

Township of South Frontenac Staff Report



To: Director, Development Services
From: Kamila Seitkhanova, Planning Coordinator
Report Date: January 6, 2025
Subject: Holding Symbol Removal
PL-ZBA-2024-0112, Andre and Donna Sauve, 1041 Peters Road

Summary

This report recommends that the delegated authority pass a by-law to remove the Holding (-H) symbol on the subject property. Removing the hold will allow the Owner to obtain a building permit for one additional dwelling unit now that they have demonstrated an adequate water supply to service the development.

Recommendation

THAT By-law 2024-11-DA being a By-law to remove the Holding "H" Symbol from the Schedules of Zoning By-law No. 2003-75, as amended, from 1041 Peters Road, Part Lot 4, Concession 5 Being Part 2 on Plan 13R13488, Portland District, Township of South Frontenac be enacted and passed.

Background

The subject property is 1041 Peters Road. The property is zoned Rural (RU). The RU zone is subject to a Holding (-H) symbol. The applicant is requesting to remove the -H symbol from the property to permit one additional dwelling unit (ADU).

The proposed ADU consists of the conversion of the existing attached garage and construction of an addition to the North of the garage for a total of 1,098 square feet. The ADU is proposed to be serviced by the same well as the house and the existing sewage system is proposed to be upgraded. A front porch will also be added to the existing house.

The Holding Symbol can only be removed by by-law once it is demonstrated to the satisfaction of the Township that the lot has an adequate supply of potable water in accordance with the Township's Standard for Hydrogeological Assessment. A building permit can only be issued for the property once the Holding Symbol is removed.

Discussion/Analysis

The Township received an application to remove a holding provision to allow an additional dwelling unit in October 2024.

Staff are satisfied that the plans and drawings meet the requirements of the RU zone, and the general ADU provisions of Zoning By-law No. 2003-75.

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Regarding the requirement to demonstrate an adequate supply of potable water, the subject property has an existing well that currently supplies water to the existing house. The applicant provided a letter of opinion from a qualified professional confirming that the water supply is adequate to support the house and the ADU.

It is the opinion of staff that the Holding Symbol on the property can now be removed by by-law for one ADU. The Holding Symbol will remain in place for a second ADU.

Financial Implications

Not Applicable.

Notice/Consultation

The drawings and letter of opinion regarding the water supply were reviewed by Planning Services staff. The Owner was notified that the Director of Development Services is considering the removal of the Holding provision per the *Planning Act* and By-law 2023-91.

Attachments

Exhibit A - By-law 2024-11-DA

Approval of Removal of Holding Symbol

Pursuant to the Township of South Frontenac By-law 2023-91, application PL-ZBA-2024-0112 for partial removal a holding symbol is approved, and By-law 2024-11-DA is passed.



Brad Wright, RPP, MCIP, AICP
Director of Development Services

____ January 6, 2025 _____

Date of Approval

By-Law Number 2024-11-DA

A By-Law to partially remove the Holding "H" Symbol from the Schedule of Zoning By-law No. 2003-75, as amended, on certain lands described as 1041 Peters Road, Part Lot 4, Concession 5 Being Part 2 On Plan 13R13488, Portland District

Whereas a Holding "H" Overlay has been applied to the zoning on the subject lands to be removed to permit one or more additional dwelling units when it has been demonstrated through an appropriate hydrogeological assessment to the satisfaction of the Municipality that the lot has an adequate supply of potable water; and

Whereas the Owner of the subject lands has made this demonstration to the satisfaction of the Municipality and has requested that the "H" be removed to permit one additional dwelling unit on the subject lands; and

Whereas the Council for the Township of South Frontenac, pursuant to section 39.2 of the *Planning Act*, passed By-law 2023-91 delegating authority to the Director of Development Services or their designate to pass by-laws to remove holding provisions from Zoning By-law No. 2003-75, as amended;

Therefore be it resolved that the Director of Development Services, or their designate, hereby enacts as follows:

1. That the Holding "H" Symbol be removed to permit one additional dwelling unit from the lands zoned RU on Schedule "A" to Zoning By-law Number 2003-75 as amended, as shown on Schedule "1".
1. This By-law shall come into force and take effect on the date of its passing.

