

TOWNSHIP OF McNAB/BRAESIDE COMMITTEE OF ADJUSTMENT AGENDA

Monday, March 11, 2024 - 10:30 a.m.
Township Municipal Office
2473 Russett Drive

1. Call to open hearing.
2. Minutes of the previous hearing, January 30, 2024.
3. Declaration of a Pecuniary Interest (Money/Financial).
4. **Consideration of Application No. A-1/24**
106 Lorlei Drive – Gloria Rockwell, Agent-Landscape Ltd.
 - (a) Purpose of the Application
 - (b) Confirmation of Dates
 - (c) Confirmation of Notice
 - (d) Reading of Written Comments
 - (e) Overview of Planning Report
 - (f) Discussion and Public Participation
5. Decision by Committee for Application No. A-1/24, or call for a further hearing if required.
6. Appeal Rights
7. **Consideration of Application No. A-2/24**
64 Moreau Road – John Boef
 - (a) Purpose of the Application
 - (b) Confirmation of Dates
 - (c) Confirmation of Notice
 - (d) Reading of Written Comments

(e) Overview of Planning Report

(f) Discussion and Public Participation

8. Decision by Committee for Application No. A-2/24, or call for a further hearing if required.
9. Appeal Rights
10. Adjournment

CORPORATION OF THE TOWNSHIP OF McNAB/BRAESIDE
2473 Russett Drive, Arnprior, Ontario K7S 3G8

Application for Minor Variance

Note: The "" identifies prescribed information outlined in Ontario Regulation 200/96*

PART I GENERAL INFORMATION

1. APPLICANT/OWNER INFORMATION

- a) *Applicant's Name(s): Landscape Ltd. Attn: Jonah Bonn MCIP, RPP
*Address: 311 Richmond Road, Suite 203 Ottawa, On, K1Z 6X3
*Phone #: Home () Work (613) 454-8089 Cell (613) 761-2088
E-mail: jbonn@firstbay.ca
- b) *The applicant is: the registered owner [] an agent authorized by the owner [x]
- c) If the applicant is an agent authorized by the owner, please complete the following:
*Name of Owner: Gloria Morene Rockwell
*Address of Owner: 700 Education Road, Cornwall, On, K6H 6B8
*Phone #: Home () Work () Cell (613) 608-4366
- d) To whom should correspondence be sent? Owner [] Applicant [x] Both []

2. *PROVIDE A DESCRIPTION OF THE SUBJECT LAND:

Street Address: 106 Lorlei Drive (PIN 57338-0081)

Concession: 4 Lot: Part of Lot 16

Registered Plan No.: Block or Lot No(s). in the Plan:

Reference Plan No.: 49-R-12697 Part No(s): 3

3. *CURRENT DESIGNATION OF THE SUBJECT LAND IN THE OFFICIAL PLAN (IF ANY):

Rural and strip of environmental protection area along waterfront

4. *CURRENT ZONING OF THE SUBJECT LAND:

RU-E7 and strip of EP (environmental protection)

PART II DETAILS OF THE APPLICATION

5. ***PLEASE STATE THE NATURE AND EXTENT OF THE RELIEF FROM THE ZONING BY-LAW** See covering letter, reduction in minimum building setback to 29.6m from 30m and reduction in minimum sideyard setback to 1.73m from 3.0m.
-

6. ***WHAT IS THE REASON WHY THE PROPOSED USE CANNOT COMPLY WITH THE PROVISIONS OF THE ZONING BY-LAW?**
see covering letter
-

7. ***DIMENSIONS OF THE SUBJECT LAND:**
Frontage: 61.1m Depth: +/-112m Area: +/-7,000 sq.m.
-

8. ***PLEASE MARK BELOW THE ACCESS TO THE SUBJECT LAND:**
☐ Provincial Highway ☒ Municipal Road Maintained All Year
☐ Municipal Road Maintained Seasonally ☐ Right Of Way ☐ Water
☐ Other Public Road: _____
-

9. ***IF THE ONLY ACCESS IS BY WATER, PLEASE STATE BELOW THE PARKING AND DOCKING FACILITIES THAT ARE TO BE USED, AND THE DISTANCE OF THESE FACILITIES FROM THE SUBJECT LAND AND FROM THE NEAREST PUBLIC ROAD:**
N/A
-

10. ***WHEN WAS THE SUBJECT LAND ACQUIRED BY THE CURRENT OWNER?**
2017
-

11. ***WHAT ARE THE EXISTING USES OF THE SUBJECT LAND AND HOW LONG HAVE THEY CONTINUED?**
#1 Residential (permit issued 2007) Since: +/-2008 / 15 Years
#2 _____ Since: _____ / _____ Years
-

12. ***ARE THERE ANY BUILDINGS OR STRUCTURES ON THE SUBJECT LAND?**
☒ Yes ☐ No
-

13. ***WHAT ARE THE "PROPOSED" USES OF THE SUBJECT LAND?**
Same, single family residential
-

14. ***WILL ANY BUILDINGS OR STRUCTURES BE BUILT ON THE SUBJECT LAND?**

☐ Yes ☒ No already built, see covering letter

15. ***PROVIDE THE FOLLOWING DETAILS FOR ALL EXISTING OR PROPOSED BUILDINGS OR STRUCTURES ON THE SUBJECT LAND: (use a separate page if necessary)**

	EXISTING			PROPOSED	
Type of building or structure					
Setback from the front lot line					
Setback from the rear lot line					
Setbacks from the side lot lines					
Height (in metres)					
Dimensions or floor area					
Date constructed					

See covering Page

16. ***INDICATE HOW WATER IS SUPPLIED AND HOW SEWAGE DISPOSAL IS PROVIDED TO THE SUBJECT LAND:**

WATER

SEWAGE

publicly owned and operated piped water system ☐ publicly owned and operated piped sanitary sewage system ☐
 privately owned and operated individual well ☒ publicly owned and operated communal septic system ☐
 privately owned and operated communal well ☐ publicly owned and operated individual septic system ☐
 lake or other water body ☐ privately owned and operated individual septic system ☒
 other means: _____ ☐ privy ☐
 Other means: _____ ☐

17. ***HOW IS STORM DRAINAGE PROVIDED?**

Sewers ☐ Ditches ☐ Swales ☒ Other Means ☐

18. ***IS THE SUBJECT LAND ALSO THE SUBJECT OF AN APPLICATION FOR APPROVAL OF A PLAN OF SUBDIVISION OR CONSENT? Yes ☐ No ☒ Don't Know ☐**

***IF YES, PLEASE STATE, IF KNOWN, THE FILE NO. AND THE STATUS OF THE APPLICATION:**

File No.: _____ Status: _____

19. ***HAS THE SUBJECT LAND EVER BEEN THE SUBJECT OF AN APPLICATION UNDER SECTION 45 OF THE PLANNING ACT? (i.e. previous minor variance application)**

Yes ☐ No ☐ Don't Know ☒

20. APPLICATION SKETCH

On a separate page(s), please provide a sketch, preferably prepared by a qualified professional, showing the following: (In some cases, it may be more appropriate to prepare additional sketches at varying scales to better illustrate the proposal.)

- Boundaries and the dimensions of the subject land for which the amendment is being sought.
- The location, size and type of all existing and proposed buildings and structures, indicating the distances from the front yard lot line, rear yard lot line and the side yard lot lines.
- The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- The current uses on land that is adjacent to the subject land.
- The location, width, and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way.
- If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- The location and nature of any easement affecting the subject land.
- Applicant's Name
- Date of Sketch
- The scale to which the sketch is drafted (e.g. 1 cm = 50 m)
- North Arrow
- The locations and dimensions of off-street parking spaces and off-street loading facilities
- Planting strips and landscaped areas
- Buildings to be demolished or relocated.

PART III AUTHORIZATION OF OWNER FOR AGENT TO MAKE THE APPLICATION:

(If affidavit (Part IV) is signed by an Agent on Owner's behalf, the Owner's written authorization below must be completed)

I (we) Gloria Morene Rockwell.

of the City of Cornwall

in the Province of Ontario

do hereby authorize Landscape to act as my/our agent in this application.

Gloria Rockwell
Signature of Owner(s)

11-Dec-2023
Date

10. DECLARATION OF FEES INCURRED

The Owner/Agent agrees to reimburse and indemnify the Township of McNab/Braeside of all fees and expenses incurred by the Township of McNab/Braeside to process the application, including any fees and expenses attributed to proceeding before the Local Planning Appeal Tribunal or any court or other administrative tribunal if necessary to defend Council's decision to support the application.

The Owner/Agent also agrees to deposit with the Township of McNab/Braeside such monies as required by the Township of McNab/Braeside's Tariff of Fees By-Law as amended to defend appeals brought before the LPAT by parties other than the Applicant/Agent or Township.

The required fee for the processing of this application shall be in accordance with the Township of McNab/Braeside's current Tariff of Fees By-Law pertaining to planning matters. The Fees prescribed do not include professional fees, (ie. legal or engineering) or extra public meetings. Prior to undertaking any of these matters the applicant agrees to reimburse the Municipality for all charges related to the application. Fees required for the processing of this application are required at the time of submission. The amount of the required fees should be confirmed with the Township prior to the submission of the application.

Dec. 21, 2023
Date


Signature of Owner/Agent

Date

Signature of Owner/Agent

PART IV *AFFIDAVIT: (This affidavit must be signed in the presence of a Commissioner)

I (we) Jonah Bonn

of the City of Ottawa

in the Province of Ontario

solemnly declare that all of the information required under Ontario Regulation 200/96, and the statements contained in this application are true, and I, (we), make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the **CANADA EVIDENCE ACT**.

DECLARED before me at the Township of McNab/Braeside
in the County of Renfrew this 5th day of January, 20 24

Signature of Owner or Authorized Agent

Date

Signature of Commissioner

Date

NOTE: One of the purposes of the Planning Act is to provide for planning processes that are open, accessible, timely and efficient. Accordingly, all written submissions, documents, correspondence, e-mails or other communications (including your name and address) form part of the public record and will be disclosed/made available by the Township to such persons as the Township sees fit, including anyone requesting such information. Accordingly, in providing any such information, you shall be deemed to have consented to its use and disclosure as part of the planning process.

(To be completed by the Municipality)

"COMPLETE" APPLICATION AND FEE OF \$ 1,100 RECEIVED BY THE MUNICIPALITY:

January 5 2024
Date

Grace Humphrey
Signature of Municipal Employee

Roll Number

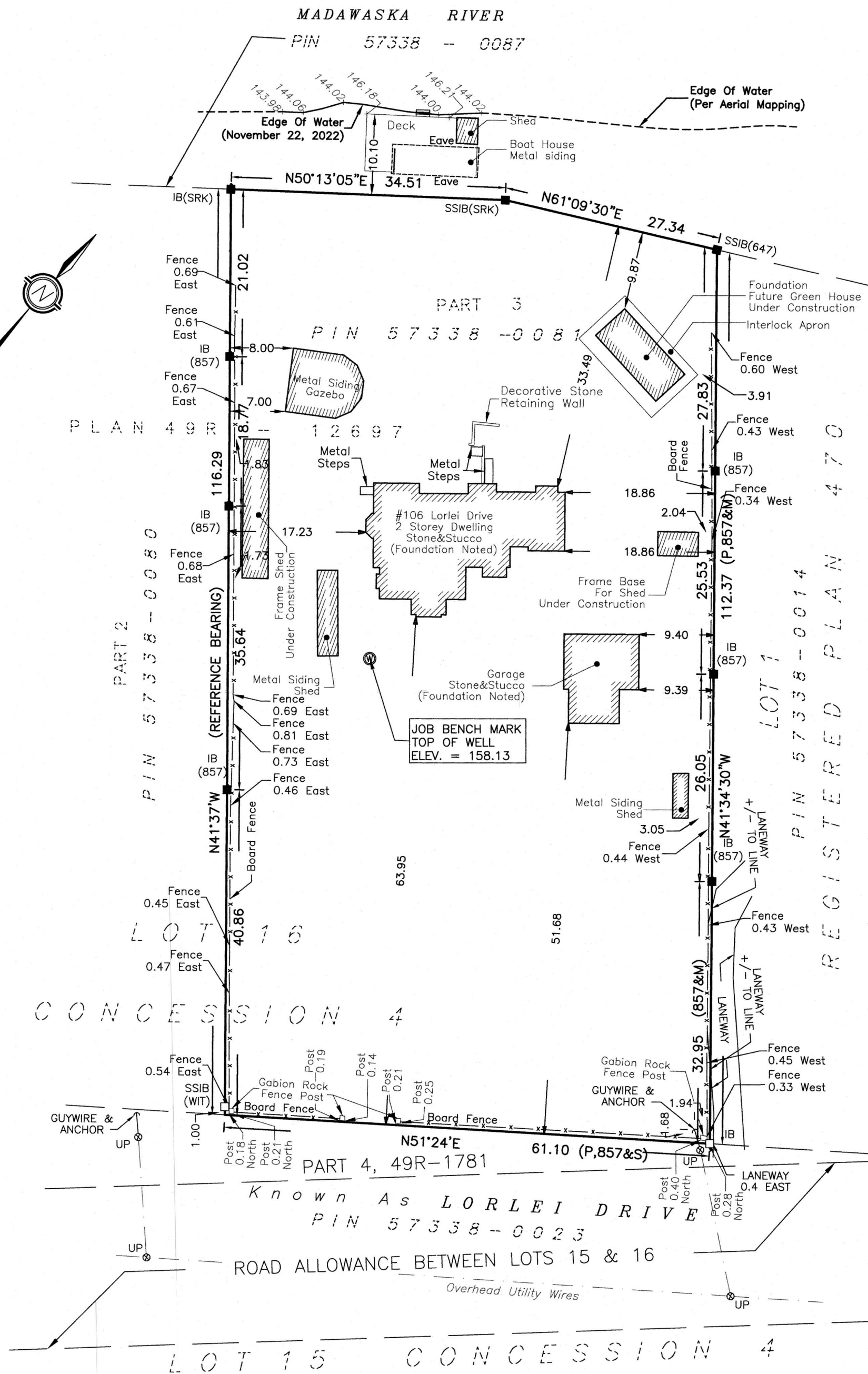
\$ 3,000 security deposit.

ANGELA PATRICIA YOUNG, a Commissioner, etc.,
County of Renfrew, for the Corporation of the
Township of McNab/Braeside

106 Lorlei Zoning Matrix

	House (existing)	Garage (Existing)	Storage (existing)	Gazebo (proposed)	Storage N-W (Proposed)	Storage S-W (Proposed)	Greenhouse (to be removed)
Type of Building or Structure	House	Accessory building	Accessory building	Accessory building	Accessory building	Accessory building	Accessory building
Setback from front lot line	63.91m	51.68m	40m	88m	67m	59m	92m
Setback from 30m high water	45m	63m	83m	29.6m	41m	57m	22.9m
Setbacks from the side lot line (east)	18.86m	9.39m	3.05m	44m	55m	47.8m	3.91m
Setbacks from the side lot line (west)	17.25m	42m	56m	7m	1.73m	11.17m	45m
Height (in meters)	8.6m	4.8m	4m	4.5m	4.94m	4.4m	4.2m
Floor area	282 sq.m.	92 sq.m.	11.5 sq.m.	68.5 sq.m.	56.2 sq.m.	27.7 sq.m.	55.5 sq.m.
Date constructed	2008	2008	2022	proposed	proposed	proposed	To be removed

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



SURVEYOR'S REAL PROPERTY REPORT - PART 1
PLAN OF
PART OF LOT 16
CONCESSION 4
GEOGRAPHIC TOWNSHIP OF McNAB
COUNTY OF RENFREW

SCALE 1 : 500
0 10 20 50 metres
FAIRHALL, MOFFATT & WOODLAND LIMITED
ONTARIO LAND SURVEYORS

ELEVATION NOTES

- ELEVATIONS SHOWN HEREON ARE REFERRED TO GEODETIC DATUM (CVGD28).
- IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE JOB BENCHMARK HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREE WITH THE INFORMATION SHOWN ON THIS DRAWING.

NOTES

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHWESTERLY LIMIT OF PART 3 AS SHOWN ON PLAN 49R-12697, HAVING A BEARING OF N41°37'00"W.

LEGEND

- - SURVEY MONUMENT SET
- - SURVEY MONUMENT FOUND
- SIB - STANDARD IRON BAR
- SSIB - SHORT STANDARD IRON BAR
- IB - IRON BAR
- Ø - ROUND
- (WIT) - WITNESS
- (P) - PLAN 49R-12697
- (SU) - SOURCE UNKNOWN
- (SRK) - SURY & ROWE LIMITED, O.L.S.
- (647) - H.R. FARLEY, O.L.S.
- (857) - FAIRHALL, MOFFATT & WOODLAND LIMITED, O.L.S. (REF.64-MCNAB)
- PIN - PROPERTY IDENTIFICATION NUMBER
- ⊗UP - UTILITY POLE
- Ⓜ - WELL
- ← - GUY WIRE AND ANCHOR

SURVEYOR'S REAL PROPERTY REPORT - PART 2
REPORT SUMMARY

DESCRIPTION OF LAND
PART OF LOT 16, CONCESSION 4, GEOGRAPHIC TOWNSHIP OF McNAB,
COUNTY OF RENFREW AS IN ALL OF PIN 57338-0081, DESIGNATED AS PART 3,
PLAN 49R-12697.

REGISTERED EASEMENTS
NONE REGISTERED

REMARKS
NOTE GENERAL LOCATION OF FENCES AND GUY WIRE, ANCHOR, AND
LANEWAY AT SOUTHEAST CORNER.

ZONING
COMPLIANCE WITH ZONING, LAND USE, ENVIRONMENTAL AND BUILDING
REGULATIONS NOT CERTIFIED BY THIS REPORT

THIS REPORT WAS PREPARED FOR
DE SAULNIERS CONSTRUCTION LTD
THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY OTHER PARTIES.

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-40482

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN
ACCORDANCE WITH THE SURVEYS ACT, THE
SURVEYORS ACT AND THE REGULATIONS MADE
UNDER THEM.
2. THE SURVEY WAS COMPLETED ON NOV. 22, 2022
2022/12/13
DATE
JOHN H. GUTRI
ONTARIO LAND SURVEYOR

THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29 (3).

**Fairhall
Moffatt &
Woodland**
LIMITED
ONTARIO LAND SURVEYORS
Surveying and Land Information Services
100-600 TERRY FOX DRIVE, KANATA, ONTARIO K2L 4B6
TEL: (613) 591-2580 FAX: (613) 591-1495
www.fmw.on.ca

JOB No.
A C 2 6 9 0 0
E 302295 N 5029201
REFERENCE No.
235(b) - 4 MCNAB
S:\JOBS\AC26900\DWG 12DEC2022
Srpr_AC269.dwg (ss)

December 21, 2023

Committee of Adjustment (the “**Committee**”)

Township of McNab/Braeside

2473 Russett Drive

Arnprior, ON K7S 3G8

Attention: Ms. A. Young, Secretary-Treasurer (ayoung@macnabbraeside.com)

Dear Mrs. Young:

Re: 106 Lorlei Drive (the “Property”)
Application for Minor Variance

Please accept this covering letter with attachments in support of an application for Minor Variance (the “**MV Application**”) related to the ongoing redevelopment of the Property. This application deals with two (2) accessory structures that are intended to be an integral component of the improvements at the Property.

The Property was purchased by our client in 2017 at which time it consisted of a single detached dwelling, detached garage, and some hard landscaping. Recent photographs are contained in **Exhibit A**, below.



Exhibit A: House and detached garage at the Property

Our client subsequently had a total of six (6) structures constructed to some degree over the past two construction seasons. Building permits are required for each structure that are in excess of 15m² in gross floor area. At the time of this submission, those applications are pending submission once the required minor variances are processed for the (two) 2 affected structures.

In summary:

- Two (2) structure do not others do not comply with the present zoning based on the legal survey and Site Plan C1, Rev. 3, dated November 20, 2023;

- Three (3) of the structures comply with the current zoning;
- The foundation for the greenhouse will be removed and replaced with soft landscaping.

In order to bring the two (2) offending structures into compliance, the following zoning provisions are being addressed on a single MV Application.

1. Proposed Metal Siding Gazebo (the “**Gazebo**”)– a portion of this structure extends 0.4m within the required minimum 30m setback from the normal high-water mark, thus the requested setback is 29.6m from the normal high-water mark.
2. Future Shed North West Shed (the “**North West Shed**”) – this structure is located 1.73m from the interior side lot line, whereas the Zoning By-law requires a minimum setback of 3.0m from an interior side lot line.

As part of our due diligence, the client, through their general contractor pre-consulted with Chris Vereyken, Tom Webster, and very recently Austin Hisko of your Buildings Division, and the County Planners (Anne McVean and Bruce Howarth) to confirm their planning interpretation and opinion on the viability of seeking variances for the affected structures. At that time, the client wished to seek a variance for the required setback from the high water mark for the partially constructed greenhouse but based on feedback from that meeting and other input, the client has now agreed to remove the foundation and replace it with soft landscaping. It was also confirmed by the County Planners that the Gazebo is considered to be located entirely within the Rural designation as set out in the County of Renfrew Official Plan.

Also included in this submission are the following materials;

- Completed application form for Minor Variance,
- Application fee of \$1,100.00 and deposit fee of \$3,000.00
- Site Plan C1, dated November 20, 2023,
- Surveyors Real Property Report, December 13, 2022,
- North West Shed, A300, dated April 27, 2023,
- Gazebo Site Plan, A000, dated September 14, 2021,
- Gazebo Floor and Structural Plans, A300, dated September 3, 2021,
- Gazebo Elevations, A400, dated September 3, 2021,
- Environmental Impact Study, dated June 21, 2023,
- Slope Stability Study, dated July 26, 2023,

Background Information

The Property is located along the northwest side of Lorlei Drive, as shown in [Exhibit B](#), a municipal/local road within the Township of McNab/Braeside, and extends down to the southeast shore of the Madawaska River (the “**River**”), approximately 2.4km west (upstream) of the Stewartville Hydro Electric dam. The Property is approximately 6,900m² in area and has water frontage of 61.85m, road frontage of 61.1m, and an average depth of 114m. Both interior side lot lines as well as the front (roadside) lot line have solid 2.0m board fencing set in approximately 0.4m – 0.6m from the actual lot line. Attractive piers at the driveway form a private entrance that leads down to the house and detached garage, approximately 50-60m from the front lot line.

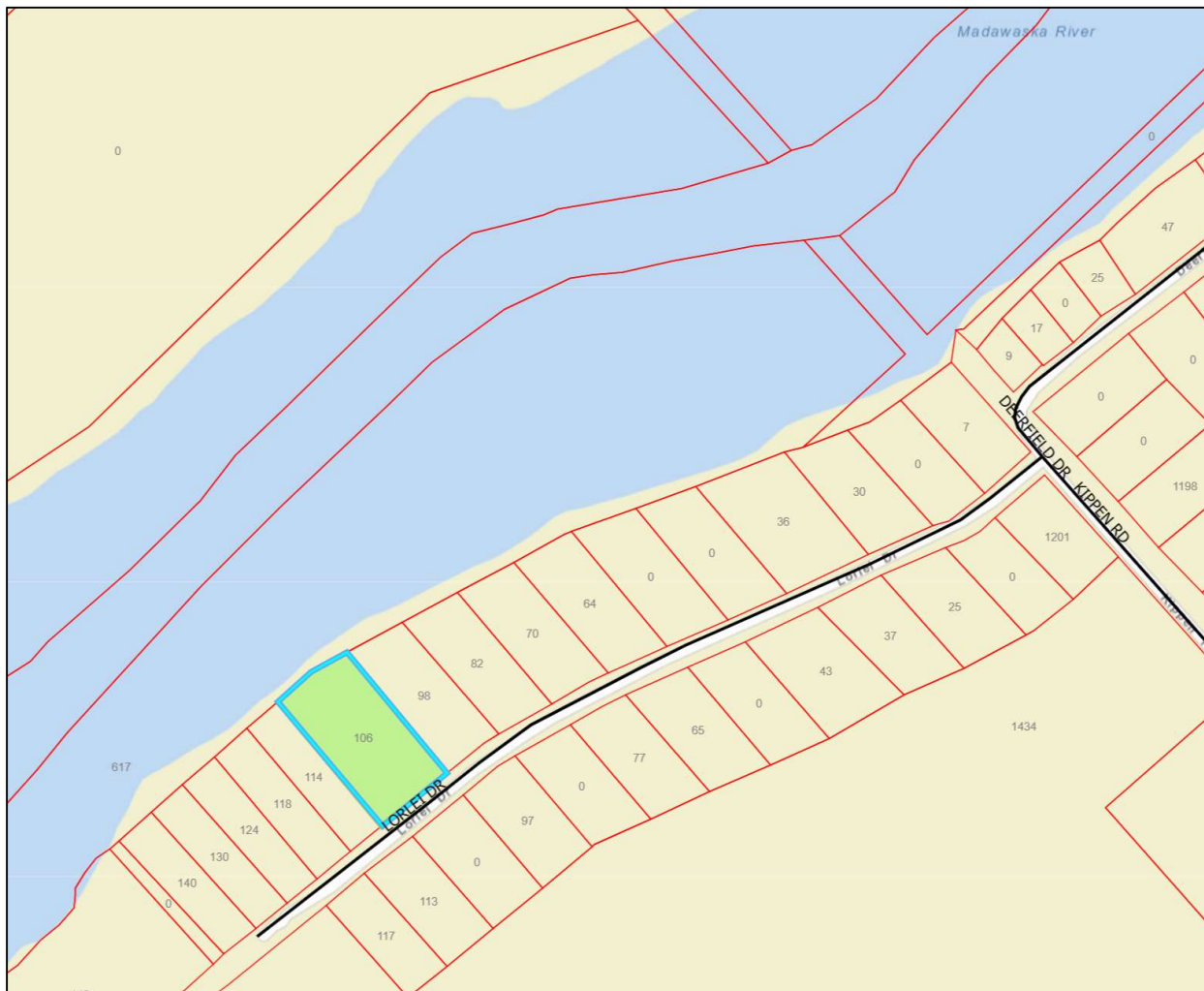


Exhibit B: Location Map with Property outlined in blue (source: Renfrew County GIS)

The River level is controlled through the constant efforts of Ontario Power Generation (“OPG”), a provincially controlled corporation, to provide flood control/hydro-electric power to the provincial power grid. Historical records indicate that the water level fluctuates seasonally up and down approximately 1m on average and at the date of the survey conducted on November 22, 2022, the water level was determined to be 144.06m above sea level (“a.s.l.”). The River is approximately 200m wide at the location of the Subject Property.

It is important to note that the normal high-water mark is located approximately 10-15m from the rear property line of the Property, lands controlled by OPG.

The site slopes significantly from road frontage to the shoreline, and based on the attached Site Plan, the more aggressive slope occurs approximately 7-9 metres from the rear lot line and thus, some 17-24m from the River’s edge. All of the affected accessory structures area located well above the normal high-water level and beyond the top of slope. The finished floor of the Gazebo is at 156.32m a.s.l., while the finished floor of the North West Shed is at 157.42m a.s.l., all well above/beyond the start of the severe slope down to the river’s edge. The client intended for the Gazebo to be constructed in compliance with the Zoning By-law, specifically being setback a minimum of 30m to meet Section 3.23 (d) of the Zoning By-law, but the contractor erred by 0.4m in locating the structure to meet this provision.

An Environmental Impact Study was undertaken following initial construction of the relevant buildings, and others, and the results indicate that with the recommended mitigation measures, no negative impacts result from the construction and location of the relevant buildings, particularly the Gazebo.

A Slope Stability Study was prepared in July 2023 following the initial construction of the relevant buildings and the results indicated that no possibility of slope failure would result from the placement of the relevant buildings.

Also undertaken was an engineering review of the intended construction methods for the Gazebo prior to its installation and the results are satisfactory with the structural integrity maintained. This report is available if requested.

The photographs from our site visit illustrate the characteristics of the Property, the vegetated ribbon between the River and the Gazebo, the common property lot line adjacent to the storage North West Shed and modest size and shape of both the Gazebo and the North West Shed.

The Site Plan, contained below as [Exhibit C](#) illustrates the existing lot configuration, structures and other elements with the finished floor elevations noted. The two relevant structures are noted on the Site Plan as Gazebo and North West Shed. Photographs of the Shed and the Northwest Gazebo are contained in [Exhibits D, E, F and G](#).

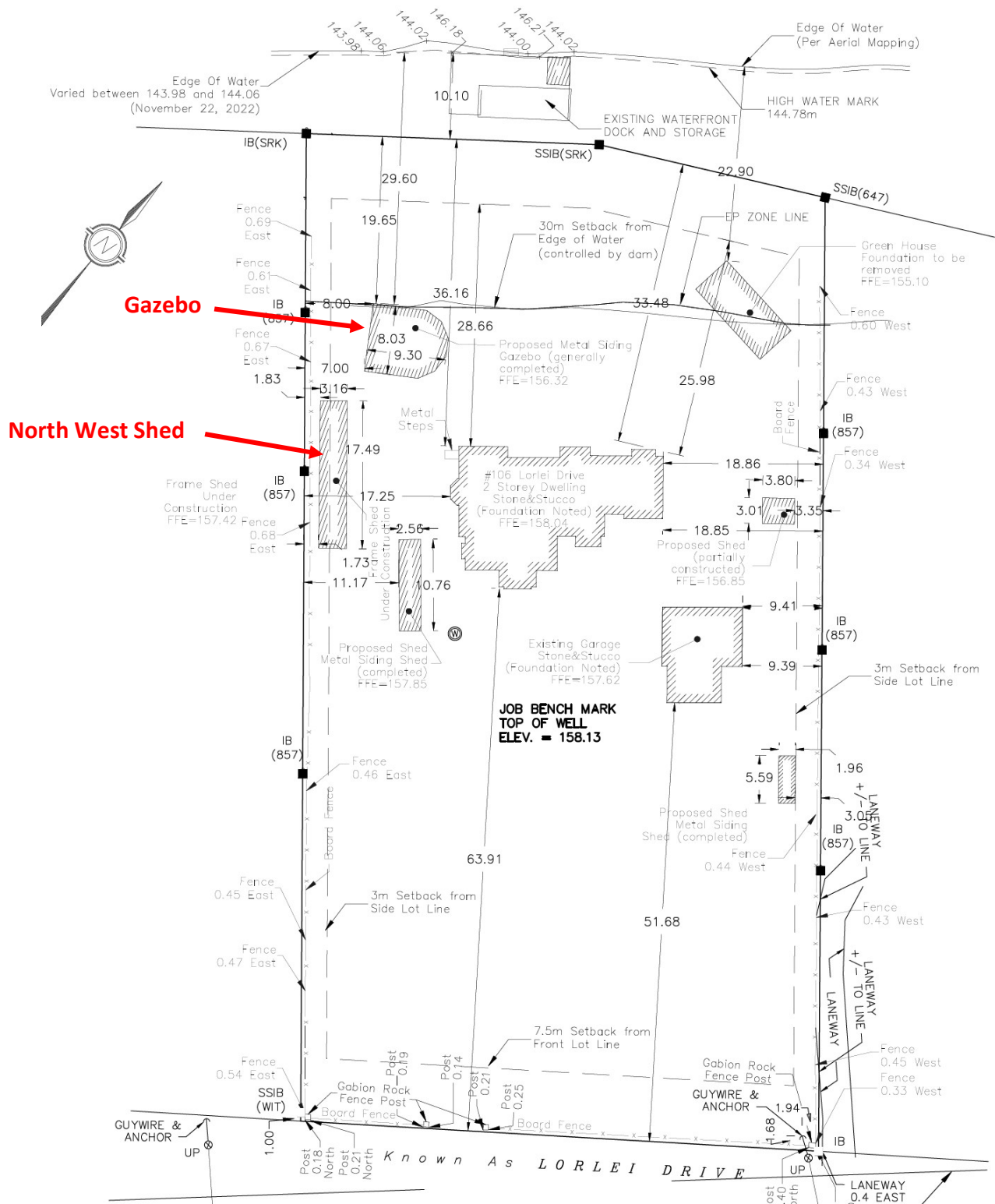


Exhibit C: Site Plan



Exhibit D: North West Shed Under Construction



Exhibit E: North West Shed Under Construction

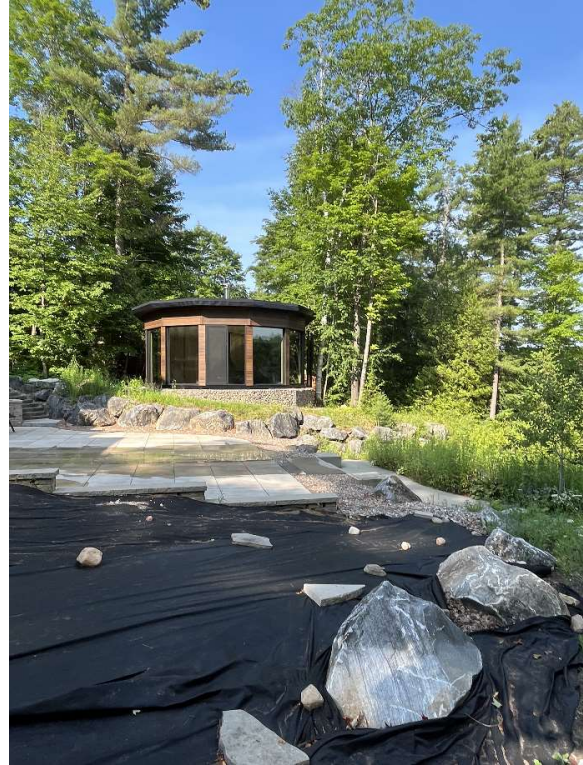


Exhibit F: Gazebo (marked by arrow)



Exhibit G: Gazebo (marked by arrow) as viewed from bottom of the slope, near River's edge

Planning Rationale

It is our opinion that the minor variances required are both minor and desirable in nature, while also conforming to the general intent and purpose of the Zoning By-law and the McNab/Braeside portion of the County of Renfrew Official Plan (the “OP”). The objective of these four tests is to determine if the variances are warranted. A central theme in the four tests is whether the proposal is *compatible* with the surrounding area. It is critical to note that being “compatible with” is not the same as being “the same as”. Rather, being “compatible with” means being capable of coexisting in harmony with the uses in the surrounding area.

