



**City of Kingston
Report to Committee of Adjustment
Report Number COA-21-006**

To: Chair and Members of the Committee of Adjustment
From: Phillip Prell, Planner
Date of Meeting: January 18, 2021
Application for: Minor Variance and Consent
File Numbers: D13-027-2020, D10-028-2020 & D10-029-2020
Address: 3108 Babcock Road
Owners: Beverley and William MacDonald
Applicant: Brad Harmsen

Council Strategic Plan Alignment:

Theme: Business as usual

Goal: See above

Executive Summary:

This report provides a recommendation to the Committee of Adjustment regarding applications for minor variance and consent submitted by Brad Harmsen on behalf of the owners, Beverley and William MacDonald for the property located at 3108 Babcock Road.

The purpose of the consent applications (File Numbers D10-028-2020 & D10-029-2020) is to create two parcels with 60 metres of frontage along Babcock Road. The consent related to D10-028-2020 will have approximately 1.05 hectares of land area, where the consent related to D10-029-2020 will have 1.1 hectares of land area. The retained parcel will be a 2.6 hectare parcel of land with 166 metres of road frontage on Babcock Road, which contains a single-detached dwelling municipally addressed as 3108 Babcock Road.

The minor variance (File Number D13-027-2020) is requested to seek relief from section 5(13)(c) of Zoning By-Law Number 76-26 as it applies to the severed lot in application D10-028-2020 so that zone boundaries are not considered lot lines to facilitate a consent.

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It is requested that, where a lot is divided into more than one zone, the zone boundary shall not be treated as a lot line and each portion of the lot must be used in accordance with the provisions of the applicable zone. In the case of a conflict, the more restrictive provision shall apply. This variance will ensure that the 1 hectare land area requirement from section 3.12.9.c. of the Official Plan, and the 0.8 hectare land area and 60 metres of frontage requirement from sections 9(2)(n) of the "A1" zone & 10(2)(m) of the "A2" zone of Zoning By-Law 76-26 can be fulfilled in a logical manner. This variance will allow the actual lot lines to determine compliance instead of the zone boundaries.

The site is situated on the east side of Babcock Road. The existing property is developed with a single-family dwelling and an accessory building. The property is designated as "Rural Lands" in the Official Plan and is zoned "Restricted Agricultural Zone (A1)" & "General Agricultural Zone (A2)" in Zoning By-Law Number 76-26. The subject property is adjacent to two other single-family dwellings also within the "A1" zone and a barn associated with a single-family dwelling further to the south. The property is also adjacent to three residential properties zoned "A2" to the north.

The requested minor variance and consent applications are consistent with the Provincial Policy Statement and conform with the general intent and purpose of both the City of Kingston Official Plan and Zoning By-Law Number 76-26. The requested minor variance is desirable for the appropriate development or use of the land, building or structure and is minor in nature. The proposed minor variance application meets all four tests under Subsection 45(1) of the *Planning Act* and is recommended for approval. The requested consent application has regard to the matters set out in subsection 51(24) of the *Planning Act* and a plan of subdivision is not necessary for the proper and orderly development of the property, as such, is recommended for provisional approval.

This application is a resubmission of two lapsed consents and related minor variance approved by the Committee of Adjustment in October of 2018.

Recommendation:

That minor variance application, File Number D13-027-2020 for the property located at 3108 Babcock Road, be Approved subject to the conditions attached as Exhibit A (Recommended Conditions – Minor Variance) to Report Number COA-21-006; and

That consent application, File Number D10-028-2020, to sever a 1.05 hectare parcel of land with 60 metres of road frontage on Babcock Road, be provisionally approved subject to the conditions included in Exhibit B (Recommended Conditions – Consent) to Report Number COA-21-006; and

That consent application, File Number D10-029-2020, to sever a 1.1 hectare parcel of land with 60 metres of road frontage on Babcock Road, be provisionally approved subject to the conditions included in Exhibit C (Recommended Conditions – Consent) to Report Number COA-21-006.

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Authorizing Signatures:



Phillip Prell, Planner

Consultation with the following Management of the Community Services Group:

Paige Agnew, Commissioner, Community Services

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Options/Discussion:

On June 16, 2020 applications for minor variance and consent were submitted by Brad Harmsen on behalf of the owners Beverley and William MacDonald for the subject property located at 3108 Babcock Road.

The purpose of the consent applications (File Numbers D10-028-2020 & D10-029-2020) is to create two parcels with 60 metres of frontage along Babcock Road. The consent related to D10-028-2020 will have approximately 1.05 hectares of land area, where the consent related to D10-029-2020 will have 1.1 hectares of land area. The retained parcel will be a 2.6 hectare parcel of land with 166 metres of road frontage on Babcock Road, which contains a single-detached dwelling municipally addressed as 3108 Babcock Road.

The minor variance (File Number D13-027-2020) is to ensure that zone boundaries are not treated as a lot line where a lot is divided into more than one zone. Each portion of the lot must be used in accordance with the provisions of the applicable zone. In the case of a conflict, the more restrictive provision shall apply.

