decision would meet all of the legislative tests and would: be consistent with the PPS; conform to the COP and the TOP; result in orderly development; and represent good planning.

[22] Ms. Dodds explained that the Severed Lot will be accessed by Noble Lane which is not and will not be maintained by the Township. There are many private roads in the Township and she has no objection to the creation of a new lot on the lane subject to the recommended conditions of approval. She advised that the Fire Chief is satisfied with the current width of Noble Lane and that Condition 9 of the COA decision requires that Noble Lane be maintained at a width satisfactory to the Township to ensure emergency vehicle access. Ms. Dodds interprets Condition 9 to mean that the width of the lane must be satisfactory to the Township from Battersea Road to the north end of the Severed Lot. She advised that: the maintenance of the lane should be a private matter between those who use it; the Township no longer includes in its development agreements the type of maintenance obligations referenced in the 2007 development agreement for 4843 Noble Lane; and that the Township's current standards for lanes do not apply to this existing lane.

[23] Ms. Dodds advised that a plan of subdivision is not required pursuant to s. 53(1) of the Act and that the orderly development of the land and the municipality can be achieved by means of a consent subject to the recommended conditions of approval. She said the TOP does not require a plan of subdivision in this situation.

[24] Ms. Dodds explained why the approval of the consent subject to the recommended conditions is consistent with the PPS including the policies which require appropriate service levels, safe communities, the protection of natural heritage features and water and the avoidance of hazards. She advised that the Cataraqui Region Conservation Authority ("CRCA"), based on its consideration of the applicable policies for natural hazards (flooding and erosion), natural heritage and water quality and quantity protection, has no objection to the approval of the consent.

[25] Ms. Dodds testified that the consent, subject to the conditions, has appropriate regard to all of the criteria in s. 51(24) of the Act. Specifically, in this regard, she advised that the consent with the conditions:

- A. Complies with the Settlement Area policies and other applicable policies of the COP. She indicated that the COP does not speak to the creation of lots on private roads and defers to the TOP in this instance. Ms. Dodds noted that the COP includes a policy from 2016 indicating that the County is undertaking a private roads study and that the results of the study will assist the County and its lower tiers in developing a measurable and enforceable mechanism aimed at creating reasonable and safe development on private roads. She said the study is done and that its recommendations have not been implemented. Ms. Dodds expressed no reservation in proceeding with this consent at this time based on the current policy regime;
- B. Complies with, and is permitted by, site-specific Policy 6.12 (b) of the TOP which applies to the Site and which states: “Notwithstanding Section 6.12 to the contrary, the creation of two residential lots having frontage on a private road shall be permitted.” Ms. Dodds said that, based on a review of the applicable records by Township Planning Staff, no new lots have been created from the Site since Policy 6.12(b) was put in place. Accordingly, it is her opinion that the subject consent on the private lane is permitted; and
- C. Complies with the balance of the TOP including its environmental policies. There is ample developable area on the Severed Lot to accommodate a house without inappropriately impacting the Milburn Creek Wetland Complex.

[26] Ms. Dodds supports Condition 11 of the COA decision which requires that the developable part of the Severed Lot be rezoned from UR1 to RLSW. She expressed no concern that such a rezoning would not comply with the TOP and said that the RLSW Zone is tailored to a waterfront lot on a private lane and includes uses and development standards compatible with the lots in the vicinity which are also zoned RLSW. Ms. Dodds said the Severed Lot can comply with the performance standards in the RLSW Zone and that the Retained Lot will comply with its existing zoning. The Tribunal notes that Section 10.1 of the RLSW Zone in the ZBL states:

In a Limited Service Residential Waterfront Zone, there is no commitment or requirement by the municipality to assume responsibility for ownership or maintenance of any private lane. Due to road condition [sic] of privately maintained roads, there is no commitment or requirement by the municipality to ensure that emergency vehicles are able to access privately owned roads. The intent of the Limited Services Residential Waterfront Zone is to recognize residential development on private lanes.

There is no such warning or acknowledgement in the UR1 Zone which currently applies to the Severed Lot.

[27] Ms. Dodds does not share the concerns expressed in the IBI letter and noted that it does not reference site-specific TOP Policy 6.12(b) which allows this consent on a private road and that, in her opinion, a plan of subdivision is not required to create this one infill lot.

### **Evidence and Submissions by the Applicants**

[28] Sabrina Noble provided some background on the application, described the Severed Lot and indicated that she was the intended owner of it. She is aware of the environmentally sensitive area and may build a home on the developable part of the Severed Lot. She is agreeable to all of the conditions of approval applied by the COA.

### **ANALYSIS AND FINDINGS**

[29] After analysing the evidence and submissions, the Tribunal finds that it is appropriate to dismiss the appeal and approve the consent subject to the conditions of approval applied by the COA.

[30] The Tribunal finds that a plan of subdivision is not required and that the orderly development of the Township in this case can be achieved through a land division by consent pursuant to s. 53(1) of the Act. The Tribunal also finds that the conditions of approval in the Order are reasonable pursuant to s. 51(25) of the Act.

[31] Further, the Tribunal finds that the consent, subject to the conditions, has appropriate regard to all of the criteria in s. 51(24) of the Act including conformity with the TOP. TOP Policy 6.12 (b) applies to the Site and permits two lots on a private road. Based on the evidence of Ms. Dodds and the cross-examination of the Appellant, the Tribunal is satisfied that the Site has not had any severances taken from it since the policy was put in place. Ms. Dodds' evidence in this regard is based on a more complete analysis of the relevant records than that of the Appellant. The General Consent Policies Applicable to All Land Use Designations in the TOP are also being complied with. The Severed Lot is located outside of the required Minimum Separation Distance based on the Planning Staff Report.

[32] In making the above-noted findings, the Tribunal adopts and relies on the evidence and recommendations of Ms. Dodds. This includes her advice that the new lot and any new house on it are appropriate on this private lane with its current maintenance arrangements and that further maintenance arrangements, beyond those in the conditions of approval applied by the COA, are best left in the hands of the users of the lane.

[33] The Tribunal also accepts and adopts Ms. Dodds' evidence that the approval of the consent, subject to the conditions, is consistent with the PPS and complies with the COP. The Appellant did not provide any evidence to the contrary and there is no indication that the County has concerns. Further, the CRCA has no objections.

[34] The Tribunal thanks the Appellant for her evidence. However, it failed to show, in light of the other evidence, that the consent subject to the conditions does not satisfy the applicable tests for approval. The Appellant did not challenge or refute, in any meaningful way, the analyses and opinions offered by Ms. Dodds.

[35] In making its Decision, the Tribunal had regard to matters of Provincial interest and finds that its Decision is consistent with the PPS. The Tribunal also had regard to the decision made by the COA and the material it considered in making its decision as provided to the Tribunal.

**ORDER**

[36] The Tribunal orders that:

- A. the appeal is dismissed; and
- B. the provisional consent is to be given subject to the conditions applied by the COA in its decision dated May 9, 2019 a copy of which is appended to this Decision and Order as Attachment 1.

*“Thomas Hodgins”*

THOMAS HODGINS  
MEMBER

If there is an attachment referred to in this document,  
please visit [www.elto.gov.on.ca](http://www.elto.gov.on.ca) to view the attachment in PDF format.

**Local Planning Appeal Tribunal**

A constituent tribunal of Tribunals Ontario - Environment and Land Division  
Website: [www.elto.gov.on.ca](http://www.elto.gov.on.ca) Telephone: 416-212-6349 Toll Free: 1-866-448-2248



**DECISION OF THE TOWNSHIP OF SOUTH FRONTENAC  
COMMITTEE OF ADJUSTMENT**



We, the undersigned members of the Committee of Adjustment for the Township of South Frontenac, do hereby certify that the following is our decision with respect to the consent application described below:

**Application No:** S-06-19-S  
**Owner:** Gerald & Margaret Noble  
**Location of Property:** Part Lots 6 & 7, Concession 9, being Part 2 on Plan 13R13561, District of Storrington, Township of South Frontenac, Loughborough Lake, municipally known as 4679 Noble Lane  
**Purpose of Application:** Consent to create one new lot  
**Date of Hearing:** May 9, 2019  
**Date of Decision:** May 9, 2019

**DECISION:** PROVISIONAL CONSENT GRANTED, subject to conditions

**Conditions**

1. Conditions imposed must be met within one year of the date of Decision of the Township of South Frontenac Committee of Adjustment, as required by Section 53(41) of the Planning Act, RSO 1990, as amended. If conditions are not fulfilled as prescribed within one year, the application shall be deemed to be refused. Provided the conditions are fulfilled within one year, the application is valid for two years from the date of decision.
2. The land to be severed by Consent Application S-06-19- S shall be for the creation of one new lot with an area of approximately 11.5 +/- acres (4.65 +/- ha) of land with 595+/- feet (181.37 +/- metres) of frontage along Loughborough Lake (in two locations) and 1900 +/- feet (579.12 +/- metres) of road frontage along Noble Lane.
3. The land to be severed shall be accessed via a right-of-way over the existing Noble Lane. This right-of-way shall be surveyed and registered on title to the severed lands.
4. 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 one year [Planning Act, s. 53(41)] after the date that "Notice of Decision" is given [Planning Act, ss. 53(17) and 53(24)].
5. 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 stamping of the deeds.
6. The Township of South Frontenac shall receive 5% of the value of the parcel to be severed through Consent Applications S-06-19-S, in lieu of parkland [Planning Act, s. 51(1)].
7. In the event that there are abandoned wells located on the property being severed, and the retained property, they be sealed in accordance with the requirements of the Ministry of the Environment and that this work be accomplished prior to the stamping of the deeds.
8. The Owner shall submit a well driller's report demonstrating a potable water pumping capacity of 3.5 gallons per minute sustained over a 6-hour pump test for the parcel severed through Consent Application S-06-19-S.
9. That a development agreement be entered into with the Township to address the development of the severed lot including servicing consistent with comments provided by Public Health dated April 30, 2019. Also to include the Townships environmental policies and the CRCA comments and recommendations, as well as the Townships limited services policies. The agreement will establish a minimum width that Noble Lane must be maintained to ensure emergency vehicle access. The agreement shall be registered on title to the entire subject property before the lands are severed.

10. Where a violation of the Township of South Frontenac Comprehensive Zoning Bylaw is evident, the appropriate minor variance or rezoning be obtained to the satisfaction of the Municipality.

11. That the land to be conveyed through consent S-06-19-S be rezoned from Urban Residential – First Density Zone (UR1) to Limited Service Residential – Waterfront Zone (RLSW) to recognize the Limited Service policies of the Township as well as the waterfront of the severed parcel. Contact the Township Planning Department to begin this process.


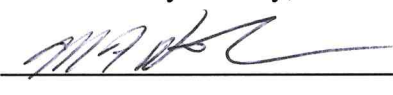



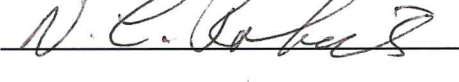

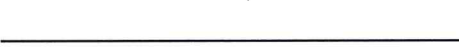
Note: The boundaries of the Environmental Protection Zone (EP) are to remain as they existed at the time of application.