The following is our detailed examination of the four tests as set out in Section 45(1) of the *Planning Act*.

1. General Intent and Purpose of Official Plan (the OP)

The majority of the lands are designated Rural in the current OP approved by the Minister in 2020. The strip of land, a relatively short distance from the rear lot line abutting the Madawaska River (towards the structures), is designated as Environmental Protection Area. The approximate boundary between the two designations is not specifically defined, but is reasonable to conclude that it is likely near/at the top of slope and as such, for the purpose of this discussion, we assume that the depth of the lands so designated as Environmental Protection Area is +/-9m based on site inspections. Please refer to [Exhibit H](#).

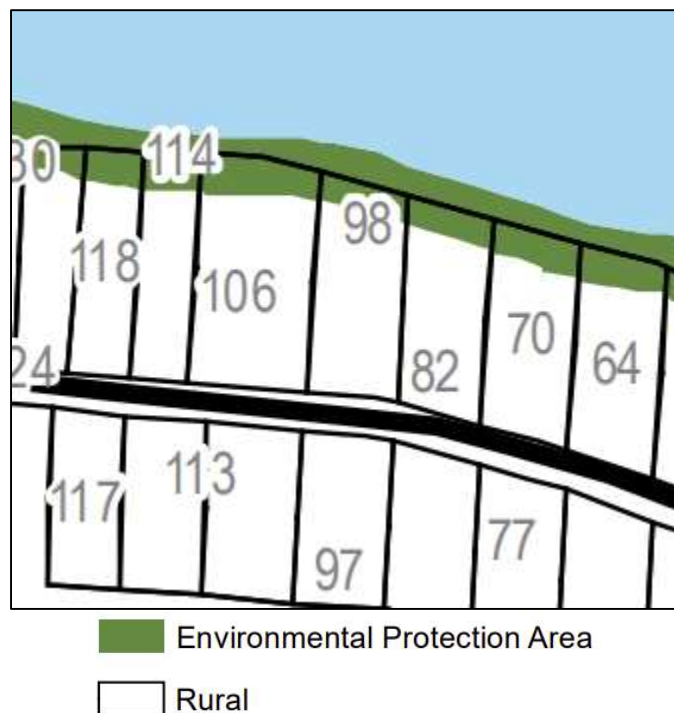


Exhibit H: Excerpt from Renfrew County OP

In section 1.3 of the OP, the key objectives are to:

(3) To facilitate compatibility between land uses and to provide policies to guide the establishment of uses in an integrated manner., and;

(5) To ensure that development occurs in a sustainable manner, which considers the natural water systems, environmentally sensitive areas and hazard lands.

It is our view that by implementing the recommendations of the Environmental Impact Study, the compatibility of the land uses within the Rural designation portion can be maintained and enhanced through the proposed introduction of the structures that require variances including the reduced setback from the high water mark/watercourse, all in an effort to protect the sensitive area/water system.

There are no slope or stability issues identified on Schedule B (Hazards Map) to the OP such that no specific policies are offended through the consideration/approval of the variances and resulting building permit/construction of the relevant structures.

Section 2.2 (9)(b) states that in certain cases where unstable slopes are identified, a Geotechnical Investigation may be required to support construction/development. Although not specifically identified, out of an abundance of caution, such a report has been prepared and attached to this submission. The results of this evaluation are that the proposed structures (Gazebo and the greenhouse that was being considered for retention at that time) are being constructed in locations and with designs that consider the adjacent slope and considered safe from a structural engineering perspective.

Section 2.2 (9)e(4) contains the following policy:

(4) Township of McNab/Braeside

FDRP mapping along the Madawaska River in McNab/Braeside is not available and the one-zone approach applies. Based on input from Ontario Power Generation and the Ministry of Natural Resources and Forestry, the following elevations based on flooding potential have been established:

- i. Along the Madawaska River between the Arnprior dam and the Stewartville dam, lands below the 100.58 m geodetic contour may be susceptible to flooding; and*
- ii. Along the Madawaska River above the Stewartville dam, lands below the 146.3 metre geodetic contour may be susceptible to flooding.*

As illustrated on the Site Plan, elevations of the site where the development (accessory structures) has occurred are at least 155.1m geodetic contour so flooding is not an issue.

Finally, Section 2.2 (11) contains policies with respect to setbacks from watercourses. The relevant policies are as follows:

(b) Generally all buildings and structures and associated private waste disposal systems will be set back a minimum horizontal distance of 30 metres (or approximately 100 feet) from the normal high water mark of a water body. This requirement may be increased, or in very limited situations decreased. In the case of existing lots, where the setback cannot be met (parcel is a small size or has physical constraints), the setback shall be as remote from the high water mark as the lot will permit and, if applicable, from lands owned or legally utilized by Ontario Power Generation or other producers of hydro-electric power.

For existing lots of record, where a development is proposed to decrease the minimum 30 metre horizontal setback from the high water mark of a water body, a report, prepared by a professional, may be required that demonstrates the reduction is justified and that the development will not have a negative impact on the quality of the lake water, natural features, or neighbouring properties. The scope of the report should be such that its intent is not to justify an inappropriate encroachment closer to the high watermark than can otherwise be accommodated by an undersized lot. The study should identify existing constraints (lot size, topographical constraints), identify appropriate envelopes for dwelling and septic tile field as far back from the high water mark as is reasonably possible and suggest appropriateness of dwelling size (envelope) for the undersized subject lot.

Although not an undersized lot, the location of the existing dwelling somewhat compromises the area between the dwelling and the top of slope/30m setback from the normal high water mark to accommodate the various accessory structures that are deemed important to the landowner.

Another relevant policy is as follows:

(d) The property between the shoreline of the water body and the dwelling or private waste disposal system will be retained where possible in its natural state to serve as a buffer which will assist in minimizing the land-surface transport of nutrients to the lake or water body and maintaining a natural landscape view from the water. The retention of the natural soil mantle and vegetation within 30 metres (or approximately 100 feet) of the shoreline of the water body is encouraged.

As a general guideline, up to 25% of the vegetation along the waterfront property may be disturbed for recreational amenity areas, pathways, and other waterfront uses.

This policy of retention of as much natural vegetation as possible between the Gazebo and the River's edge is being respected through the retention of, and introduction of additional plantings and landscaping where possible, including where the greenhouse foundation exists (to be removed) as indicated in the Environmental Impact Study.

The following policy is important to consider when evaluating whether the requested variances for a modest reduction in the required setback from the normal high water mark:

(e) Local municipalities may consider limited development within “shoreline activity areas”. The purpose of a shoreline activity area is to allow for the placement of specific structures near the shoreline while maintaining the natural viewscape and protecting the environmental integrity of the shoreline. Local municipalities may consider permitting certain structures within the 30 metre water setback in a “shoreline activity area” including:

- *Decks;*
- *Stairways;*
- *Boat Dock;*
- *Boat launching;*
- *Flood and Erosion Control Devices;*
- *Sauna;*
- *Pump house;*
- *Gazebo;*
- *Storage shed (1 per property which does not exceed 10 m² in area and 3 metres in height);*

It is our opinion that since the Gazebo is included in this policy, it can be considered as limited development within “shoreline activity areas” and thus can be contemplated for the required variance to the minimum setback.

And the following policy;

Structures within a “shoreline activity area” are also required to meet the following provisions:

- *No shoreline structure shall be used for commercial purposes or home based occupation;*
- *No shoreline structure shall be used for habitation or contain a habitable room;*
- *No structure will be permitted the provision of water or sewage services (grey or blackwater);*
- *The construction of shoreline structures shall not destroy fish habitat or permanently alter the shoreline below the high water mark;*
- *The removal of natural vegetation should be limited to what is required to accommodate the shoreline activities;*
- *Pools, hot tubs, or similar structures/equipment shall not be permitted.*

The Gazebo structure respects these provisions.

Policy 2.2 (23) outlines the criteria for the preparation of an Environmental Impact Study, where required to justify development adjacent to natural features and/or ecological functions, or where otherwise such a report is recommended.

The attached Environmental Impact Statement, along with the Geotechnical Investigation support the requested reduction in the location of structure within the required minimum setback of 30m. The reduction of the required setback for the North West Shed from the interior side lot line was not deemed to be of an environmental concern and thus not addressed in either report.

The lands so designated Rural, are impacted by the following policies found in the OP:

The following policy for the objective of lands so designated is relevant;

5.2 (2) To promote rural living in a manner sensitive to the ecological balance, sensitive to the farming and forestry communities and sensitive to the protection of groundwater and surface water quantity and quality.

The proposed structures that require variance to the Zoning By-law do not conflict with this objective as the technical studies assess the impacts on the ecology, slopes and other criteria for the Gazebo and the design of the North West Shed is compatible with other buildings on the site through the use of attractive and similar building materials.

The specific land use policy is as follows:

5.3 Policies

(1) The Rural designation on the Land Use Schedule(s) shall mean that the permitted uses shall include agricultural, forestry, limited low density residential, commercial, industrial, recreational, institutional, resource- based recreational uses (including recreational dwellings), and conservation uses subject to the location and development criteria specified in Section 2.0 of the Plan and the following sections.

Therefore, the use of the lands being residential, including the accessory structures that “are naturally and normally incidental, subordinate and exclusively devoted to supporting the principle use” (as defined in the municipal Zoning By-law) are permitted in this designation.

And;

The following policy is important for consideration:

5. (3) (f) *in order to maintain the rural character of the landscape, the development should be located in areas having natural amenities such as varied topography, mature tree cover or scenic views and should blend in with the natural landscape so that the rural environment is left relatively undisturbed;*

It is our opinion that the careful placement of the affected accessory structure maintains as much of the natural landscape on the lot as possible. An example of this sensitivity is the unique design of the storage building that allows the existing mature tree to protrude through the soffit along the north end of the structure. See [Exhibit I](#), below.



Exhibit I: Construction of storage building accommodates tree

Other applicable policies include Section 8.0 that deals with environmental issues.

- (3) (8) *Development proposals along the Ottawa, Bonnechere, Madawaska and Petawawa Rivers are subject to the flood plain policies of this plan. Other lands not on these rivers may also be subject to flooding, and therefore subject to the Environmental Protection designation Section 8.0.*

A review of the Environmental Protection policies in Section 8.0 indicates that the two affected structures that require variances do not offend these policies. Particularly, they are not located within that portion of the Property so designated. Furthermore, being in close proximity to lands so designated, the mitigation measures included in, and recommended for by the Environmental Impact Study, will address any compatibility issues so as to respect the lands so designated along the River.

Specifically in Section 8.2:

(2) To control development in locations where there is a potential threat to life, property damage or damage to the environment or natural systems if developed upon.

(3) To preserve and protect the natural amenities offered by the natural water systems and heritage resource features in the County from incompatible development.

The location of the offending structures and the need to seek a variance from the Zoning By-law with respect to minimum setbacks would still respect the above objectives of the OP through the mitigation measures proposed.

In summary, there are no offending policies within Section 8.0 that would cause a concern with the requested minor variance application.

The specific OP policies with respect to requests for minor variance are found in the following section;

17.10 Minor Variances

1. *(1) Local Councils or Local Committees of Adjustment shall be guided by the intent of this Plan, the local Official Plan, the local zoning by-law, and the Planning Act when considering requests for a minor variance from one or more of the provisions or standards of the zoning by-law.*
2. *(2) The Committee of Adjustment when considering minor variance applications, and when applying the tests prescribed in this Section and the Planning Act, shall have before it sufficient and adequate information upon which to make an informed decision.*
3. *(3) Where the land or building that is the subject of an application is not covered by a local Official Plan, the applicant shall demonstrate to the satisfaction of the Committee of Adjustment that the requested minor variance will result in a development which meets each of the four following conditions:*
 1. *(a) it is consistent with the intent of the Official Plan;*
 2. *(b) it is consistent with the character of the surrounding land uses;*
 3. *(c) it is consistent with the intent of the local zoning by-law; and*
 4. *(d) it is minor in nature.*

Therefore, the Committee of Adjustment have the authority to consider this MV Application through the examination of the four tests under Section 45(1) of the Planning Act.

In summary, in our opinion, the requested variance to the reduced setback from the high-water mark for the Gazebo, as well as the reduced setback from the interior side yard for the North West Shed maintain the general intent and purpose of the Official Plan.

General Intent and Purpose of the Zoning By-law

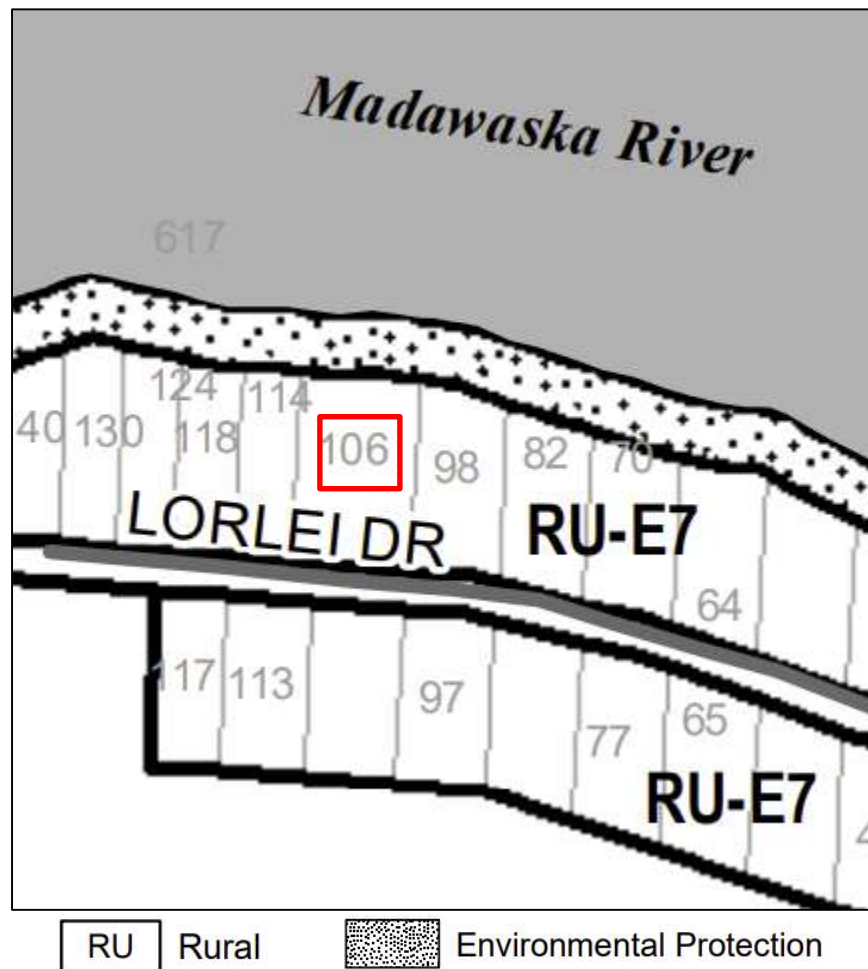


Exhibit J: Excerpt from Zoning By-law

The aforementioned zoning provisions that require variance to permit the affected three structures are as follows:

1. Gazebo – a portion of this structure extends 0.4m within the required minimum 30m setback from the normal high-water mark as per Section 3.23(d), thus the requested setback is 29.6m from the normal high-water mark.

2. North West Shed – this structure is located 1.73m from the interior side yard, whereas the by-law requires a minimum setback of 3.0m from an interior side yard as per Section 17.2(d).

Section 2.23(d) states that;

4. *Water Setback*

A minimum water setback of 30 metres from the high water mark shall be provided. Accessory boat docking or boat launching facilities shall not be required to meet the water setback.

Section 17.2(d) states that;

<i>Front Yard Depth (minimum)</i>	<i>3.0 metres</i>
-----------------------------------	-------------------

In order to justify these variances to the Zoning By-law, it has to be illustrated that to do so still maintains the general intent and purpose of the By-law.

The majority of the Property is zoned RU-E7. This is a Rural zone that permits the intended uses of the relevant structures, that being accessory structures to support a principle use, being residential in the form of a single detached dwelling.

Exception 7 permits only single detached dwellings.

Section 2.4 of the Zoning By-law defines an accessory use as *“a use, or a detached building or structure, that is naturally and normally incidental, subordinate and exclusively devoted to supporting the principle use, building or structure and located on the same lot therewith. This does not include an accessory residence unless otherwise specified.”*

Section 3.3 of the By-law includes provisions for accessory structures, uses, etc., as follows;

Accessory uses, buildings and structures shall be permitted in any Zone provided that:

3.3.1 No accessory use, building or structure shall be built on a lot until the principal or main use, building or structure has been built on the lot.

3.3.2 No accessory building or structure shall contain a habitable room except where a dwelling is a permitted accessory use.

The relevant structures comply with these requirements.

And,

3.3.6 Accessory buildings and structures shall not exceed 5.0 metres in height in any Residential or Commercial Zone or 7.5 metres in any Industrial Zone.

Although each structure does not exceed 5.0m in height, this provision does not apply as the Subject Lands are not in a Residential or Commercial Zone, but a Rural zone.

And,

3.3.8 Accessory buildings and structures shall not be constructed on lands subject to slope failure or to flooding.

The Geotechnical Investigation concludes that this is not an issue.

The purpose of the setback provisions from the normal high-water mark is in part to protect the shoreline and watercourse, to allow for enough area to deal with contaminants that may surface flow from the land into the watercourse, in cases where known significant seasonal flooding occurs to maintain a safe non-developed area to accommodate such a rise in water levels, and to maintain a “green” edge and provide for safe development beyond such a setback.

The By-law defines high-water mark as follows;

HIGH WATER MARK means the mark made by the action of water under natural conditions on the shore or bank of water, which action has been so common and usual and so long continued that it has created a difference between the character of the vegetation or soil on one side of the mark and the character of the vegetation or soil on the other side of the mark.

The requested reductions to the setback for the Gazebo would still be more than adequate to address each of these factors. The Environmental Impact Study illustrates the existing buffer treatment between the Gazebo structure and the normal high-water mark and suggests measures to introduce to further protect the watercourse from development on the Property. The existence of different types of vegetation over the type of soil/rock that is present as outlined in Section 3.3 of the report and the required mitigation measures recommended in Section 4.1 result in successful results. It is important to mention that since the structures are existing, this afforded the Environmental Consultants the ability to assess the as-built impacts (not theoretical) as well as to conclude that no further site clearing within the reduced setback should occur.

Furthermore, the intent to maintain a substantial (30m) setback for geotechnical and flood control reasons are in part addressed through the review and conclusions in the Geotechnical Investigation that support the location of the non-complying structures.

The lands adjacent to the Madawaska River are zone EP. The boundary between the EP zoning and the Rural zoning has been mapped by the County and generally runs parallel with the edge of the Madawaska River in this location. Having said that, the boundary does run consistently adjacent to the river and in fact is much closer and further in many cases without justification being provided by Municipal and County officials. However, the relevant structures are not within those lands so zoned such that there are no zoning provisions in Section 20 that impact the location of these structures.

It is our opinion that for the above noted reasons, the general intent and purpose of the zoning bylaw will be maintained if the minor variances are approved.

Desirable

The proposed variances are desirable in nature as they will permit the addition of required structures that support the principal use of the Property, that being the residential use. With significant investment in the property, this benefits the municipality with additional tax revenue to provide financial support for municipal services throughout the Township of McNab-Braeside. Finally, it is always beneficial for construction projects to be completed to reduce the negative impacts of such activity on abutting lands/residential uses.

Minor in Nature

The concept of a variance being “minor” in nature is not only a mathematical test but also a test of impact. When dealing with oversized lots, it is our view that reductions in minimum setbacks have less impact than if proposed on smaller lots as the impacts can usually be mitigated.

In terms of mathematical calculations, the requested reduction in setback from the high water mark from 30m to 29.6m for the Gazebo represents a 1.4% reduction, a very small amount.

In terms of impact, as outlined above, this difference in setback would be virtually impossible to distinguish in the field. There is no increased impact on abutting lands/uses of same, nor on the physical environment with such a small decrease in setback from the high water mark. This reinforces our opinion stated above. The choice of materials that contribute to the seasonal outdoor characteristics help reduce impact. The structural report and environmental study both conclude that there are no negative impacts on the surrounding lands and as such is minor (impact) in nature.

In terms of the requested reduction in the required building setback from the side lot line from 3.0m to 1.73m, as shown the Site Plan, this structure's setback actually increases to 1.83m at the other adjacent corner. The height of solid board fencing along the common property line, the significant mature vegetation around and along this lot line, and the materials and shape of the structure and peaked roof, all contribute to minimizing impact on abutting lands. The mathematical reduction is 42%, however, the use of this structure is simply for the indoor storage of landscaping, seeding and other related seasonal equipment, such that no noise generating uses of this structure is anticipated. We would put forward that there is no increase impact, positive or negative with this requested variance.

In our opinion, the requested variances are both minor in nature.

Summary and Conclusions

In conclusion, it is our professional planning opinion that all four tests described in the *Planning Act* are met and that the requested decrease in the minimum required setback from the normal high-water mark for the Gazebo as well as the reduced side yard setback for North West Shed and should be granted by the Committee.

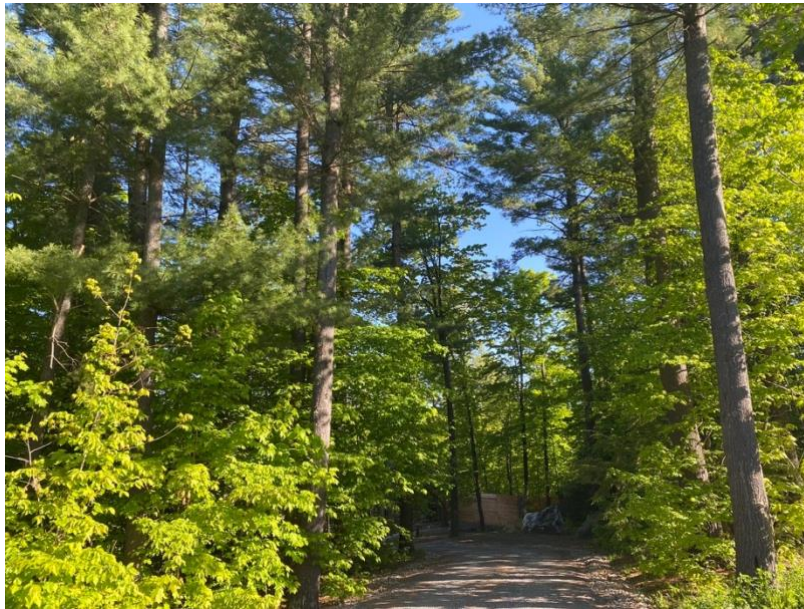
We trust that you will process this application expeditiously for the next available hearing of the Committee. If you have any questions or require clarification on any matters, please do not hesitate to contact the undersigned.

Respectfully submitted,

LANDSCOPE LTD.



Per: Jonah M. Bonn, MCIP, RPP



ENVIRONMENTAL IMPACT STUDY

106 LORLEI DRIVE, TOWNSHIP OF MCNAB BRAESIDE

PREPARED FOR:

GLORIA ROCKWELL
106 LORLEI DRIVE
ARNPRIOR, ON
K7S 3G8

PREPARED BY:

SHADE GROUP INC
4625 MARCH RD.
ALMONTE, ONTARIO
K0A 1A0

SHADE
GROUP INC

VERSION 001: JUNE 21, 2023

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REVISIONS & SUBMISSIONS

Revision #	Comments	Date
00	Issued for Review and Comment	June 21, 2023

1. INTRODUCTION

Shade Group Inc. was retained by De Saulniers Construction Ltd. (the proponent) on behalf of the property owner, Gloria Rockwell, to prepare the following Environmental Impact Study (EIS). This EIS has been prepared in accordance with Section 2.2 (23) of the *County of Renfrew Official Plan* (March 26, 2020).

1.1. PROPERTY IDENTIFICATION

The study area is located at 106 Lorlei Drive, in the Township of McNab/Braeside, County of Renfrew (**Figure 1 – All figures are located in Appendix A**). Land use designation for the property is identified by the *County of Renfrew Official Plan Schedule “A” Township of McNab/Braeside Enlargement* as Rural with a section of Environmental Protection within the area directly adjacent to the Madawaska River. The existing and recent past land use is rural residential.

1.2. PRE-CONSULTATION

According to the proponent, an EIS was requested by the Township of McNab/Braeside to support a minor variance for the construction of a greenhouse and gazebo within a reduced setback (i.e., less than 30 m) from the Madawaska River. The construction of the gazebo has previously taken place (**Photos 1 & 2**), and the foundation for the greenhouse has also been previously constructed (**Photos 3 & 4**). The EIS was required to consider the natural heritage features within and adjacent to the study area at 106 Lorlei Drive, with potential to be impacted by the ongoing use of the gazebo and continued construction and ongoing use of the greenhouse.

1.3. DESCRIPTION OF THE PROJECT REQUIRING MINOR VARIANCE

A minor variance is required for the construction of a gazebo at approximately 29.6 m from the edge of the Madawaska River (construction has been completed) (**Photos 1 & 2**), and for the continued construction of a greenhouse approximately 22.9 m from the edge of the Madawaska River (**Photos 3 & 4**). The location of these structures are shown on **Figure 1**.

It’s worth noting that a Site Plan was provided to Shade Group by De Saulniers Construction Ltd. The supplied Site Plan, prepared by Eastern Engineering Group Inc. was stamped 6/8/2023, and is understood to be the Site Plan to be used for the building permit and minor variance application. It is understood that the Site Plan has been prepared in reference to a legal survey completed by Fairhall, Moffatt & Woodland Limited. The Site Plan describes the setback of the gazebo as being 29.6 m and the setback of the greenhouse as 22.9m from water’s edge. The supplied Site Plan also notes that “*Environmental Protection Zone currently not shown as exact boundaries need confirmation through municipality input*”. A copy of the Site Plan has been enclosed in Appendix A.

As site preparation activities (i.e., vegetation clearing, fill placement, grading, etc.), and the most impactful portion of construction have previously taken place for both structures, the remaining activities of the project would be the construction of the walls for the greenhouse (i.e., foundation construction is complete), and ongoing use of the gazebo and greenhouse. No further vegetation disturbance of the surrounding lands is understood to be proposed.

2. METHODOLOGY

2.1. BACKGROUND INFORMATION

Background information was gathered to determine potential presence of significant natural heritage features within the study area (i.e., species at risk habitat, candidate significant wildlife habitat, provincially significant and unevaluated wetlands, significant woodlands, significant valleylands, Areas of Natural and Scientific Interest, watercourses, and fish habitat), and other natural heritage features, such as soil and topographic conditions, vegetation cover, and non-significant wildlife habitat.

The following sources were consulted:

- Ministry of Natural Resources and Forestry's (MNRF) Natural Heritage Information Centre (Make A Map Natural Heritage Areas)
- Ontario Breeding Bird Atlas
- Ontario Reptile and Amphibian Atlas
- MNRF's Fish ON-Line
- Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) (AgMaps)
- Soil Survey of Renfrew County Report No. 37 of the Ontario Soil Survey (1964)
- County of Renfrew Geographic Information System – Public Site
- County of Renfrew's Official Plan (March 26, 2020)
- Ontario GeoHub
- The Ecosystems of Ontario, Part 1: Ecozones and Ecoregions (2009)

2.2. SITE VISIT

One (1) site visit was conducted within the study area on May 26, 2023, during the growing season (the growing season is considered between mid-May and mid-September of any year). The site visit focused on confirming the presence of those significant and sensitive features identified by background information as potentially present within and adjacent to (i.e., within 120 m) the study area. Details of this site visit can be found below in **Table 1**.

Table 1: Site Visit Details

Date	Time	Personnel	Weather	Purpose of Visit
May 26, 2023	Start: 8:04 a.m. End: 9:20 a.m.	Heather Lunn (Shade Group Inc.), Biologist	9°C, sunny, low wind, no cloud cover, no precipitation	Evaluate existing conditions and presence of natural heritage features

The site visit included a walk-through of the approximately 1.80 acres study area (**Figure 1**). Observations of flora, fauna, vegetation communities, habitat characteristics and other natural heritage features were

documented through written notes and photographs. Photographs are included in **Appendix B**, and the location of where each photograph was taken is indicated on **Figure 2**. The location of important features were documented through Global Positioning System (GPS) and are identified on **Figure 3**.

Vegetation communities observed within the study area were characterized using the MNRF's Ecological Land Classification Protocol (ELC) (Lee et al., 1998), and are delineated on **Figure 3**. No wetland habitat was observed within the study area or identified as present by background information. Wildlife observations were made through sight, sound, and physical evidence (e.g., footprints, scat, features, etc.).

3. DESCRIPTION OF SITE AND NATURAL ENVIRONMENT

The following section outlines the existing conditions observed during the May 26, 2023 site visit, and also identifies information gathered from those background sources listed in **Section 2.1**.

3.1. LANDFORMS, SOILS & GEOLOGY

The study area is located in Ecoregion 5E (Georgian Bay Ecoregion), which is situated on the southern edge of the Canadian (Precambrian) Shield. The *Soil Survey of Renfrew County Report No. 37 of the Ontario Soil Survey* (1964) identifies the Tweed-Rock soil complex as the dominant soil type present within and adjacent to the subject property. These soils are comprised of sandy loam and rock, with good drainage. Soil type was confirmed during the site visit to be sandy loam with rock outcroppings evident on the slopes adjacent to the Madawaska River (**Photos 5 & 6**).