As the proposed severed lot (File Number D10-028-2020) is split zoned 'A1' and 'A2' agricultural zones, this variance is to ensure that zone boundaries are not treated as a lot line where a lot is divided into more than one zone. This variance will ensure that the 1 hectare land area requirement from section 3.12.9.c. of the Official Plan, and the 0.8 hectare land area and 60 metres of frontage requirement from sections 9(2)(n) of the "A1" zone & 10(2)(m) of the "A2" zone of Zoning By-Law Number 76-26 can be fulfilled in a logical manner. This variance will allow the actual lot lines to determine compliance instead of the zone boundaries.

This application is a resubmission of two lapsed consents and related minor variance approved by the Committee of Adjustment in October of 2018.

Site Characteristics

The site is situated on the east side of Babcock Road and has approximately 4.8 hectares of land with 286 metres of road frontage. The existing property is developed with a single-family dwelling and an accessory building.

The property is designated as "Rural Lands" in the Official Plan and is zoned "Restricted Agricultural Zone (A1)" & "General Agricultural Zone (A2)" in Zoning By-Law Number 76-26. The subject property abuts to one single-family dwellings also within the "A1" zone and a barn associated with a single-family dwelling further to the south. The property is also abuts three residential properties zoned "A2" to the north.

Application

In support of the applications, the applicant has submitted the following:

- Draft R-Plan (Exhibit I);

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- Hydrogeological Assessment (Exhibit J);
- Archaeological Clearance Letter (Exhibit K); and
- KFL&A Site Assessment (Exhibit L).

All submission materials are available online through the Development and Services Hub (DASH) at the following link, [DASH](#), using “Look-up a Specific Address”. If there are multiple addresses, search one address at a time, or submission materials may also be found by searching the file number.

Provincial Policy Statement

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development which are complemented by local policies addressing local interests. The application being considered is site specific to accommodate a specific proposal and does not involve any major policy considerations and as much, the proposal conforms to and is consistent with the PPS.

Consent Application

The review of an application for consent is subject to Section 53 of the *Planning Act*. The Committee of Adjustment may grant a consent if it is satisfied that a plan of subdivision of the land is not necessary for the proper and orderly development of the municipality. An application for consent was determined to not require a plan of subdivision as the proposal conforms to section 9.6.1. in the Official Plan, which notes that proposals resulting in two lots with a retained parcel may proceed by way of consent. The City of Kingston, a single tier municipality with approval authority, has considered the matters listed under subsection 51(24) of the *Planning Act* and notes the following:

The consents should have no impacts on provincial interests as it is a site-specific application and does not contain major policy considerations. The application conforms to the Official Plan. The consents are in the public interest as it allows currently underdeveloped land to be better utilized. The applicant is proposing private services on the property and has submitted a hydrogeological study to assess well water quality that has been deemed to conform to City’s private servicing requirements (Exhibit J). The lots are generally rectangular in shape. As the property is in the rural area with over 1 hectare of land for each severed parcel, the site should be able to appropriately accommodate drainage on site. As this consent will result in two single family houses, one per lot, there should be no impacts to school capacity. Since the property is only creating a single-family residential property on each lot, Site Plan Control is not applicable.

Official Plan

The subject property is designated “Rural Lands” in the City of Kingston Official Plan. The intent of the “Rural Lands” designation in the Official Plan is to balance the needs of a viable agricultural industry with non-farm development that may limit future intensive farm activity. Areas designated as “Rural Lands” generally have less productive soils than “Prime Agricultural Areas” but still provide needed areas for farming and livestock operations. Permitted uses

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include: agricultural uses, related agricultural uses, on-farm diversified uses, sports/outdoor recreational activities, and detached dwellings that are compatible with adjacent land uses. Regarding land use compatibility in "Rural Areas" the focus is the long-term protection of normal farming practices, which, in this case, is reflected in the mutual separation of livestock operations and sensitive uses like detached residential dwellings.

The creation of individual parcels of land by way of consent is subject to the consent policies of the Official Plan. In considering whether the proposal is appropriate, the Committee of Adjustment will have regard for the requirements included within the Official Plan, specifically section 9.6.13 titled: "Criteria for Consent Approval". The following lists these requirements and is an assessment of how the proposal is consistent with each relevant policy.

1. The lot frontage, depth and area of any lot created by consent (severed and retained parcel) must be appropriate for the use proposed for the lot, be in compliance with the provisions of the zoning by-law and consistent, where possible, with adjacent lots;

Each lot (severed and retained) will be large enough to fulfill Official Plan and Zoning Bylaw policies/regulations requiring 60 metres of frontage and the 1-hectare land area minimum. Each parcel will be generally rectangular in form, which is reflected in the surrounding community. The retained lot has 166 metres of road frontage on Babcock Road and a lot area of 2.6 hectares which will permit an agricultural use (Exhibit I). There is a mixture of frontages in the surrounding area, ranging from 60-200 metres (Exhibits D & E). The resulting parcels will be appropriate in terms of depth, area, and for the use proposed for the lots. The lot shape and frontage will be consistent with surrounding lots.