**Reason for the Decision:**

It is the opinion of the Committee that, with the above noted conditions of approval, this application meets the criteria of section 51(24) of the Planning Act, conforms to the Township’s Official Plan and Zoning By-law and does not require a plan of subdivision for orderly development.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

We concur in this decision dated at the Township of South Frontenac this 9<sup>th</sup> day of May, 2019.


Alan Revill	<u></u>	Mike Nolan	<u></u>
Ken Gee	<u></u>	Randy Ruttan	<u></u>
Ray Leonard	<u></u>	Norm Roberts	<u></u>
Mike Howe	<u></u>	Tom Bruce	<u></u>

**Township of South Frontenac  
Committee of Adjustment**

**CERTIFICATION**

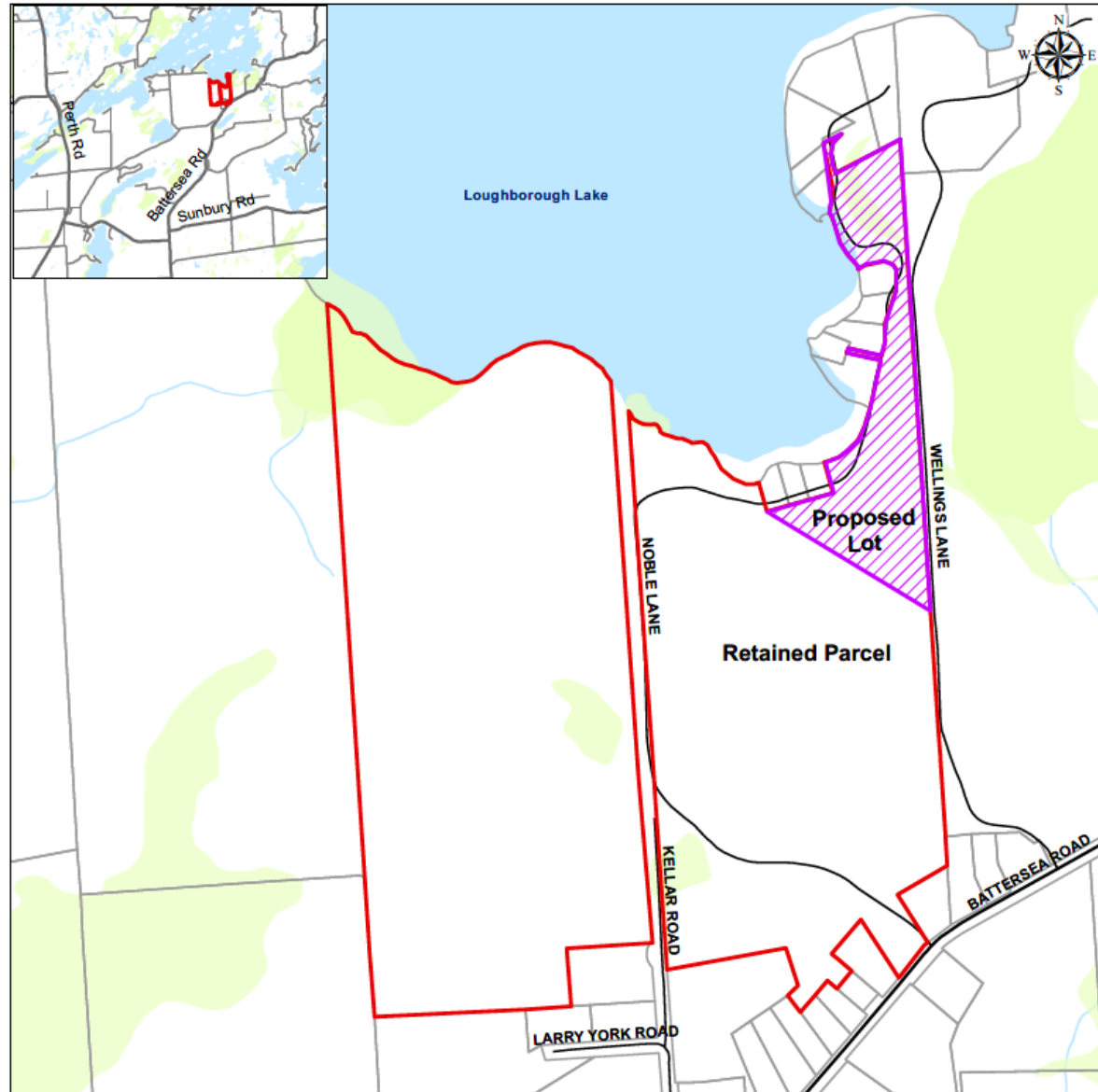
I, Michelle Hannah, Secretary-Treasurer of the Committee of Adjustment for the Township of South Frontenac, certify this is a true copy of the decision of the committee with respect to the application recorded therein.

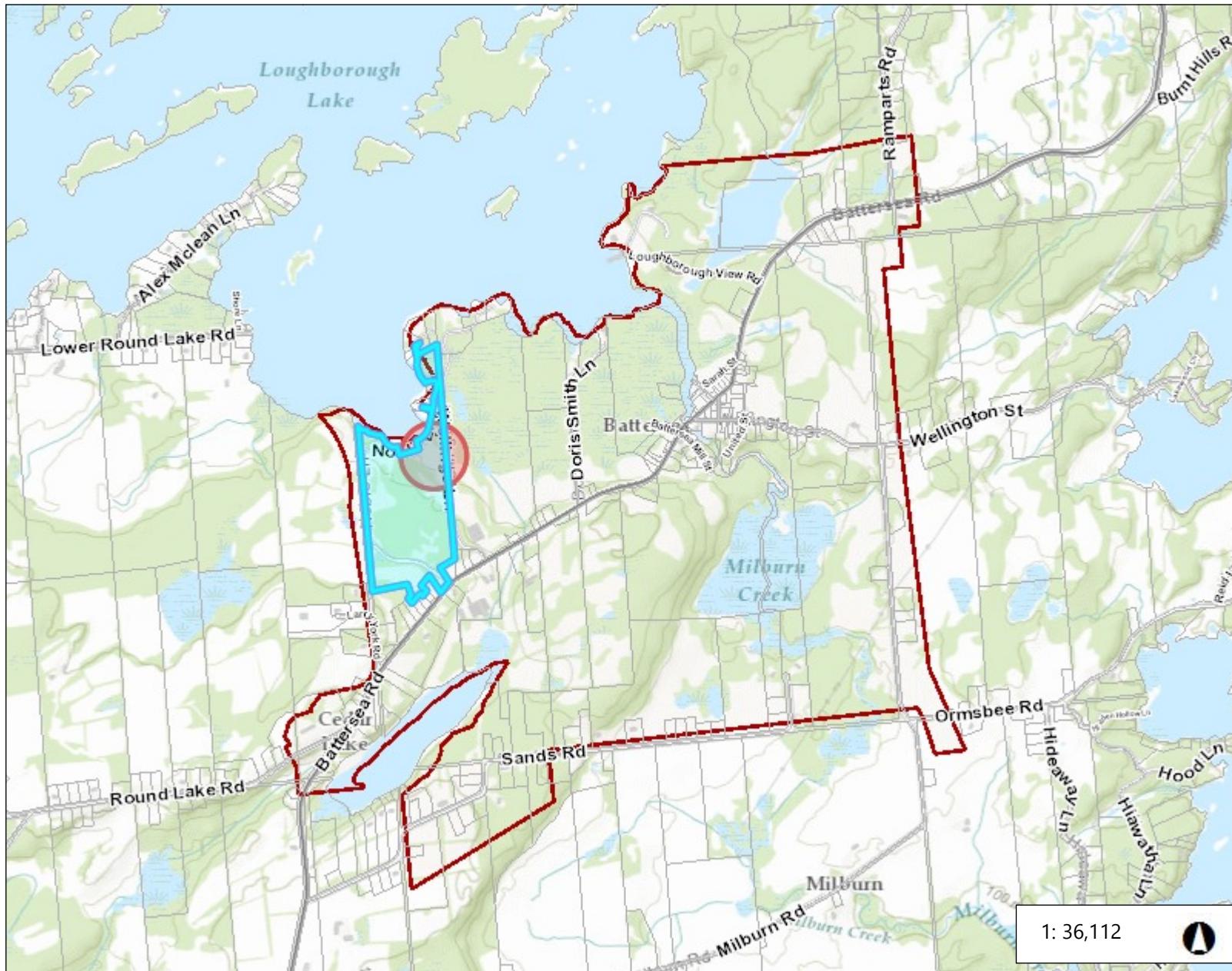
Dated this 9<sup>th</sup> day of May, 2019.

  
Michelle Hannah  
Secretary-Treasurer

Application: S-06-19-S  
Owner: Gerald & Margaret Noble

# ATTACHMENT 2

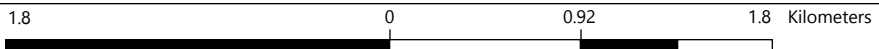




Legend

- Road
  - Highway
  - Major Road
  - Secondary Road
  - Ferry Route
- Assessment Parcels
- ▭ Settlement Area
- Citations

1: 36,112



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Z-21-02

**TOWNSHIP OF SOUTH FRONTENAC  
BY-LAW 2021 - XX**

**Being a by-law to amend By-Law 2003-75, as amended, to rezone land from Urban Residential First Density (UR1) to Limited Service Residential – Waterfront (RLSW) on lands described as 4679 Noble Lane, Part of Lot 7, Concession 9, District of Storrington: Noble**

---

**WHEREAS** pursuant to the provisions of Section 34 of the *Planning Act*, RSO 1990 as amended, the Council of a Municipality may enact by-laws regulating the use of land and the erection, location and use of buildings and structures thereon;

**AND WHEREAS** By-law 2003-75 being the Zoning By-law regulates the use of land and the erection, location and use of buildings and structures within the Township of South Frontenac;

**AND WHEREAS** the Council of the Corporation of the Township of South Frontenac considered all written and oral submissions received on this application, the effect of which helped Council make an informed decision;

**NOW THEREFORE**, the Council of the Corporation of the Township of South Frontenac, hereby enacts as follows:

1. **THAT** Schedule “C”, to Zoning By-law Number 2003-75 as amended, is hereby further amended by changing the zoning from Urban Residential First Density (UR1) to Limited Service Residential – Waterfront (RLSW) for the lands shown on Schedule “1”.
2. THIS BY-LAW shall come into force in accordance with Section 34 of the Planning Act, 1990, as amended, either upon the date of passage or as otherwise provided by said section 34.