The topography on the subject property is identified in the *Soil Survey* as irregular, moderately sloping to steeply sloping. This was confirmed during the site visit with irregular and steep slopes observed throughout the study area.

3.2. SURFACE WATER, GROUNDWATER & FISH HABITAT

The subject property is directly adjacent to the Madawaska River (**Photo 7**) and is located within the Madawaska River watershed. It is outside the jurisdiction of any Ontario Conservation Authority.

Fish species known to occur within the Madawaska River include the following: Brown Bullhead (*Ameiurus nebulosus*), Channel Catfish (*Ictalurus punctatus*), Cisco (*Coregonus artedii*), Lake Whitefish (*Coregonus clupeaformis*), Largemouth Bass (*Micropterus salmoides*), Mooneye (*Hiodon tergisus*), Muskellunge (*Esox masquinongy*), Northern Pike (*Esox lucius*), Pumpkinseed (*Lepomis gibbosus*), Rock Bass (*Ambloplites rupestris*), Smallmouth Bass (*Micropterus dolomieu*), Walleye (*Sander vitreus*), White Sucker (*Catostomus commersonii*), and Yellow Perch (*Perca flavescens*).

A fish survey was not conducted during the site visit. However, the section of the Madawaska River adjacent to the study area was observed to be a permanent watercourse and has potential for the above-listed species to be present within habitat adjacent to the study area. Given the rocky, gravelly, sandy substrate observed within the watercourse directly adjacent to the study area (**Photo 8**), spawning habitat for the following species has the potential to be present: Brown Bullhead, Rock Bass, Smallmouth Bass, White Sucker, and Yellow Perch.

3.3. VEGETATION COVER

As previously mentioned, the study area is in Ecoregion 5E (Georgian Bay Ecoregion). This Ecoregion is found within the Great Lakes-St. Lawrence Forest Region. The area is known for its mixture of northern and southern vegetation species.

During the site visit, one distinct vegetation community was observed within the study area: Dry – Fresh White Pine – Maple – Oak Mixed Forest Ecosite (FOM2). The location of this community is outlined on **Figure 3** and photographs of the community are **Photos 9-12**.

Vegetation varied slightly within the riparian zone of the study area, directly adjacent to the Madawaska River (**Photo 13**). Species observed in this area included: balsam poplar (*Populus balsamea*), pussy willow (*Salix discolor*), staghorn sumac (*Rhus typhina*), tall meadowrue (*Thalictrum pubescens*), colt's foot (*Tussilago farfara*), and field horsetail (*Equisetum arvense*). However, this area was not large enough to be classified as its own vegetation community.

Above the riparian zone, there was also a concentration of eastern white cedars (*Thuja occidentalis*) on the north-facing slope adjacent to the Madawaska River (**Photo 14**). Again, however, this area was too small to be considered its own vegetation community.

3.3.1 Vegetation Community 1

Vegetation Community 1 was identified as a Dry – Fresh White Pine – Maple – Oak Mixed Forest Ecosite (FOM2). This was the main vegetation community identified within the study area and represented the majority of undeveloped land within the study area (**Figure 3**). This vegetation community was approximately 1.27 acres in size. It was close-canopied with intermediate-aged trees and a moderately vegetated understory.

Woody vegetation species observed within the canopy and sub-canopy of this community included: eastern white cedar, eastern white pine (*Pinus strobus*), sugar maple (*Acer saccharum*), ironwood (*Ostrya virginiana*), black cherry (*Prunus serotina*), trembling aspen (*Populus tremuloides*), red oak (*Quercus rubra*), white birch (*Betula papyrifera*), eastern hemlock (*Tsuga canadensis*), balsam fir (*Abies balsamea*), large-toothed aspen (*Populus grandidentata*), striped maple (*Acer pensylvanicum*), purple-flowering raspberry (*Rubus odoratus*), fly honeysuckle (*Lonicera canadensis*), and poison ivy (*Toxicodendron rydbergii*).

Herbaceous vegetation species observed within the understory of this community included: bracken fern (*Pteridium aquilinum*), large-leaved aster (*Eurybia macrophylla*), sarsaparilla (*Aralia nudicaulis*), downy yellow violet (*Viola pubescens*), hawkweed sp. (*Hieracium* sp.), enchanter's nightshade (*Circaea lutetiana*), white trillium (*Trillium grandiflorum*), hairy Solomon's seal (*Polygonatum pubescens*), blue-stemmed goldenrod (*Solidago caesia*), red baneberry (*Actaea rubra*), and Canada mayflower (*Maianthemum canadensis*).

3.4. HABITAT FOR SPECIES AT RISK

Background information indicated the species at risk (SAR) listed below in **Table 2** have potential habitat within the study area. Their status on the *Species at Risk in Ontario* list and the determined potential for presence within the study area based on the habitat observed during the site visit, are also included in **Table 2**.

Table 2: Species at Risk with Habitat Potentially Present within Study Area

Species Common Name	Species Scientific Name	Species at Risk in Ontario List Status	Potential for Species to be Present
Short-eared Owl	<i>Asio flammeus</i>	Special Concern	Not likely (appropriate habitat not observed)
Olive-sided Flycatcher	<i>Contopus cooperi</i>	Special Concern	Not likely (appropriate habitat not observed)
Eastern Meadowlark	<i>Sturnella magna</i>	Threatened	Not likely (appropriate habitat not observed)
Bobolink	<i>Dolichonyx oryzivorus</i>	Threatened	Not likely (appropriate habitat not observed)
Eastern Wood-pewee	<i>Contopus virens</i>	Special Concern	Moderately likely (appropriate habitat observed)
Barn Swallow	<i>Riparia riparia</i>	Threatened	Not likely (appropriate habitat not observed)
Wood Thrush	<i>Hylocichla mustelina</i>	Special Concern	Not likely (appropriate habitat not observed)
Canada Warbler	<i>Cardellina canadensis</i>	Special Concern	Not likely (appropriate habitat not observed)
Eastern Whip-poor-will	<i>Antrostomus vociferus</i>	Threatened	Not likely (appropriate habitat not observed)
Evening Grosbeak	<i>Coccothraustes vespertinus</i>	Special Concern	Not likely (appropriate habitat not observed)
Common Snapping Turtle	<i>Chelydra serpentina</i>	Special Concern	Moderately likely (appropriate habitat observed)
Northern Map Turtle	<i>Graptemys geographica</i>	Special Concern	Moderately likely (appropriate habitat observed)
Blanding's Turtle	<i>Emydoidea blandingii</i>	Threatened	Not likely (appropriate habitat not observed)

During the site visit no SAR were directly observed. However, appropriate habitat was observed within and adjacent to the study area for the following SAR: Eastern Wood-pewee (*Contopus virens*), Common Snapping Turtle (*Chelydra serpentina*), and Northern Map Turtle (*Graptemys geographica*). Confirmation of presence of these species was not made during the site visit and species-specific surveys were not conducted. The potential habitat for these species has been outlined on **Figure 3**. All three species are classified as 'Special Concern' under the *Endangered Species Act, 2007* (ESA). Special Concern species are not afforded species or habitat protection under the ESA. However, the Eastern Wood-pewee is afforded protection under the *Migratory Birds Convention Act*, and the Common Snapping Turtle and Northern Map Turtle are protected under the *Fish and Wildlife Conservation Act*.

A small flycatcher, the Eastern Wood-pewee is a species of bird that nests and lives in the mid-canopy layer of deciduous and mixed forest edge habitat. It prefers intermediate-age or mature forests with a sparse understory. This species is threatened by loss and degrading habitat due to development and forest

management changes, reductions in availability of food sources (i.e., flying insects), and loss of eggs and fledgling birds due to increased predation by Blue Jays and red squirrels (MECP 2012-23). Habitat for this species is potentially found in Vegetation Community 1 within the study area, and other forested habitat adjacent to the study area (**Photos 9-12**).

The Common Snapping Turtle is Ontario's largest freshwater turtle. It is distinct, because unlike Ontario's other species of turtles, the Common Snapping Turtle cannot retract its head into its shell. Therefore, it has the characteristic defense mechanism to bite when it feels threatened on land. They are mainly an aquatic species, preferring shallow waters with soft mud and leaf litter substrates. Female Common Snapping Turtles venture on land from early to mid-summer to search for suitable nesting habitat (MECP 2012-23). The Madawaska River, directly adjacent to the study area, provides appropriate summer foraging and also overwintering habitat for this species (**Photo 7**). Due to the study area's proximity to the Madawaska River, the species may come on land within the study area to search for nesting habitat during the summer months.

The Northern Map Turtle is named for the lines on the top of its shell (carapace) that look similar to contour lines one might find on a map. This species lives in permanent rivers and lakeshores where it can be found basking on emergent rocks and deadhead logs (MECP 2012-23). Similar to the Common Snapping Turtle, the Madawaska River provides appropriate summer foraging and overwintering habitat for this species (**Photo 7**). In addition, due to the study area's proximity to the Madawaska River, the species may come on land within the study area to search for nesting habitat during the summer months.

3.5. SIGNIFICANT NATURAL HERITAGE FEATURES

Background information indicated the potential for Candidate Significant Wildlife Habitat (i.e., habitat for species of Special Concern) to be present within, or adjacent to (i.e., within 120 m) the study area. During the site visit suitable habitat was observed for three species of Special Concern (outlined in **Section 3.4**). With the exception of fish habitat (outlined in **Section 3.2**), no other significant natural heritage features were identified by background information or observed within or adjacent to the study area.

3.6. WILDLIFE

During the site visit multiple resident and migratory (seasonal visitor) wildlife species were observed within and directly adjacent to the study area. **Table 3** below provides a summary of all wildlife observations made during the site visit and associated evidence.

Table 3: Wildlife Observations

Species Common Name	Species Scientific Name	Resident/Migratory Visitor	Evidence
Red-eyed Vireo	<i>Vireo olivaceus</i>	Migratory visitor	Call heard
Eastern Phoebe	<i>Sayornis phoebe</i>	Migratory visitor	Call heard
Chipping Sparrow	<i>Spizella passerina</i>	Migratory visitor	Call heard
Red-breasted Nuthatch	<i>Sitta canadensis</i>	Resident	Call heard
American Goldfinch	<i>Spinus tristis</i>	Resident	Call heard
American Crow	<i>Corvus brachyrhynchos</i>	Resident	Call heard
Yellow-rumped Warbler	<i>Setophaga coronata</i>	Migratory visitor	Call heard
Common Grackle	<i>Quiscalus quiscula</i>	Migratory visitor	Call heard/seen

American Robin	<i>Turdus migratorius</i>	Resident/migratory visitor	Call heard/seen
Eastern kingbird	<i>Tyrannus tyrannus</i>	Migratory visitor	Call heard
Black-capped Chickadee	<i>Poecile atricapillus</i>	Resident	Call heard/seen
Song Sparrow	<i>Melospiza melodia</i>	Migratory visitor	Call heard
Black-and-white Warbler	<i>Mniotilta varia</i>	Migratory visitor	Call heard
Common Loon	<i>Gavia immer</i>	Migratory visitor	Call heard/seen
Blue Jay	<i>Cyanocitta cristata</i>	Resident	Call heard
Rose-breasted Grosbeak	<i>Pheucticus ludovicianus</i>	Migratory visitor	Call heard
Belted Kingfisher	<i>Megasceryle alcyon</i>	Migratory visitor	Call heard/seen
Brown-headed Cowbird	<i>Molothrus ater</i>	Migratory visitor	Call heard
Red Squirrel	<i>Tamiasciurus hudsonicus</i>	Resident	Call heard

4. IMPACTS & RECOMMENDED MITIGATION

The following section provides a summary of the anticipated cumulative impacts that have the potential to occur due to the proposed project. It also includes recommended actions that would mitigate negative impacts anticipated as a result of the project.

4.1. SURFACE WATER, GROUNDWATER & FISH HABITAT

Impacts

Potential impacts to the Madawaska River (the watercourse) present directly adjacent to the study area due to the remaining construction activities for the greenhouse, and ongoing use of the greenhouse and previously constructed gazebo, could include (but are not limited to):

- Reduced inputs of leaves, twigs and insects to the watercourse;
- Reduced food supply for aquatic life, including fish and turtles;
- Reduced bank stability and ability to trap sediment from upland areas;
- Increased erosion, sediment, turbidity and water temperature within the watercourse;
- Increased input of nutrients and contaminants, and
- Degradation of fish habitat and killing of fish and special concern turtles.

Recommended Mitigation

The following are mitigation measures recommended to reduce or avoid negative impacts listed above, to surface water, fish and fish habitat and habitat for special concern turtle within and adjacent to the study area:

- Use and maintenance of proper erosion and sediment control measures during construction;
- All proposed construction activities should be constrained to the previously impacted area of the greenhouse site which maintains an approximately 22.9 m setback from the watercourse (**Figure 1**);
- Ensure the greenhouse and gazebo direct runoff away from the watercourse (e.g., direction of downspouts away from the watercourse), and

- Ensure no further vegetation is removed within the setback from the watercourse for either structure (approximately 29.6 m from the gazebo and approximately 22.9 m from the greenhouse), and that all vegetative cover currently present within this setback is retained (**Photos 1 & 4**). Maintenance of as much riparian and upland vegetation cover as possible within the setback from the watercourse will maximize shading, ensure bank stability, prevent erosion, protect inputs of food supply sources for aquatic life, and will prevent runoff of excess nutrients and contaminants from entering the watercourse. This will ultimately ensure fish and turtle habitat is not degraded by the project and that no fish or special concern turtles are harmed through the ongoing use of the structures.

It should be noted, the slopes of the riparian area adjacent to the Madawaska River within the study area are composed of rock and thin soils (**Photos 5 & 6**). Although these slopes would still be prone to conveying runoff into the watercourse if the vegetative setback were not maintained, due to the stable nature of rock, the slopes are not at high risk of erosion compared to shorelines that are composed of sand or other loose materials.

4.2. HABITAT FOR SPECIES AT RISK & WILDLIFE, CANDIDATE SIGNIFICANT WILDLIFE HABITAT

Impacts

Impacts to aquatic Candidate Significant Wildlife Habitat (i.e., habitat for species of special concern) within the Madawaska River for SAR such as the Common Snapping Turtle and Northern Map Turtle have been addressed within **Section 4.1**. It is unlikely turtles would utilize the study area for nesting habitat due to the thin soils and rocky outcrops prevalent within areas accessible to these species, adjacent to the watercourse.

Potential impacts to other SAR and wildlife species and their habitat potentially present within the study area due to the continued greenhouse construction and ongoing use of the greenhouse and previously constructed gazebo, could include (but are not limited to):

- Degradation, fragmentation or loss of potential habitat for SAR, breeding migratory birds, and other species;
- Disturbance, displacement, injury or death of SAR, migratory birds, and other species of wildlife;
- Barriers to wildlife and plant movement;
- Avoidance of the area by wildlife species;
- Introduction of non-native species of plants and wildlife resulting in loss of biodiversity of native species and increased predation and parasitism on native wildlife, and
- Loss of migratory bird nests, eggs and/or young.

Recommended Mitigation

Recommended mitigation measures to reduce negative impacts to SAR, migratory birds, other species of wildlife and their habitat, include the following:

- All proposed construction activities should be constrained to the previously impacted area of the greenhouse site (**Figure 1**);

- As much as possible, ensure no further vegetation is removed for proposed construction of the greenhouse;
- If construction of the greenhouse takes place between May and September, of any year, ensure a sweep for active turtles is conducted every morning prior to commencement of work;
- If additional vegetation removal is required, avoid clearing vegetation during sensitive times of year for wildlife (i.e., March through late September for breeding wildlife/SAR and nesting migratory birds);
- Removal of invasive vegetation species (i.e., periwinkle – *Vinca minor*) within the two areas observed in the study area (**Photos 15 & 16 - Figure 3**). Periwinkle is a non-native groundcover perennial plant with small blue 5-petal flowers and shiny oblong 2-5 cm long leaves. This plant is highly invasive and has the potential to out-compete the native understory species that are currently present, such as white trillium, red baneberry, yellow downy violet, etc.
- To increase biodiversity within the study area, plant a selection of native vegetation species and those species beneficial to pollinators within the garden area noted in **Figure 3 (Photos 17 & 18)**. Any of the following native species would be appropriate to plant within the recommended area:
 - red columbine (*Aquilegia canadensis*);
 - black-eyed Susan (*Rudbeckia hirta*);
 - Canada anemone (*Anemone canadensis*);
 - butterfly weed (*Asclepias tuberosa*);
 - common milkweed (*Asclepias syriaca*);
 - purple coneflower (*echinacea angustifolia*);
 - pearly everlasting (*Anaphalis margaritacea*);
 - New England aster (*Symphiotrichum novae angliae*);
 - evening primrose (*Oenothera biennis*);
 - rough blazing star (*Liatris aspera*);
 - prairie smoke (*Geum triflorum*);
 - wild bergamot (*Monarda punctata*);
 - lance-leaf coreopsis (*Coreopsis lanceolata*), or
 - hairy beardtongue (*Penstemon hirsutus*).

It should be noted, as the site already contains residential development, it is unlikely that the Eastern Wood-pewee would be nesting within the edge habitat directly adjacent to the house and in areas directly adjacent to the gazebo and greenhouse. The abundance of this species declines with proximity to residential development. Therefore, it is unlikely the ongoing use of the gazebo and greenhouse would impact nesting individuals of this species as they are likely not present directly adjacent to the structures. Appropriate retained

forested habitat elsewhere within the study area will continue to be capable of maintaining a viable population of this species if they are present.

5. CONCLUSION

The subject property at 106 Lorlei Drive is directly adjacent to the Madawaka River, which provides habitat for fish and other aquatic wildlife. The study area also provides potential candidate significant wildlife habitat for species of special concern, sensitive breeding habitat for migratory birds and other species of wildlife. This EIS evaluated the study area and investigated if the previously constructed gazebo (**Photos 1 & 2**) and partially constructed greenhouse (**Photos 3 & 4**), with reduced setbacks from the Madawaska River (i.e., approximately 29.6 m and 22.9 m respectively), will have no measurable negative impacts to the natural heritage features within and adjacent to the subject property.

It is the author's opinion that assuming the mitigation measures outlined in **Section 4** are undertaken, it is not expected that there would be any measurable negative impacts to the natural heritage features and ecological functions of the study area due to the ongoing use of the gazebo and the continued construction and ongoing use of the greenhouse. It is also the author's opinion that the development proposal is consistent with the intent of the *Provincial Policy Statement* and the policies of the *County of Renfrew's Official Plan*.

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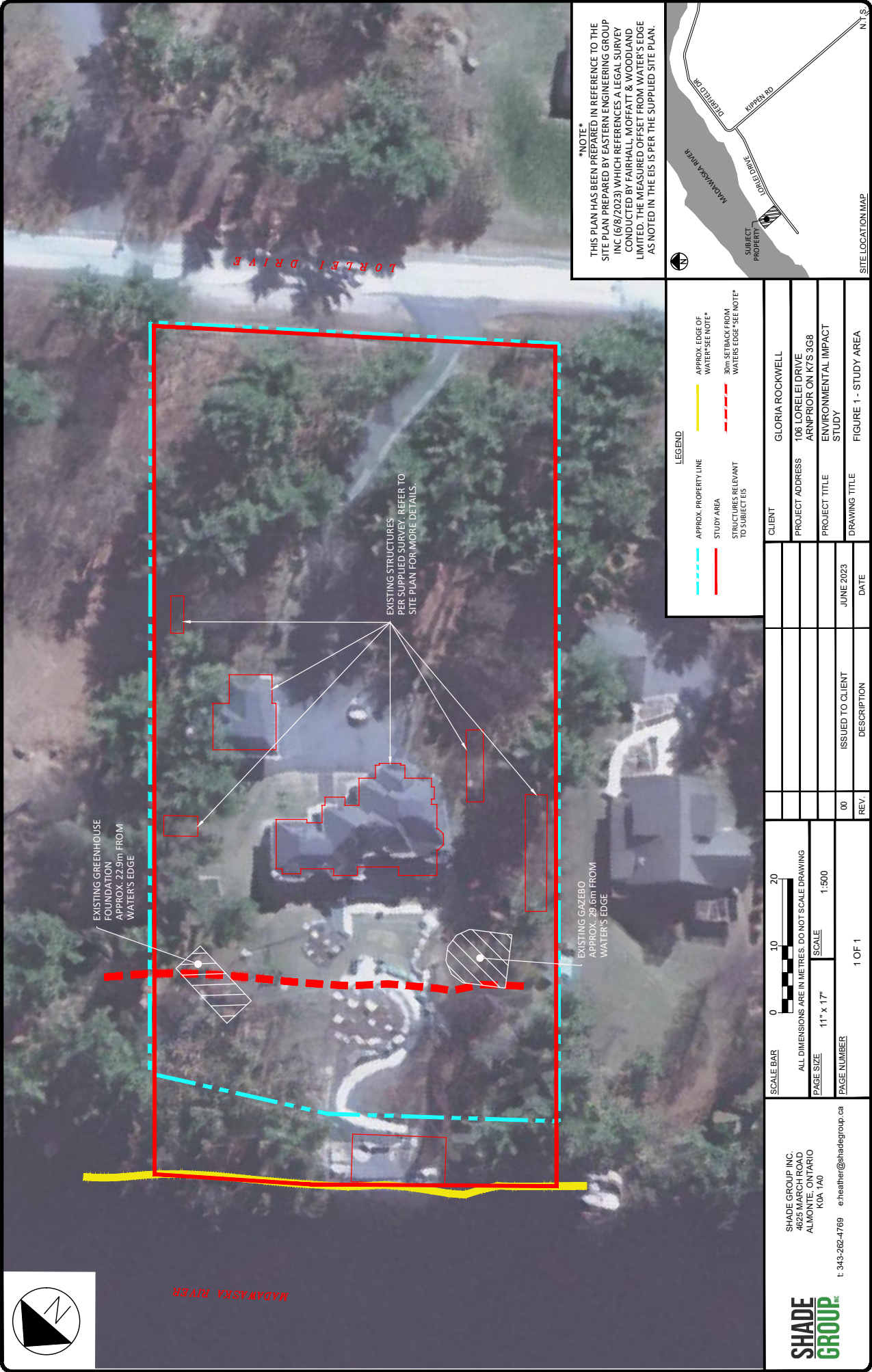
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APPENDIX A

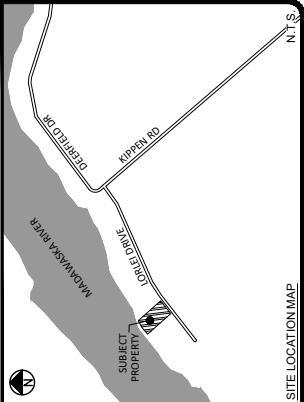
FIGURES



MADONASKA RIVER

LORELEI DRIVE

NOTE
THIS PLAN HAS BEEN PREPARED IN REFERENCE TO THE SITE PLAN PREPARED BY EASTERN ENGINEERING GROUP INC (6/8/2023) WHICH REFERENCES A LEGAL SURVEY CONDUCTED BY FAIRHALL, MOFFATT & WOODLAND LIMITED. THE MEASURED OFFSET FROM WATER'S EDGE AS NOTED IN THE EIS IS PER THE SUPPLIED SITE PLAN.

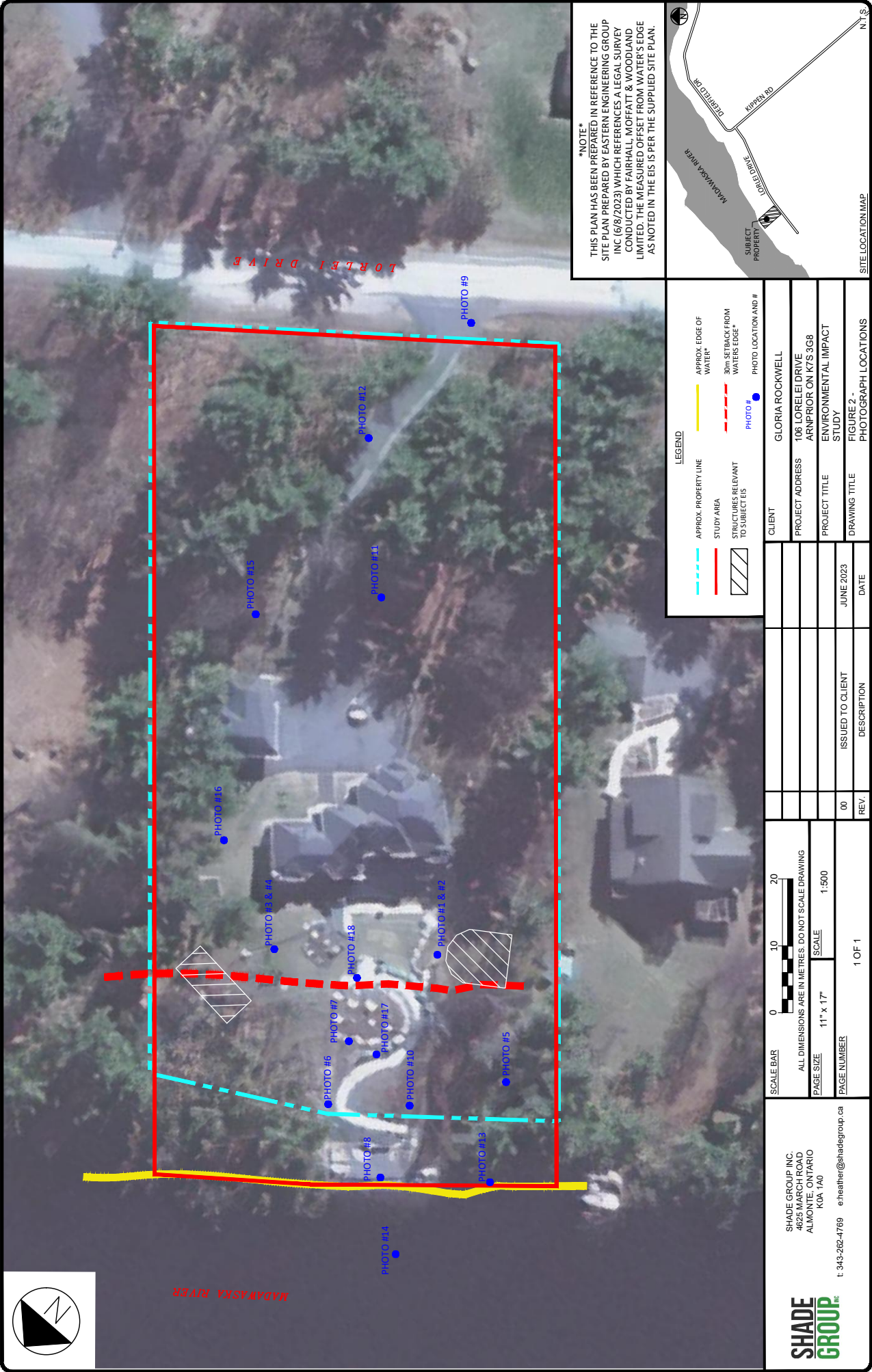


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STUDY AREA	30m SETBACK FROM WATER'S EDGE*SEE NOTE*
STRUCTURES RELEVANT TO SUBJECT EIS	

CLIENT	GLORIA ROCKWELL
PROJECT ADDRESS	108 LORELEI DRIVE ARNPRIOR ON K7S 3G8
PROJECT TITLE	ENVIRONMENTAL IMPACT STUDY
DRAWING TITLE	FIGURE 1 - STUDY AREA
ISSUED TO CLIENT	JUNE 2023
DESCRIPTION	DATE
REV.	

SHADE GROUP INC.
4625 MARCH ROAD
ALMONTE, ONTARIO
K0A 1A0
t: 343-262-4769 e: heather@shadegroup.ca

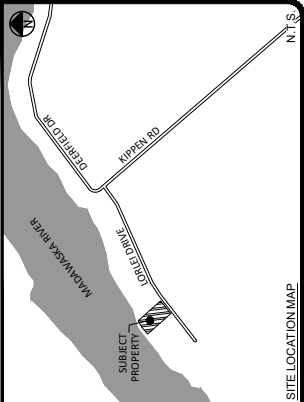
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PAGE NUMBER 1 OF 1



MADRASA RIVER

LORELEI DRIVE

NOTE
THIS PLAN HAS BEEN PREPARED IN REFERENCE TO THE SITE PLAN PREPARED BY EASTERN ENGINEERING GROUP INC (6/8/2023) WHICH REFERENCES A LEGAL SURVEY CONDUCTED BY FAIRHALL, MOFFATT & WOODLAND LIMITED. THE MEASURED OFFSET FROM WATER'S EDGE AS NOTED IN THE EIS IS PER THE SUPPLIED SITE PLAN.

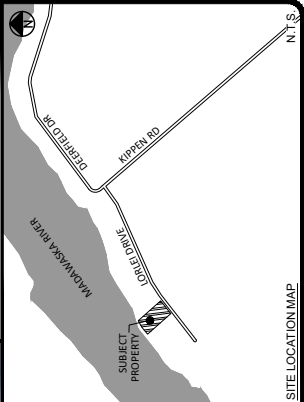
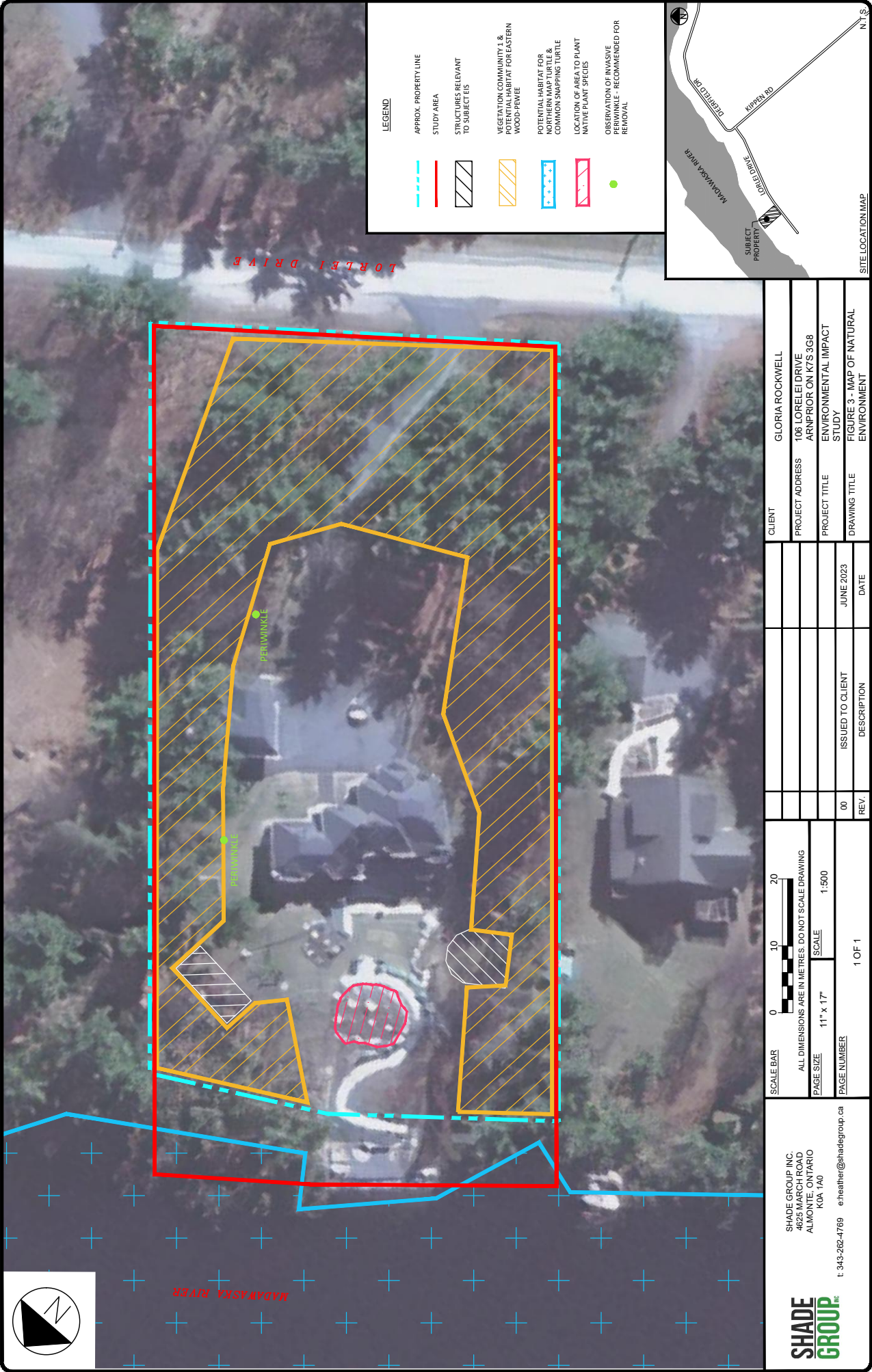


LEGEND		PHOTO LOCATION AND #
APPROX. PROPERTY LINE	APPROX. EDGE OF WATER*	
STUDY AREA	30m SET BACK FROM WATER'S EDGE*	
STRUCTURES RELEVANT TO SUBJECT EIS		

CLIENT	GLORIA ROCKWELL
PROJECT ADDRESS	108 LORELEI DRIVE ARNPRIOR ON K7S 3G8
PROJECT TITLE	ENVIRONMENTAL IMPACT STUDY
ISSUED TO CLIENT	JUNE 2023
DESCRIPTION	
REV.	