2. Proposed severances that would result in irregularly shaped lots are to be avoided where possible;

The proposed lots will generally be rectangular in shape.

3. Consents may be granted only when each parcel of land has frontage and direct access from an assumed road, except for conservation lands such as those held by the Conservation Authority or a land trust that can be accessed through an easement or right-of-way on abutting lands;

The proposed lots (severed and retained) front onto and have access to a Local Road.

4. Direct access from Major Roads is limited and is subject to the terms of any permits or approvals required from an agency having jurisdiction, with particular attention to controlled areas subject to Ministry of Transportation review and approval;

The subject property is not located near a highway; but is located near an Arterial Road (Sydenham Road). As the severed properties are to contain a detached single family dwelling on each parcel there should not be concerns with regards to direct access from major roads. The applicant has provided a draft R-Plan that proposes to convey 10 metres along the entire frontage of the severed lots from the centreline of Babcock Road

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to the City prior to issuance of the Certificate of Official (Exhibit I). The road widening is required to be shown as a separate part on a reference plan and, after registration of the widening at the expense of the applicant, and prior to issuing the certificate for the severance, the solicitor for the applicant shall certify that the title of the municipality to the land is free and clear of all encumbrances of every nature and that the municipality has a good and marketable title.

5. New access points or driveways must be located where they would not create a traffic hazard because of sight lines on curves, grades or corners;

The proposed properties are located on an area with minimal tree cover and on Babcock Road, which generally runs south to north. There should be no traffic hazards as a result of new driveways. The owner is required to obtain an Entrance Permit from the Engineering Department for the installation, relocation or upgrade of entrances. This has been added as a clause in the development agreement.

6. Minor infilling of residential development is permitted except where the new lots would result in ribbon development of more than four non-farm residential lots that takes the form of a single depth of houses or other land uses fronting along roads in Rural Areas;

The proposed application would be considered minor infill that would not result in 'ribbon development'. The first lot to the north is a non-farm residential lot however the lot further north is an agricultural lot. Therefore, there are only three abutting non-farm residential lots.

7. Infill residential development is permitted within Rural Areas where there is a distance of 100 metres or less of frontage between two non-farm residential lots on the same side of the road and the lot can meet all of the other policies of the Plan and requirements of the zoning by-law;

The proposed infill residential lots comply with the Rural Lands designation of the Official Plan. A maximum of two new non-farm residential lots may be permitted subject to the policies in the Official Plan and zoning by-law from a period of November 6, 1997 to present within the former Township of Kingston as per Section 3.12.9.b. of the Official Plan. The subject lot predates the City's consent records, however, the subject property has not received any consents to create a new lot from November 6, 1997 to present. The severed lots will comply with the minimum road frontage requirement of 60 metres and will result in a retained lot in excess of 100 metres of road frontage.

8. Compatibility and any separation distances required between the proposed land uses for the lot and the neighbouring land uses located in Rural Areas must be considered;

Development along Babcock Road is a mixture of single-detached dwellings and agricultural uses on a variety of lot sizes. The two new non-farm residential lots will be compatible with the existing development along Babcock Road and will not result in any separation distance issues as there are no livestock facilities or manure storage facilities

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on the abutting or nearby lots. The resulting lots will not create any negative impacts or interfere with the continued use or development on the abutting properties.

9. Any application for a consent must assess the impact on the natural heritage system, natural heritage features and areas, natural hazards, cultural heritage resources and areas of archaeological potential, or areas of archaeological significance as set out in Sections 5, 6 and 7 of the Plan; and

The City's Archeological Master Plan indicates that this property has composite archaeological potential. An archaeological assessment Ministry of Heritage, Sport, Tourism, Culture Industries approval letter has been provided as part of this application confirming that the two severed properties have been cleared of archaeological potential (Exhibit K).

10. The City must be satisfied that any development lots created by consent can be supplied with such municipal services as fire protection, road maintenance, storm drainage and where applicable, water supply and sewage disposal facilities, such that the provision of services does not adversely affect the City's finances.

The subject property is in an area of high constraint for water and is located adjacent to more than five lots. As a result, a Hydro Geological Assessment was submitted for review on October 1st 2020 and has been deemed to satisfy City requirements (Exhibit J). It is recommended that disinfection equipment be utilized to ensure a long term, safe yield from the dug well and to manage aesthetic issues. These recommendations have been added as a condition to entering into a development agreement with the City.

KFL&A Public Health Unit is satisfied that the severed lot has flexibility to locate a sewage disposal system dependent on the proposal submitted through an Application to Construct a Sewage System prior to the issuance of a permit for development on the vacant lot or renovations or redevelopment to the existing single-family dwelling (Exhibit L).

A development agreement is recommended as a condition of approval to ensure comments and recommendations raised by KFL&A Public Health Unit, the City's Environmental Operations and Programs Department, and other internal/external organizations are registered on title for future owners (Exhibits B & C).