**Dated at the Township of South Frontenac this \_\_\_<sup>th</sup> day of MONTH, 2021.**

**Read a first and second time this \_\_\_<sup>th</sup> day of MONTH, 2021.**

**Read a third time and finally passed this \_\_\_<sup>th</sup> day of MONTH, 2021.**

**THE CORPORATION OF THE  
TOWNSHIP OF SOUTH FRONTENAC**

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**Ron Vandewal, Mayor**

\_\_\_\_\_  
**Angela Maddocks, Clerk**



# HERITAGE COMMITTEE

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Presentation to South Frontenac Council

March 2021



# Outline

- Background
  - Ontario Heritage Act
  - Council Responsibilities
  - Heritage Advisory Committee Responsibilities
- What is the Heritage Committee Working on?
  - Heritage Register
  - Building Heritage Inventory
  - Designation
- Goals for 2021



# Ontario Heritage Act, R.S.O 1990, c. 0.18

- Passed in 1975
- Provides municipalities with the tools to identify, evaluate and conserve the heritage assets.
- Provides municipalities with the power to designate heritage resources.
  - Heritage resources include:
    - Buildings
    - Cultural landscapes
    - Archaeological resources

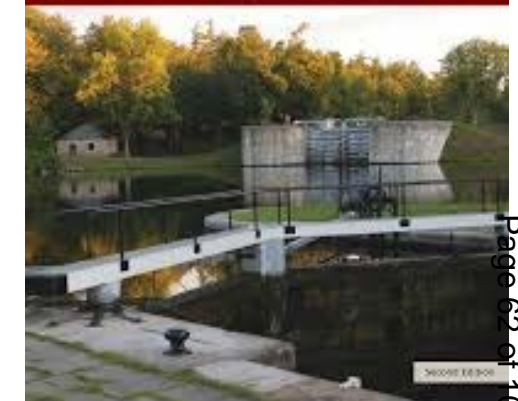


# Ontario Heritage Act

- The Act says that Municipal Councils have the power to:
  - Establish a municipal heritage committee
  - Designate properties or areas
  - Issue or refuse permits to alter or demolish
  - Provide grants and loans to designated property owners

# The Heritage Advisory Committee

- 7 Members
- Purpose:
  - To designate heritage properties
  - Maintain a list of heritage properties of interest to the Township
  - Provide heritage information to Council
- Supports heritage conservation through:
  - Education about local heritage
  - Review of Applications
  - Heritage conservation initiatives
  - Researching heritage properties



# What is the Heritage Committee Working On?

- Building an inventory of historic and cultural significant properties
- Updating Heritage Register
- Designation Pilot Project
- Goals for 2021

# Heritage Register

The [Ontario Heritage Act](#) requires the clerk of every municipality to keep a publicly accessible register of properties that are of cultural heritage value or interest situated in the municipality.

## So Far:

- Researched properties that are already designated in the Township
- Updating our website to include existing designated properties on our Heritage Register
  - 6 designated properties

## Next Steps:

- The [Ontario Heritage Act](#) also allows a municipality to include properties of cultural heritage value or interest that have not been designated in its municipal register.

# What are Designated Properties?

- Designated properties are protected from demolition and change to the property is managed through a permitting process.

## **Types of Heritage Designations**

- Individual properties (Part IV)
- Heritage Conservation Districts (Part V)
  - a concentration of heritage buildings or visual consistency that are contextually linked

# What are Listed Properties?

- A property of cultural heritage value
- Have a lower level of protection
- Not legally protected through a by-law
- An owner of a 'Listed' property must give Council at least 60 days' notice of their intention to demolish or remove a structure on the property

# Building Our Heritage Inventory

## Contains Listed Properties

### So Far:





- Heritage Committee is building on our inventory of historically and culturally significant properties
- Current focus - collection of local Churches and Schools

### Next Steps:

- Collection of Historically Significant Limestone Structures

# Sample Inventory Listing

## South Frontenac Properties of Cultural Heritage Value

Address	District	Name/Notes	Description	Year	Photo
2754 Sunbury Rd, Sunbury	Storrington	St. John's Anglican Church	<p>"History of St. John's Anglican Church, Sunbury, Ontario</p> <p>The earliest church services were conducted by local preachers and ministers of different denominations but the Church of England people had the Rev. Hercomer...He held services in an old log school house at Cedar Lake for a number of years and it was he who encouraged them to build a church. When he was out in Storrington, he was always the guest of C. Langwith...Mr. Langwith started the church.</p> <p>The land was purchased from Joe Gordon by C. Langwith for 10.00...The church was built in 1863..." (p. 112).</p>	1863	
29 Cedar Haven Ln, Bedford	Bedford	St. Andrew's Anglican Church	<p>This church is very near the shore of Bob's Lake in a northern section of Bedford District. It is very small, with no electricity, heating or plumbing. Sign on the door refers to it as "The Fisherman's Church" and notes that all denominations are welcome.</p>	1925 (MPAC)	
Bedford Mills, CON 14 PT LOT 12	Bedford	St. Stephen's Anglican Church	<p>Built in 1907 in order to accommodate the people of Bedford Mills, a thriving mill town in the mid to late 1800's.</p>	1907	
32 Green Bay Rd	Bedford	United Church of Burridge		1891	

# Designation Pilot Project

- Committee Member Brad Barbeau has offered his home to be the first property designated since the creation of the Heritage Committee.



# Designation Process

Application for Heritage Designation Submitted to Township Planning Department



Heritage Committee Reviews Application: does it meet the criteria?

Yes ↙

↘ No

Issue a Notice of Intention to Designate



Report on Heritage Property presented to Council

Property not designated

Objections

No Objections

Hearing scheduled with Conservation Review Board

Designation By-law prepared to be considered by Council

Yes



Notice of Designation & Registered on Title

No



Notice of Withdrawal

# Develop South Frontenac Designation Process

- Application for Designation Property
- Heritage Permit (Make changes to your property)
- Guide to the Designation Process
- Designation Fact Sheet
- How to Research your Heritage Property
- Heritage Incentive Programs

# Heritage Incentive Programs

- **Grants**

- To encourage the conservation of the Township's built heritage
- The Heritage Grant Program assists property owners repair and retain defining heritage attributes, including masonry, windows, doors, wood detailing, and slate roofs.
- Planning and Building fee's waived for interior and exterior renovation and reconstruction

- **Tax rebate program**

- Provide ongoing tax relief to certain heritage properties to assist owners in the maintenance of heritage features.
- In 2001, the provincial government passed legislation (The Municipal Act) to create ongoing property tax relief for heritage properties.

- **Plaques** are created for each property to celebrate its significance.

# Goals for 2021

- Completed Designation Process
- Continue to Build Heritage Inventory
- Begin formalizing the Heritage Registry
- Historical Plaque Placement through South Frontenac
- Work with Development Services to include Heritage Policies in the new Official Plan
- Update Township Website

Heritage E-mail: [heritage@southfrontenac.net](mailto:heritage@southfrontenac.net)

# THANK YOU FOR HAVING US!

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Contact us: [heritage@southfrontenac.net](mailto:heritage@southfrontenac.net)



**REPORT TO COMMITTEE OF  
THE WHOLE  
CLERKS DEPARTMENT**



**AGENDA DATE:** March 9, 2021

**SUBJECT:** Request for Lane Name Change – Neil Lane to Thomas Lane

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## **RECOMMENDATION**

That Committee of the Whole direct staff to proceed with the advertising and notice requirements to rename Neil Lane to Thomas Lane as outlined in By-law 2016-73.

## **BACKGROUND**

Tom Berriault, Chief Building Official has received a request from Lou Bilovski (See Attachment # 1) to change the name of Neil Lane to Thomas Lane. Neil Lane lies within Bedford District and runs northwest off of Lackey Lane accessed by Burrige Road with properties fronting on Bob's Lake. (See Attachment # 2).

In November 2015, Council passed By-law 2015-60 (See Attachment # 3) that pre-approved a list of names for future roads and private lanes and the re-naming of existing roads/lanes in the township. Thomas Lane is not on the list of pre-approved lane names.

Mr. Bilovski has indicated that he has talked with most of the other property owners on Neil Lane and they are in support of the name change if approved. In conversations with the CBO, Mr. Bilovski has indicated that most of the residents on Neil Lane are seasonal residents and the name change would not affect their mailing address, but there would be other documentation that these residents would have to update and it would be their responsibility to do so.

Schedule 3 of By-law 2016-73 requires that the municipality shall give notice of its intention of pass a by-law for the naming of highways, private lanes, and private roads, changing the name of a highway or adding additional names to the adopted list of acceptable lanes.

## **FINANCIAL IMPLICATIONS:**

Cost of advertising and new signs and installation of signage (applicant to pay these expenses)

## **ATTACHMENTS**

1. Request from Lou Bilovski
2. Map of Neil Lane
3. By-law 2015-60

### **Prepared by:**

Angela Maddocks  
Clerk

### **Submitted/approved by:**

Neil Carbone  
Chief Administrative Officer

From: Lou Bilkovich  
To: Harold Yule  
Subject: Lane Name Change  
Date: February 21, 2021 11:45 AM  
Attachments: proposal.docx

Hé Angita,

Here is the email request to change Neil Lane to Thomas Lane.

Regards,

Tom Bernault-CRCO  
Chief Building Official  
Township of South Frontenac  
Box 100, Sydenham, Ontario K0H 2T0  
Phone: 613-376-3027 Ext. 2226 Fax: 613-376-6657

Natural, Vibrant and Growing – a Progressive Rural Leader

From: Lou Bilkovich [mailto:loubilko@outlook.com]  
Sent: February 21, 2021 4:55 PM  
Re: Tom Bernault  
Subject: Fred's Cottage

Good talking with you Tom.  
Here is what I sent you below.  
Thanks again,  
Lou

Sent from  
Couch Lane

Begin forwarded message:

From: Lou Bilkovich <loubilko@outlook.com>  
Date: February 23, 2021 at 4:02:42 PM EST  
To: Lou Bilkovich <loubilko@outlook.com>  
Subject: Fred's Cottage

Hi Tom

I & Lou Bilkovich, we had spoken last week about getting a name change to a Lane in South Frontenac from Neil Lane to Thomas Lane.

Since we spoke, I have sent out an email below to all the cottages on Neil Lane, 2 of the 6 properties on Neil Lane are my father-in-law's (Fred Thomas) and I did not contact him because I know through many discussions that he wished it was his family name on this Lane for his dad. But if you insist on me getting his okay to, I will have it right away but would like to surprise him.

I have heard back from all owners except one who may not be as tech savvy and all have agreed with the name change.

I have included their responses in this email. The only one not to respond as of yet is Nancy O'Connor.

I am also attaching the original agreement dated 13 October 1969 which is between the Thomas Clan where each of the Thomas's received their lot for free from their dad.

I would like to move ahead with this and would really appreciate if you could direct me on what I should do next.

Please feel free to call me anytime.

Thanks again for your assistance, I really appreciate it!