SCALE BAR	0 10 20
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PAGE SIZE	11" x 17"
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SHADE GROUP INC.
4625 MARCH ROAD
ALMONTÉ, ONTARIO
K0A 1A0
t: 343-262-4769 e: heather@shadegroup.ca



SHADE GROUP INC. 4625 MARCH ROAD ALMONTÉ, ONTARIO K0A 1A0 t: 343-262-4769 e: heather@shadegroup.ca		SCALE BAR 0 10 20 ALL DIMENSIONS ARE IN METRES. DO NOT SCALE DRAWING PAGE SIZE 11" x 17" SCALE 1:500 PAGE NUMBER 1 OF 1		CLIENT GLORIA ROCKWELL PROJECT ADDRESS 108 LORELEI DRIVE ARNPRIOR ON K7S 3G8 PROJECT TITLE ENVIRONMENTAL IMPACT STUDY DRAWING TITLE FIGURE 3 - MAP OF NATURAL ENVIRONMENT		ISSUED TO CLIENT JUNE 2023 DATE REV.	
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APPENDIX B

PHOTOGRAPHS

(ALL PHOTOGRAPHS TAKEN ON MAY 26, 2023)





Photo 1: Previously constructed gazebo, 29.6 m from the edge of the Madawaska River with vegetated setback retained (facing west).



Photo 2: Previously constructed gazebo (facing west).



Photo 3: Greenhouse foundation, proposed for construction completion, 22.9 m from the edge of the Madawaska River, with vegetated setback retained (facing north).



Photo 4: Greenhouse foundation, proposed for construction completion (facing north).



Photo 5: Rock outcrops on slopes of study area adjacent to the Madawaska River (facing northwest).



Photo 6: Rock outcrops evident within the study area (facing northeast).



Photo 7: Study area is directly adjacent to the Madawaska River (facing north).



Photo 8: Substrate (rock, gravel, sand) observed within the Madawaska River, directly adjacent to the study area.

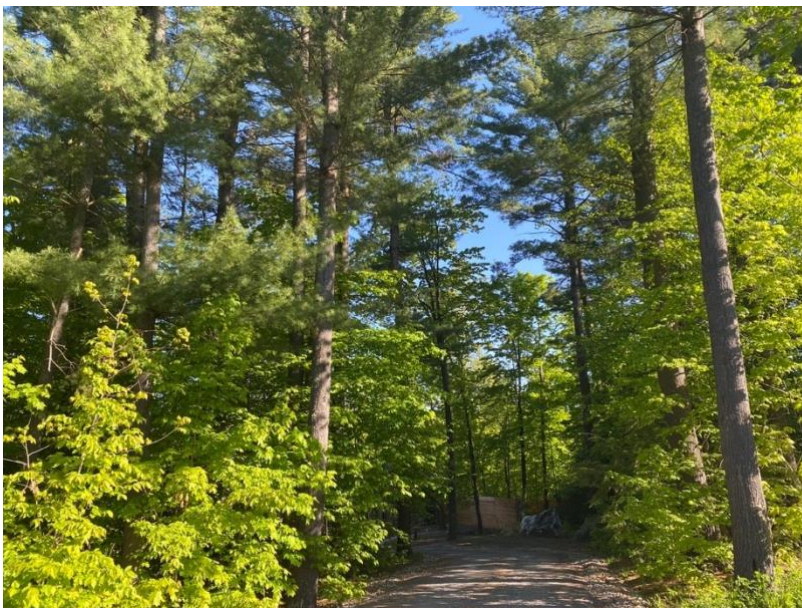


Photo 9: Vegetation Community 1 – Dry – Fresh White Pine – Maple – Oak Mixed Forest Ecosite (facing north).



Photo 10: Vegetation Community 1 – Dry – Fresh White Pine – Maple – Oak Mixed Forest Ecosite (facing northwest).



Photo 11: Vegetation Community 1 – Dry – Fresh White Pine – Maple – Oak Mixed Forest Ecosite (facing east).

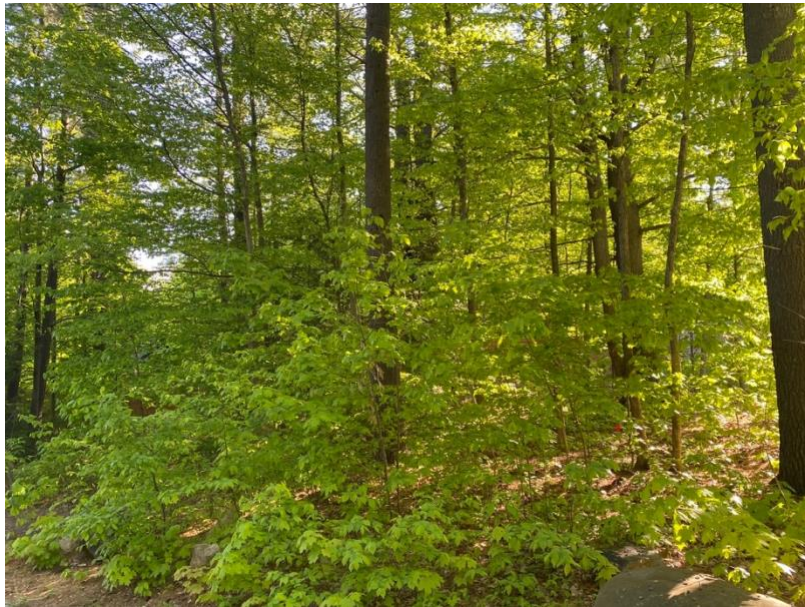


Photo 12: Vegetation Community 1 – Dry – Fresh White Pine – Maple – Oak Mixed Forest Ecosite (facing northeast).



Photo 13: Riparian vegetation, adjacent to the Madawaska River within the study area.

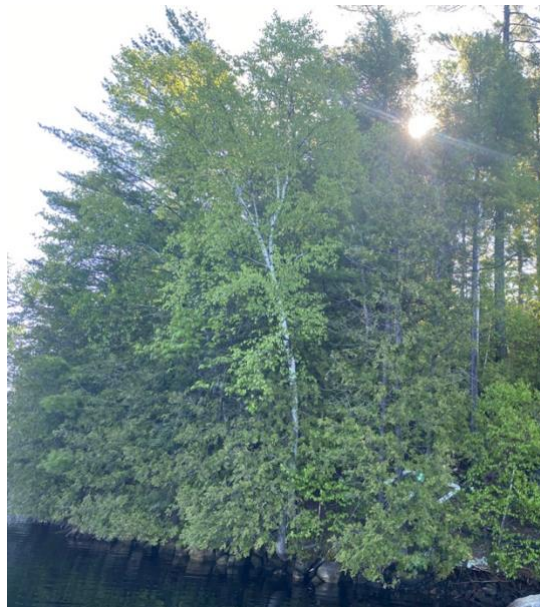


Photo 14: Small concentration of eastern white cedars on the north-facing slope, adjacent to the Madawaska River (facing southeast).



Photo 15: Periwinkle, invasive species recommended for removal.



Photo 16: Periwinkle, invasive species recommended for removal.



Photo 17: Recommended area to plant additional native species (facing south).



Photo 18: Recommended area to plant additional native species (facing northwest).

APPENDIX C

CURRICULUM VITAE





HEATHER LUNN

VICE PRESIDENT OF ENVIRONMENTAL SERVICES

CONTACT

E : heather@shadegroup.ca
T : 343-262-4769

EDUCATION

Bachelor of Arts, Psychology
Wilfrid Laurier University, Waterloo
(2005)

Post Graduate Certificate in Environmental
Conservation
University of Guelph, Guelph
(2006)

Post Graduate Certificate in Creating
Landscapes
University of Guelph, Guelph
(2019)

CERTIFICATIONS

Ontario Wetland Evaluation System (MNRF)
Ontario Stream Assessment Protocol (CA)
Butternut Health Assessment Certification (MNRF)
Sensitivity Training for Natural Heritage Information
Centre Data (MNRF)
Ecological Land Classification (MNRF)
Class 2 Backpack Electrofisher Certification (CA)
Royal Ontario Museum Fish Identification Training
MTO / DFO / MNRF Fisheries Contract and Habitat
Specialist Training
Community-based Ecosystem Monitoring Training

PROFESSIONAL EXPERIENCE

Vice President of Environmental Services
Shade Group Inc.
(2019 – Present)
Partner
Nepean General Contractors
(2017 – Present)
Ecologist – Natural Sciences
McIntosh Perry Consulting Engineers Ltd.
(2009 - 2019)

PROFESSIONAL PROFILE

Heather is the Vice President of Environmental Services at Shade Group Inc. Heather comes from over 20 years experience in the field of Environmental and Natural Science. Heather has extensive experience throughout Ontario with flora and fauna inventories and monitoring, including Species at Risk (SAR). While employed with MNRF (Ontario Parks), Heather was involved in and led teams for tracking SAR, including Gray Ratsnake and Eastern Musk Turtles. Heather has coordinated and conducted targeted field surveys for SAR bats, SAR snakes and turtles and multiple SAR birds. These surveys were conducted using MNRF protocols, where applicable. Heather has experience working with local approval agencies and stays up to date with ever-changing regulations.

RELEVANT PROJECT EXPERIENCE

Environmental Monitoring

- SAR Snake Monitoring Program, Murphys Point Provincial Park (2001 – 2009)
- SAR Turtle Monitoring Program, Charleston Lake Provincial Park (2007)

Species at Risk

- Species at Risk Screening, City of Ottawa – 1,800 infrastructure rehabilitation project locations (roads, bridges, culverts) (2014, 2015, 2017)

Avian Screenings

- Avian Screening, Highway 7 Culvert Replacement, Goldie Mohr (2016)
- Avian Screening, OLRT Construction, Cyrville Road, City of Ottawa, OLRT (2016)
- Avian Screening, OLRT Construction, Present St/Albert St, City of Ottawa, Cavanagh Construction (2016)
- Avian Screening, Hurdman Bridge, City of Ottawa, Cavanagh Construction (2016)
- Avian Screening, Hwy 60, Renfrew (2016)
- Avian Screening, Silver Seven Road, City of Ottawa (2015)
- Avian Screening, Main Street, City of Ottawa (2015)
- Avian Screening, Walkley Road, City of Ottawa (2015)
- Avian Screening, Highway 62, between County Road 620 and the Town of Bancroft (2015)
- Avian Screening, Highway 127, 70 m north of the intersection with Highway 127 and Highway 62, Bancroft (2015)
- Avian Screening, Hampton Park, City of Ottawa, Ottawa (2014)
- Avian Screening, Scheel Drive at Highway 17, Renfrew County (2013)

HEATHER LUNN

VICE PRESIDENT OF ENVIRONMENTAL SERVICES



RELEVANT PROJECT EXPERIENCE (CONTINUED)

Environmental Impact Assessments and Inventories

(Incl. Breeding Bird Surveys, Collection of Terrestrial Field Data + Species-at-Risk Surveys)

- Environmental Impact Assessment, Part Lot 31, Concession 6, Elizabethtown Kitley (2022)
- Environmental Impact Study, Part Lot 24, Concession 9, Township of Montague (2022)
- Scoped Environmental Impact Assessment, Part Lot 30, Concession 6, Elizabethtown Kitley (2022)
- Environmental Impact Statement, Part Lot 3, Concession 6, Geographic Township of Torbolton (2022)
- Scoped Environmental Impact Statement, Part Lot 12, Concession 1, Geographic Township of Torbolton (2022)
- Scoped Environmental Impact Statement, Part Lot 2, Concession 8, North Crosby (2022)
- Scoped Environmental Impact Statement, Part Lot 5, Concession 1, Geographic Twp of Torbolton (2021)
- Scoped Environmental Impact Statement, Part Lot 30, Concession 10, Geographic Twp of Marlborough (2021)
- Scoped Environmental Impact Statement, Part Lot 10, Concession 6, Geographic Twp of Cumberland (2021)
- Scoped Environmental Impact Statement, Part Lot 13, Concession 8, Geographic Twp of Huntley (2021)
- Scoped Environmental Impact Statement, Part Lot 10, Concession 1, Geographic Twp of North Gower (2021)
- Environmental Impact Statement Addendum, Part Lot 4, Concession 8, Township of Drummond/North Elmsley (2020)
- Flora and Fauna Inventory, Lot 11, 12, 13, Concession 4, City of Ottawa (2020)
- Environmental Impact Statement Addendum, Part Lot 7, Concession 2, Township of Rideau Lakes (2020)
- Environmental Impact Statement, Part Lot 4, Concession 8, Township of Drummond/North Elmsley (2019)
- Environmental Impact Statement, Lot 19, Concession 5, Town of Greater Napanee (2019)
- Environmental Impact Statement, 210 Maple Creek Court, City of Ottawa (2017)
- Environmental Impact Statement, 104 Clement Street, Vars, Ontario (2016)
- Environmental Impact Statement, Part Lot 22, Concession 5, Vars, Ontario (2016)
- Basic Impact Analysis, 1206 Narrows Lock Road, Upper Rideau Lake (2016)
- Environmental Impact Statement, 3400 Old Montreal Road, City of Ottawa (2015)
- Environmental Impact Statement, 2822, 2826, 2869, 2876 & 2880 Carp Road, City of Ottawa (2015)
- Scoped Environmental Impact Statement, 5797 Prince of Wales Drive, City of Ottawa (2015)
- Scoped Environmental Impact Statement, Lot 18, Concession 12, City of Ottawa (2015)
- Environmental Impact Statement, 528 March Road, City of Ottawa (2014)
- Environmental Impact Statement, Part Lot 24, Concession 3, Township of Beckwith (2014)
- Environmental Impact Statement, Part Lot 22, Concession 11, Geographic Township of Bedford (2014)
- Scoped Environmental Impact Statement, 1980 Bear Hill Road, City of Ottawa (2014)
- Environmental Impact Statement, Lot 8, Concession 4, City of Ottawa (2014)
- Environmental Impact Statement, Lot 18, Concession 2, Township of Rideau Lakes (2014)
- Scoped Environmental Impact Statement, 3735 St. Joseph Blvd, City of Ottawa (2014)
- Scoped Environmental Impact Statement, Part Lot 1, Concession 2, Geographic Township of Goulbourn (2014)
- Level 1 Natural Environment Report, Part Lot 7, Concession 12, Township of North Dundas (2013)
- Environmental Impact Statement, Dean's Island Bridge and Causeway, Township of Rideau Lakes (2013)
- Environmental Impact Statement, Part Lot 1, Concession 4, Township of Huntley (2013)
- Environmental Impact Statement, Part Lot 13, Concession 10, Township of Beckwith, County of Lanark (2013)
- Environmental Impact Statement, Lot 1, Concession B, Geographic Township of McNab, Town of Arnprior (2013)
- Scoped Environmental Impact Statement, Lot 5, Concession 6, Geographic Township of West Carleton (2013)
- Environmental Impact Statement & Tree Conservation Report, Part Lot 15, Concession 5, City of Ottawa (2013)
- Environmental Impact Statement, Lot 21, Concession 8, Township of Beckwith, County of Lanark (2013)

Additional experience prior to 2013 available upon request

HEATHER LUNN

VICE PRESIDENT OF ENVIRONMENTAL SERVICES



RELEVANT PROJECT EXPERIENCE (CONTINUED)

Species at Risk Inspection and Inventory

- Species at Risk Screening Report, Fallowfield/Moodie Intersection Renewal, City of Ottawa (2017)
- Species at Risk Screening Report, Boundary Road Culvert Replacement, City of Pembroke (2017)
- Species at Risk Screening Report, Alfred Street Sewer Renewal, City of Pembroke (2017)
- Species at Risk Screening Report, 8 Culvert Replacement Locations, City of Ottawa (2016)
- Butternut Screening and Health Assessment, Drainage Ditch adjacent to Flewellyn Road, City of Ottawa (2016)
- Species at Risk Screening Report, Drainage Ditch adjacent to Flewellyn Road, City of Ottawa (2016)
- Species at Risk Screening Report, Scheel Drive, Township of McNab/Braeside (2016)
- Species at Risk Screening Report, Plantagenet, County Road 17, United Counties of Prescott & Russell (2016)
- Species at Risk Screening Report, Paul Martin Drive, Pembroke (2016)
- Species at Risk Screening Report, Town of Petawawa Salt Dome (2015)
- Species at Risk and Existing Conditions Screening Report, Blossom Park, City of Ottawa (2015)
- Species at Risk Screening Report, culvert renewal, Bank Street, City of Ottawa (2015)
- Species at Risk Screening Report, 15 road rehabilitation projects, 38 buildings/parks locations, City of Ottawa (2015)
- Species at Risk Screening Report, Goshen Road, 200 m south of Highway 17 to Calabogie Road (County Road 508), Township of McNab/Braeside (2015)
- Species at Risk Screening for 11 Culverts, City of Ottawa (2015)
- Species at Risk Screening, culvert replacement, Ramsayville Road, City of Ottawa (2014)
- Species at Risk Screening for culvert replacement, Ridgetop Road, City of Ottawa (2014)
- Species at Risk Screening, culvert replacements, Lester Road and Marvelville Road, City of Ottawa (2014)
- Species at Risk Screening, culvert renewal, Big Horn Way, City of Ottawa (2014)
- Species at Risk Screening Report, Lot 26, Concession 7, Township of Laurentian Valley (2014)
- Species at Risk Natural Science Report, 44 Small Culverts, City of Ottawa (2013)
- Species at Risk Screening Field Surveys, Canadian Forces Base Borden (2013)
- Species at Risk Pre-screening Report, for 13 sections of road, 24 bridges, 110 culverts, City of Ottawa (2013)
- Species at Risk Natural Science Report, Part Lot 12 Concession 5 Township of South Stormont, County of Stormont (2013)
- Species at Risk Screening Report, Part Lot 10, Concession 10, Beckwith Township, County of Lanark (2012)
- Terrestrial Species at Risk Screening Document, Paquette Road and Highway 17, Petawawa, W.P. 4040-12-00 (2012)
- Species at Risk and Migratory Bird Screening Survey, Madoc and Young's Point MTO Patrol Yards (2012)
- Species at Risk and Migratory Bird Screening Survey, Part Lot 9 & 10 Concession 6, The Nation Municipality (2012)

Additional experience prior to 2012 available upon request



Kollaard Associates

Engineers

210 Prescott Street, Unit 1
P.O. Box 189
Kemptville, Ontario K0G 1J0

Civil • Geotechnical •
Structural • Environmental •
Hydrogeology

(613) 860-0923

FAX: (613) 258-0475

July 26, 2023

230788

De Saulniers Construction Ltd.
1120 Marleau Avenue
Cornwall, ON
K6H 2W8

RE: SLOPE STABILTY ASSESSMENT
106 LORLEI DRIVE
WHITE LAKE, ONTARIO

Kollaard Associates was retained by DeSaulniers Construction to complete a slope stability assessment for a proposed greenhouse and gazebo at 106 Lorlei Drive.

The site was visited by members of our engineering staff on July 20, 2023 at which time the location of the proposed greenhouse and gazebo were indicated onsite by the client. A topographic survey of the slope was completed as a part of the site visit.

OBSERVATIONS

The following observations were made at the time of the site visit on July 20, 2023:

- The site is currently occupied by a single family dwelling and garage.
- The slope at the site is comprised of granite bedrock with a thin layer of overburden (topsoil and glacial till) which generally varies from 0 to about 0.6 metres in thickness.
- There are large mature trees and vegetation on most of the slope sections with soil cover.
- The slope is inclined at an average of about 29 degrees over a vertical height of about 13.6 metres.
- The area of the proposed buildings is relatively level, and is set back from the top of slope by about 8.6 metres.
- The shoreline of the river had a height of about 0.2 metres at an angle of about 82 degrees.
- The shoreline consists of granite bedrock.
- There is no significant erosion along the shoreline onsite.

RECOMMENDATIONS AND CONCLUSIONS

Based on the observations made onsite, the following is recommended:

- There is no potential for erosion of the granite bedrock on the shoreline within a relevant timeframe. As such it is considered that there is no toe erosion allowance or erosion access allowance requirement associated with the slope onsite.
- There is no potential for slope instability of the granite bedrock slope at the height and slope angle present onsite.



Professional Engineers
Ontario

Authorized by the Association of Professional Engineers
of Ontario to offer professional engineering services.



- The removal of trees and vegetation on the slope should be limited so as to avoid destabilizing the surficial soil. Any vegetation cover that is removed should be reinstated as soon as possible to protect the slope from erosion.

Based on the observations made onsite Kollaard Associates concludes the following:

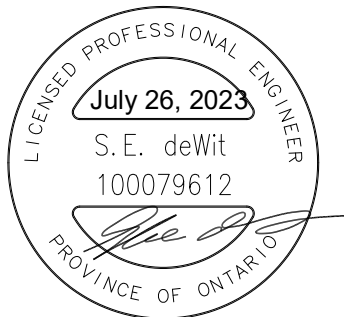
- The granite bedrock on the slope is considered to be stable.
- The soil on the slope is not of sufficient thickness to result in instability.
- The construction of the proposed greenhouse and gazebo will have no effect on the slope.
- There is no active erosion along the shoreline that will impact development on this site.
- There is no concern of significant erosion to the bedrock at the site.
- There is no setback required from a slope stability perspective on the site.
- There is no setback required from a toe erosion or erosion access allowance perspective for the site, as there is no potential for erosion along the bedrock shoreline.

It is the opinion of the undersigned engineer that the slope surrounding the proposed dwelling is stable and the proposed building will have no negative impact to the stability of the slope.

We trust that this report provides sufficient information for your present purposes. If you have any questions concerning this information or if we can be of further assistance to you, please do not hesitate to contact our office.

Yours truly,

Kollaard Associates Inc.



Steve deWit, P.Eng.

File 230788



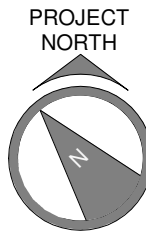
ASSEMBLY LEGEND	
	EXT1 - EXTERIOR SIDING BELOW WINDOWS <ul style="list-style-type: none">STEEL SIDINGAIR BARRIER3/4" PLYWOOD SHEATHING
	EXT2 - EXTERIOR ALUMINUM SIDING WALL <ul style="list-style-type: none">STEEL SIDINGWEATHER BARRIER3/4" PLYWOOD SHEATHING2X6 WOOD STUDSBATT INSULATION6 MIL POLY VAPOUR BARRIER3/4" PLYWOOD SHEATHING3/4" INTERIOR CEDAR FINISH
	RF1 - ROOF ASSEMBLY <ul style="list-style-type: none">STANDING SEAM METAL ROOF SYSTEM7/16" OSB SHEATHING C/W H-CLIPSWOOD ROOF TRUSSESBATT INSULATIONWOOD STRAPPING3/4" CEDAR WOOD INTERIOR FINISH
	FLR1 - INTERIOR PATIO SLAB FLOOR ASSEMBLY <ul style="list-style-type: none">STAMPED CONCRETE SLAB, REFER TO STRUCTURALSTEEL DECKING, REFER TO STRUCTURALSTEEL BEAMS, REFER TO STRUCTURALROXUL BATT INSULATIONGRANULAR INFILLNATIVE SOIL

DRAFTING SYMBOLS	
	DISCIPLINE AND SHEET NUMBER
	GRIDLINE AND BUBBLE
	SECTION - NUMBER & SHEET NUMBER
	DRAWING NAME, SCALE AND REFERENCES
	PLAN DETAIL - NUMBER & SHEET NUMBER
	EXTERIOR ELEVATION NUMBER & SHEET REFERENCE

MATERIAL SYMBOLS	
	CONCRETE
	EARTH
	STEEL
	ALUMINUM
	PLYWOOD
	GRAVEL
	BATT INSULATION
	WOOD BLOCKING
	SPRAY FOAM

GENERAL NOTES:

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ONTARIO BUILDING CODE.
- FOUNDATION DESIGN BASED UPON AN ALLOWABLE SOIL BEARING CAPACITY OF 1560 P.S.F. (75 kPa) TO BE VERIFIED ON SITE BY THE CONTRACTOR.
- VERIFY ALL LINES, LEVELS, AND CENTERS ON SITE, PRIOR TO PROCEEDING WITH THE WORK. ENSURE THAT ALL DIMENSIONS AGREE WITH THE DRAWINGS AND THEIR CORRECT INTERRELATION. REPORT ANY DISCREPANCIES TO THE OWNER. DO NOT SCALE DRAWINGS.
- ALL INTERIOR WALLS TO BE WOOD STUDS 3-1/2" WIDE (UNLESS NOTED OTHERWISE) c/w 1/2" GYPSUM BOARD EITHER SIDE. APPLY ONE COAT PRIMER PAINT & TWO FINISH COATS OF PAINT.
- BEAMS, LINTELS AND COLUMNS TO SUPPORT ROOF AND FLOOR LOADS TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.
- FRAMING DIMENSIONS TO BE VERIFIED BY OWNER FOR FIXTURES/APPLIANCES ETC.
- ALL DIMENSIONS AT GROUND FLOOR PLAN ARE FROM OUTSIDE OF STUD TO OUTSIDE OF STUD EXCEPT CENTERLINES OF WINDOWS AND DOORS AND UNLESS NOTED OTHERWISE.
- SAWN LUMBER TO BE S-P-F NO. 1INO. 2 OR BETTER.
- ALL EXTERIOR WOOD TO BE PRESSURE TREATED.
- ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL AND EXTEND A MINIMUM OF 5'-0" BELOW THE FINISHED GRADE.
- DESIGN AND FABRICATION OF WOOD TRUSSES TO BE IN ACCORDANCE WITH PART 4 OF THE ONTARIO BUILDING CODE. ALLOWABLE LIVE LOAD DEFLECTION SHALL NOT EXCEED SPAN/360. PROVIDE OWNER WITH SHOP DRAWINGS BEARING THE SEAL OF A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO.
- ALL STEELWORK SHALL COMPLY WITH CAN3-G40.20-M87 & CAN3-G40.21 (LATEST ADDITION), GRADE 350W. H.S.S. SECTIONS TO BE GRADE 350W, CLASS C.
- CLEAN THOROUGHLY ALL STEEL AND PAINT WITH ONE COAT OF RUST-PREVENTATIVE PRIMER CONFORMING TO CGSB1-GP-40M-1989. TOUCH UP FIELD WELDS WITH PRIMER.
- COORDINATE WITH MECHANICAL AND ELECTRICAL FOR EXACT SIZE AND LOCATION OF ANY PENETRATIONS INCLUDING BUT NOT LIMITED TO GRILLS, PIPES, DUCT, FIXTURES, EQUIPMENT, ETC THRU FLOORS, WALLS, CEILINGS, ROOF, ETC., PRIOR TO ANY CONSTRUCTION.
- FLOOR SHEATHING TO BE GLUED AND SCREWED TO JOISTS. PROVIDE STRAPPING AND BRIDGING AS REQUIRED.
- FLOOR SHEATHING SHALL BE CONTINUOUS OVER ALL FLUSH SUPPORT BEAMS.
- INSTALL BLOCKING UNDER ALL INTERIOR PARTITION WALLS.
- POSTS INDICATED TO FULLY SUPPORT BEAMS WITH COMPLETE BEARING OVER THE POST WIDTH.
- FIREPLACE, HEARTH, MANTLE, CLEARANCES TO COMBUSTIBLES, CHIMNEY AND/OR CHIMNEY PIPES ARE SHOWN DIAGRAMMATICAL. REFER TO MANUFACTURERS WRITTEN SPECIFICATIONS FOR COMPLETE INSTALLATIONS INCLUDING CLEARANCES, MATERIALS SELECTED, SPACE REQUIREMENTS ETC. ENSURE FIREPLACE, CHIMNEY, WOODSTOVES, AND ALL ASSOCIATED EQUIPMENT AND/OR MATERIALS CONFORMS AND/OR IS INSTALLED TO THE LATEST CODES AND/OR BYLAWS. ALL INSTALLATIONS AND ANY CONSTRUCTION RELATING TO FIREPLACES, WOODSTOVES, CHIMNEYS ETC. MUST BE INSTALLED BY CERTIFIED AND/OR LICENSED CONTRACTORS/INSTALLERS.
- PROTECT ALL WOOD BEARING DIRECTLY ON CONCRETE FOUNDATIONS WITH WOOD PRESERVATIVE IN ACCORDANCE WITH CAN/CSA-080-M.
- FASTENING SURFACES TO BE WITH-IN 1/4" TOLERANCE OF LEVEL.
- CONTRACTOR TO CONFIRM TRUSS ARRANGEMENT AND CONCENTRATED ROOF LOAD LOCATIONS WITH TRUSS SUPPLIER PRIOR TO INSTALLING 'ICF WALL SYSTEM'.
- ALL GROUND FLOOR WINDOW AND DOOR LINTELS TO BE 2PC 2 x 10 UNLESS NOTED OTHERWISE. LINTELS TO BE FLUSH TO OUT/EXTERIOR OF WALL. PROVIDE RIGID INSULATION AS REQUIRED, FLUSH TO INTERIOR OF WALL.
- ALL DIMENSIONS ARE FROM OUTSIDE OF STUD TO OUTSIDE OF STUD, EXCEPT CENTERLINES OF WINDOWS AND DOORS AND UNLESS NOTED OTHERWISE.
- ALL DECKS, RAILINGS, PLATFORMS, ETC., AS PER ONTARIO BUILDING CODE (O.B.C.) REQUIREMENTS.
- VENTILATION OF ROOMS SHALL BE AS PER LATEST O.B.C. REQUIREMENTS, PROVIDED AT A RATE OF 0.3 AIR CHANGE PER HOUR BY A COMBINATION OF NATURAL AND MECHANICAL VENTILATION.



RESPONSIBLE FOR THE DESIGN OF THE STRUCTURE WITH THE EXCEPTION OF THE PILES, THE UNDERSIGNED IS NOT RESPONSIBLE FOR DAMAGES DUE TO LATERAL DEFLECTION OF THE STRUCTURE MORE THAN THE SPECIFIED LIMIT SHOWN ON PLAN A300 (1/240).