The proposal meets the intent of the Official Plan, as the proposed severances and will not result in any negative impacts to adjacent properties or to the neighbourhood.

Zoning By-Law

The subject property has dual zoning, Restricted Agricultural (A1) and General Agricultural (A2), in the City of Kingston Zoning By-Law Number 76-26, entitled "Township of Kingston Restricted Area By-Law", as amended (see Exhibit G). The "A1" zone permits the following residential uses: an accessory, converted or single-family dwelling house, and the following non-residential

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uses: a cemetery, church, conservation use, farm, farm produce outlet, livestock sales barn, a riding stable, a seasonal fruit/vegetable/flower/farm sales outlet, etc. The "A2" zone permits the following residential uses: an accessory, converted or single-family dwelling house, and the following non-residential uses: a cemetery, church, conservation use, farm (including a specialized farm), a forestry use, a kennel, livestock sales barn, a riding stable, a seasonal fruit/vegetable/flower/farm sales outlet, etc.

A minor variance is requested to allow a lot that is divided into more than one zone to use the lot boundary not the zone boundary, to determine compliance with zoning regulations to facilitate a consent. However, each portion of the lot must be used in accordance with the provisions of the applicable zone and in the case of a conflict, the more restrictive provision shall apply. This variance will ensure that the 1 hectare land area requirement from section 3.12.9.c. of the Official Plan, and the 0.8 hectare land area and 60 metres of frontage requirement from sections 9(2)(n) of the "A1" zone & 10(2)(m) of the "A2" zone of Zoning By-Law Number 76-26 can be fulfilled in an efficient manner. This will result in two new parcels, each with 60 metres of frontage and with more than 1 hectare of land area (Exhibits D & I).

Minor Variance Application

The review of an application for minor variance(s) is not a simple mathematical calculation, but rather a detailed assessment of whether the variance(s) requested, both separately and together, meet the four tests of a minor variance outlined in Subsection 45(1) of the *Planning Act*. The following provides this review:

1) The general intent and purpose of the Official Plan are maintained

The subject property is designated "Rural" in the City of Kingston Official Plan.

In considering whether this proposed variance is desirable, the Committee of Adjustment will have regard to the nine requirements included in Section 9.5.19 of the Official Plan. The following provides these nine requirements and an assessment of how the proposal is consistent with each.

1. The proposed *development* meets the intent of Section 2 Strategic Policy Direction, and all other applicable policies of this Plan;

The requested minor variance will allow a single-detached dwelling to be constructed on the severed lot resulting from application File Number D10-028-2020, which is a permitted use in the 'A1' and 'A2' zones. The proposed development will not have any negative impact on the adjacent properties since the proposed single-detached dwelling is consistent with existing residential and agricultural development along Babcock Road.

2. The proposed *development* will be *compatible* with surrounding uses, buildings or structures and *development* standards associated with adjacent properties, and if necessary, incorporate means of alleviating *adverse effects* on abutting land uses as recommended in Section 2.7 of this Plan;

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The future development of a single-detached dwelling on the severed lands will be compatible with the residential uses along Babcock Road and will not result in any adverse impacts on the abutting uses, livestock facilities, agricultural uses, the streetscape or character of the rural area. The existing zoning provisions regulating the setbacks and scale of a residential use will remain unchanged.

3. The ability of the site to function in an appropriate manner in terms of access, parking for vehicles and bicycles or any other matter and means of improving such function including considerations for universal accessibility;

The 1.1 hectare parcel of land will have 60 metres of road frontage on Babcock Road and will comply with the minimum frontage and lot area requirements for a severed lot in the 'A1' and 'A2' zone. The variance will allow the lot lines to be used as a reference to apply setbacks instead of zone boundary lines for lots where multiple zone boundaries intersect, in order to allow the development of a single-detached dwelling on the severed lot. The variance will allow for the development of a single-family dwelling on private onsite services with road access to Babcock Road but apply the more restrictive by-law requirements between the 'A1' and 'A2' zones.

4. The conformity of the proposal to any applicable urban design policies endorsed by Council, particularly if the site includes or could impact a *built heritage resource* or is within a Heritage District;

As the proposal is focused on two consents and a minor variance for two single detached dwellings, one per lot, site plan control is not applicable. The single-detached dwellings, should reflect a similar form to other single detached dwellings in the immediate vicinity.

5. If the site is designated under the *Ontario Heritage Act*, the application shall be reviewed by Heritage Kingston for approval. If the property is adjacent to a designated property under the *Ontario Heritage Act* or shown as a Heritage Area feature, or is affected by the protected views shown on Schedule 9 of this Plan, then a heritage impact statement may be required to assist staff to determine if the resulting *development* is desirable;

The subject property is not adjacent to any designated property under the Ontario Heritage Act or a Heritage Area feature. The proposed severed parcels have been cleared of archeological potential (Exhibit K).