Lou Bilkovich  
613-532-1963

Sent from  
Couch Lane

Begin forwarded message:

From: "Harold Yule" <harold.yule@gmail.com>  
Date: February 22, 2021 at 8:58:17 AM EST  
To: Lou Bilkovich <loubilko@outlook.com>, "DONALD BETTS" <donaldbetts@rogers.com>, "Nancy O'Connor" <nancyoconnor@gmail.com>, "Ron Short" <ron.short@planet.net>, "Nancy Yule" <nancy.yule@gmail.com>  
Subject: RE: Cottage



From: Lou Bilkovich [mailto:loubilko@outlook.com]  
Sent: February 21, 2021 12:39 PM  
To: DONALD BETTS <donaldbetts@rogers.com>, Nancy O'Connor <nancyoconnor@gmail.com>, Harold Yule <harold.yule@gmail.com>, Ron Short <ron.short@planet.net>, Nancy Yule <nancy.yule@gmail.com>  
Subject: Cottage

Hello all:  
I hope this email finds you and your families well during these crazy Covid times.

The purpose of my email is in hope of gaining everyone's approval in changing the name of the cottage lane from "Neil Lane" to "Thomas Lane". I would like to do this for my father-in-law, Fred Thomas.

As you may or may not know, there is a bit of history behind all of the lots on Neil Lane. Fred's father John Frederick James Thomas, purchased all these lots in the 1950's for the sole purpose of his children: Fred Thomas, Mary Betts (nee Thomas), Elizabeth Neil (nee Thomas), Peter Thomas and of course a lot for himself so that his family would have the opportunity to come to one central place even though they were spread out over Ontario and Quebec. It was an incredible vision that gave all the families so many wonderful memories! Of course, there was always an option for each family to sell if they so choose and as you all know, Bruce and Betty Neil and Peter Thomas have since sold. During the late eighties the Township of Bedford had come by to provide names to the lanes throughout the township and our Lane was inadvertently named Neil Lane rather than Thomas Lane.

These cottages were built to provide a place for all families to gather in one spot, where they could connect with other family and friends. Although the family dynamic of this lane has changed, it still very much encompasses the belief and vision of John F. J. Thomas where all families and friends can gather, socialize and make memories in one small lane on Bobs Lake. I believe that having the name changed to "Thomas Lane" would preserve the history of this small lane and be a reminder of how special time spent at the cottage can be.

Before moving any further on making an application to the Township regarding a name change, I would like to hear from you and your thoughts on this endeavour.

Please understand that if I gain everyone's approval through this email, I will then begin the process. There would be nothing further for each of you to do, as I will do the presentation before council and pay the necessary fees required. So there is NO COST to anyone.

Lastly, Fred has no idea about this proposed name change and I have purposely left him out of this email for that reason. I do know, however, through many years of conversations with him, that he would not be opposed and in fact would be thrilled with this notion.

So please if you have any questions or concerns direct them to me. I look forward to hearing back from all of you.

See you in the Spring!  
Lou

Gmail - Cottage

2/23/2021

Hi Ron

[Quoted text hidden]

Mon, Feb 22, 2021 at 8:58 AM

Harold Yule <harold.yule@gmail.com>

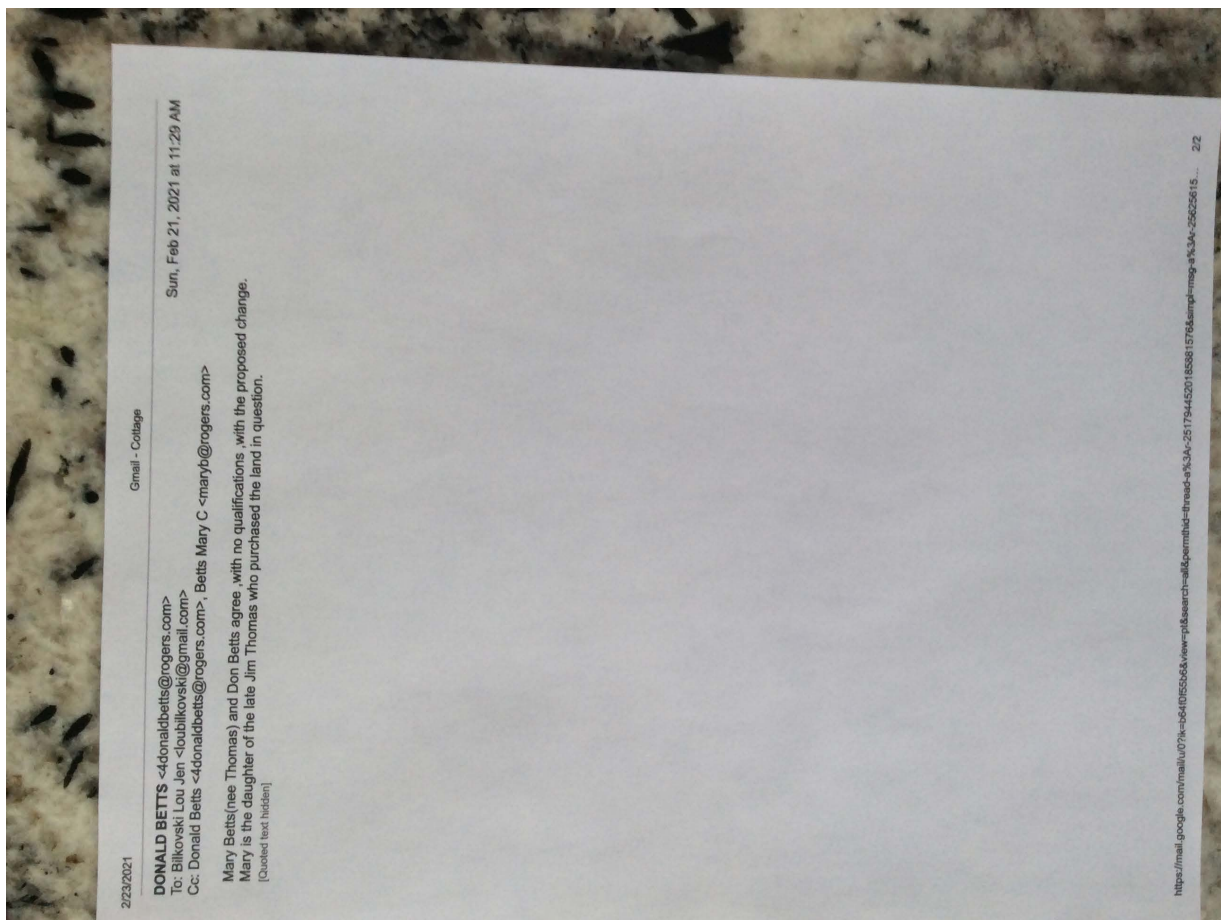
To: Leon Bilkevski <stabilkevski@gmail.com>, DONALD BETTS <donaiddbetts@rogers.com>, Nancy O'Connor

<nancyjoyceconnor@gmail.com>, Ron Short <ron.short@xplomet.ca>, Nancy Yule <nancy.yule@gmail.com>



[Quoted text hidden]

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2/23/2021

Gmail - Cottage

**DONALD BETTS** <donaldbetts@rogers.com>  
To: Billkovski Lou Jen <loubillkovsk@gmail.com>  
Cc: Donald Betts <donaldbetts@rogers.com>, Betts Mary C <maryb@rogers.com>

Sun, Feb 21, 2021 at 11:29 AM

Mary Betts (nee Thomas) and Don Betts agree, with no qualifications, with the proposed change.  
Mary is the daughter of the late Jim Thomas who purchased the land in question.  
[Quoted text hidden]

<https://mail.google.com/mail/u/0/?ik=6d4055664&view=pt&search=all&siml=cd=fr=ead-s%3A-251794452018938157&siml=msg-a%3A-25622615...> 2/2

Gmail - Cottage

2/23/2021

Sun, Feb 21, 2021 at 1:54 PM

Ron Short <ron.short@xplomet.ca>  
To: Lou Bilkovski <loubilkovski@gmail.com>  
Cc: DONALD BETTS <donaiddbetts@rogers.com>, Nancy O'Conner <nancyjoyceconner@gmail.com>, Harold Yule <harold.yule@gmail.com>, Nancy Yule <nancy.yule@gmail.com>

Lou  
I have no problem with your request - but I will go along with the majority -  
I wonder what Neil would think about this?  
Trying this to be satisfactory -  
Ron & Nancy Short  
Sent from my iPhone

On Feb 21, 2021, at 12:19 PM, Lou Bilkovski <loubilkovski@gmail.com> wrote:

[Quoted text hidden]

Sun, Feb 21, 2021 at 2:07 PM

Lou Bilkovski <loubilkovski@gmail.com>  
To: Ron Short <ron.short@xplomet.ca>

Hi Ron  
Thanks for your quick response. I have heard from Don and Mary Betts and they to are good with this. I will let you know when I hear from everyone and if I move forward. Even if everyone says ok it still has to pass with council. Thanks again! I'll be in touch.  
Lou

Sent from Coach Lou's iPhone

On Feb 21, 2021, at 1:54 PM, Ron Short <ron.short@xplomet.ca> wrote:

Lou  
[Quoted text hidden]

Sun, Feb 21, 2021 at 2:11 PM

Lou Bilkovski <loubilkovski@gmail.com>  
To: DONALD BETTS <donaiddbetts@rogers.com>

Ron Short has responded and said "Yes"!!!!  
We just need to hear from 2 more.  
[Quoted text hidden]

Sun, Feb 21, 2021 at 2:16 PM

Ron Short <ron.short@xplomet.ca>  
To: Lou Bilkovski <loubilkovski@gmail.com>



Sent from my iPhone

On Feb 21, 2021, at 2:07 PM, Lou Bilkovski <loubilkovski@gmail.com> wrote:

<https://mail.google.com/mail/u/0/?ik=654105555&view=pt&search=all&permmsgid=thread-%3A914685769870075740&asmp=msg-af%3A1358773865...> 2/3

THIS AGREEMENT made in quintuplicate this 13th day of October, 1969.

BETWEEN:

ELIZABETH JANE NEILL, of the City of Ottawa, in the Province of Ontario, Teacher, hereinafter called the Party,

OF THE FIRST PART,

AND:

PETER JAMES THOMAS, of the City of Guelph, in the Province of Ontario, Student, hereinafter called the Party,

OF THE SECOND PART,

AND:

FREDERICK WILLIAM THOMAS, of the City of Montreal, in the Province of Quebec, Professional Engineer, hereinafter called the Party,

OF THE THIRD PART,

AND:

MARY JOYCE BETTS, of the City of Montreal, in the Province of Quebec, Housewife, hereinafter called the Party,

OF THE FOURTH PART,

AND:

BEATRICE MAUDE THOMAS, of the City of Ottawa, in the Province of Ontario, Public Servant, hereinafter called the Party,

OF THE FIFTH PART.