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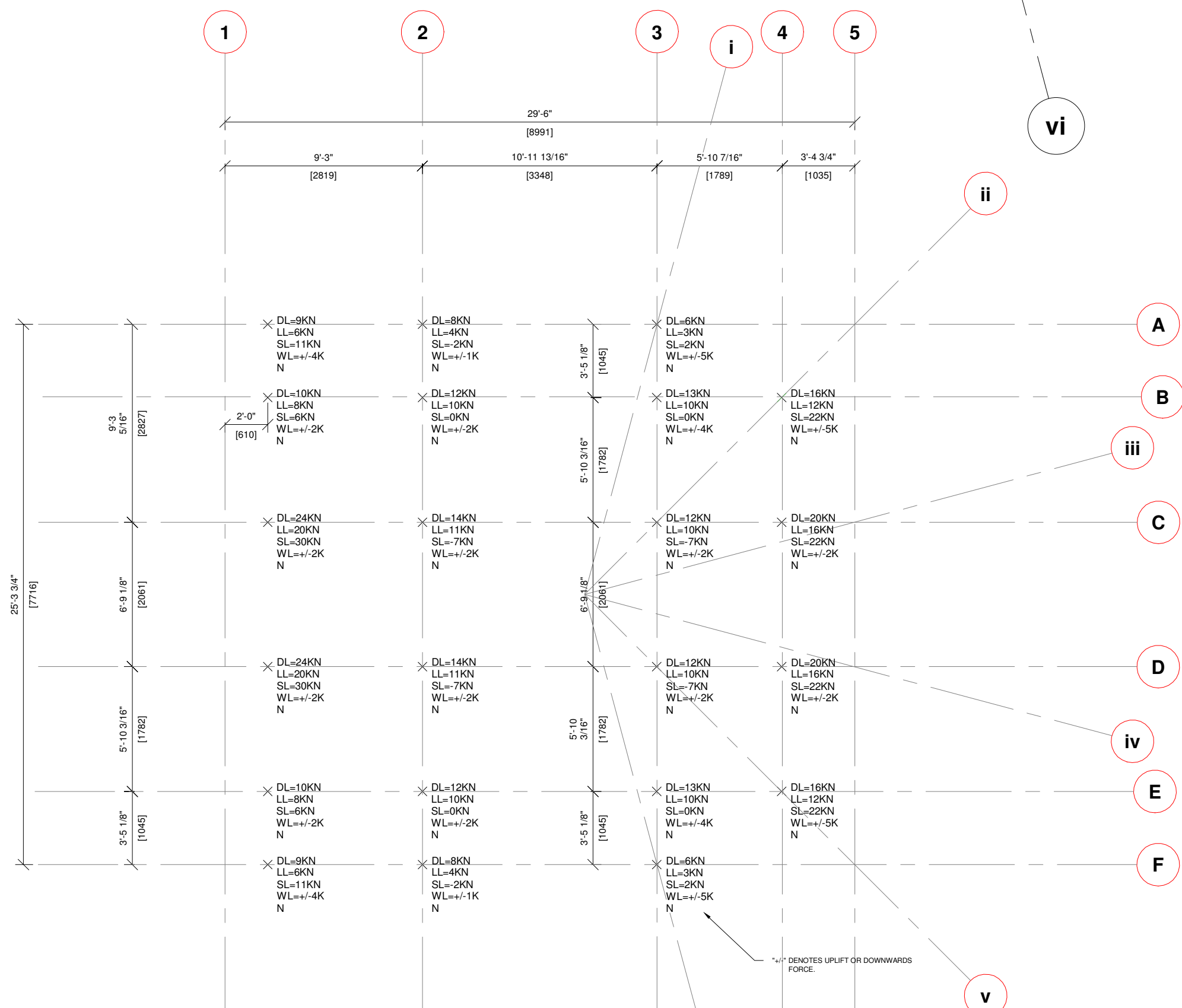
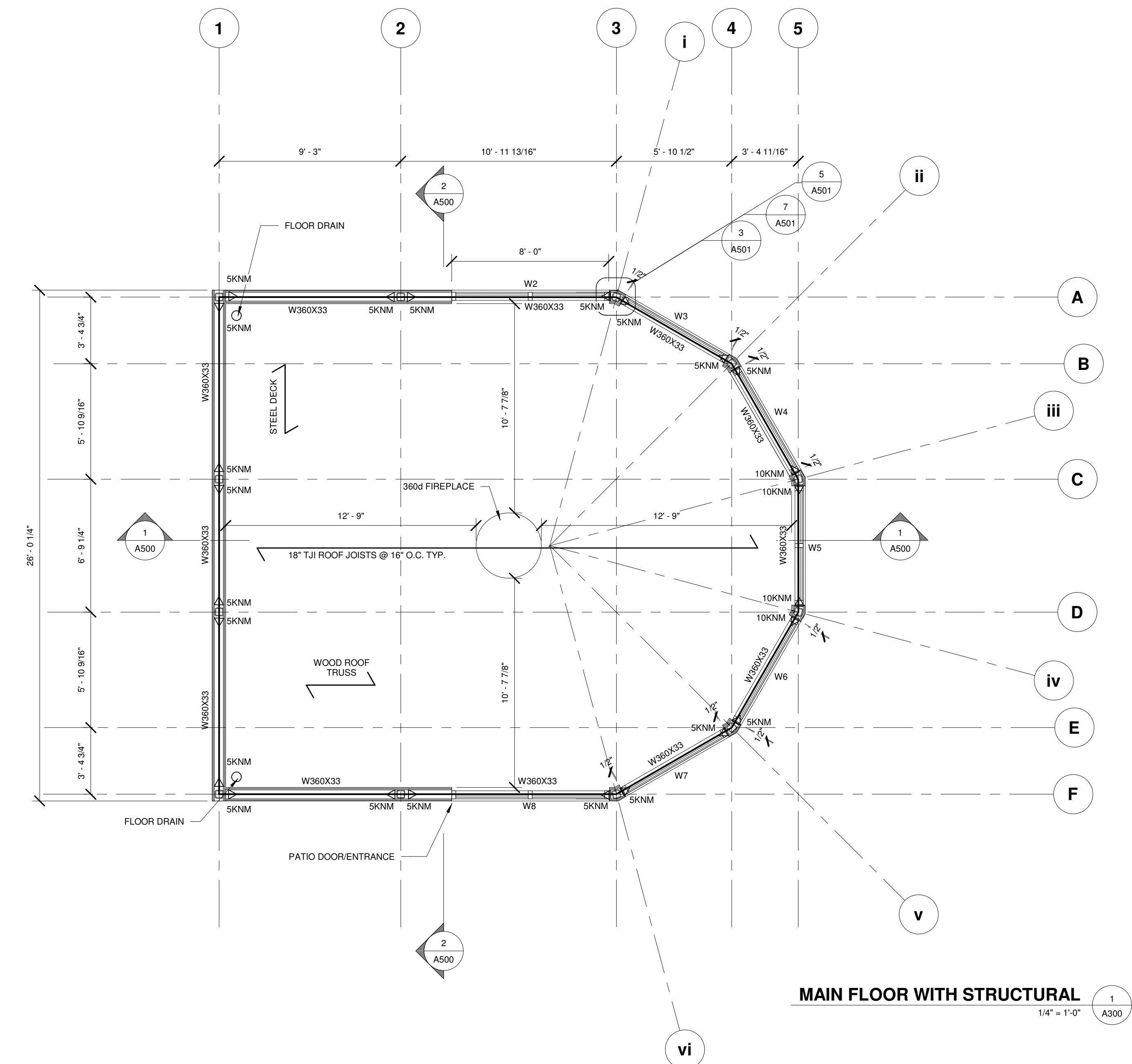
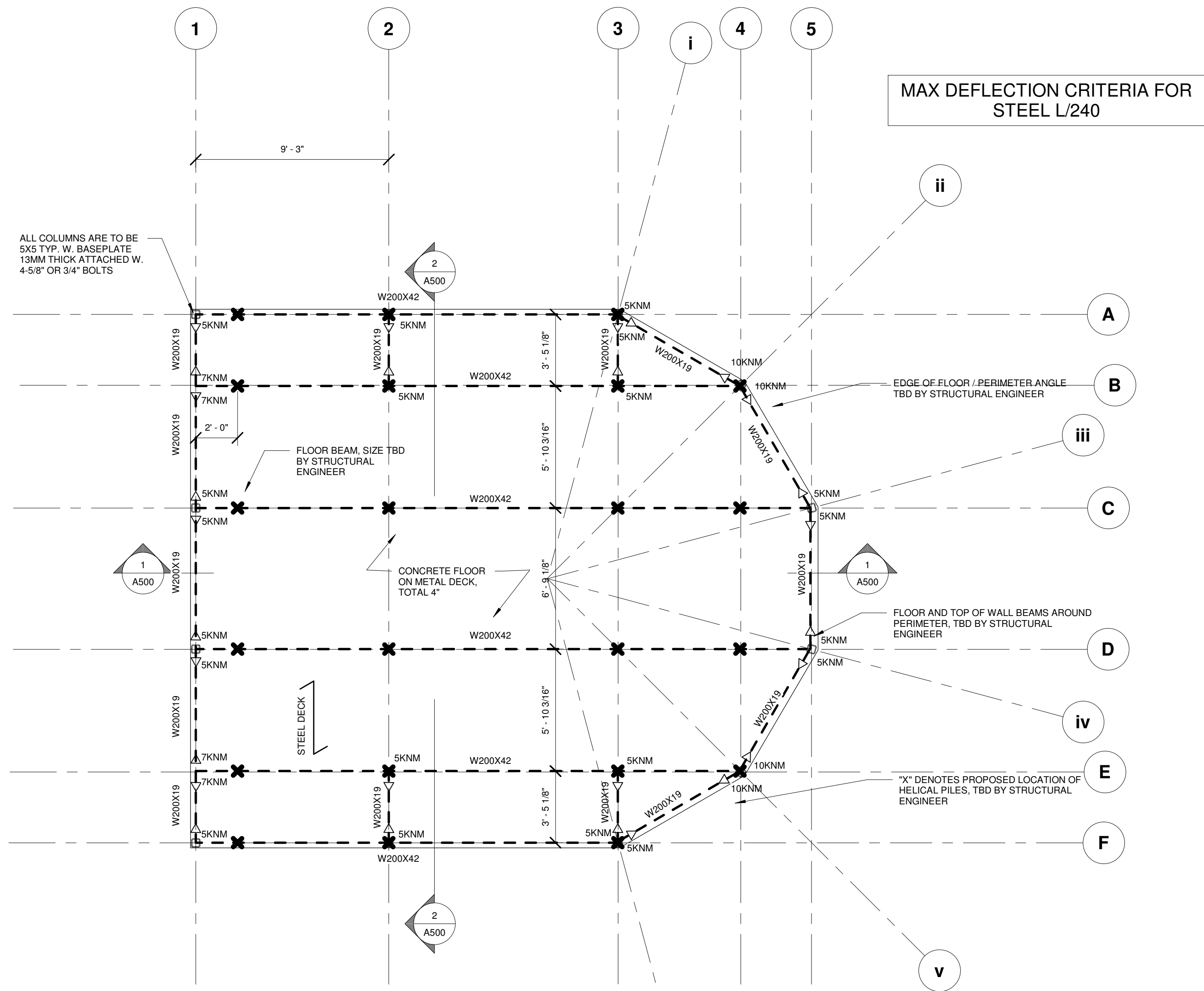
TITLE PAGE AND SITE PLAN

SITE PLAN

DRAWN BY
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PROJECT NO.

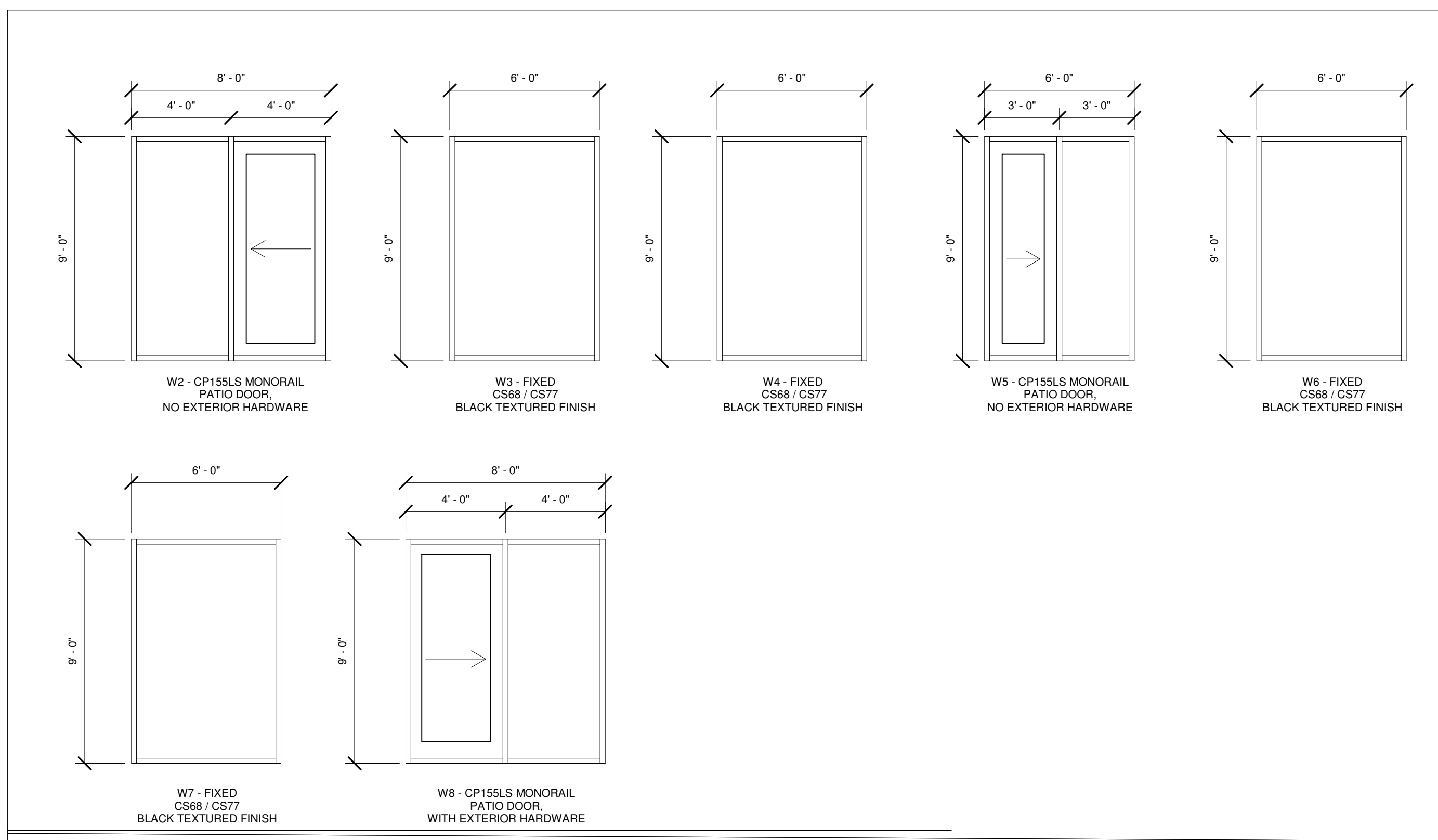
Author
Checker
C2033

A000



SCREW PILE DESIGNER MUST CONFIRM THAT THE COMBINATION OF ALL SCREW PILES CAN RESISTS AT LEAST 50KN IN SHEAR IN EACH DIRECTION AND TRANSFER IT SAFELY IN TO THE FOUNDATION

SCREW PILE DESIGN FORCES



WINDOW TYPES

PROJECT NORTH	
ROOF DESIGN LOADS	
WOOD FRAMING - RENG	0.40 KPA
STEEL FRAMING	0.25 KPA
CME ALLOWANCE	0.15 KPA
CEILING	0.20 KPA
TOTAL DEAD LOAD =	
TOTAL LIVE LOAD =	
TOTAL SNOW LOAD =	
WOOD DECK SCHEDULE	
19 THICK TONGUE AND GROOVE D.FIR	
NOTES:	
BLOCK PANEL EDGES W/ 50X140 ON FLAT & NAIL W/ 64 NAILS @ 150 O/C UNNOTED	
FLOOR DESIGN LOADS	
CONCRETE SLAB	1.84 KPA
STEEL FRAMING	0.50 KPA
PARTITIONS	1.00 KPA
TOTAL DEAD LOAD =	
TOTAL LIVE LOAD =	
DECK NOTES FOR MAIN FLOOR	
51mm x 22GA. GALV. COMPOSITE STEEL DECK	
152X152MM 19.7/18.7 WWM	
364 SUPPORT FASTENING PATTERN (19mm PUDDLE WELDS)	
600mm O.C. SIDE LAP SPACING (BUTTON PUNCHED)	
DECK MUST BE 2 SPAN MINIMUM	
LLH102X76X5.4 CONT. PERIMETER ANGLE TYP.	

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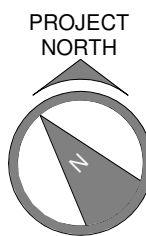
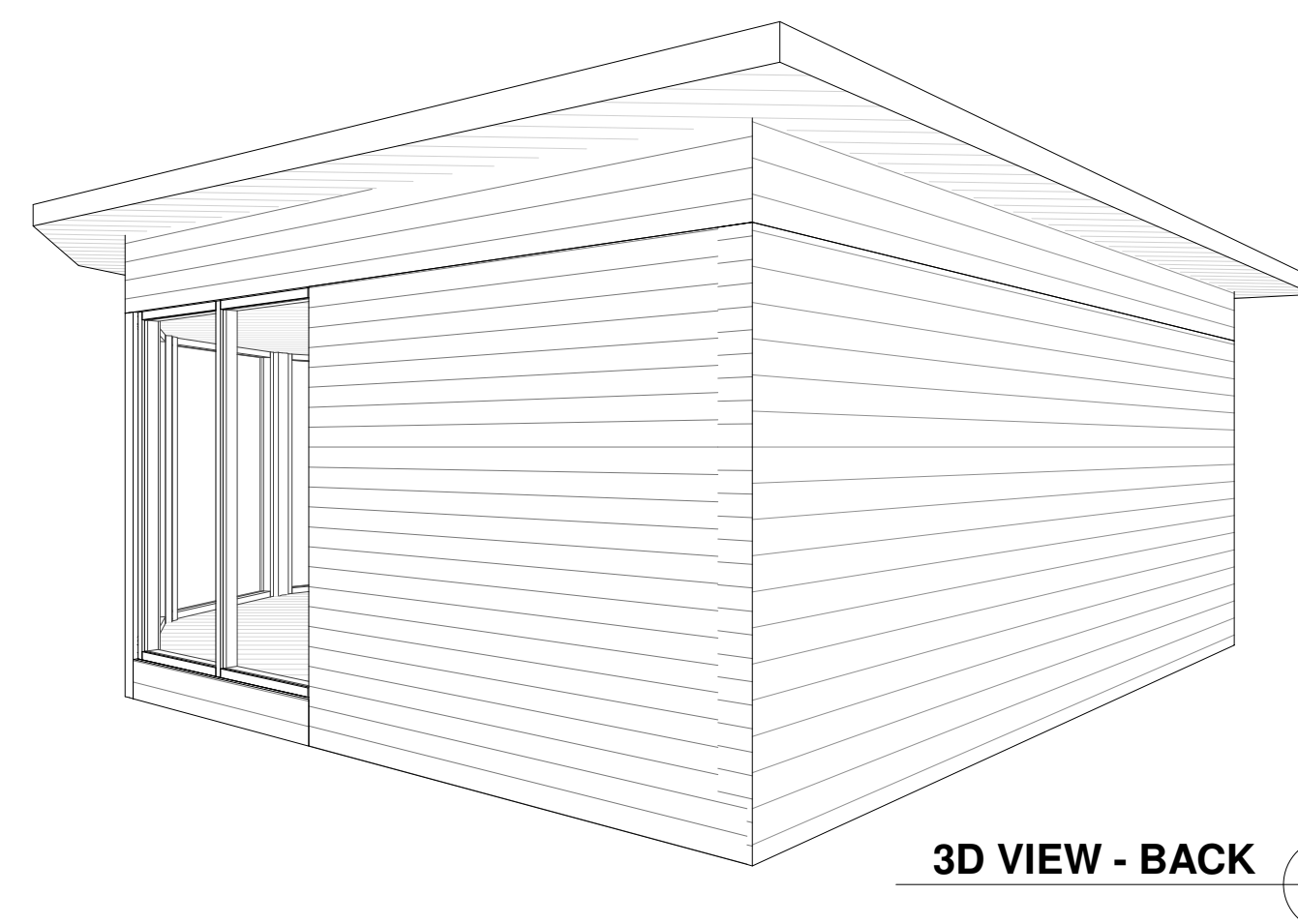
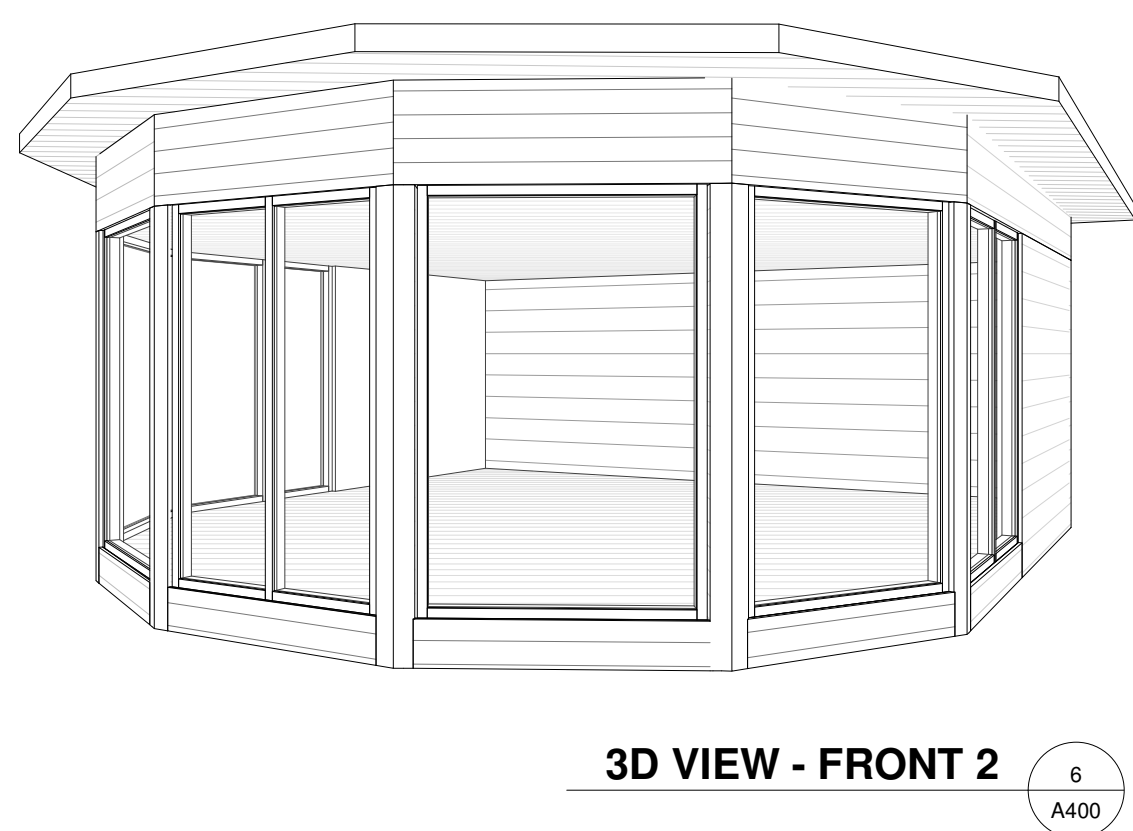
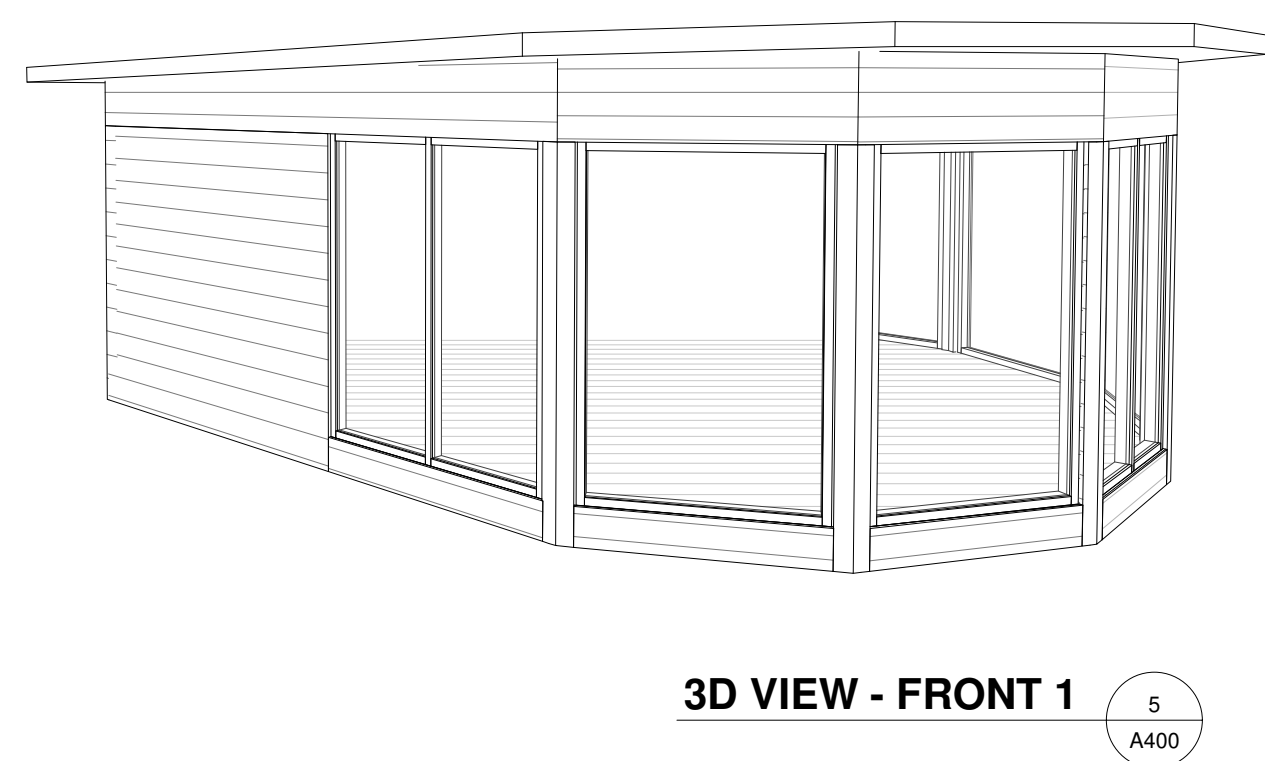
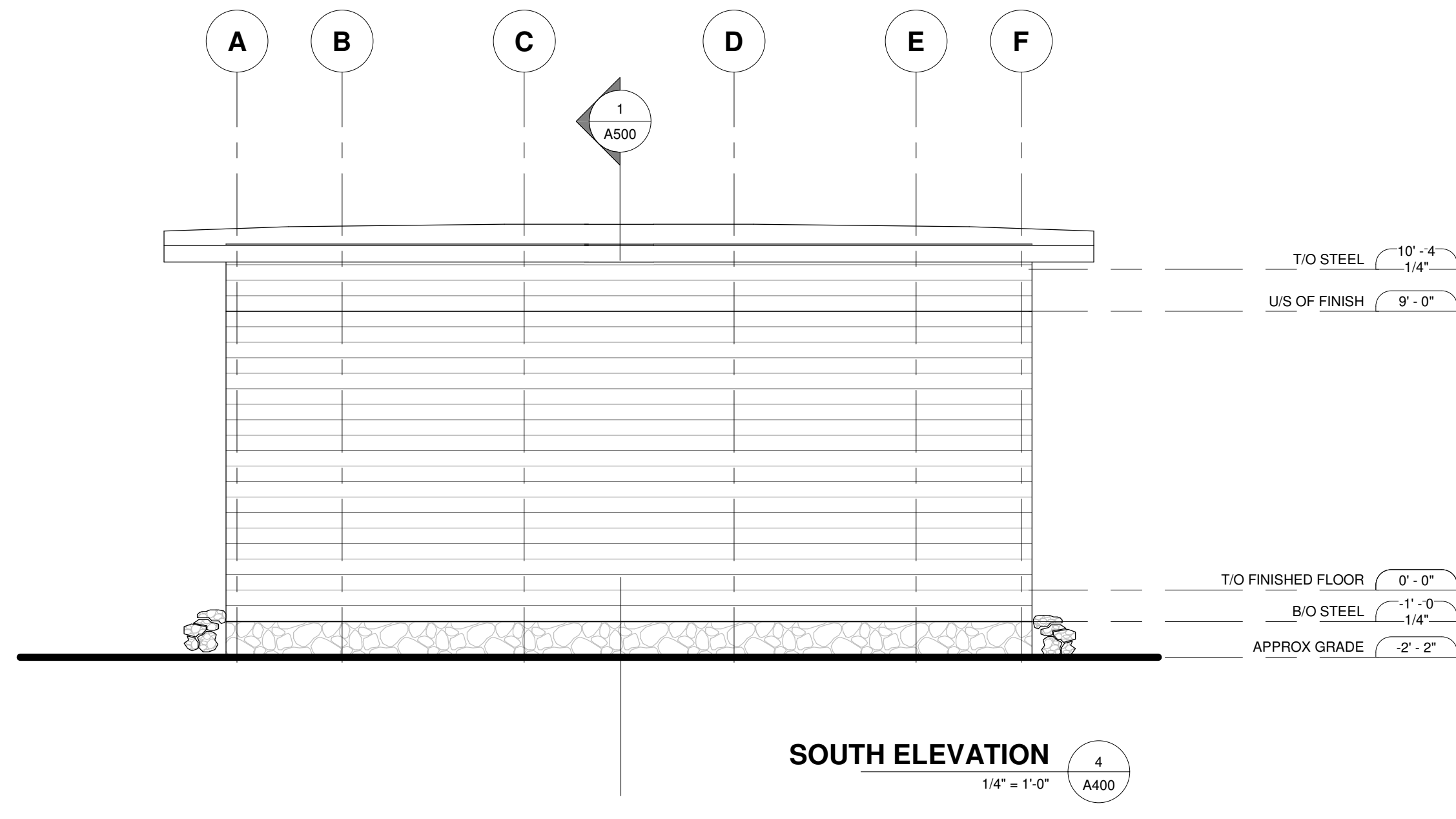
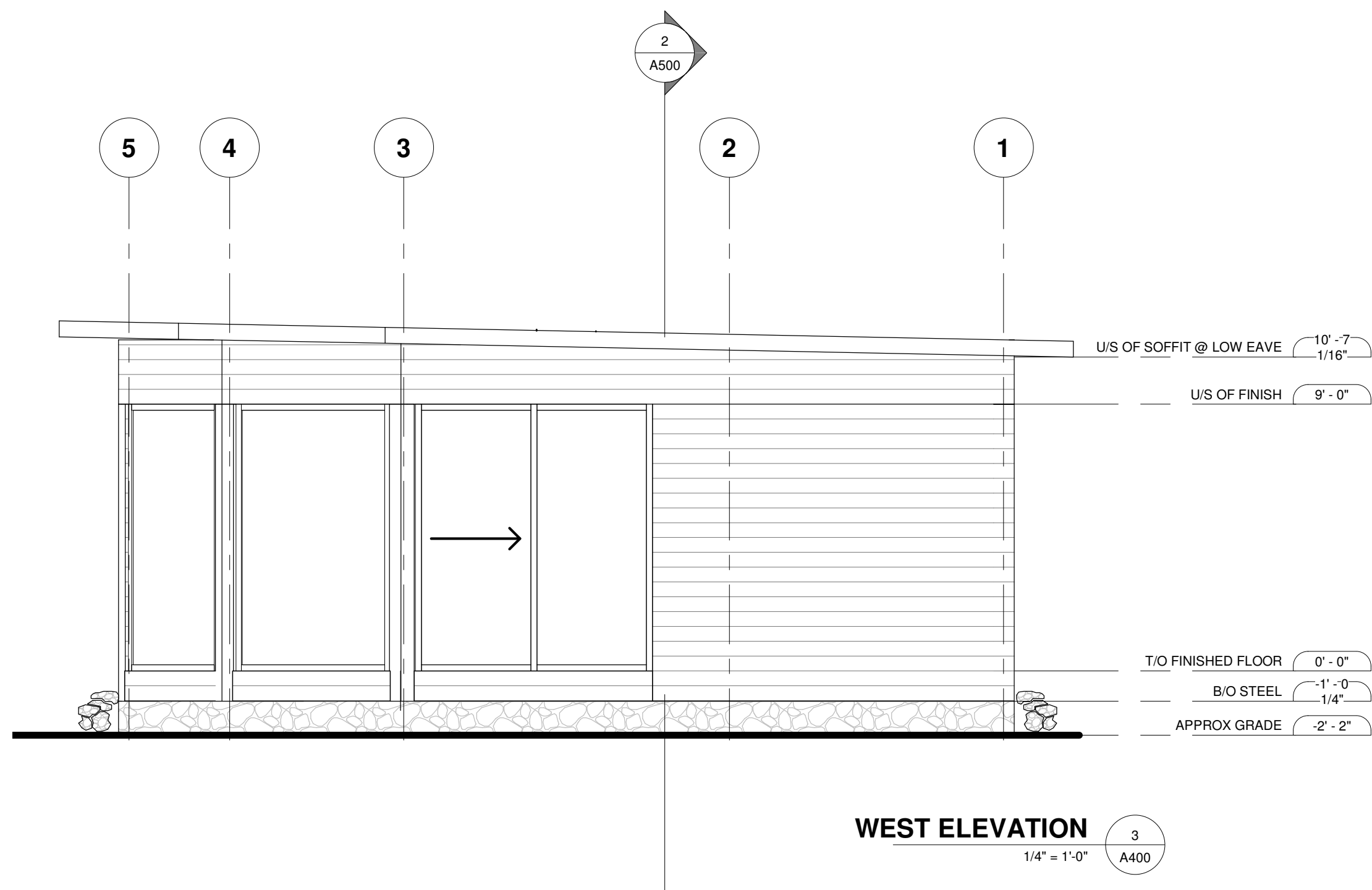
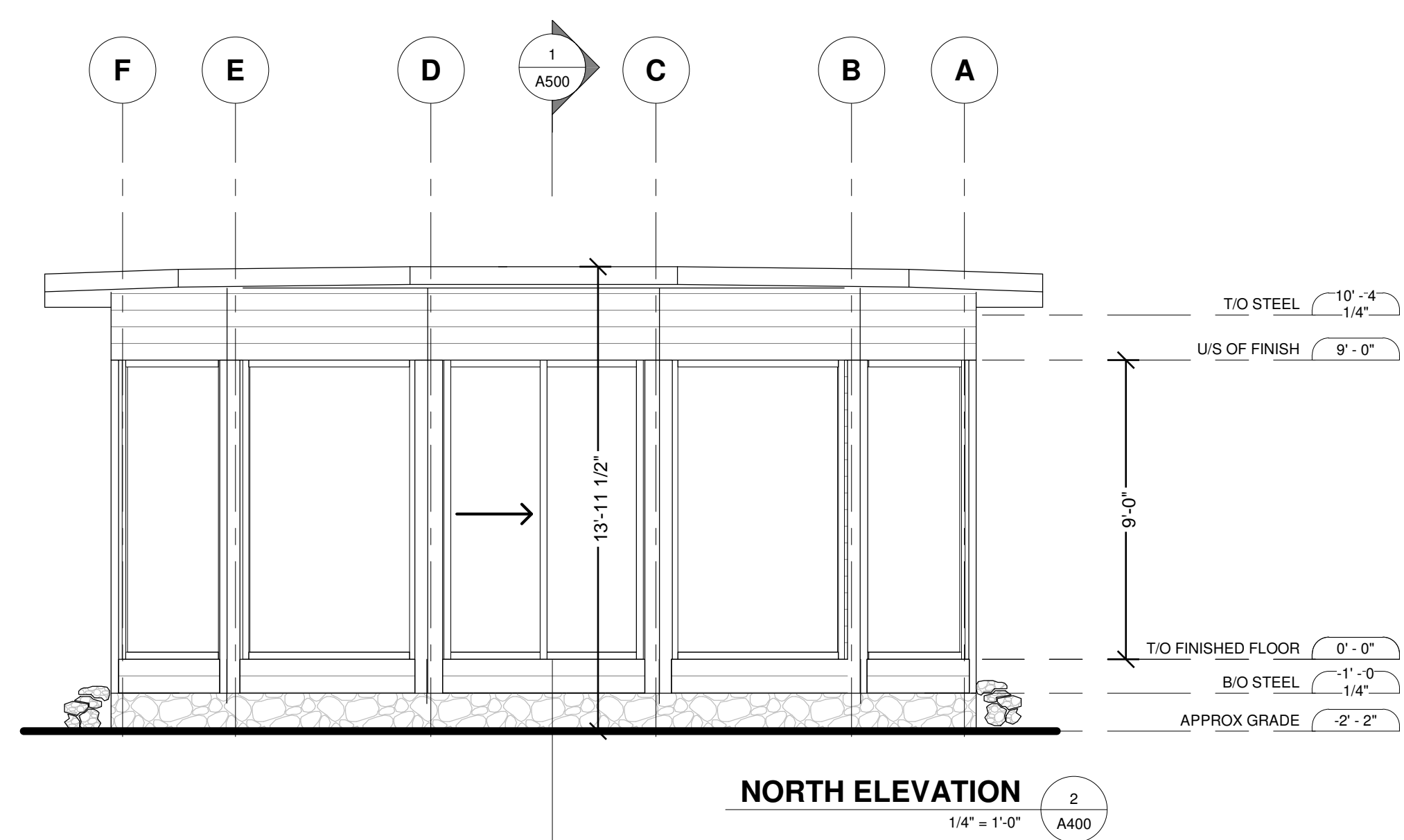
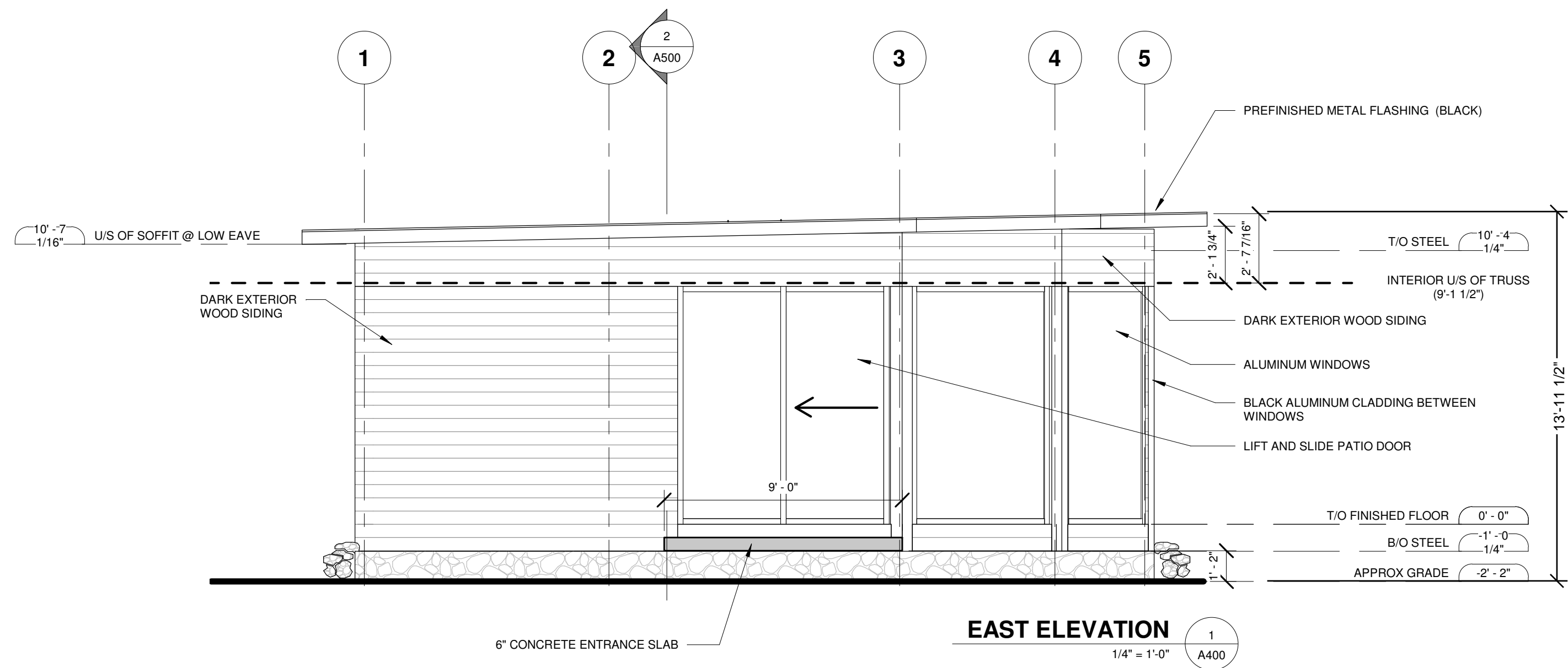
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2	2	30-JULY-2021	ISSUED FOR REVIEW
1	1	13-JULY-2021	FOR STRUC COORD.