6. The resulting *development* has adequate *municipal water and sewage services* within the *Urban Boundary*, or is capable of providing *individual on-site water and sewage services* outside the *Urban Boundary*;

The subject property is in an area of high constraint for water and is located adjacent to more than 5 lots. As a result, a Hydro Geological Assessment was submitted on October 1st 2020, and has been deemed to satisfy City requirements (Exhibit J). It is recommended that disinfection equipment be utilized to ensure a long term, safe yield from the dug well and to manage aesthetic issues. These recommendations have been

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added as a condition to entering into a development agreement with the City (Exhibits B & C).

KFL&A Public Health Unit has commented that they are satisfied that the severed lot has flexibility to locate a sewage disposal system dependent on the proposal submitted through an Application to Construct a Sewage System prior to the issuance of a permit for development on the vacant lot or renovations or redevelopment to the existing single family dwelling (Exhibit L).

- 7. Whether the application and the cumulative impact of the proposed variances would be more appropriately addressed by a zoning amendment to the applicable zoning by-law;

The proposed minor variance application would not be more appropriately addressed by a zoning by-law amendment as that process is significantly more onerous and unnecessary to achieve the desired result of constructing a single-detached dwelling on the property. The need for a relief from the zoning by-law arises from a technicality of the zoning by-law regarding zoning interpretation.

- 8. The Committee of Adjustment may attach such conditions as it deems appropriate to the approval of the application for a minor variance including any reasonable requirements, recommendations of City departments, or the submission of studies as listed in Section 9.12 of this Plan that may be required to properly evaluate the application;

The Committee of Adjustment may require additional conditions as it deems appropriate to the approval of the application. Recommended conditions are listed in Exhibits A-C Recommended Conditions, attached to this document. Conditions may be added, altered or removed at the Committee’s discretion.

- 9. The degree to which such approval may set an undesirable precedent for the immediate area.

The approval of the requested variances will not set a precedent for the immediate area, as each minor variance is reviewed independently and judged on its own merits and metrics.

The proposal meets the intent of the Official Plan, as the reconsideration of the zoning boundaries being deemed the lot line to facilitate a consent will not result in any negative impacts to adjacent properties or to the neighbourhood.

2) The general intent and purpose of the zoning by-law are maintained

The subject property is zoned Restricted Agricultural (A1) and General Agricultural (A2) in the City of Kingston Zoning By-Law Number 76-26, entitled "Township of Kingston Restricted Area By-Law", as amended. The “A1” zone permits the following residential uses: an accessory, converted or single-family dwelling house, and the following non-residential uses: a cemetery, church, conservation use, farm, farm produce outlet, livestock sales barn, a riding stable, a seasonal fruit/vegetable/flower/farm sales outlet, etc. The “A2” zone permits the following

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residential uses: an accessory, converted or single-family dwelling house, and the following non-residential uses: a cemetery, church, conservation use, farm (including a specialized farm), a forestry use, a kennel, livestock sales barn, a riding stable, a seasonal fruit/vegetable/flower/farm sales outlet, etc.

The proposal requires a variance to Section 5(13)(c) "More than one Use on a Lot:"

Variance: More than one Use on a Lot

By-Law Number 76-26: Section 5(13)(c), Lot Development Requirements

Required: Where a lot is divided into more than one zone, each such portion of the lot shall, for the purpose of this by-law, be considered a separate lot and shall be used in accordance with the applicable zone provisions of this by-law, but this provision shall not be construed to permit more than one dwelling house on the whole lot.

Proposed: Where a lot is divided into more than one zone, the zone boundary shall not be treated as a lot line and each portion of the lot must be used in accordance with the provisions of the applicable zone. In the case of a conflict, the more restrictive provision(s) shall apply.

Variance Requested: To exempt a lot divided by two zones from being considered two sperate lots as described in section 5(13)(c) of Zoning By-Law Number 76-26 as amended, and instead allow the lot lines to be used as a reference to apply zoning provisions.

The applicant is requesting a variance to Section 5(13)(c) to allow lot lines to be used as a reference to apply zoning provisions, instead of zone boundary lines, to allow the future development of a single-detached dwelling on the severed lot created by consent application File Number D10-028-2020.

The variance will not result in any negative impacts on the future residential development of the lot. The minimum front, side and rear yard setbacks as well as the maximum height, lot coverage and minimum landscape open space are the same in both the 'A1' and 'A2' zone which is in keeping with the existing residential development along Babcock Road. The only notable difference between the 'A1' and 'A2' zones are the permitted uses for non-residential uses. The subject lot is under 2 hectares in lot area therefore a non-residential use is prohibited.

The proposed variance maintains the intent of the zoning by-law in that the general provision is not intended to limit development on lots within multiple zones, but rather is intended to prevent the construction of more than one dwelling house on individual lots within multiple zones. Relief from this provision will not result in more than one dwelling house on the lot, and thus the intent of the general provision is maintained.

The general intent and purpose of Zoning By-Law Number 76-26 are maintained.