Enacted and Passed: Tuesday, January 14, 2025

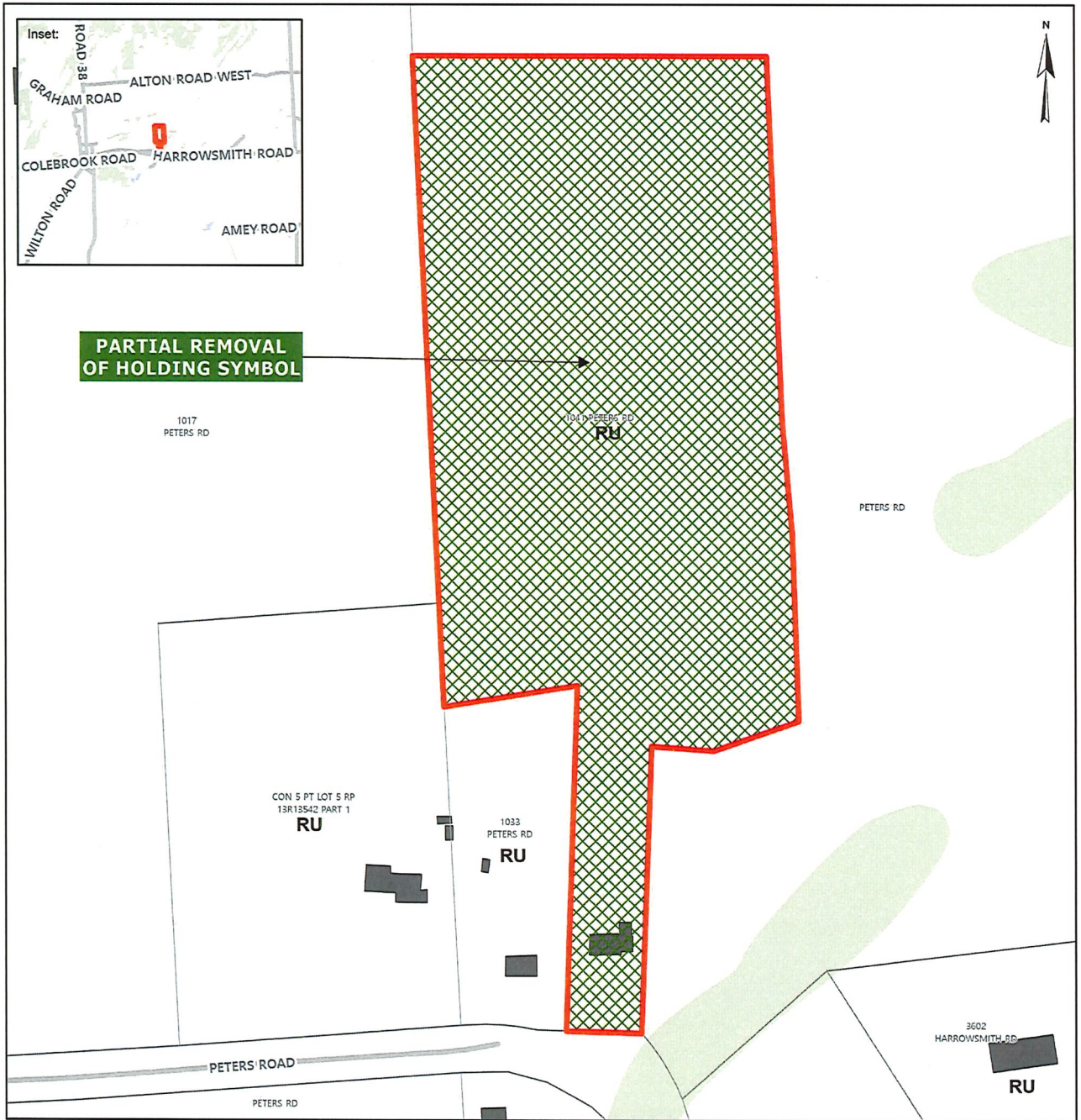


James Thompson, Clerk



Ron Vandewal, Mayor

Schedule 1 of By-law 2024-11-DA



<p>SOUTH FRONTENAC (SAUVE) 1041 PETERS ROAD PL-ZBA-2024-0112</p>	<p>LEGEND</p>		<p>PIT 'B' ZONE (PB)</p> <p>QUARRY 'A' ZONE (QA)</p> <p>QUARRY 'B' ZONE (QB)</p> <p>RESIDENTIAL ZONE (R)</p> <p>RURAL COMMERCIAL ZONE (RC)</p> <p>RURAL INDUSTRIAL ZONE (RI)</p> <p>LIMITED SERVICE RESIDENTIAL ZONE (RLS)</p>	<p>LIMITED SERVICE RESIDENTIAL - ISLAND ZONE (RLSI)</p> <p>LIMITED SERVICE RESIDENTIAL - WATERFRONT ZONE (RLSW)</p> <p>RECREATIONAL RESORT COMMERCIAL ZONE (RRC)</p> <p>RURAL ZONE (RU)</p> <p>WATERFRONT RESIDENTIAL ZONE (RW)</p> <p>SALVAGE YARD INDUSTRIAL ZONE (SI)</p> <p>TUZ</p>	<p>URBAN COMMERCIAL ZONE (UC)</p> <p>URBAN INDUSTRIAL ZONE (UI)</p> <p>URBAN MULTIPLE RESIDENTIAL ZONE (UMR)</p> <p>URBAN RESIDENTIAL ZONE - FIRST DENSITY ZONE (UR1)</p> <p>URBAN RESIDENTIAL ZONE - SECOND DENSITY (UR2)</p> <p>WASTE DISPOSAL ZONE (WD)</p>
	<p>Subject Property</p> <p>Partial Removal of Holding Symbol</p> <p>Parcels</p> <p>Building Footprints</p> <p>Wooded Area</p> <p>Waterbody</p> <p>Road</p>	<p>Zoning</p> <p>AGRICULTURAL ZONE (A)</p> <p>COMMUNITY FACILITY ZONE (CF)</p> <p>ENVIRONMENTAL PROTECTION ZONE (EP)</p> <p>MOBILE HOME RESIDENTIAL ZONE (MHR)</p> <p>OPEN SPACE - PUBLIC ZONE (OS)</p> <p>OPEN SPACE - PRIVATE ZONE (OSP)</p> <p>PIT 'A' ZONE (PA)</p>			

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