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TOWNSHIP OF SOUTH FRONTENAC PLANNING DEPARTMENT

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

Date Received: _____ File No: MV-40-20-L

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

Full Mailing Address of Owner(s): [redacted]

Phone number of Owner(s): [redacted]

Email Address of Owner(s): [redacted]

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

Name of Authorized Agent: _____

Full Mailing Address of Authorized Agent: _____

Phone number of Authorized Agent: _____

Email Address of Authorized Agent: _____

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

_____
Signature(s) of Owner(s)

3. The description of the subject land:

District: ☐ Bedford ☐ Portland ☑ Loughborough ☐ Storrington

Concession Number: 13 Lot Number: Part Lot 23

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

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

Roll Number: 102904004010300

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

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

Depth: 46.66m (153.09 ft) Area: 1605.05 M2 (17,276.06 ft²)

5. The current zoning of the subject land:

Limited Services Residential Waterfront (RLSW)

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

Reduction in rear yard set back. Increase in lot coverage for principal building.

7. The reason why the proposed use cannot comply with the provisions of the Zoning By-law:
The property is an existing undersized lot of record. To keep development out of the 30m set back the principal building need to encroach into the rear yard set back

The lot coverage is proposed to be 6.6% which is 1.6% or 25.8m2 (278sq.ft.) over the permitted 5%.

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

Name of Road/Lane:

Twin Island Lane

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

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

Vacant waterfront lot served by private road

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

☐ Yes ☑ No

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

Type of Structure (E.g. residence)	**(1)**	**(2)**	**(3)**	**(4)**
Setback from Front Lot Line				
Setback from Rear Lot Line				
Setback from Side Lot Line				
Height of Building (Also indicate if it is one story or two story)				
Dimensions of Floor Area				
Setback from High Water Mark (If applicable)				

13. The proposed uses of the subject land:

Seasonal Dwelling with class 4 septic system

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

☑ Yes ☐ No

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

Type of Structure (E.g. residence)	**(1)** Seasonal Dwelling 81.25M2 = 5.06% Lot coverage	**(2)** Open Deck 12.66M2 = 0.79% Lot coverage	**(3)** Screened Portch 12.56M2 =0.78% Lot coverage	**(4)** Class 4 Septic System
Setback from Front Lot Line	Min = 30.00m Prop = 32.32m Variance = N/A	Min = 30.00m Prop = 30.02m Variance = N/A	Min = 30.00m Prop = 30.94m Variance = N/A	Min = 30.00m Prop = 30.18m Variance = N/A
Setback from Rear Lot Line	Min = 10.00m Prop = 7.52m Variance = 2.48m	Min =10.00m Prop = 13.65m Variance = N/A	Min = 10.00m Prop = 13.24m Variance = N/A	Min = 3.0m Prop = 5.92m Variance = N/A
Setback from Side Lot Line	Min = 3.0m North = 5.59m South = 13.04m Variance = N/A	Min = 3.0m North = 6.04m Variance = N/A	Min = 3.0m South = 13.64m Variance = N/A	Min = 3.0m O.B.C. South = 3.28m Variance = N/A
Height of Building (Also indicate if it is one story or two story)	Max = 11.0m Prop = 7.83m Variance = N/A	Max = 11.0m Prop = 1.75m Variance = N/A	Max = 11.0m Prop = 6.74m Variance = N/A	Max = N/A Variance = N/A
Outside Dimensions of Building/Structure	Width = 13.17m Depth = 6.89m	Width = 4.22m Depth = 3.05m	Width = 4.13m Depth = 3.05m	Distribution Bed Width = 2.87m Length = 8.36m
Setback from High Water Mark (If applicable)	Min = 30.0m Prop = 32.32m Variance = N/A	Min = 30.00m Prop = 30.02m Variance = N/A	Min = 30.00m Prop = 30.94m Variance = N/A	Min = 30.00m Prop = 30.18m Variance = N/A

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

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

If yes, please provide details:

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

If yes, please provide details:

18. What are the uses of the proposed development?

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

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

July 29 2019

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

N/A

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

N/A, Undeveloped lot of record

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

Lake intate

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

Privately owned and operated individula class 4 septic system (Waterloo with anual inspection contract)

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

Existing natural overland down gradiant

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

☐ Yes ☑ No

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

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

☑ Yes ☐ No

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

MV-02-20-L. 9.5% Lot coverage, 6.5m Rear yard, Application was Denied at Aug. 13 2020 meeting

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

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

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

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

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

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

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

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AGREEMENT TO INDEMNIFY

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

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

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

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

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

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

[redacted]