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3) The variance is minor in nature

The proposed variance is minor as the requested variance would be limited to the subject property and the form of development proposed, a single-detached dwelling, is consistent with the existing form of development in the area. There will be no negative impacts resulting from the proposed variance as any future single detached dwelling will comply with the provisions of the ‘A1’ and ‘A2’ zones as measured from the lot lines.

The proposed variance is considered minor in nature.

4) The variance is desirable for the appropriate development or use of the land, building or structure

The variance is desirable for the appropriate development of the land. The requested variance is necessary to permit the construction of the single-detached dwelling consistent with the surrounding residential development in the rural area. Additionally, this relief will allow any future changes to the site to be undertaken as though the site were located entirely within one zone, enabling the site to function as intended.

The variance is desirable and appropriate use of the land.

Technical Review: Circulated Departments and Agencies

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Building Division | <input checked="" type="checkbox"/> Engineering Department | <input checked="" type="checkbox"/> Heritage (Planning Services) |
| <input checked="" type="checkbox"/> Finance | <input checked="" type="checkbox"/> Utilities Kingston | <input checked="" type="checkbox"/> Real Estate & Environmental Initiatives |
| <input checked="" type="checkbox"/> Fire & Rescue | <input checked="" type="checkbox"/> Kingston Hydro | <input checked="" type="checkbox"/> City’s Environment Division |
| <input checked="" type="checkbox"/> Solid Waste | <input checked="" type="checkbox"/> Parks Development | <input type="checkbox"/> Canadian National Railways |
| <input checked="" type="checkbox"/> Housing | <input checked="" type="checkbox"/> District Councillor | <input type="checkbox"/> Ministry of Transportation |
| <input type="checkbox"/> KEDCO | <input checked="" type="checkbox"/> Municipal Drainage | <input type="checkbox"/> Parks of the St. Lawrence |
| <input checked="" type="checkbox"/> CRCA | <input checked="" type="checkbox"/> KFL&A Health Unit | <input type="checkbox"/> Trans Northern Pipelines |
| <input type="checkbox"/> Parks Canada | <input type="checkbox"/> Eastern Ontario Power | <input type="checkbox"/> CFB Kingston |
| <input checked="" type="checkbox"/> Hydro One | <input type="checkbox"/> Enbridge Pipelines | <input type="checkbox"/> TransCanada Pipelines |
| <input type="checkbox"/> Kingston Airport | | |

Technical Comments

The applications were circulated to external agencies and internal departments for their review and comment and there were no comments or concerns raised that would preclude the applications from moving forward. Any technical comments that are received after the publishing of this report will be included as an addendum to the Committee of Adjustment agenda.

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Public Comments

At the time this report was finalized, December 23rd 2020, no public comments were received. Any public comments received after the publishing of this report will be included as an addendum to the Committee of Adjustment agenda.

Previous or Concurrent Applications

The property had 3 previous applications, that lapsed due to unfulfilled conditions of consent: D10-012-2018, D10-013-2018, & D13-053-2018. This application is a resubmission of these above listed applications.

Conclusion

The proposal has regard to the matters under subsection 51(24) of the *Planning Act*, is consistent with the Provincial Policy Statement, conforms with all applicable policies of the Official Plan, is in keeping with the general intent and purpose of the zoning by-law and a plan of subdivision is not necessary for the proper and orderly development of the property, as such, is recommended for provisional approval.

The requested variance maintains the general intent and purpose of both the City of Kingston Official Plan and Zoning By-Law Number 76-26. The proposal is desirable for the appropriate development or use of the land, building or structure and the requested variance(s) is minor in nature. As such, the proposed application meets all four tests under Subsection 45(1) of the *Planning Act* and the application is being recommended for approval, subject to the proposed conditions.

Existing Policy/By-Law:

The proposed applications were reviewed against the policies of the Province of Ontario and City of Kingston to ensure that the changes would be consistent with the Province's and the City's vision of development. The following documents were assessed:

Provincial

Provincial Policy Statement, 2020

Municipal

City of Kingston Official Plan

Zoning By-Law Number 76-26

Notice Provisions:

A Committee of Adjustment Meeting is going to be held respecting this application on January 18, 2021. Pursuant to the requirements of the Planning Act, a notice of Statutory Public Meeting

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was provided by advertisement in the form of signs posted on the subject site 14 days in advance of the meeting. In addition, notices were sent by mail to a total number of 14 property owners (according to the latest Assessment Roll) within 60 metres of the subject property and a courtesy notice was placed in The Kingston Whig-Standard.

Once a decision has been rendered by the Committee of Adjustment, a Notice of Decision will be circulated in accordance with the provisions of the *Planning Act*.