WHEREAS the parties to this Agreement own real property abutting one another in Lot 32, Concession IX, Township of Bedford in the County of Frontenac and Province of Ontario;

AND WHEREAS the real property owned by the parties hereto may be identified by reference to the Plan of Survey of part of said Lot 32, prepared by M. Vorsteveid, O.L.S. and dated September 28th,

1968 and annexed hereto as follows:

- Parcel A - Beatrice Maude Thomas
- Parcel B - Elizabeth Jane Neill
- Parcel C - Peter James Thomas
- Parcel D - Frederick William Thomas
- Parcel E - Mary Joyce Betts

AND WHEREAS the parties hereto wish to give to each other a right of first refusal if they should decide to sell the real property in the order of preference in each case set out herein;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the covenants contained herein the parties hereto agree each with the

others as follows:-

1. In the event that any one of the parties hereto wishes, to sell the real property owned by him to a bona fide purchaser he shall, before selling to such purchaser, notify in writing the person identified by the number 1 underneath the parcel of land owned by him as set forth in Schedule "A", of his desire to sell and of the price offered to him for the parcel by the said prospective purchaser, and the person so identified by the number 1 set opposite his name shall have the exclusive option to buy the real property at the same price for a period of seven days from the date of the receipt of such notice.

In the event that the person identified as number 1 does not exercise his option as aforesaid then the owner of the parcel shall similarly offer the real property to the person identified as aforesaid as number 2 in the same manner and upon the same terms as it was offered to the person numbered 1.

In the event that the person identified as number 2 does not exercise his option as aforesaid then the owner of the parcel shall similarly offer the real property to the person identified as aforesaid as number 3 in the same manner and upon the same terms as it was offered to the person numbered 2.

In the event that the person identified as number 3 does not exercise his option as aforesaid then the owner of the parcel shall similarly offer the real property to the person identified as aforesaid as number 4 in the same manner and upon the same terms as it was offered to the person numbered 3.

2. These conditions and restrictions shall be binding upon the parties hereto, their heirs, executors, administrators and assigns.

IN WITNESS WHEREOF the parties hereto have hereunto set

- 3 -

their hands and seals the day and year first above written.

WITNESS:

*J. J. Thomas*

*Elizabeth Jane Neill*  
Elizabeth Jane Neill

*Peter James Thomas*  
Peter James Thomas

*Frederick William Thomas*  
Frederick William Thomas

*Mary Joyce Betts*  
Mary Joyce Betts

*Beatrice Maude Thomas*  
Beatrice Maude Thomas

*WITNESSES*

THIS IS SCHEDULE "A" to the within Agreement dated October 13th, 1969.

PARCEL B- (Owner - Elizabeth Jane Neill)

- 1. Beatrice Maude Thomas
- 2. Peter James Thomas
- 3. Frederick William Thomas
- 4. Mary Joyce Betts

PARCEL C- (Owner - Peter James Thomas)

- 1. Beatrice Maude Thomas
- 2. Elizabeth Jane Neill
- 3. Frederick William Thomas
- 4. Mary Joyce Betts

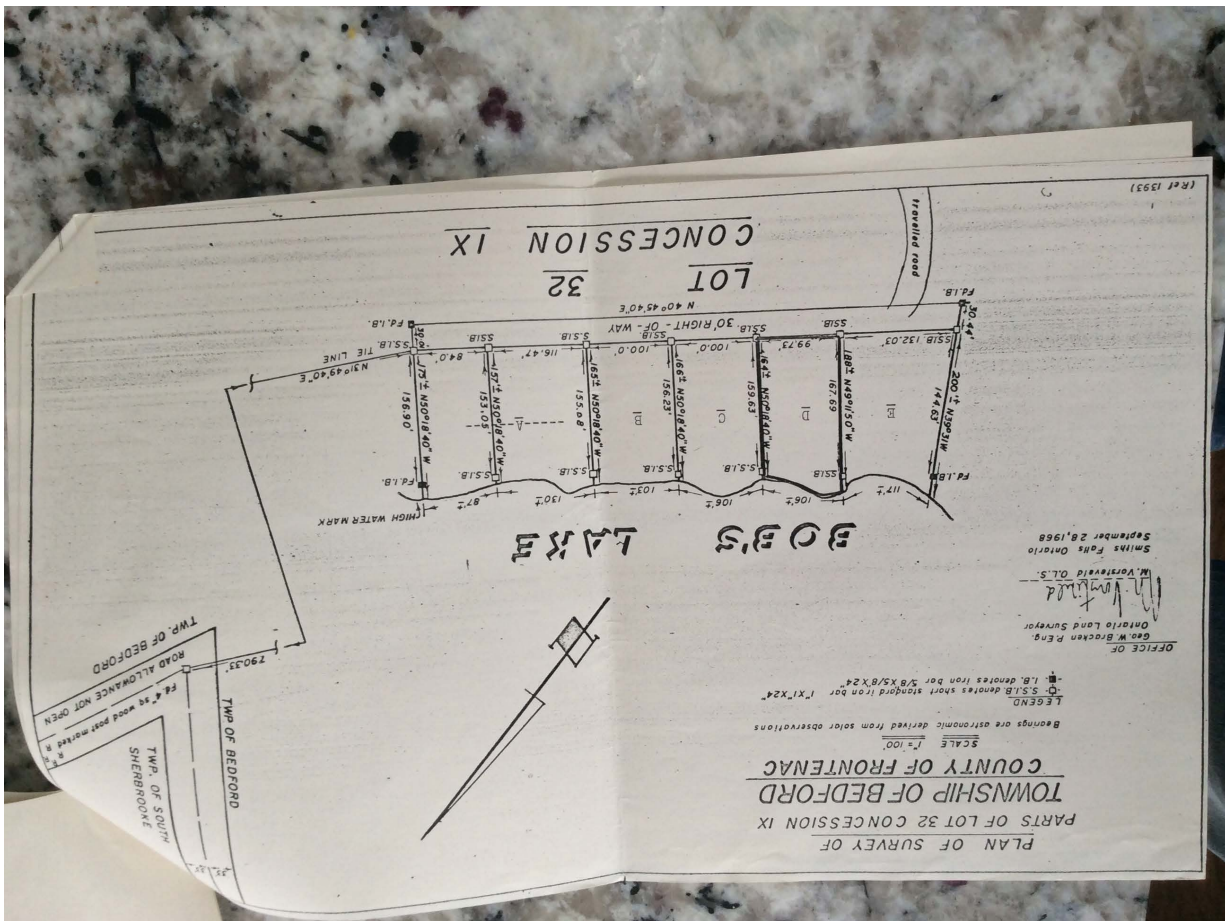
PARCEL D- (Owner - Frederick William Thomas)

- 1. Beatrice Maude Thomas
- 2. Mary Joyce Betts
- 3. Peter James Thomas
- 4. Elizabeth Jane Neill

PARCEL E- (Owner - Mary Joyce Betts)

- 1. Beatrice Maude Thomas
- 2. Frederick William Thomas
- 3. Peter James Thomas
- 4. Elizabeth Jane Neill

ELIZABETH JANE NEILL  
 BEATRICE MAUDE THOMAS  
 PETER JAMES THOMAS  
 FREDERICK WILLIAM THOMAS  
 MARY JOYCE BETTS



DATED: October 13th, 1969.

Between: ELIZABETH JANE NEILL  
          THOMAS  
-and- PETER JAMES THOMAS  
-and- FREDERICK WILLIAM THOMAS  
-and- MARY JOYCE BETTS  
-and- BEATRICE MAUDE THOMAS

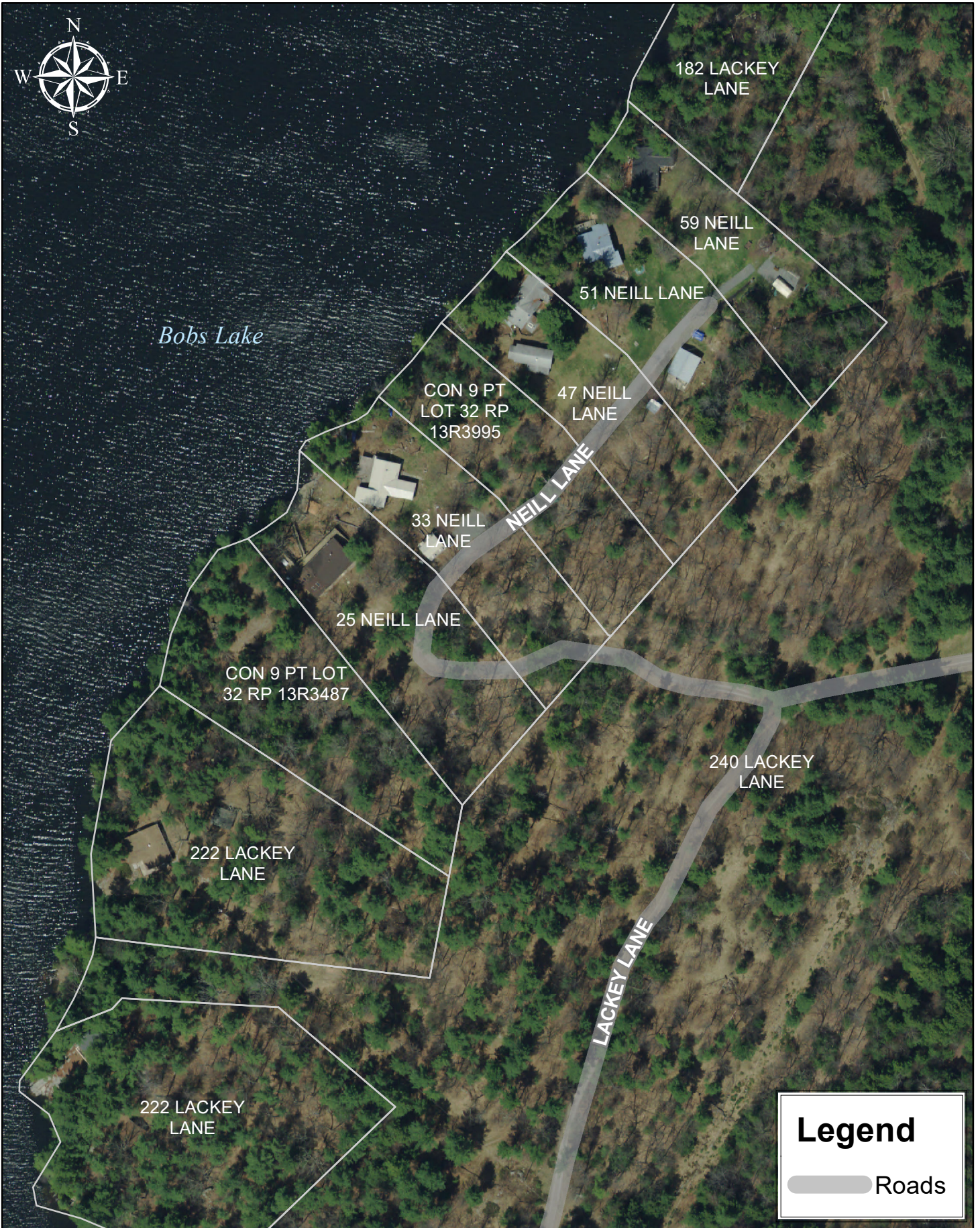
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A G R E E M E N T

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BEAMENT, FYFE, AULT, HUTTON & WILSON,  
Barristers and Solicitors,  
26 Sparks Street,  
Ottawa 4, Ontario.