TITLE PAGE AND SITE PLAN

FLOOR & STRUCTURAL PLANS

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PROJECT NO.	C2033	

A300



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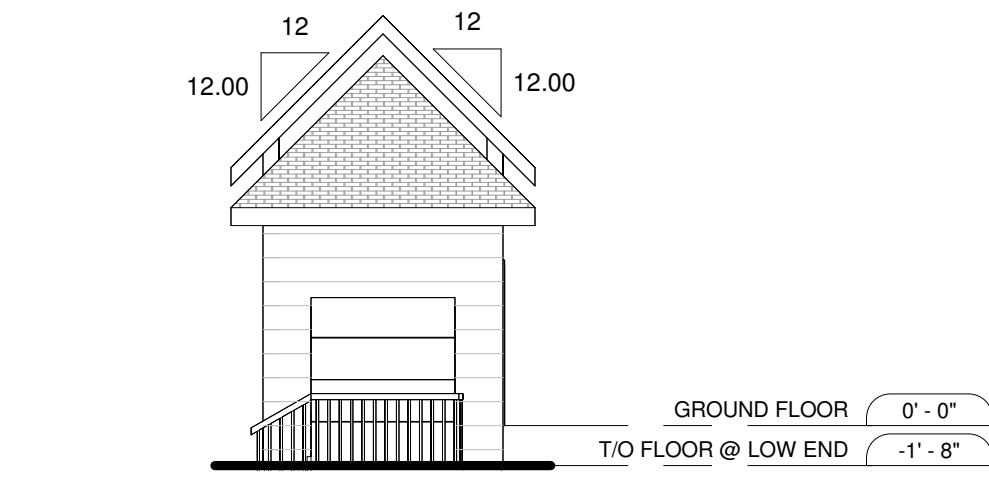
ELEVATIONS

DRAWN BY Author
CHECKED BY Checker
PROJECT NO. C2033

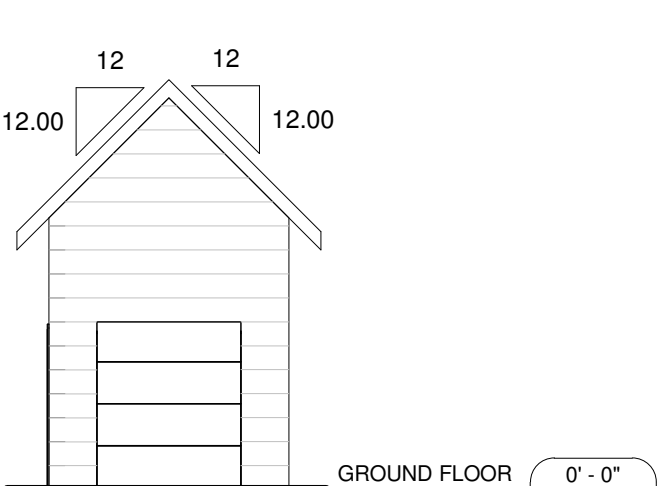
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106 LORLEI DRIVE, ARNPRIOR, ON