Accessibility Considerations:

None

Financial Considerations:

None

Contacts:

Tim Park, Manager, Development Approvals 613-546-4291 extension 3223

Phillip Prell, Planner, 613-546-4291 extension 3219

Other City of Kingston Staff Consulted:

None

Exhibits Attached:

- Exhibit A Recommended Conditions – Minor Variance
- Exhibit B Recommended Conditions – Consent (D10-028-2020)
- Exhibit C Recommended Conditions – Consent (D10-029-2020)
- Exhibit D Key Map
- Exhibit E Neighbourhood Context Map (2019)
- Exhibit F Official Plan Map
- Exhibit G Zoning By-Law Number 76-26, Map 1
- Exhibit H Public Notice Notification Map
- Exhibit I Draft R-Plan
- Exhibit J Hydrogeological Assessment

January 18, 2021

Page 16 of 16

Exhibit K Archeological Clearance Letter

Exhibit L KFL&A Site Assessment

Recommended Conditions of Approval (Minor Variance)

Application for Minor Variance, File Number: D13-027-2020

Approval of the foregoing variance shall be subject to the following conditions:

1. Limitation

That the approved variance applies only to the severed parcel detailed in file D10-028-2020, that is approximately 1.05 hectares of land area and with 60 metres of frontage as shown on the approved drawings attached to the notice of decision.

2. No Adverse Impacts

The owner/applicant shall demonstrate to the satisfaction of the City that there are no adverse impacts on neighbouring properties as a result of any modifications to on-site grading or drainage.

3. Building Permit Application Requirements

The owner/applicant shall provide to the Building Services a copy of the decision of the Committee of Adjustment, together with a copy of the approved drawings, when they make an application for a Building Permit.

The drawings submitted with the Building Permit application must, in the opinion of the City, conform to the general intent and description of the approved drawing(s), including any amendments and conditions approved by the Committee of Adjustment, as stated in the decision. It must be noted that additional planning approvals may be required should further zoning deficiencies be identified through the Building Permit application process.

4. Standard Archaeological Condition

In the event that deeply buried or previously undiscovered archaeological deposits are discovered in the course of development or site alteration, all work must immediately cease and the site must be secured. The Cultural Program Branch of the Ministry of Tourism, Culture and Sport (416-314-7132) and the City of Kingston's Planning Services (613-546-4291, extension 3180) must be immediately contacted.

In the event that human remains are encountered, all work must immediately cease and the site must be secured. The Kingston Police (613-549-4660), the Registrar of Cemeteries Regulation Section of the Ontario Ministry of Consumer Business Services (416-326-8404), the Cultural Program Branch of the Ministry of Tourism, Culture and Sport (416-314-7132), and the City of Kingston's Planning Services (613-546-4291, extension 3180) must be immediately contacted.

Recommended Conditions of Approval (Consent)

Application for Consent, File Number: D10-028-2020

Approval of the foregoing consent shall be subject to the following conditions:

1. Deadline

That all conditions are satisfied and the Certificate of Official be presented to the Secretary-Treasurer, Committee of Adjustment for certification under Section 53(42) of the *Planning Act*, R.S.O. 1990 as amended, within one year of the mailing of this notice. You are advised to consult with the Land Registry Office for preapproval of the Certificate of Official to avoid delays.

The Certificate must be registered within one year from the issuance of the certificate as required under Section 53(43) of the *Planning Act*, R.S.O. 1990, as amended. A copy of the registered transfer certificate shall be provided to the Secretary-Treasurer, Committee of Adjustment to complete your file.

2. Payment of Taxes

The owner/applicant shall contact the Tax Department at tax@cityofkingston.ca and secure in writing from the Treasurer or the Manager of Taxation and Revenue, proof of payment of current taxes and any special charges (not simply a copy of the tax bill) required to be paid out and a statement of proof that is received and shall be provided to the Secretary-Treasurer Committee of Adjustment, prior to the issuance of the consent certificate. The owner/applicant must pay any outstanding realty taxes and all local improvement charges levied against the property.

3. Cash-In-Lieu of Parkland

That \$1,252.37 per lot shall be paid to the City of Kingston as cash-in-lieu of land dedication for park or public recreational purposes for each new building lot being created. The applicant may choose to pay the fee through their DASH application, provide a certified cheque or provide payment at the front desk at 1211 John Counter Boulevard, prior to the issuance of the consent certificate.

4. Archaeological Assessment

The City relies upon the report of the professional archaeologist as filed, but reserves the right to require further reports should further evidence be uncovered. The applicant may be required to further review the state of archaeological resources on the property depending on the recommendations of the report and subject to input and review from the Ministry of Tourism, Culture and Sport. The City shall not be restricted in its ability to determine requirements

related to review, assessment and/or protection should archaeological resources be found on site. Any costs arising from such requirements of the City, or any other duly authorized Government body, shall be borne solely by the applicant.

5. Standard Archaeological Condition

In the event that deeply buried or previously undiscovered archaeological deposits are discovered in the course of development or site alteration, all work must immediately cease and the site must be secured. The Cultural Program Branch of the Ministry of Tourism, Culture and Sport (416-314-7132) and the City of Kingston's Planning Services (613-546-4291, extension 3180) must be immediately contacted.

In the event that human remains are encountered, all work must immediately cease and the site must be secured. The Kingston Police (613-549-4660), the Registrar of Cemeteries Regulation Section of the Ontario Ministry of Consumer Business Services (416-326-8404), the Cultural Program Branch of the Ministry of Tourism, Culture and Sport (416-314-7132), and the City of Kingston's Planning Services (613-546-4291 extension 3180) must be immediately contacted.