# NEILL LANE



TOWNSHIP OF SOUTH FRONTENAC  
BY-LAW 2015-60

BEING A BY-LAW TO APPROVE A LIST OF NAMES FOR FUTURE ROADS AND PRIVATE LANES AND THE RE-NAMING OF EXISTING ROADS/LANES IN THE TOWNSHIP OF SOUTH FRONTENAC

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WHEREAS, the Municipal Act, 2001, S.O. 2001, c.27, as amended provides that municipalities may pass by-laws respecting highways and all road allowances;

AND WHEREAS Council has passed and enacted By-law No. 2002-92 to prescribe the form and manner for the naming of a road or private lane;

AND WHEREAS public notice of Council's intention to pass this by-law has given in the manner prescribed in By-law No. 2002-100, as it relates to and future road or private lane in the Township of South Frontenac.

NOW THEREFORE THE CORPORATION OF THE TOWNSHIP OF SOUTH FRONTENAC BY ITS COUNCIL, HEREBY ENACTS AS FOLLOWS:

1. THAT the list of names to apply to any future new road or private lane or to any re-naming of an existing road or private lane in the Township of South Frontenac, be adopted;
2. THAT Schedule 'A' attached hereto containing a list of road/lane names shall form part of this By-law;
3. WHERE a request for a road name other than provided on Schedule 'A' is approved, the applicant shall bear the costs for the associated advertising and administration of such change.
4. THAT By-law 2015-31 is hereby repealed.
5. THIS BY-LAW shall come into force and take effect on the date of its passing.

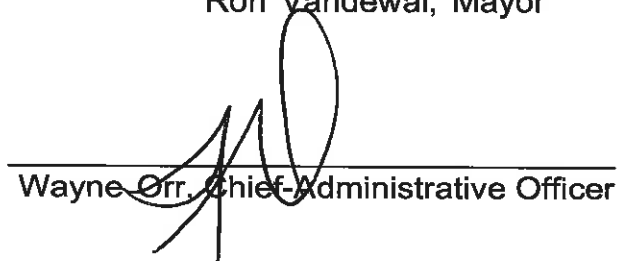
Dated at the Township of South Frontenac this 17<sup>th</sup> day of November, 2015.

Read a first and second time this 17<sup>th</sup> day of November, 2015.

Read a third time and finally passed this 17<sup>th</sup> day of November, 2015.

THE CORPORATION OF  
THE TOWNSHIP OF SOUTH  
FRONTENAC

  
\_\_\_\_\_  
Ron Vandewal, Mayor

  
\_\_\_\_\_  
Wayne Orr, Chief-Administrative Officer

**SCHEDULE "A"**  
**TO BY-LAW # 2015-60**

**Road or Lane Names**

Abbey Rd.  
Apple  
Azalea  
Bacon  
Balsam  
Barberry  
Basil  
Beaton  
Beech  
Bergamont  
Bestow  
Bittersweet  
Bluegill  
Bugle  
Bunting  
Butler  
Chickadee  
Clover  
Copper Head Rd  
Cowbell  
Coyote  
Criss Cross  
Crowsfoot  
Croydon  
Cumberland  
Cypress  
Daffodil  
Dempster  
Dewberry  
Dock  
Dorset  
Electric  
Enchanted  
Endive  
Escape  
Euclid  
Fairway  
Fandango  
Fanshaw  
Fern  
Fescue  
Fiddler  
Fiesta  
Foxbar

Gator  
Geranium  
Ginger  
Glitter  
Goldenrod  
Greenbriar  
Hackberry  
Harrier  
Hawthorn  
Hedge  
Hespler  
Hidden Forest  
Hinterland  
Hollyhock  
Inspiration  
Ivy  
Jester  
Junco  
Juniper  
Kayak  
Lady Bug Ln  
Lannister Ln  
Larkspur  
Lily  
Linea  
Longmoor  
Lost Hills  
Magnolia  
Mallow  
Merlin  
Miracle  
Mockingjay  
Monarch  
Moscato  
Outlander  
Peachwood  
Pine Needle Rd  
Pivo  
Plumtree  
Primrose  
Ragweed  
Raven  
Regal  
Regent  
Saddle  
Salamander

Sanderling  
Sandwich  
Sandy  
Sasquatch  
Seagull  
Shady Pines  
Shearwater  
Snipe  
Spirit Bear Ln  
Spruce  
Stark  
Summerside Drive  
Sundew  
Sunflower  
Swoon  
Sycamore  
Tamarak  
Tattoo  
Tenderfoot  
That Way  
This Way  
Thornberry  
Thrush  
Titan  
Utopia  
Verbena  
Warp Dr  
Weevil  
Westchester  
Willowbrook Dr.  
Winterberry  
Winterfel  
Wintergreen  
Wisteria  
Woodrush



**REPORT TO  
COMMITTEE OF THE WHOLE**  
DEVELOPMENT SERVICES DEPARTMENT



**AGENDA DATE:** March 9, 2021

**REPORT DATE:** March 4, 2021

**SUBJECT:** Shoreline Protection and Tree Cutting By-laws

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**RECOMMENDATION:**

That Committee of the Whole supports the creation of a Shoreline Protection By-law; and,

That Committee of the Whole supports a process involving consultation with the Township solicitor, the Lake Ecosystem Committee and local Conservation Authorities in developing the By-law; and,

That a draft by-law be brought back to Committee of the Whole for further discussion prior to any broader public consultation being undertaken.

**BACKGROUND:**

A notice of motion was served by Deputy Mayor Sutherland at the March 10, 2020, Committee of the Whole meeting that staff provide a report on the alternatives to protecting lake shorelines. This notice of motion was in response to regular complaints about property owners clear cutting trees along shorelines.

During 2020, staff have become aware of an increase in the number of incidents of clear cutting along the shorelines of South Frontenac lakes.

**DISCUSSION:**

Township Official Plan

The Township of South Frontenac Official Plan identifies all lands within 90 metres of lakes and rivers as Environmentally Sensitive Areas (ESAs). Development of these lands has the potential to impact water quality and fish habitat. These lands should be developed in an environmentally sensitive manner and/or protected and preserved in the long term.

The Official Plan encourages landowners to maintain their lands in a manner which preserves the attributes of ESAs. Specifically, the Official Plan indicates that vegetation within the required minimum 30 metre setback from the highwater mark of a waterbody should be disturbed as little as possible consistent with pedestrian passage, safety, provision of view and ventilation. Also, that the soil mantle within the setback area should not be altered. These measures are intended to minimize environmental and visual lake impacts by reducing phosphorus inputs, preventing erosion and by maintaining a natural appearance of the shorelines.

Township Zoning By-law

The Official Plan is a guidance policy document that is not prescriptive when it comes to shoreline protection. It provides a vision for how development will occur in the Township, but relies on other planning tools and regulatory approvals to implement the vision. Under the Planning Act, zoning by-laws are intended to regulate the use of land and to prohibit the erection of buildings on land subject to natural heritage and natural hazards.



## REPORT TO COMMITTEE OF THE WHOLE DEVELOPMENT SERVICES DEPARTMENT



The Planning Act specifically lists that zoning by-laws may include provisions for prohibiting any use of land and for the erecting, locating or using of any class or classes of buildings or structures within any defined area,

- i. that is a significant wildlife habitat, wetland, woodland, ravine, valley or area of natural and scientific interest,
- ii. that is a significant corridor or shoreline of a lake, river or stream, or
- iii. that is a significant natural corridor, feature or area.

The South Frontenac Zoning By-law prohibits certain land uses and buildings being erected within a shoreline of a waterbody, in accordance with the Planning Act.

While the Planning Act authorizes municipalities to be able to protect shorelines from certain land uses and categories of buildings, the regulation of vegetation, and specifically tree cutting, is beyond the scope of what is permitted to be prohibited or regulated through a zoning by-law.

Section 5.8.4 of the South Frontenac Zoning By-law states that natural vegetative buffers should be maintained within 30 metres (98.4 ft.) of the highwater mark. It is recognized that this provision in the Zoning By-law is not strong enough to withstand a court challenge based on both the authority of the Zoning By-law to regulate maintenance of vegetation within 30 metres of the shoreline and the language of the provision (e.g. use of “should” versus “shall”).

### Existing Mechanisms in Township

Establishing and/or maintaining natural vegetative buffers along shorelines is typically addressed through a site plan agreement (for at-capacity lake trout lakes) or a development agreement (for other lakes) registered on title, as a condition of approval of an application under the Planning Act. Under the Planning Act, both site plan agreements and development agreements have the authority to regulate landscaping and vegetation.

Conditions cannot be attached to the approval of an application for zoning by-law amendment, so waterfront development that requires a rezoning is usually subject to a site plan agreement registered on title. Site Plan Control By-law 2003-25 is intended to apply to lands within 90 metres of a waterbody and within 300 metres of an at-capacity lake trout lake.

The current approach to shoreline protection relies on properties going through a Planning Act approval. While gains and improvements to shoreline protection are a goal of every planning application on waterfront property, it is a very piecemeal approach. The current approach also requires enforcement by taking landowners to court to enforce site plan or development agreements.

There is currently no comprehensive mechanism in place to address maintaining natural vegetative buffers and controlling tree removal on properties that are not subject to an application under the Planning Act.

### Other Regulatory Bodies



## REPORT TO COMMITTEE OF THE WHOLE DEVELOPMENT SERVICES DEPARTMENT



Shoreline tree removal is not regulated by the Ministry of Natural Resources and Forestry nor the Ministry of the Environment, Conservation and Parks. Conservation Authorities may regulate tree removal in specific circumstances, including clear cutting in a treed swamp (wetland) where the number of trees removed would impact the hydrologic function of the wetland, and tree removal on a steep slope where the trees are integral to the stability of the slope.

### Shoreline Tree Preservation By-laws and Tree Cutting By-laws

There are several municipalities in Ontario that have Shoreline Tree Preservation By-laws under the Municipal Act. These municipalities include Haliburton County, the Township of Muskoka Lakes and the Township of Georgian Bay.

Section 135 of the Municipal Act permits local municipalities to pass by-laws to prohibit or regulate the destruction or injuring of trees. The municipalities that have put in place Shoreline Tree Preservation By-laws have used their authority under the Municipal Act to pass by-laws to regulate tree cutting in areas adjacent to the waterbodies (lakes and rivers) within their municipal boundaries.

The goals of the by-laws include minimizing the destruction of trees in order to protect water resources and sustain a healthy natural environment, as well as protecting and preserving the visual environment.