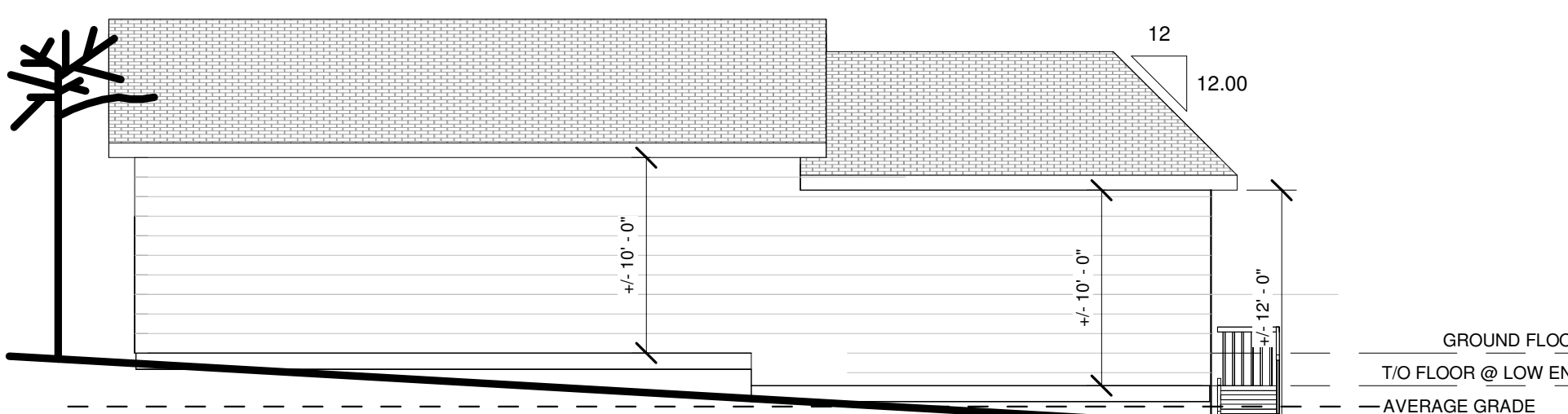
NORTH WEST STORAGE SHED



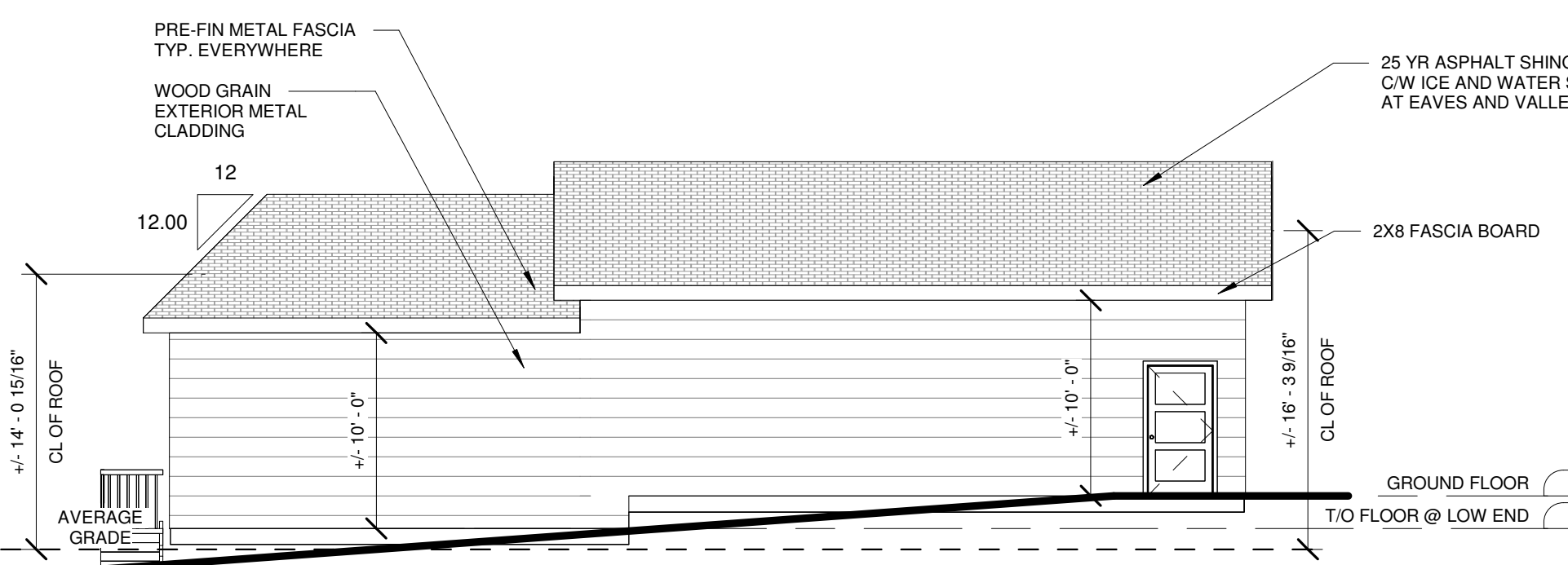
NORTH WEST SHED NORTH ELEVATION



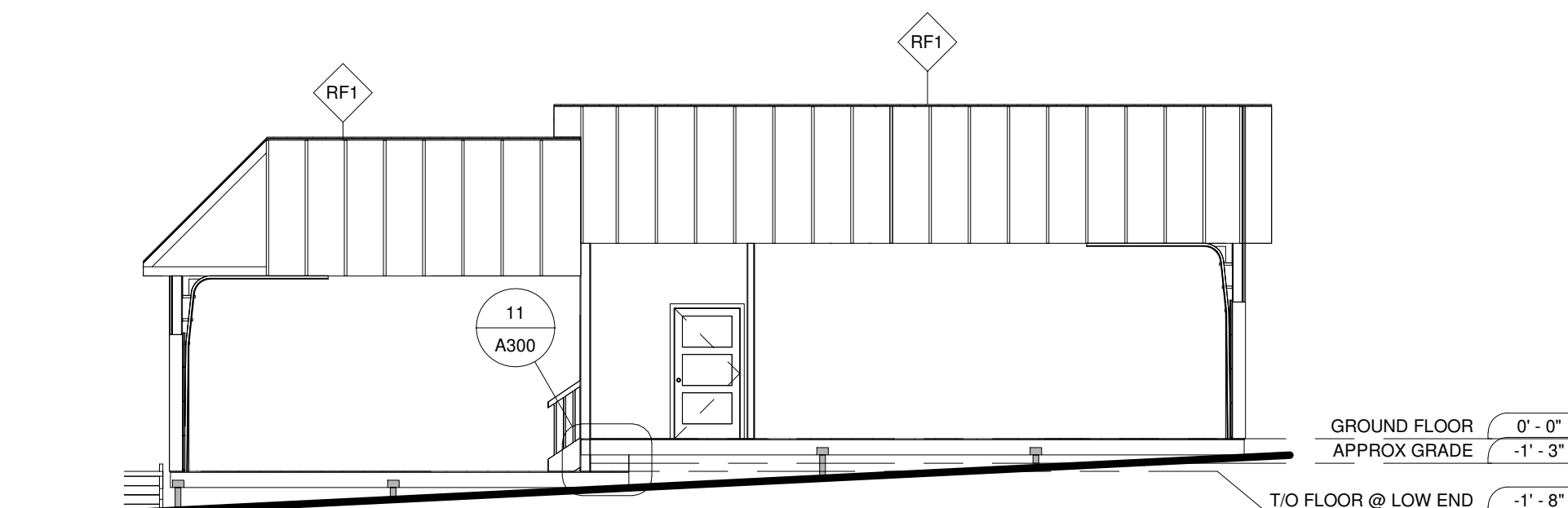
NORTH WEST SHED SOUTH ELEVATION



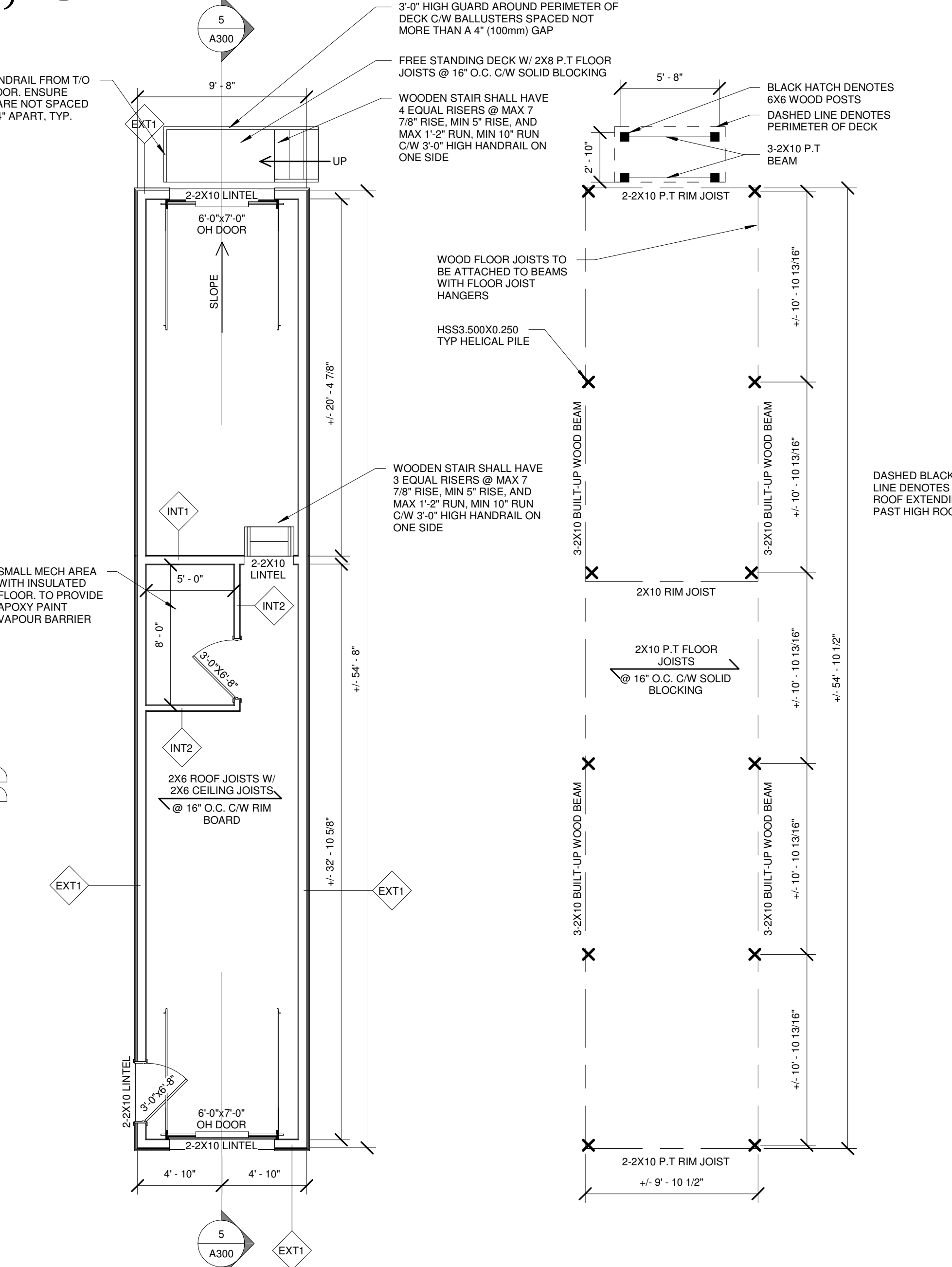
NORTH WEST SHED EAST ELEVATION



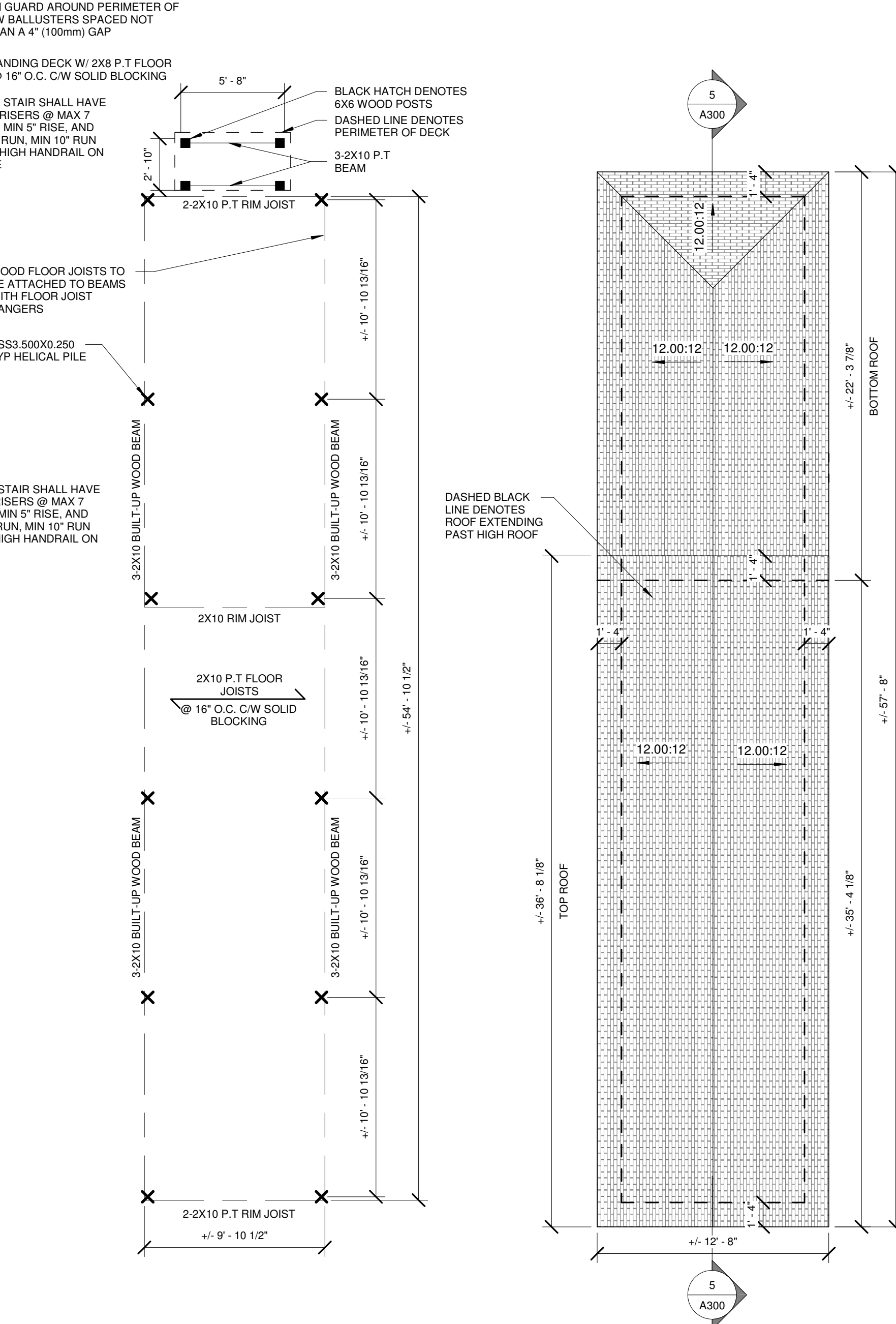
NORTH WEST SHED WEST ELEVATION



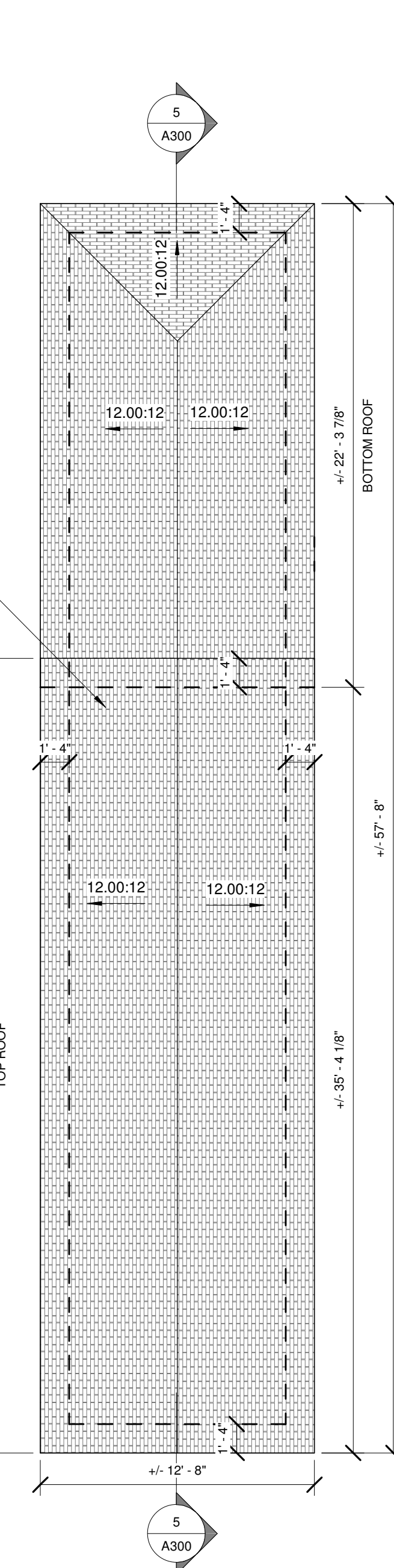
NORTH SOUTH SECTION



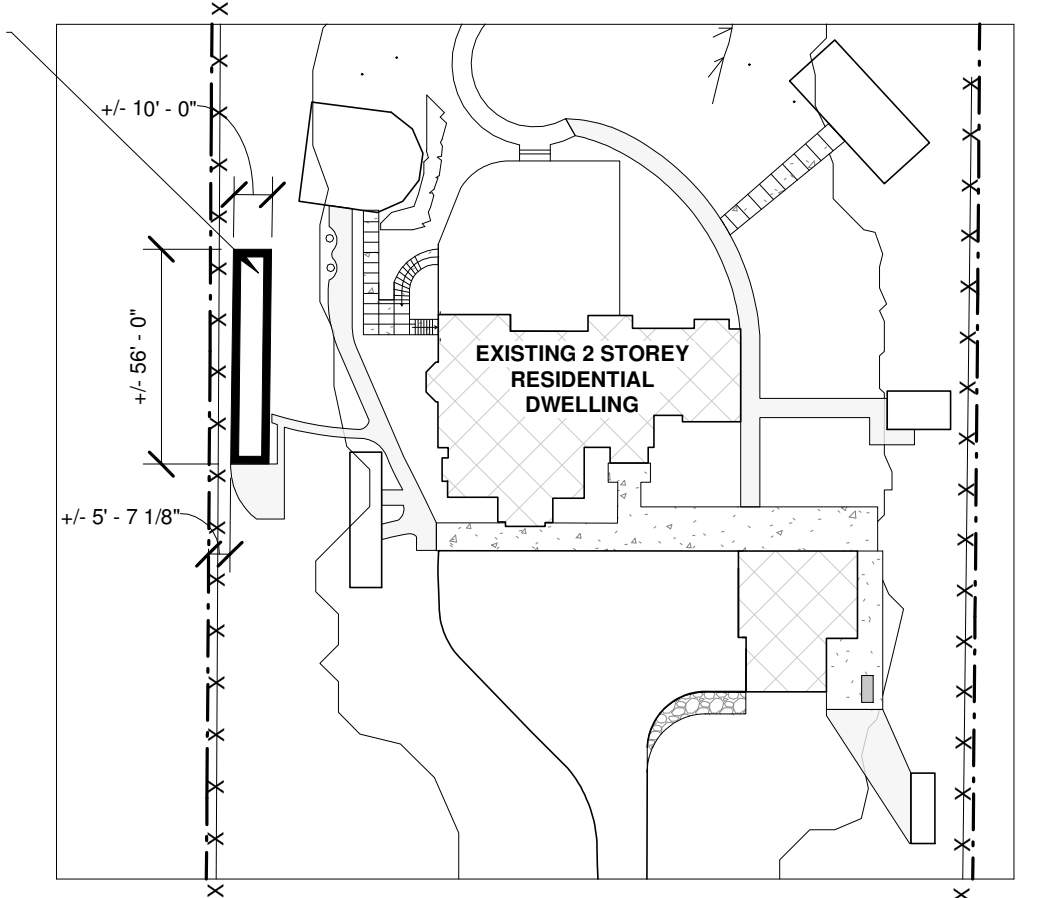
NORTH WEST SHED FLOOR PLAN



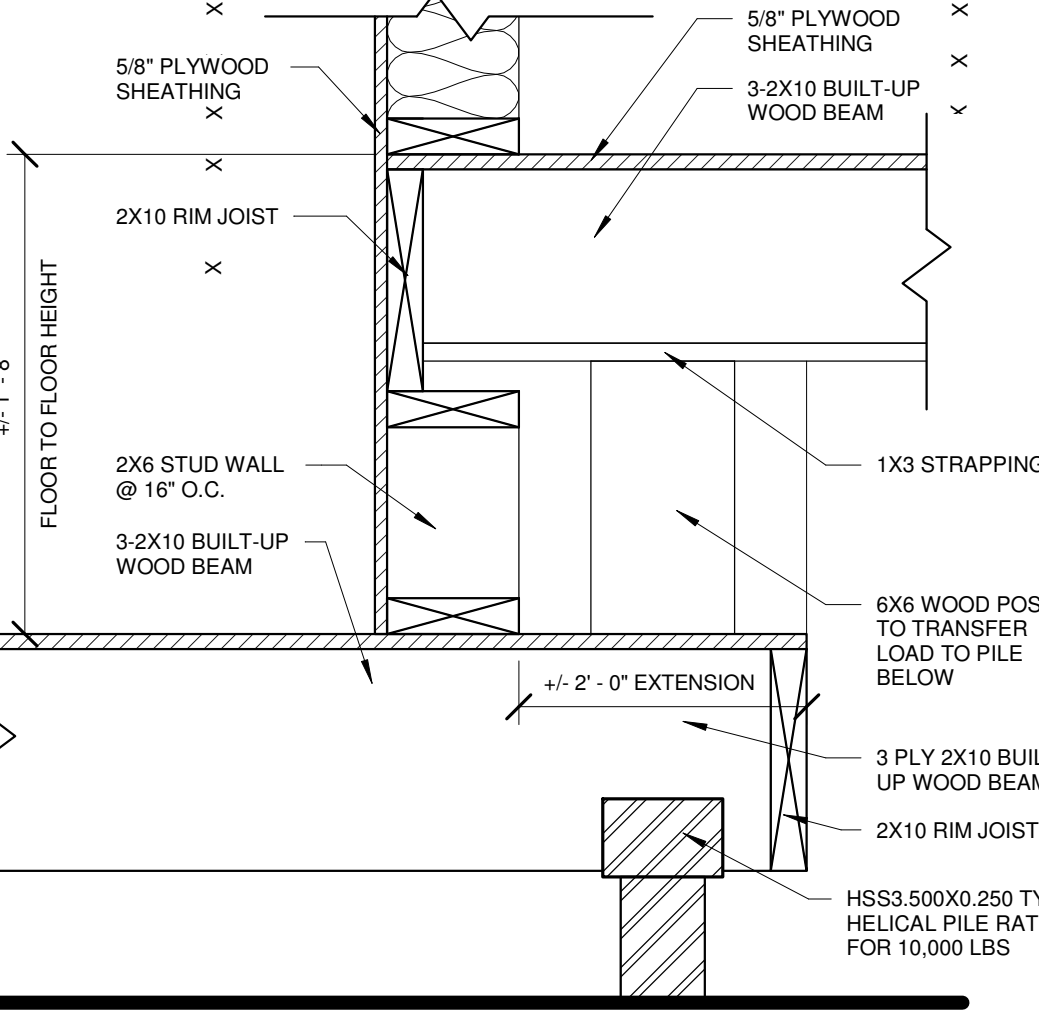
NORTH WEST SHED HELICAL PILE LAYOUT



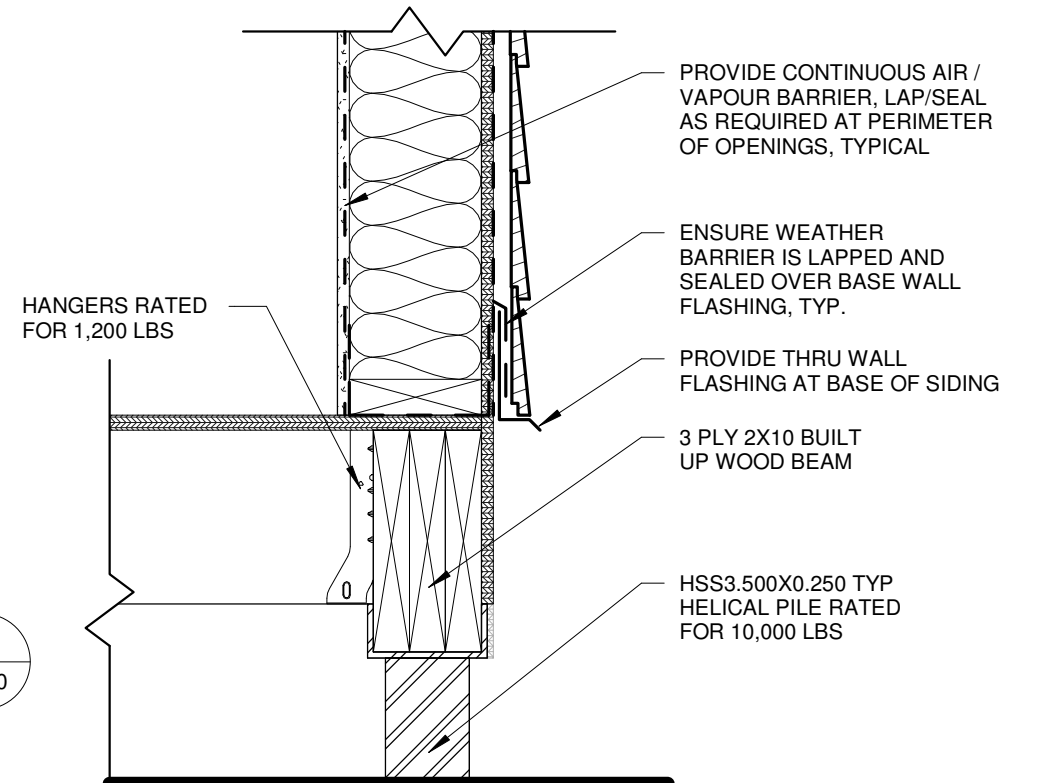
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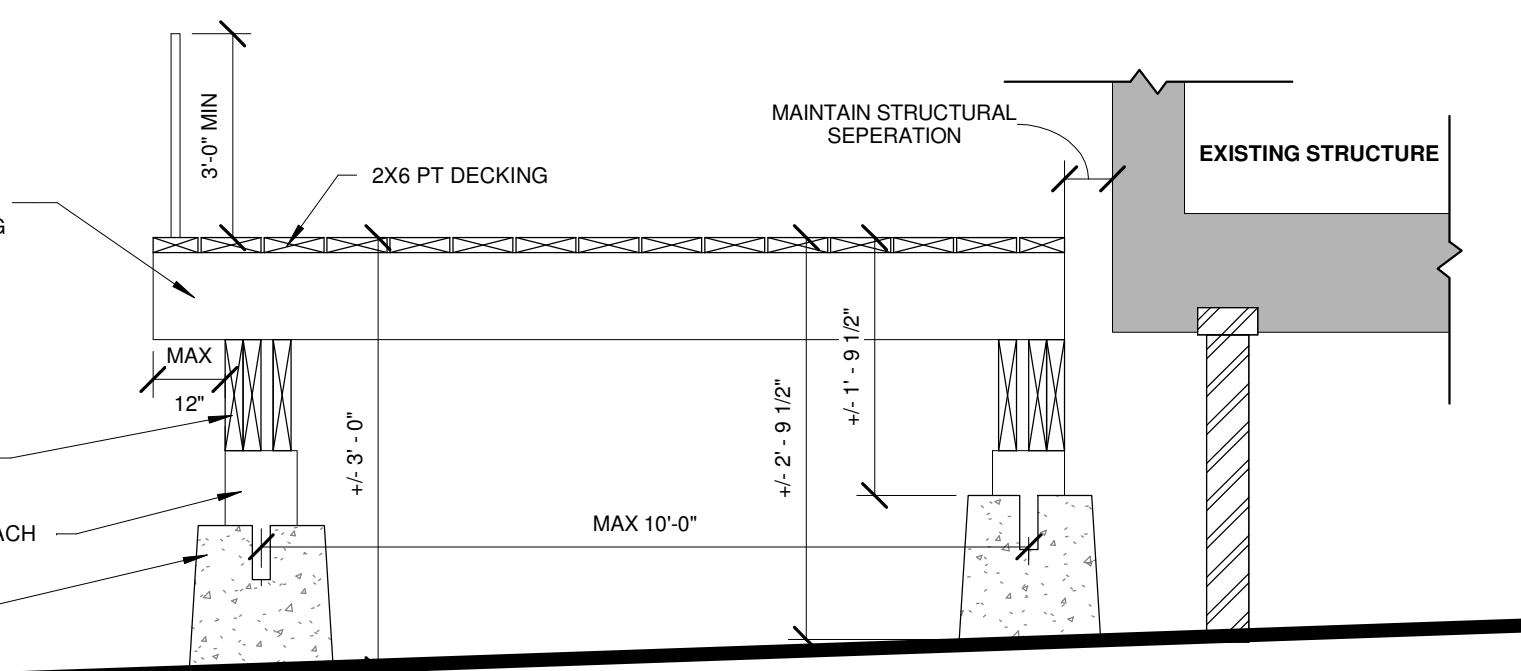
NORTH WEST SHED KEYPLAN



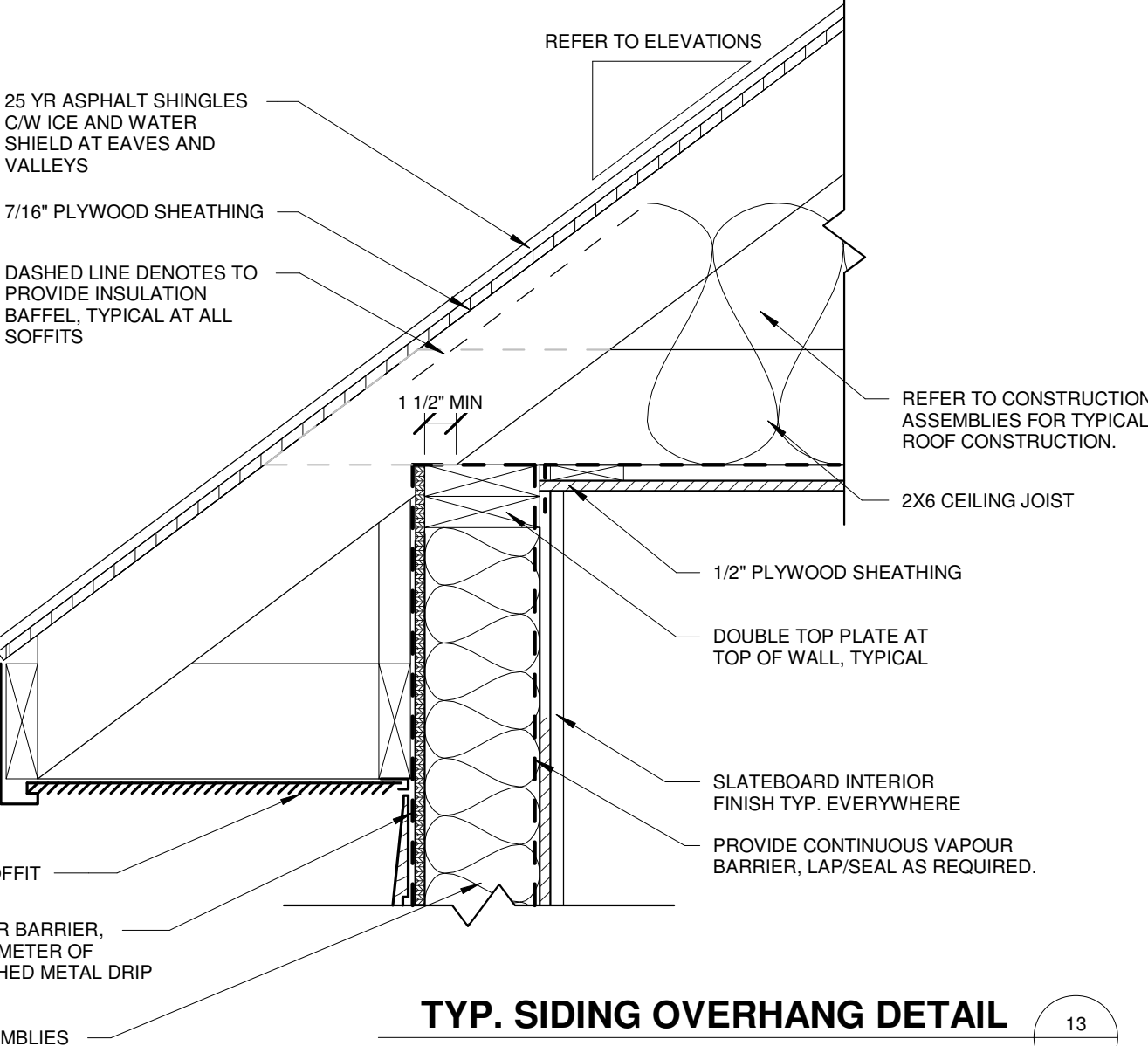
SPLIT LEVEL DETAIL



HELICAL PILE DETAIL



DECK DETAIL



TYP. SIDING OVERHANG DETAIL

- GENERAL NOTES:
- DO NOT SCALE DRAWINGS.
 - ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ONTARIO BUILDING CODE.
 - FOUNDATION DESIGN BASED UPON AN ALLOWABLE SOIL BEARING CAPACITY OF 1500 P.S.F. (75 KPa) TO BE VERIFIED ON SITE BY THE CONTRACTOR.
 - VERIFY ALL LINES, LEVELS, AND CENTERS ON SITE. PRIOR TO PROCEEDING WITH THE WORK. ENSURE THAT ALL DIMENSIONS AGREE WITH THE DRAWINGS AND THEIR CORRECT INTERRELATION. REPORT ANY DISCREPANCIES TO THE OWNER.
 - ALL INTERIOR WALLS TO BE WOOD STUDS 3-1/2" WIDE (UNLESS NOTED OTHERWISE) c/w 1/2" GYPSUM BOARD EITHER SIDE. APPLY ONE COAT PRIMER PAINT & TWO FINISH COATS OF PAINT.
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 - SAWN LUMBER TO BE S-P-F NO. 1/NO. 2 OR BETTER.
 - ALL EXTERIOR WOOD TO BE PRESSURE TREATED U.N.O.
 - ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL AND EXTEND A MINIMUM OF 5'-0" BELOW THE FINISHED GRADE.
 - DESIGN AND FABRICATION OF WOOD TRUSSES TO BE IN ACCORDANCE WITH PART 4 OF THE ONTARIO BUILDING CODE. ALLOWABLE LIVE LOAD DEFLECTION SHALL NOT EXCEED SPAN/360.
 - PROVIDE OWNER WITH SHOP DRAWINGS BEARING THE SEAL OF A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO.
 - ALL STEELWORK SHALL COMPLY WITH CAN3-G40.20-MB7 & CAN3-G40.21 (LATEST ADDITION), GRADE 350W. H.S.S. SECTIONS TO BE GRADE 350W, GLASS C.
 - CLEAN THOROUGHLY ALL STEEL AND PAINT WITH ONE COAT OF RUST PREVENTATIVE PRIMER. CONFORMING TO CCSI-1-99-40M-1889. TOUCH UP FIELD WELDS WITH PRIMER.
 - COORDINATE WITH MECHANICAL AND ELECTRICAL FOR EXACT SIZE AND LOCATION OF ANY PENETRATIONS INCLUDING BUT NOT LIMITED TO GRILLS, PIPES, DUCT, FIXTURES, EQUIPMENT, ETC THRU FLOORS, WALLS, CEILINGS, ROOF, ETC. PRIOR TO ANY CONSTRUCTION.
 - FLOOR SHEATHING TO BE FULLY SUPPORTED BY BEAMS WITH COMPLETE BEARING OVER THE POST WIDTH.
 - FLOOR SHEATHING SHALL BE CONTINUOUS OVER ALL FLUSH SUPPORT BEAMS.
 - INSTALL BLOCKING UNDER NON-LOADBEARING INTERIOR WALLS THAT ARE PARALLEL TO FLOOR JOISTS, WITH NOT LESS THAN 2X4 LUMBER, SPACED @ 1.2m O.C.
 - POSTS INDICATED TO FULLY SUPPORT BEAMS WITH COMPLETE BEARING OVER THE POST WIDTH.
 - ALL GROUND FLOOR WINDOW AND DOOR LINTELS TO BE 2PC 2 x 10 UNLESS NOTED OTHERWISE. LINTELS TO BE FLUSH TO OUT/EXTERIOR OF WALL. PROVIDE RIGID INSULATION AS REQUIRED. FLUSH TO INTERIOR OF WALL.
 - ALL DECKS, RAILINGS, PLATFORMS, ETC., AS PER ONTARIO BUILDING CODE (O.B.C.) REQUIREMENTS.
 - VENTILATION OF ROOMS SHALL BE AS PER LATEST O.B.C. REQUIREMENTS, PROVIDED AT A RATE OF 0.3 AIR CHANGE PER HOUR BY A COMBINATION OF NATURAL AND MECHANICAL VENTILATION.

DRAFTING SYMBOLS			
A000	DISCIPLINE AND SHEET NUMBER	WALL TYPE REFERENCE	PLAN DETAIL - NUMBER & SHEET NUMBER
	SECTION - NUMBER & SHEET NUMBER	DOOR SIZE REFERENCE	EXTERIOR ELEVATION NUMBER & SHEET REFERENCE
	PLAN SCALE	WINDOW TYPE REFERENCE	ELEVATION REFERENCE

PROJECT NORTH

SITE PLAN LEGEND

- PROPERTY PINS
- FENCE LINE
- EXISTING STRUCTURE
- PROPOSED STRUCTURE
- LANDSCAPING

CONSTRUCTION ASSEMBLIES

EXT1 - EXTERIOR VINYL SIDING WALL

- VINYL SIDING
- 3/4" VERTICAL STRAPPING
- WEATHER BARRIER
- 1/2" OSB SHEATHING
- 2X6 WOOD STUDS @ 16" O.C.
- 6mil POLY VAPOUR BARRIER
- 1/2" GYPSUM WALLBOARD

RF1 - 2X6 WOOD ROOF JOISTS

- ASPHALT SHINGLES
- WEATHER BARRIER
- 7/16" PLYWOOD SHEATHING
- 2X6 WOOD ROOF JOISTS
- 6mil POLY VAPOUR BARRIER
- 3/4" STRAPPING
- 1/2" GYPSUM WALLBOARD

INT1 - 2X6 WOOD STUD WALL

- 1/2" GYPSUM WALLBOARD
- 2X6 WOOD STUDS @ 16" O.C.
- 1/2" GYPSUM WALLBOARD

INT2 - 2X4 WOOD STUD WALL

- 1/2" GYPSUM WALLBOARD
- 2X4 WOOD STUDS @ 16" O.C.
- 1/2" GYPSUM WALLBOARD

FLR1 - 2X10 WOOD FLOOR JOISTS

- 5/8" PLYWOOD SHEATHING
- 2X10 WOOD FLOOR JOISTS
- 1/2" O.C.

DESIGN LOADS

ROOF

DL = 16 PSF

SL = 38 PSF

FLOOR

DL = 20 PSF

LL = 40 PSF

DISCLAIMER: THIS DRAWING / DESIGN ARE COPYRIGHT PROTECTED AND SHALL NOT BE COPIED, USED, OR REPRODUCED WITHOUT WRITTEN PERMISSION. ALL DIMENSIONS, UTILITY LOCATIONS ARE TO BE CHECKED BY THE CONTRACTOR AND SHALL BE REPORTED AS WELL AS ALL ERRORS AND OMISSIONS PRIOR TO START OF WORK. DO NOT SCALE DRAWINGS.

106 LORLEI DRIVE, ARNPRIOR, ON

NORTH WEST SHED

NOTES, PLANS, ELEVATIONS AND DETAILS

A300

DRAWN BY: LA

CHECKED BY: CM

PROJECT NO: C2033



TOWNSHIP OF McNAB/BRAESIDE
COMMITTEE OF ADJUSTMENT

McNab/Braeside NOTICE OF HEARING AND REQUEST FOR COMMENTS

To: CAO/Clerk

Date: January 12, 2024

Place: McNab/Braeside Municipal Office
2473 Russett Drive, Arnprior

File: Minor Variance Application
A-1/24

Date: Tuesday, January 30, 2024

Owner/Agent: Gloria Rockwell (owner)
Landscape Ltd. (agent)

Time: 11:00 a.m.

Property Location: Part of Lot 16, Concession 4
106 Lorlei Drive

Application A-1/24 has been received and will be heard by the Township of McNab/Braeside Committee of Adjustment on the above noted date. So that the application can be properly considered in accordance with the requirements of The Planning Act, the Committee requests that the information requested below is completed and one copy returned to the Committee.

Anne McVean, County Planner
amcvean@countyofrenfrew.on.ca

1. BUILDING DEPARTMENT COMMENTS:

ONCE THE COUNTY HAS APPROVED THE OUTSTANDING
ISSUES WITH SIDE PLAN SETBACKS ETC.
THEN BUILDING PERMITS WILL BE REQUIRED
FOR ALL STRUCTURES WHERE REQUIRED

TOM WEBSTER.

Chief Building Official

2. PUBLIC WORK COMMENTS

- | | Yes | No | N/A |
|--|-------------------------------------|-------------------------------------|-------------------------------------|
| (a) Are the following services available to this land? | | | |
| Municipal Water | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Sanitary Sewers | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Electricity | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Garbage Collection | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (b) Does the subject lot have <u>direct</u> access to a public road maintained by the Municipality? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (c) If direct access is to a municipal public road: | | | |
| (i) Would access be obtained where a traffic hazard would be created because of limited sight lines, curves or grades? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (ii) Is the Municipality willing to issue an entrance permit? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| (iii) Is road widening or dedication required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |



TOWNSHIP OF McNAB/BRAESIDE
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Anne McVean, County Planner
amcvean@countyofofrenfrew.on.ca

1. BUILDING DEPARTMENT COMMENTS:

- Lot is large enough to meet all required setbacks.
- additional buildings built in the Ep zone / O.P.G lands.
- Stop work order on the property. closed on Oct 4th 2022
- High water mark to be verified.

AA
Chief Building Official
Building Inspector

2. PUBLIC WORK COMMENTS

(a) Are the following services available to this land?

Municipal Water
Sanitary Sewers
Electricity
Garbage Collection

Yes No N/A

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

(b) Does the subject lot have direct access to a public road maintained by the Municipality?

☐ ☐ ☐

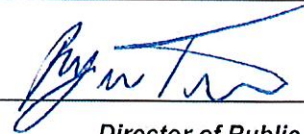
(c) If direct access is to a municipal public road:

- (i) Would access be obtained where a traffic hazard would be created because of limited sight lines, curves or grades?
- (ii) Is the Municipality willing to issue an entrance permit?
- (iii) Is road widening or dedication required?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:


Property has an existing approved entrance.
No concerns.



Director of Public Works

3. FIRE DEPARTMENT COMMENTS:

No concerns.

Jan 15/24 

Fire Chief

4. COUNCIL/PLANNING ADVISORY COMMITTEE COMMENT

- (a) Does Council recommend minor variance be given?
(i) If not, outline reasons why.

Yes ☐ No ☒

Sufficient property to meet the existing setbacks in the zoning bylaw.

- (b) Should the minor variance be granted, what conditions, if any, would Council wish to see applied?

Feb. 21, 2024

Date

Bridget Bee.

CAO/Clerk

SENT VIA E-MAIL: AMcVean@countyofrenfrew.on.ca

January 24, 2024

File: Township of McNab/Braeside, A-1/24

Anne McVean
County Planner, Development & Property Department
County of Renfrew
9 International Drive
Pembroke, ON K8A 6W5

Dear Ms. McVean,

**SUBJECT: Application for Minor Variance – File No. A-1/24
Part of Lot 16, Concession 4, McNab
Civic Address: 106 Lorlei Drive, Township of McNab/Braeside**

Ontario Power Generation Inc. (OPG) Review Comments

Thank you for the opportunity to review and comment on the subject Application for minor variance, issued for agency review on January 12, 2024. The minor variance seeks to permit reduced setbacks for two accessory structures from the setbacks prescribed in the Township of McNab/Braeside Zoning By-law 2010-49. The requested variances include a reduced minimum setback from the highwater mark of the Madawaska River from 30 metres to 29.6 metres for a new gazebo, and a reduced minimum side yard setback from 3.0 metres to 1.73 metres for a new shed.

OPG has no concern with the reduced setbacks as outlined in the Application.

However, in the course of OPG's review of the Application and the accompanying Surveyor's Real Property Report, it is noted that a permanent shed, boat house, and deck have been constructed on the OPG-owned shoreline lands (PIN 57338-0087). OPG has not reviewed drawings or plans associated with these structures, nor provided consent for these structures to be constructed on the OPG-owned lands. Further, the property owner is not in possession of a current OPG Waterfront Licence which would permit the passive recreational use of the OPG shorelands. The above noted structures should be removed from the OPG-owned shorelands at the property owner's effort and expense.

Please inform OPG of any decision made regarding this Application.

Cont'd

Should you have any questions or wish to discuss OPG's comments further, please contact the undersigned.

Kind Regards,



Jim Tamas
Senior Real Estate Associate

Cc:	Ray Davies	OPG - Director, Real Estate Services
	Garry Dicks	OPG - Senior Manager, Maintenance/Production – Madawaska River
	Jennifer Gardiner	OPG - Senior Communications Advisor

From: [Beth Hann](#)
To: [Anne McVean](#)
Subject: RE FILE NO A-1/24 APPLICATION FOR VARIANCE
Date: January 29, 2024 10:03:39 AM

You don't often get email from beth@jestekelectricltd.ca. [Learn why this is important](#)

[CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.]

Good morning

In regards to 106 Lorlei Dr, the owners of the property have not done their due diligence in applying for proper permits. Had they done so with the township rules they would not have been able to construct at those locations. I assume he did not take out a permit for any of the sheds and storage that have been constructed over the last 5 years including the waterfront dock and storage.

Only after complaints had the township stop the work.

The gazebo looks like a guest house and the shed is more of a storage garage.

Their construction company should have known they need building permits and should have advised them to do so before starting.

OPG has also stopped him from doing unpermitted work on the shoreline.

They have enough acreage to move the structures.

I trust you will make the right decision on this variance

Cameron and Elizabeth Hann
Jestek Electric Ltd
Unit 16, 112 John Cavanaugh Dr.
Carp, Ontario
K0A 1L0



MINOR VARIANCE SUPPLEMENTARY PLANNING REPORT

PART A – BASIC INFORMATION

1. FILE NO.: A-1/24
2. APPLICANT: Gloria Rockwell (owner)
Landscape Ltd. (agent)
3. MUNICIPALITY: Township of McNab/Braeside
(geographic Township of McNab)
4. LOT: 16 CONCESSION: 4 STREET: 106 Lorlei Drive

SUBJECT LANDS

5. COUNTY OF RENFREW
OFFICIAL PLAN
Land Use Designation(s): Rural
Environmental Protection
6. TWP OF McNAB/BRAESIDE
ZONING BY-LAW 2010-49
Zone Category(s) Rural-Exception Seven (RU-E7)
Environmental Protection (EP)

7. **DETAILS OF MINOR VARIANCE REQUEST**

The minor variance application requests variances to Zoning By-law 2010-49, for the purpose of reducing minimum required building setbacks that would permit:

- A new accessory building to be located 1.73 metres from a side lot line; and
- A new gazebo to be located 29.6 metres from the high water mark of the Madawaska River.

Both structures are existing. The construction of the accessory building is partially complete and the gazebo is substantially complete.

8. **SITE PERFORMANCE STANDARDS**

<u>Zoning By-law Standard</u>	<u>Permitted</u>	<u>Proposed</u>
Section 3.3.5 minimum accessory building setback to a side lot line	3.0 metres	1.73 metres
Section 3.23(d) Minimum setback from the high water mark of a water body	30.0 metres	29.6 metres

9. **SITE CHARACTERISTICS AND SETTING**

The subject property is located approximately halfway between Stewartville and Burnstown, on the south side of the Madawaska River. The lot is 0.69 hectares in area with road frontage on Lorlei Drive and water frontage on the Madawaska River. The lot contains a dwelling, detached garage, 4 sheds at various stages of completion, a gazebo that is generally complete and a foundation for a greenhouse. The lot generally slopes from Lorlei Drive to the Madawaska River, with steeper slopes near the river. There are also lands between the lot and river, owned by Ontario Power Generation that contain structures.



The property is one of several similar waterfront residential lots along Lorlei Drive, east and west of the site. There are similar rural residential lots on the opposite side of Lorlei Drive. Further south of Lorlei Drive are large rural properties with a mix of farm use, natural bush and wetlands. The river and OPG lands north of the site are approximately 240 metres wide, beyond which are large tracts of undeveloped land parcels.

10. **OFFICIAL PLAN**

The subject lands are designated Rural and Environmental Protection in the County of Renfrew Official Plan. Section

5.3(1) of the Rural designation permits a range of rural uses including limited low density residential.

Section 8.3(1) and (2) of the Environmental Protection designation permit conservation uses, non-intensive outdoor recreation uses, dams, and other water control devices. Uses requiring the construction of buildings greater than 9.0 square metres shall not be permitted. No placement or removal of fill is permitted except for flood or erosion control and approved by the County of Renfrew, the local Council and the Ministry of Natural Resources and Forestry.



Section 2.0 General Development Policies contains various general policies that apply to this property and the proposed application.

Section 2.2(9)(a) of the Hazards policy states that development and site alteration should generally be directed to areas outside of hazardous lands. Subsection (9)(b) identifies the potential for hazardous and unstable slopes, as identified in Schedule B. A geotechnical study may also be required where the approval authority has local knowledge of becomes aware of a potential steep or hazardous slope.

Section 2.2(9)(e)(4) of the Hazards policy provides specific flood elevations for the Madawaska River, in the Township of McNab/Braeside. Subsection ii. applies to lands located above the Stewartville Dam, where lands below the 146.3 metre geodetic contour may be susceptible to flooding.

Section 2.2(11) Water Setback and Protection of Shoreline Integrity speaks to development at the waterfront, in detail

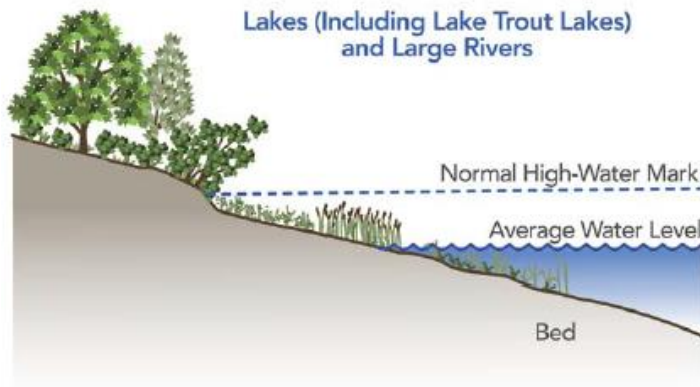
- “(a) As undeveloped waterfront property becomes increasingly scarce, as existing properties become more intensively used, and as pressures mount to permit higher density development, there is a need to ensure the protection of the unique physical, aesthetic, and environmental character of the waterfront areas.