While the by-laws have similar goals, they employ different means to achieve these goals. These by-laws apply to the injury or destruction of trees within a specified distance of a waterbody or within a defined area. Depending on the by-law there may be requirements that apply to specific situations. For example, the Haliburton County by-law requires stumps and root systems to not be disturbed or removed in areas of steep slopes. The by-law does not allow exemptions in areas adjacent to fish habitat (i.e. a permit is required). The Township of Georgian Bay by-law allows the injury or destruction of trees in a Shoreline Vegetated Buffer for a maximum width of 25% of the lot frontage.

Locally, the City of Kingston and Loyalist Township have Tree By-laws. These by-laws do not generally apply to residential properties. The City of Kingston By-law would require a permit on a residential property if the tree is within an Environmental Protection Area or significant woodland. Significant woodlands could be located along the shoreline.

Municipalities have varying resource capacities to implement and enforce their by-laws.

Haliburton and Muskoka Lakes require permits to be obtained by property owners under their by-laws. There is no cost for the Haliburton permit, whereas the Muskoka Lakes permit costs \$500. The Township of Georgian Bay does not require a licence, permit or fee under its by-law.

Most municipalities with a shoreline protection by-law require the landowner to submit an application to obtain an exemption from the by-law to cut trees within the shoreline area. These applications are reviewed by staff and the municipality issues a permit that is posted on-site identifying the permission that has been obtained from the municipality.

In Kingston, all planning staff review tree permit applications with input from the City Forester as needed.



## REPORT TO COMMITTEE OF THE WHOLE DEVELOPMENT SERVICES DEPARTMENT



The County of Haliburton appoints designated officers to enforce the Shoreline Tree Preservation By-law. These officers are responsible for performing inspections, issuing orders and laying charges. The County hired a dedicated staff resource to fill this position.

Some municipalities delegate enforcement to an inspector on contract.

The effectiveness of the by-law is in part related to the ability of the municipality to enforce the by-law. Most municipalities enforce their by-laws on a complaint basis.

Links to some of the materials used by municipalities who have a shoreline preservation by-law in effect are provided under the “Attachment” portion of this report.

### **FINANCIAL/STAFFING IMPLICATIONS:**

There is a public consultation process involved in establishing a shoreline tree preservation by-law. Minor costs will be incurred through the publication of a notice pertaining to the adoption of a by-law. Consultation would need to occur virtually during COVID-19. The Township can utilize the ‘Bang the Table software’ platform to undertake online public consultation. Zoom can be utilized to host a virtual open house and public meeting about the proposed by-law.

Staff resources would need to be dedicated to receiving and reviewing permit applications and completing inspections in the field. Additional by-law enforcement costs would be incurred to enforce the activities regulated through a shoreline protection by-law.

Legal costs will be incurred to get advice on how to structure and enforce the by-law. Legal costs will be incurred should the by-law need to be enforced through the courts.

### **CONSULTATION:**

There is agreement between staff and the Township solicitor that a shoreline tree protection by-law passed under the Municipal Act is the best tool to comprehensively regulate the cutting of vegetation adjacent to the lakes and waterbodies in the Township.

Should Committee of the Whole see merit in staff undertaking further research to begin crafting a shoreline protection by-law for South Frontenac, staff recommend the Township solicitor be consulted early in the process of drafting a by-law to obtain advice on how best to structure a shoreline preservation by-law in order to minimize the costs to enforce. Options regarding structuring the by-law around implementing administrative penalties (e.g. fines) versus enforcement through the courts should be discussed with the Township solicitor.

It is recommended that staff consult with the newly formed Lake Ecosystem Committee to obtain their input and advice on a draft by-law and the provisions that might be included.

It is recommended that staff also consult with the three Conservation Authorities within South Frontenac (Quinte, Cataraqui Conservation and Rideau Valley) as they may have valuable input into the preparation of a by-law.



**REPORT TO  
COMMITTEE OF THE WHOLE**  
DEVELOPMENT SERVICES DEPARTMENT



Once the above consultation occurs, it is recommended a draft by-law be brought back to Committee of the Whole for further discussion prior to any broader public consultation being undertaken.

**ATTACHMENTS:**

Sample Shoreline Tree Preservation By-laws:

- [Haliburton Shoreline Tree Preservation By-law](#)
- [Frequently Asked Questions – Haliburton Shoreline Tree Preservation By-law](#)
- [Haliburton Shoreline Tree Preservation By-law Concern Form](#)
- [Township of Muskoka Lakes Tree Preservation By-law](#)
- [Township of Georgian Bay Tree Cutting By-law](#)

**Prepared by:** Christine Woods, MCIP, RPP, Senior Planner &  
Claire Dodds, MCIP, RPP, Director of Development Services

**Approved by:** Neil Carbone, CAO



**REPORT TO  
COMMITTEE OF THE WHOLE**  
DEVELOPMENT SERVICES DEPARTMENT



**AGENDA DATE:** March 9, 2021

**REPORT DATE:** March 2, 2021

**SUBJECT:** Zimolag Consent (remove 0.3 metre reserve)

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### **RECOMMENDATION**

That the Committee of the Whole receive Staff report entitled "Zimolag Consent (remove 0.3 metre reserve)" and direct staff to prepare by-laws dedicating and assuming a portion of the 0.3m reserve along Stone Point Road to facilitate the creation of a new residential lot.

### **BACKGROUND**

A consent application has been received to create a new residential lot that is proposed to have frontage on Stone Point Road. Stone Point Road is located within the Maple Hill subdivision.

The subject property is located on the north side of Hitchcock Drive and to the east of Stone Point Road, municipally known as 1712 Hitchcock Drive. A portion of the subject property has frontage onto Stone Point Road. Cardinal Lane runs through the subject property in a north – south direction.

The proposed severed parcel would consist of approximately 0.93 hectares (+/- 2.3 acres) and have approximately +/- 90.5 metres (+/- 297 feet) of frontage on Stone Point Road. See Attachment 1.

The applicant proposes the lot would be accessed from Stone Point Road. As Stone Point Road is a road in a plan of subdivision, following the approval of the subdivision by province (Ministry of Municipal Affairs), the Township entered into a subdivision agreement in 1990, a 0.3 metre (1 foot) reserve was transferred to the Township along the frontage of the subject lands. The purpose of putting a 0.3 metre reserve is to give the Township the authority to regulate access to Stone Point Road.

### **DISCUSSION**

The presence of a 0.3m reserve along Stone Point Road gives the Township the authority to regulate and restrict access from adjacent lands to the road within Maple Hill subdivisions.

Now that Stone Point Road has been assumed by the Township and that the subdivision has been built out, concerns about limiting access from the subject lands to Stone Point Road are somewhat diminished. The proposed new residential lot would be considered as infilling and would make efficient land use to utilize an existing public road that is assumed by the Township. While the dedication and assumption of the 0.3 metre reserve could be conditioned as part of the consent application, access is such a critical matter that staff recommend that direction should be obtained from Council as to whether there is a willingness to provide



**REPORT TO  
COMMITTEE OF THE WHOLE  
DEVELOPMENT SERVICES DEPARTMENT**



access for the subject lands to Stone Point Road by dedicating and assuming the 0.3 metre reserve prior to the owner making a consent application.

Planning staff consulted with Public Services staff on this matter. Public Services staff have no objections to the dedication and assumption of the 0.3 metre reserve to provide frontage for a new residential lot created by consent on Stone Point Road. An entrance permit can be issued for the proposed residential lot, provided the matter of the 0.3 metre reserve can be resolved.

Other than the matter of access to Stone Point Road, the proposed consent complies with the Rural Residential policies (section 5.7.4(ii)) of the Official Plan, and planning staff are generally supportive of the application, subject to appropriate conditions.

**Public Consultation**

No public consultation is required to release a portion of the 0.3 m reserve.

**FINANCIAL/STAFFING IMPLICATIONS:**

There will need to be a reference plan prepared by a surveyor to describe the 0.3m reserve to be able to dedicate it as part of Stone Point Road.

While the municipality can use its authority under the Planning Act to dedicate and assume the 0.3 metre reserve, any associated legal and survey costs will be covered by the applicant. This will be conditioned at the time a decision is made on the consent application.

**ATTACHMENTS:**

1. Map showing proposed severance, subject property, subdivision and 0.3 metre reserve
2. Map showing Maple Hill Subdivision Estates and 0.3 metre reserve

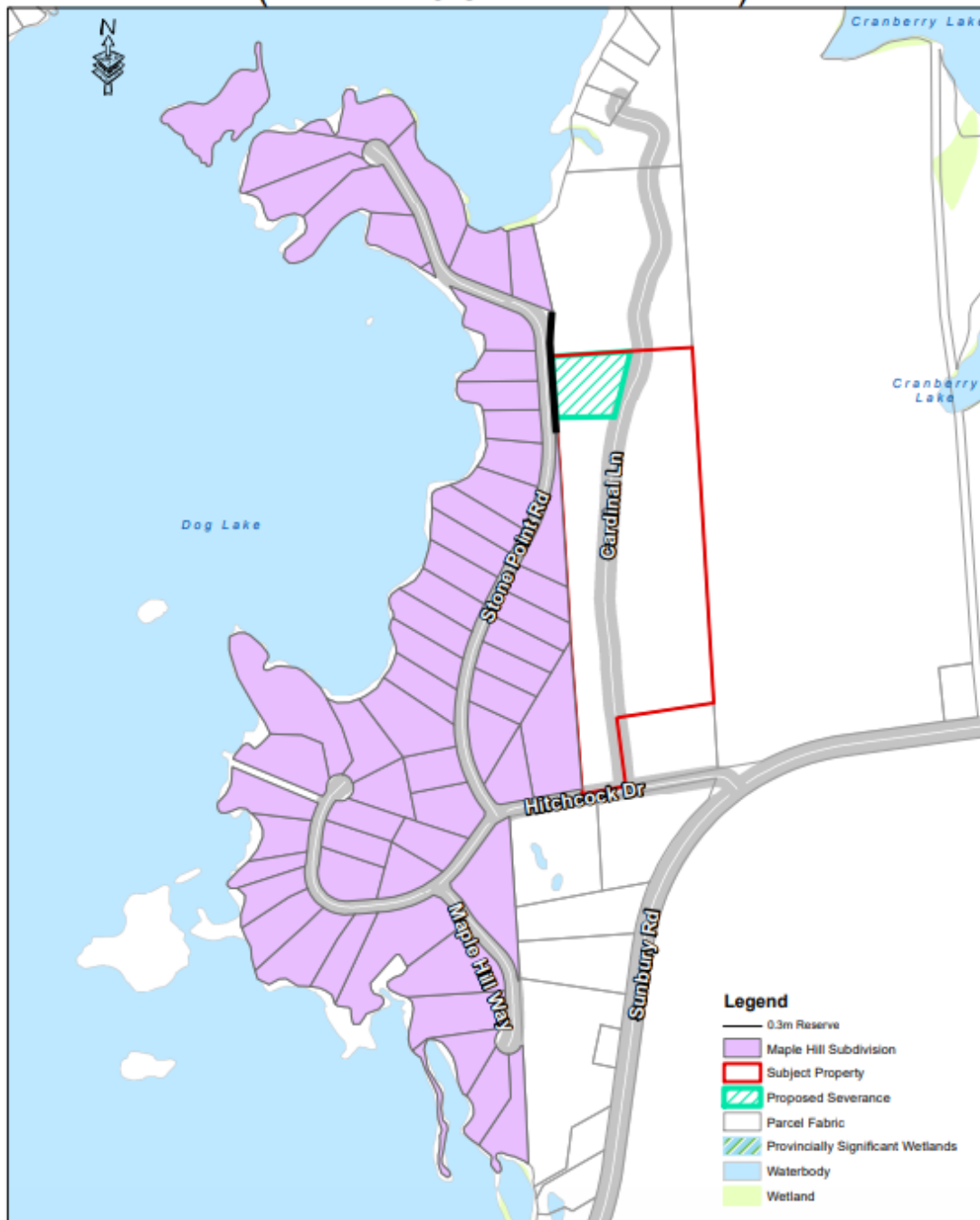
**Prepared by:** Anna Geladi, Planner

**Submitted/approved by:** Claire Dodds, MCIP, RPP, Director of Development Services

**Approved by:** Neil Carbone, CAO

**Attachment 1: Map of proposed severance, subject property, subdivision and 0.3 metre (1 foot) reserve**

**Zimolag Consent  
(Removal 0.3 metre Reserve)**



1:7,500

**Attachment 2: Map of Maple Hill Subdivision Estates showing 0.3 metre (1 foot) reserve as Block 60 and 62.**





## Report to Committee of the Whole Development Services Department



<b>Agenda Date:</b>	March 9, 2021
<b>Report Date:</b>	March 3, 2021
<b>Subject:</b>	Licence Agreement for Access and Upgrade of a Township owned Unopened Road Allowance
<b>Application:</b>	Licence Agreement LA-01-21-P (Walsh / Clair)
<b>Applicant:</b>	Danielle Walsh
<b>LOCATION:</b>	Road Allowance Between Lots 24 and 25, Concession 12, Portland North of RP1195 (Also known as County Road 7 & Bellrock Road), Carrigg Lane

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### RECOMMENDATION:

It is recommended that Committee of the Whole support a request for the Township to enter into a Licence Agreement with Danielle Walsh for the purpose of recognizing the existing Carrigg Lane, and for the extension of Carrigg Lane that currently runs over the Township owned, unopened road allowance between Lots 24 and 25, Concession 12, Portland.

### BACKGROUND

Carrigg Lane lies north of Bellrock Road along PIN 36145-0294, being the unopened road allowance for approximately 350 metres, the proposal for the licence agreement will be for the entire 350 metres of Carrigg Lane that currently exists along with the 152 metre extension to the north for a total of approximately 502 metres.

In August of 2000, following a request for the use of an unopened road allowance locally known as Carrigg Road (Lane), for the purposes of access to lands proposed to be severed for building purposes, Council passed By-Law 2000-73 to allow the Mayor and Clerk-Administrator to execute license agreements with Gerard Clair and Sharon F. Clair and with Elfleda L. Watson for the use of the road allowance between Lots 24 and 25, Concession 12, in the Portland District known as Carrigg Road.

Gerard Clair and Sharon F. Clair remain the owners of the abutting lands, municipally known as 5680 Bellrock Road, the purpose of the original licence agreement was for the severance of a parcel of land for their daughter that was completed in 2000.

### DISCUSSION

Currently Carrigg Lane extends north starting at Bellrock Road, over the first approximately 350 metres of unopened road allowance in accordance with the licence agreement from 2000. Mr. & Mrs. Clair and their daughter, Ms. Walsh are proposing to extend the lane north over the unopened road allowance to facilitate the creation of one new residential limited service lot.

Ms. Walsh has had discussions and a pre-consultation meeting with Township planning staff with respect to a Consent to Sever for a new lot along an extension of Carrigg Lane. In accordance with the current Township Official Plan, section 5.7.7 Limited Service Residential Policies subsection (ii) c) permits severances for new non-waterfront limited service residential lots on extensions to existing private roads provided the extension of the existing private road

is not greater than 152 metres and is designed and constructed in accordance with Township standards for private roads. This provision only applies to new non-waterfront lots that are being proposed on a private road which does not serve waterfront residential development. Carrigg Lane is a private lane located over an unassumed and unopen road allowance that services two existing non-waterfront residential lots.

The owners of the lands that would be subject to a severance have been advised by staff that because Carrigg Lane is built over an Unopened Road Allowance and the extension will also be over the road allowance, they will need to enter into a licence agreement with the Township to extend the Lane up to 152 metres to facilitate the requirements under section 5.7.7 of the Official Plan prior to any consent to sever applications being approved.

The licence agreement and conditions of the severance approval will require the extension of the lane to be constructed in accordance with the Township of South Frontenac private lane standards.

As access is a critical matter that must be addressed as part of the evaluation of the consent application, staff advised the applicant to submit a licence agreement to the Township prior to moving ahead with the consent application.

If Committee of the Whole is supportive of the request to prepare a licence agreement to facilitate the consent application, planning staff will move forward to draft a licence agreement consistent with the 2000 agreement previously approved by South Frontenac Council.

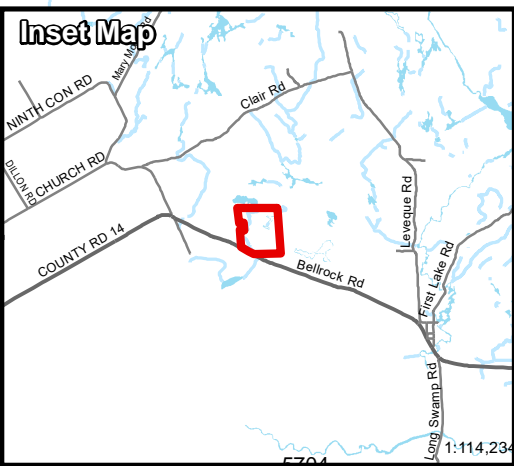
## **STAFF REVIEW & COMMENT**

A licence agreement is required to provide legal access to facilitate a consent application that is intended to be submitted by Ms. Walsh. If Council wishes to move forward with a licence agreement for the purposes of establishing an extension to Carrigg Lane, staff will bring a report to a future Council meeting with the draft licence agreement.

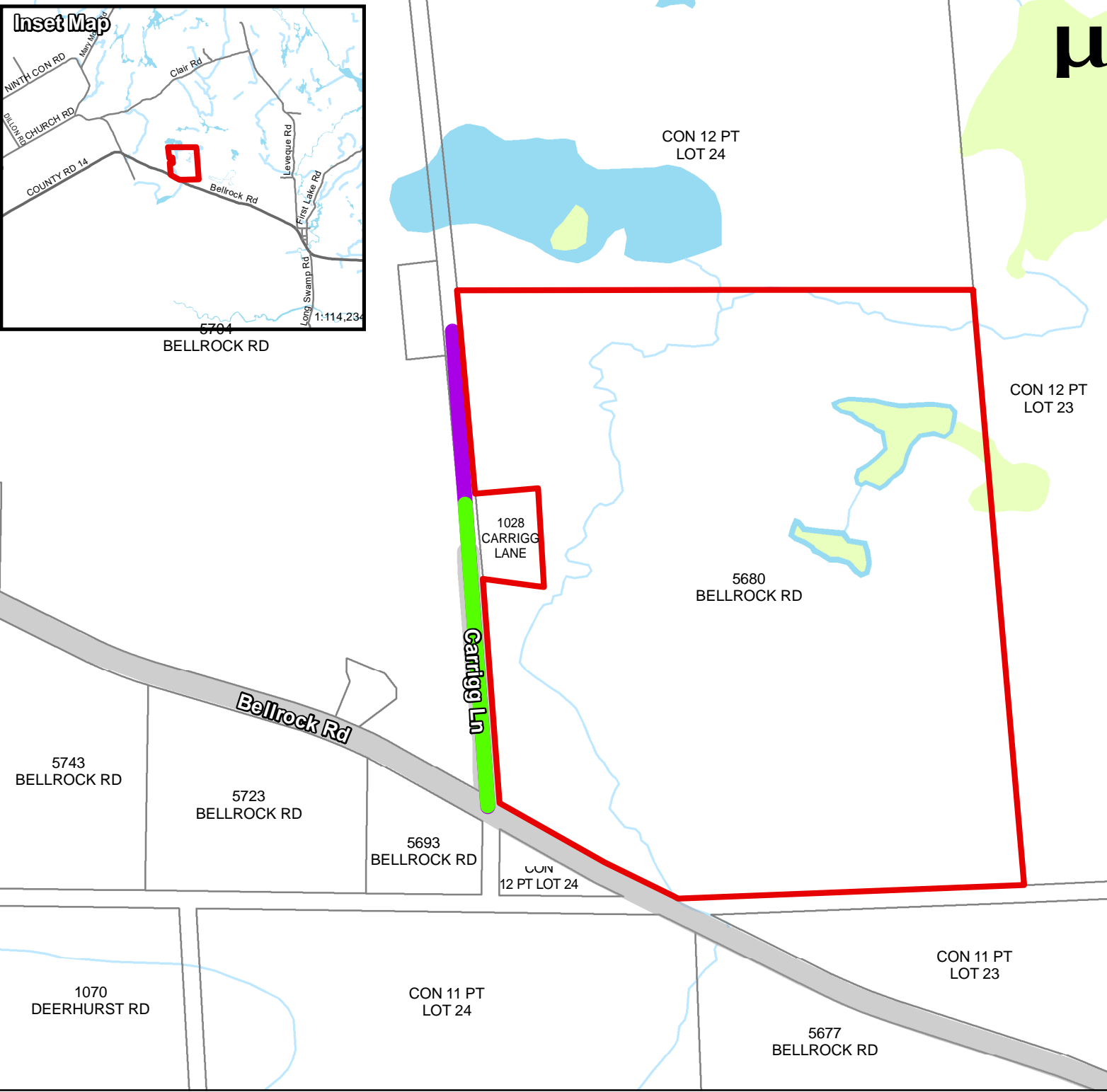
<b>Prepared by:</b>	Michelle Hannah, Planning Assistant
<b>Reviewed and Submitted by:</b>	Claire Dodds, RPP, MCIP, Director of Development Services
<b>Approved by:</b>	Neil Carbone, CAO

## **Attachments:**

Attachment 1 – Location Map



5704  
BELLROCK RD



**LA-01-21-P  
(Clair) (Walsh)**

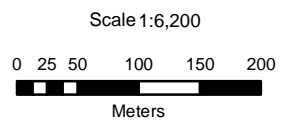
**5680 BELLROCK RD**

**Legend**

- Carrigg Lane**
- Carrigg Lane 350m
  - Proposed 152m Extension
  - Subject Property
  - Roads
  - Parcel Fabric
  - Provincially Significant Wetlands
  - Wetland
  - River/ Stream
  - Waterbody

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



UTM Projection NAD 83