These measures are intended to minimize lake impacts by reducing phosphorus inputs, preventing erosion, and by maintaining a natural appearance of the shoreline. Lakes and water bodies are an important asset to the County and must be protected from development that is incompatible with the goal of preserving the shoreline in its natural state.

Normal water's edge and normal high water mark are two different features as illustrated in the figures below (Source: Natural Heritage Reference Manual – Ministry of Natural Resources and Forestry 2010).

Normal water's edge is typically where a water body has standing water and is used by surveyors to determine property boundaries.

The normal high water mark includes the riparian area (i.e., area along the bank of a watercourse) associated with a water feature and is defined as a point where the action of water has been so common and usual that it has created conditions where the vegetation or soil on one side of the mark and the character of the vegetation or soil on the other side of the mark is different.



In some cases, the normal water's edge and the high water mark will be at the same location. In other instances, common features along a river or lake, such as beaches, wetlands, swamps, and bogs create a high water mark inland from the water's edge. These features may be above the normal water's edge (under private ownership) but are considered to be within the normal high water mark. Buildings and structures are to be setback from this high water mark, as opposed to the water's edge. The local municipality is responsible for determining where the high water mark is located on any individual property. Where there is a dispute in determining the location of the high water mark, the local municipality

may consult with experts (i.e., biologists, planners, chief building officials) as it determines appropriate.

- (b) Generally all buildings and structures and associated private waste disposal systems will be set back a minimum horizontal distance of 30 metres (or approximately 100 feet) from the normal high water mark of a water body. This requirement may be increased, or in very limited situations decreased. In the case of existing lots, where the setback cannot be met (parcel is a small size or has physical constraints), the setback shall be as remote from the high water mark as the lot will permit and, if applicable, from lands owned or legally utilized by Ontario Power Generation or other producers of hydro-electric power.

For existing lots of record, where a development is proposed to decrease the minimum 30 metre horizontal setback from the high water mark of a water body, a report, prepared by a professional, may be required that demonstrates the reduction is justified and that the development will not have a negative impact on the quality of the lake water, natural features, or neighbouring properties. The scope of the report should be such that its intent is not to justify an inappropriate encroachment closer to the high watermark than can otherwise be accommodated by an undersized lot. The study should identify existing constraints (lot size, topographical constraints), identify appropriate envelopes for dwelling and septic tile field as far back from the high water mark as is reasonably possible and suggest appropriateness of dwelling size (envelope) for the undersized subject lot."

- "(d) The property between the shoreline of the water body and the dwelling or private waste disposal system will be retained where possible in its natural state to serve as a buffer which will assist in minimizing the land-surface transport of nutrients to the lake or water body and maintaining a natural landscape view from the water. The retention of the natural soil mantle and vegetation within 30 metres (or approximately 100 feet) of the shoreline of the water body is encouraged.

As a general guideline, up to 25% of the vegetation along the waterfront property may be disturbed for recreational amenity areas, pathways, and other waterfront uses."

Subsection (e) is an enabling policy that allows local municipalities to consider limited development within the 30 metre water set back in a "shoreline activity area", to allow for specific structures, a gazebo being one, near the shoreline while maintaining natural viewscales and protecting the environmental integrity of the shoreline. Specific types of uses are listed and requirements that they must meet. The municipality should consider implementing provisions in the zoning by-law for these structures either as part of the comprehensive zoning by-law or on a site-specific amendment basis.

11. **ZONING BY-LAW**

The subject property is zoned Rural-Exception Seven (RU-E7). Section 17.1(a) of the Rural (RU) Zone permits a range of rural uses including a single detached dwelling.

Section 17.2(d) requires a main use to be located a minimum of 3.0 metres from an interior side lot line. Section 17.3(o) states that accessory buildings and structures shall comply with the requirements of Section 3.0.

Section 17.3(g) Rural-Exception Seven (RU-E7) for the subject lands permits only a single detached dwelling as a permitted use.

Section 20.1(a) of the Environmental Protection (EP) Zone permits existing residential uses, and some non-residential uses including existing farm, limited farm, passive recreation, erosion control structure, dam or other water control structure, and no new buildings or structures other than for flood or erosion control.

Section 3.0 of the Zoning By-law outlines various General Provisions that may apply to a property and development proposal.

Section 3.3.5 requires accessory buildings, structures or uses to be a minimum 3.0 metres from a lot line.

Section 3.8(a) permits a maximum 0.6 metres encroachment of eaves into all minimum yard setbacks.

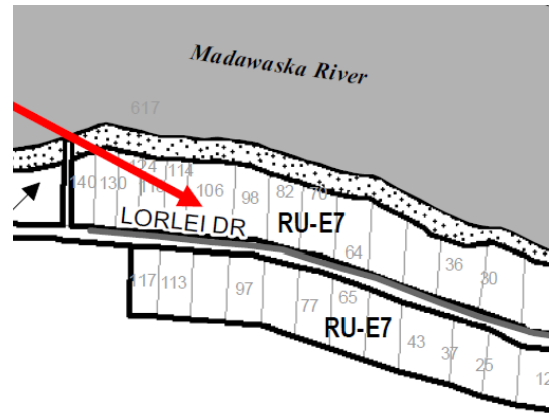
Section 3.8(f) permits fences unlimited encroachment into all minimum yard setbacks.

Section 3.23(d) requires buildings, structures or uses to be a minimum of 30 metres from the high water mark.

Section 3.27 2) identifies the 146.3 m geodetic contour as the elevation below which flooding will occur on lands located between above the Stewartville dam. An elevation survey identifying the flood potential elevations mentioned above and prepared by an Ontario Land Surveyor shall be required for all building permit applications, unless Ontario Power Generation owns the lands up to or above the stated elevation.

Section 3.3.2 states that no accessory building or structure shall contain a habitable room except where a dwelling is permitted as an accessory use.

Section 2.0 Definitions provides definitions for various terms used in the By-law.



Section 2.97 defines the high water mark as “the mark made by the action of water under natural conditions on the shore or bank of water, which action has been so common and usual and so long continued that it has created a difference between the character of the vegetation or soil on one side of the mark and the character of the vegetation or soil on the other side of the mark.”

12. **STUDIES**

Reports supporting the application were submitted. The following is a summary of purpose and findings of reports:

Cover Letter and Planning Rationale, Landscape Ltd., December 21, 2023

The cover letter provides facts and background information about the property:

- Purchased by the owner in 2017, containing a dwelling and detached garage.
- During 2022 and 2023, the owner added six accessory structures that are at various stages of construction.
- Building permits are required for those greater than 15 m² in floor area, for which permits are pending, and will be applied for once variances for the two non-compliant structures are processed.
- Two structures do not comply with zoning. The gazebo is 29.6 metres from the high water mark of the Madawaska River and the north west shed is 1.73 metres from an interior side lot line. A minimum 30 metre and 3 metre setback is required, respectively. The owner intended the gazebo to meet the 30 metre setback but it was erroneously located by the contractor.
- Three structures comply with current zoning.
- The partially constructed greenhouse will be abandoned, and the foundation removed and replaced with soft landscaping, as a result of pre-consultation discussions with Township Building Department staff and County Planning staff.
- County Planning confirmed that the gazebo would be considered entirely located within the Rural designation.
- The lot is ~6900 square metres in area and slopes down significantly from Lorlei Drive to the Madawaska River. A more significant slope is found at the water front with the top of slope being located approximately 7-9 metres from the rear lot line, and 17-24 metres from the water's edge. The gazebo and north west shed are both located well above the normal high water mark and beyond the top of slope.
- Ontario Power Generation controls the water levels on the Madawaska River and the water level fluctuates up and down seasonally by approximately 1 metre. As of

date of property survey November 22, 2022, the water level was 144.06 metres above sea level. The normal high water mark is located approximately 10-15 metres from the rear property line. The river is approximately 200 metres wide.

- A solid 2.0 metre high fence is located 0.4 to 0.6 metres inside both side lot lines, and the front lot line abutting Lorlei Drive. The latter has an opening for the driveway entrance.
- The findings of the related Environmental Impact Study and Slope Stability Study are favourable and support the proposed uses without negative impacts.

The Planning Rationale reviews the proposed structures in light of the County of Renfrew Official Plan, the Township's Zoning By-law, and the four tests of the Planning Act required for minor variances. The key findings are summarized as follows:

- The lot is designated Rural and Environmental Protection in the Official Plan and the boundary between the two is not defined. Based on site inspections, it is assumed that the Environmental Protection designation follows the top of slope and is 9^{+/-} metres.
- By implementing the recommendations of the EIS, the introduction of structures requiring minor variances, including the reduced water setback, can meet the objectives of Section 1.3(3) and (5) of the Official Plan for compatibility and sustainable development without impacts to natural waterways, environmentally sensitive areas or hazard lands.
- Regarding policies related to natural hazards, the Slope Stability assessment addresses Section 2.2(9)(b) for hazards related to slopes. Under Section 2.2(9)(e)(4) of the flood plain policies for the Madawaska River, the finished floor elevations of the gazebo and north west shed (as shown on Site Plan C1) both exceed the 146.3 metre geodetic contour elevation.
- The Rationale references the water setback policies set out in Section 2.2(11)(b), (d) and (e) pertaining to the minimum required 30 metre horizontal setback from the normal high water mark of a water body. It also references the potential to reduce that setback in very limited circumstances (lot size, topographical constraints) provided it can be justified. The reduced setback must have no negative impact on lake water quality, natural environment or neighbouring properties and existing constraints and appropriate locations for siting buildings and septic systems are to be identified. .

Subsection (d) speaks to retaining the lands within the 30 metre water setback in a natural state, where possible and that generally up to 25% of the vegetation may be disturbed for recreational amenity areas, pathways, and other waterfront uses.

Subsection (e) is a policy that allows municipalities to consider the use of "shoreline activity areas" for limited development of specific structures within the

30 metre water setback. Types of uses considered appropriate, including a gazebo are listed, as are specific restrictions and implementing parameters. These would be implemented through the municipality's comprehensive zoning by-law or through a site-specific amendment.

The Planning Rationale recognizes that the lot is not undersized. It finds that the ability to locate accessory structures is "somewhat" confined by the location of the dwelling in relation to the 30 metre setback required from the normal high water mark of the river. However, in response to subsection (d) natural vegetation within the water setback is being retained and enhanced, as set out in the EIS, where the greenhouse will be removed. As for subsection (e) the report opines that the gazebo can be considered limited development within "shoreline activity areas" and can be contemplated for the required 0.4 metre variance to the setback. The gazebo will otherwise meet all the restrictions identified in the Official Plan policy.

Section 2.2(23) establishes the criteria for preparing an Environmental Impact Study, where needed to justify development adjacent to natural features. The Rationale confirms the EIS submitted with the application supports the proposed reduction to the 30 metre water setback.

- The Planning Rationale also reviews subsections 5.2(2), 5.3(1) and (3) of Section 5.0 of the Rural designation. It confirms that the proposed accessory structures are permitted as normal incidental uses to residential land use. The supporting technical studies show they meet the objective of rural living with sensitivity to natural features, and meet the policies for maintaining and blending with rural character and the natural landscape.
- It also references Section 8.0 Environmental Protection designation. The proposed structures are not located within the Environmental Protection designation. They are located in close proximity but the mitigation measures set out in the EIS will address compatibility.
- Section 17.10 Minor Variances is referenced which identifies the role and responsibilities of the committee of adjustment in reviewing minor variance applications.
- In the review of the Township's Zoning By-law, the Planning Rationale identifies the lot as being located in the Rural-Exception Seven (RU-E7) Zone which only permits a single detached dwelling.
- The key sections for which variances are required are identified as Section 3.23(d) minimum 30 metre setback from the high water mark of a water body and Section 17.2(d) minimum 3.0 metres side yard depth. The gazebo and northwest shed, meet the requirements of Section 3.3 Accessory Uses, Buildings and Structures and are not located on lands subject to slope failure or to flooding. The Planning Rationale references the definition of high water mark in Section 2.0 of the Zoning By-law, that describes is as a physical demarcation on the shore or bank of water, as a result of long continued action that creates a difference in the

character of the vegetation or soil on one side of the mark versus the other side of the mark.

The Planning Rationale confirms that even with the requested reduction, the gazebo will not negatively impact the watercourse. The required setback is intended to protect the shoreline and the watercourse, and deal with surface flow contaminants into water bodies. Where flooding is an issue the water setback accommodates rising water levels. The EIS confirms existing vegetation and the recommended mitigation measures will provide successful results. The report confirms that the EP Zone was mapped by the County and generally runs parallel to the river, but is much closer and further in many cases without justification provided by either Municipal or County officials. The study states the structures are not within the EP Zone and not impacted by the provisions of Section 20 of the By-law.

- Overall, based on the above, the Planning Rationale gives the opinion that the requested minor variances meet the general intent of both the Official plan and the Zoning By-law.

The Rationale goes on to state that the proposed variances are desirable as they are uses that support the main use and provide additional tax revenue for the Township to provide municipal services throughout the Township. Also, negative impacts on abutting lands and residential uses are reduced with the completion of construction projects.

Lastly, the Rationale confirms the variances are minor. On larger lots, variances have lesser impacts. The gazebo setback requires a 0.4 metre variance or 1.4% reduction in the setback. The setback will be virtually indistinguishable in the field. Abutting lands, uses and the environment will not be impacted. It is a seasonal use.

For the north west shed, the reduction is from 3.0 metres to 1.73 metres or 42% at its closest corner to the side lot line. The other corner is set back 1.83 metres. Impact of the 1.73 m setback is reduced due to the intervening wood fence, significant mature vegetation along the lot line, and the materials used for the structure and peaked roof. It is to be used only for storage related to gardening, landscaping materials and related seasonal equipment.

The Planning Rationale concludes that the proposed variances meet the four tests of the Planning Act.

Environmental Impact Study, Shade Group, June 21, 2023

Purpose:

To consider natural heritage features, soil and topographic conditions, vegetation cover and, non-significant wildlife habitat within and adjacent to the study area. It considers the potential impact of ongoing use of the gazebo, and continued construction and ongoing use of the greenhouse.

Findings:

A site visit was conducted May 26, 2023 to confirm the presence of significant and sensitive features. The study area falls within Ecoregion 5E with a mixture of northern and southern vegetation species. Only one distinct vegetation community was identified being "Dry-Fresh White Pine-Oak Mixed Forest Ecosite (FMO2), at approximately 1.27 acres in size. A variety of tree and plant species were documented.

Species-specific surveys were not completed within the study area and no species at risk were directly observed. However, appropriate habitat that provides moderate potential for three Special Concern species (Eastern Wood Pe-wee, Common Snapping Turtle and Northern Map Turtle) was identified. Special Concern species and associated habitat is not afforded protection under the ESA. However the Eastern Pe-wee is protected under the Migratory Birds Convention Act and two turtles identified are protected under the Fish and Wildlife Conservation Act. The study identifies that habitat for the Eastern Pe-wee may potentially be found in the FMO2 Ecosite, on the property. Also the Madawaska River provides appropriate summer foraging and overwintering habitat for both the Common Snapping Turtle and the Northern Map Turtle. These species may come on land, within the study area, to search for nesting habitat during the summer months.

No other significant natural heritage features were identified within or adjacent to the study area. Other wildlife species were observed within and adjacent to the study area and are documented in the study.

The Eastern Pe-wee is not likely to be found in habitat close to the dwelling and accessory buildings. There is appropriate retained forested habitat elsewhere within the study area that will continue to be capable of maintaining a viable population of this species if they are present.

Periwinkle (*Vinca minor*) was observed within two areas in the study area, as shown in photos 15 & 16 – Figure 3 of the EIS. The study identifies that this plant is highly invasive and has the potential to out-compete the native understory species that are currently present, such as white trillium, red baneberry, yellow downy violet, etc.

Section 4.1 of the EIS identifies potential cumulative impacts from the construction and use of the proposed project which includes matters such as reduced bank stability and sediment entrapment, increased erosion, sediment and turbidity in the watercourse, increase input of nutrients and contaminants, degradation of fish habitat and killing of fish and special concern turtles.

The potential impact to species at risk and wildlife species, and their habitat are also provided in Section 4.2 of the EIS and includes degradation, fragmentation or loss of potential habitat for SAR, breeding migratory birds, and other species; disturbance, displacement, injury or death of SAR, migratory birds, and other species of wildlife; barriers to wildlife and plant movement; avoidance of the area by wildlife species; introduction of non-native species of plants and wildlife resulting in loss of biodiversity of native species and increased predation and parasitism on native wildlife, and loss of migratory bird nests, eggs and/or young.

Sections 4.1 and 4.2 identify a suite of mitigation measures which are recommended to be implemented to reduce or avoid negative impacts to the surface water, fish and fish habitat and habitat for special concern turtle within and adjacent to the study area:

- Use and maintenance of proper erosion and sediment control measures during construction;
- All proposed construction activities should be constrained to the previously impacted area of the greenhouse site which maintains an approximately 22.9 m setback from the watercourse, as shown in Figure 1 of the EIS;
- Ensure the greenhouse and gazebo direct runoff away from the watercourse (e.g., direction of downspouts away from the watercourse), and
- Ensure no further vegetation is removed within the setback from the watercourse for either structure (approximately 29.6 m from the gazebo and approximately 22.9 m from the greenhouse), and that all vegetative cover currently present within this setback is retained, as shown in photos 1 & 4 of the EIS. Maintenance of as much of the riparian and upland vegetation cover as possible within the setback from the watercourse will maximize shading, ensure bank stability, prevent erosion, protect inputs of food supply sources for aquatic life, and will prevent runoff of excess nutrients and contaminants from entering the watercourse. This will ultimately ensure fish and turtle habitat is not degraded by the project and that no fish or special concern turtles are harmed through the ongoing use of the structures.
- As much as possible, ensure no further vegetation is removed for proposed construction of the greenhouse;
- If construction of the greenhouse takes place between May and September, of any year, ensure a sweep for active turtles is conducted every morning prior to commencement of work;
- if additional vegetation removal is required, avoid clearing vegetation during sensitive times of year for wildlife (i.e., March through late September for breeding wildlife/SAR and nesting migratory birds);
- Removal of invasive vegetation species (i.e., periwinkle – *Vinca minor*) within the two areas observed in the study area, as shown in photos 15 & 16 – Figure 3 of the EIS.
- Increasing biodiversity within the study area, by planting a selection of native vegetation species and those species beneficial to pollinators within the garden area, as listed in Section 4.2, on page 9 of the EIS.

The EIS concludes that if the mitigation measures provided in Section 4 of the EIS (items, above) are undertaken, any measurable negative impacts to the natural

heritage features and ecological function of the area is not expected due to the ongoing use of the gazebo with a reduced 29.6 metres setback from the Madawaska River. The development is consistent with the Provincial Policy Statement and the County of Renfrew Official Plan.

Slope Stability Assessment, Kollaard Associates, July 26, 2023

Purpose:

To complete a slope stability assessment for a proposed greenhouse and gazebo at 106 Lorlei Drive.

Findings:

The slope of the site consists of granite bedrock with a thin layer of top soil and glacial till overburden. There are mature trees and vegetation where overburden exists. The shoreline consists of granite bedrock. Various angles and height of slopes for the site, including those at the waterfront are documented and assessed.

The assessment concludes the slope is stable and the proposed building will have no negative impact to the stability of the slope because:

- The granite bedrock on the slope is considered to be stable.
- The soil on the slope is not of sufficient thickness to result in instability.
- The construction of the proposed greenhouse and gazebo will have no effect on the slope.
- There is no active erosion along the shoreline that will impact development on this site.
- There is no concern of significant erosion to the bedrock at the site.
- There is no setback required from a slope stability perspective on the site.
- There is no setback required from a toe erosion or erosion access allowance perspective for the site, as there is no potential for erosion along the bedrock shoreline.

The assessment recommends that the removal of trees and vegetation on the slope should be limited so as to avoid destabilizing the surficial soil. Any vegetation cover that is removed should be reinstated as soon as possible to protect the slope from erosion.

13. PUBLIC/AGENCY COMMENTS

As required by the Planning Act, all property owners within 60 metres of the subject property have been notified of the application. The applicant has also posted notice on site. Public agencies have been notified, as required, including Ontario Power Generation. Comments received as of the date of writing of this report are summarized, as follows:

Township of
McNab/Braeside
Chief Building Official

January 22, 2024

- Once the County has approved the outstanding issues with site plan setbacks, etc., then building permits will be required for all structures, where required. Lot is large enough to accommodate all required setbacks
- Additional buildings built in the EP Zone/OPG lands
- Stop work order was issued on the property October 4, 2022
- High water mark to be verified

Township of
McNab/Braeside
Director of Public Works

January 22, 2024

- Property has an existing approved entrance
- No concerns

Township of
McNab/Braeside
Fire Chief

January 15, 2024

- No concerns

Township of
McNab/Braeside
Council

February 20, 2024

- Does not recommend the minor variance be given.
- There is sufficient property to meet the existing setbacks in the Zoning By-law.

Ontario Power
Generation

January 24, 2024

- OPG has no concerns with the reduced setbacks identified in the minor variance application for the subject lands
- A review of the application and Surveyor's Real Property Report identifies a permanent shed, boat house and deck constructed on the OPG-owned shoreline lands (PIN 57338-0087).
- OPG has not reviewed drawings or plans for these structures, nor provided consent for them to be constructed on OPG lands.
- The property owner is not in possession of a current OPG Waterfront License which would permit the passive recreational use of the OPG shorelands.
- The noted structures should be removed from the OPG-owned shorelands at the property owner's effort and expense.
- OPG requests any decision made for this application.

Cameron Hann
Elizabeth Hann

January 29, 2024

- Owners have not done due diligence in applying for proper permits
- Assume no permits were taken out for the sheds and storage constructed over the last 5 years, including the waterfront dock and storage
- Township stopped the construction, after complaints
- OPG has stopped unpermitted work on the shoreline

- There is enough acreage to move the structures

14. **GENERAL PLANNING COMMENTS**

Section 45(1) of the Planning Act provides that a Committee of Adjustment may authorise a minor variance from the provisions of the zoning by-law if the request maintains the general intent and purpose of both the Official Plan and the Zoning By-law, if the development is desirable and appropriate for the lands, building or structure and the variance is in fact minor.

Variance 1 – Reduce Side Yard Setback for an Accessory Building from 3.0 metres to 1.7 metres

A long and narrow 49 square metre (528 square feet) building has been erected, 17.49 m (57.4 ft) along the common lot line with 114 Lorlei Drive. Based on the photos on page 6 of the Planning Rationale, the peak of the shed appears to be more than twice as high as the 2.0 metre fence. The submitted variance requests a reduction of the setback to 1.73 metres, however after review, it appears that the eaves of the building further encroach into the setback and the variance should be a request to 1.3 metres

General intent of the Official Plan and Zoning By-law

The property is designated Rural in the Official Plan and zoned Rural in the Zoning By-law. These areas are recognized as low density uses with the objective to preserve the open space, rural character, topography and landscape of the Rural area. The 3 metre side yard setback is intended to provide a reasonable separation from properties and help maintain this rural character by ensuring that buildings are not crowded together and that there is ample open space between structures. Rural residents often value privacy and scenic views. Large setbacks can help preserve these qualities by ensuring that buildings are set back from property lines, reducing visual and auditory impacts on neighboring properties. Large setbacks provide space for the installation and maintenance of buildings and space for providing appropriate drainage without encroaching on adjacent private property. A reduction of the side yard setback by more than half, down to 1.3 metres does not meet the general intent of the Official Plan or Zoning By-law. It does not provide appropriate space between the properties.

Is the variance minor

The building is 17.49 metres long (57.4 feet) with a setback that is less than half the minimum standard of the by-law. Being less than half of what is required by the by-law makes this a significant deviation making it challenging to satisfy this criterion. Such a significant reduction may have adverse impacts on neighboring properties, privacy, access, and overall land use compatibility. The subject property is large, being 0.69 ha (1.7 acres) and is greater than the minimum standard in the by-law. As noted in the Township Council comments, the property has ample room to accommodate this accessory building in a location that satisfies the by-law without the need for a variance. While this test is not strictly limited to a mathematical equation for determining “minor”, in staff’s opinion the requested reduction is not minor.

Is the variance desirable

The Township issued a stop work order for the property in 2022 after receiving complaints from the adjacent property owner with concerns regarding the construction of the building. The variance if approved would facilitate this 17.49 metre long building, only 1.3 metres from the adjacent property line which is close to the standard of most urban areas in the County (typically 1.2 metres measured to the eaves). The building is right in line with the dwelling on 114 Lorlei Drive (adjacent property to the west). The reduced setback would restrict room for maintenance of both the existing fence and building. The slope of the roof directs roof drainage towards the neighbour's property. The requested variance is not desirable for maintaining appropriate separation in a rural area.

While "need" is not necessarily one of the 4-tests of the Planning Act, it often plays an important role for staff to evaluate a variance request. For example, if the lot were undersized, or there was a physical constraint on the property such as a rock outcropping, or a hydro easement restricting the location of buildings, those would be considerations for why a reduction of the setback may be necessary. The Planning Rationale submitted with the application does not provide any explanation for why the building must be located at the proposed location. Nor does it identify any physical constraints that would prevent it from being located at least 3.0 metres from the lot line, or elsewhere on the lot. It is staff's opinion that variance #1 to reduce the side yard setback to a 1.3 metre setback from the interior side lot line does not satisfy the 4 tests under the Planning Act and should not be approved.

Variance 2 – Reduction of the water setback from 30 metres to 29.6 metres

A "gazebo building" with a floor area of approximately 46 square metres (500 square feet) with electricity has been constructed without permit and is located 40 cm too close to the high water mark. The requested variance would reduce the minimum water setback to 29.6 metres.

General Intent and Purpose of the Official Plan and Zoning By-law

The water setback is intended to minimize surface water impacts by reducing phosphorus inputs, preventing erosion, and by maintaining a natural appearance of the shoreline. Section 2.2(11)(e) of the County of Renfrew water setback policies does allow for some encroachments into the 30 metre water setback for low intensity buildings near the shoreline while maintaining the natural viewscape and protecting the environmental integrity of the shore line. A gazebo is one of the structures specifically permitted in the policy to encroach into the 30 metre water setback. In this case, the vast majority of the building is located outside the required 30 metre setback, with a 40 cm encroachment into the required setback. An Environmental Impact Statement (EIS) was submitted with the application and contains mitigation measures to protect the water quality of the Madawaska River. It is staff's opinion that the requested variance meets the general intent and purpose of the Official Plan and Zoning By-law provided that the mitigation measures are made a condition of approval.

Is the variance minor

The requested variance is for 40 cm – in staff's opinion this requested difference can be considered minor given the context of the property and provided that the EIS mitigation measures are implemented.

Is the variance desirable

Gazebos are one of the structures that are specifically permitted by Official Plan policy to encroach into the 30 metre water setback as it allows and enhances the enjoyment of waterfront lots and use of the water. It is staff's opinion that the requested 40 cm variance is desirable.

Partially Constructed Greenhouse:

The construction of a greenhouse (without a permit) was started within the 30 metre setback to the high water mark. The applicant has agreed to the removal of the greenhouse foundation and re-instatement of vegetation as a necessary and improved development plan for the property. The removal of the greenhouse is recommended as a condition.

Conflicting Setbacks for East Side Shed

It is noted that the small 3.01 m by 3.8 m shed on the east side of the property is shown on the Ontario Land Surveyor survey being 2.04 metres from the east side lot line. Site Plan C, which was prepared a year after the survey and shows the same shed being 3.35 metres from the lot line. Based on the size, a building permit would not be required. A minimum 3.0 metre setback is required by the Zoning By-law. The agent should clarify which setback is correct and ensure the shed meets the minimum 3.0 metre setback.

Unauthorized Structures on Ontario Power Generation Lands

Correspondence from Ontario Power Generation identifies that the unauthorized boat house, shed and deck/dock located on the OPG-owned shorelands be removed at the property owner's effort and expense. Staff recommend that the removal of these structures be made a condition of approval.

Conclusion

Based on the above review and comments received to date, it is staff's opinion that:

- 1) The proposed variance to reduce the side yard setback to 1.3 metres to facilitate the north-west accessory building does not meet the 4-tests; and
- 2) Staff recognizes that Council did not support the proposed variance for the "gazebo building" that was constructed without a building permit. However, when evaluating the application in accordance with the Planning Act, staff are of the opinion that the request meets the 4-tests. It is our conclusion that the proposed variance to permit the "gazebo building" at a reduced 29.6 metre setback does

meet the 4-tests of Planning Act provided a number of conditions are implemented as part of the approval.

15. RECOMMENDATIONS

That subject to any additional concerns or information raised at the Committee of Adjustment Hearing:

- 1) THAT the Committee not approve a variance to Section 3.3.5 to reduce the minimum required accessory building setback from a lot line from 3.0 metres to 1.3 metres for the proposed north west shed.
- 2) THAT the Committee approve a variance to Section 3.23(d) Water Setback of Zoning By-law 2010-49 to reduce the minimum required setback from the high water mark of the Madawaska River from 30 metres to 29.6 metres to permit the proposed gazebo.

That the approval of the variance be subject to the following conditions:

- a) That the owner obtain all required building permits (including but not limited to electrical/plumbing/septic) for the "gazebo building" and other, complying accessory structures at 106 Lorlei Drive to the satisfaction of the Township's Chief Building Official within 6 months from the committee's decision.
- b) That the greenhouse foundation be removed no later than 6 months from the committee's decision.
- c) That the non-complying north-west building be removed no later than 6 months from the committee's decision.
- d) The shed, boat house and deck/dock located on the OPG-owned shore lands are removed at the owner's effort and expense within 6 months of the committee's decision. A dock may be kept on the OPG lands provided that the owner enters into a waterfront licence agreement with OPG and the dock satisfies any requirements of OPG. The Township is to be provided written confirmation from OPG that this condition has been satisfied.
- e) That the owner undertake the following measures within 6 months of the committee's decision, to the satisfaction of the Township Chief Building Official:
 - (i) Use and maintain proper erosion and sediment control measures during the removal of the greenhouse foundation and north west shed;
 - (ii) Install eaves troughing to collect rainwater run-off from the gazebo and direct it away from the Madawaska River (e.g., direction of downspouts away from the river);

- (iii) No further vegetation is removed within the 30 metre setback from the river to maximize shading, ensure bank stability, prevent erosion, protect inputs of food supply sources for aquatic life, and prevent runoff of excess nutrients and contaminants from entering the watercourse.
- (iv) That all vegetative cover currently present within the water setback is retained, as shown in photos 1 & 4 of the EIS.
- (v) If removal of the greenhouse foundation takes place between May and September, ensure a sweep for active turtles is conducted every morning prior to commencement of work;
- (vi) The site of the removed greenhouse and north-west shed is reinstated with soft landscaping including a selection of native vegetation species and those species beneficial to pollinators within the garden area.
- (vii) The site of the removed shed/boat house/deck from OPG lands is reinstated with native riparian area vegetation.
- (viii) The owner removes the invasive vegetation species (i.e., periwinkle – *Vinca minor*) within the two areas observed in the study area, as shown in photos 15 & 16 – Figure 3 of the EIS.

Date:	March 1, 2023
Prepared by:	Anne McVean, County Planner
Reviewed by:	Bruce Howarth, MCIP, RPP Manager of Planning Services

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