6. Road Widening

The applicant shall have their surveyor verify if a road widening of 10 metres from the centreline of road is required along the entire frontage of the severed and retained lot along Babcock Road. If a widening is required, then it shall be conveyed to the City prior to the issuance of the Certificate of Official. The applicant shall illustrate the widening as a separate part on a reference plan and, after registration of said deed at the expense of the applicant, and prior to issuing the certificate for the severance herein, the solicitor for the applicant shall certify that the title of the municipality to the said strip is free and clear of all encumbrances of every nature and that the municipality has a good and marketable title.

7. Associated Consents

That associated Consent Application D10-029-2020 is approved and all related conditions of approval are fulfilled prior to the issuance of the consent certificate by the Secretary-Treasurer Committee of Adjustment.

8. Civic Address

The owner/applicant shall contact Planning Services once the Reference Plan has been deposited and provided to the City, and obtain a draft civic address for each new lot created and all appropriate fees shall be paid. The owner/applicant shall provide to the Secretary-Treasurer, Committee of Adjustment, written confirmation

from the City that the civic address has been obtained prior to the issuance of the consent certificate.

9. Minor Variance

That associated Minor Variance application, File Number D13-027-2020, is approved and all related conditions of approval are fulfilled prior to the issuance of the consent certificate by the Secretary-Treasurer Committee of Adjustment.

10. Development Agreement

The owner shall enter into a development agreement satisfactory to the City to be registered on title to the severed and retained lands. All legal costs associated with the preparation and registration of the agreement shall be borne by the owner. The applicant shall provide a copy of the registered executed agreement to the Secretary-Treasurer, Committee of Adjustment, prior to the issuance of the consent certificate. The agreement shall contain conditions to ensure:

- a) That any new septic system on the severed or retained parcels shall conform to the provisions of the City's Official Plan and shall be constructed in accordance with the requirements as listed in Part 8 of the Ontario Building Code.
- b) Any recommendations resulting from the hydro-geological assessment, as noted in the October 1st 2020 BluMetric Environmental Hydrogeological Assessment, are included within the development agreement for the lands.
- c) Any recommendations resulting from the Archaeological Assessment shall be included within the development agreement for the lands.
- d) In the event that deeply buried or previously undiscovered archaeological deposits are discovered in the course of development or site alteration, all work must immediately cease and the site must be secured. The Cultural Program Branch of the Ministry of Tourism, Culture and Sport (416-314-7132) and the City of Kingston's Planning Services Department (613-546-4291, extension 3180) must be immediately contacted.
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- f) That the existing rights of Hydro One Networks Inc. and its easement shall be maintained in the event that electrical service, upgrade or maintenance is required and that no building shall take place within the easement unless an encroachment permit has been obtained.

- g) That the owner be advised that any new or altered entrance to the site will require an entrance permit from Engineering Services.
- h) That the owner be advised that the severed and retained lots are located in the rural area and may be adjacent to existing or future agricultural uses. Any new residential development on the severed or retained lands shall be outside of the required calculated Minimum Distance Separation (MDS) setback from any neighbouring livestock facility or manure storage and all other applicable requirements at the time of building permit issuance.
- i) That a Building Permit is required prior to the construction or removal of all structures 10 square metres in area or greater. Issues such as but not limited to Ontario Building Code, grading and servicing will be agreed through the permit review process.
- j) That the owner be advised that no further lots will be permitted on the subject lands through the Consent Application process.
- k) That the owner acknowledges and agrees with the City that:
 - a. The severed lands and the retained lands are located outside the limits of the municipal water and sewer service area and are not serviced by the City's water treatment plant or sewage treatment facility;
 - b. The owner shall be solely responsible for ensuring at all times and by all means that there is an adequate supply of potable water and adequate on-site sewage treatment facility maintained by the owner, for the owner's intended use of the severed lands and retained lands;
 - c. Despite the Committee of Adjustment approval to sever the lands, or that the City has approved zoning for either or both of the severed lands and retained lands that would permit construction of a building thereon, or that the City has or may at any time in the future issue a building permit or approve a site plan for either or both the severed lands and retained lands, the City will have no obligation to extend the municipal water area or provide municipal water services, or to extend the municipal sewer service area or provide municipal sewer services to or for the benefit of either the severed lands or retained lands;
 - d. Regardless of any order issued by the Ministry of the Environment or by the City's Building Services Department in the future, the owner shall be solely responsible for the costs associated with any upgrading or extension of any private or municipal services required to be constructed to comply with such order.

The property is also the subject of an application for a minor variance under the Planning Act (City File Number D13-027-2020).

Recommended Conditions of Approval (Consent)

Application for Consent, File Number: D10-029-2020

Approval of the foregoing consent shall be subject to the following conditions:

1. Deadline

That all conditions are satisfied and the Certificate of Official be presented to the Secretary-Treasurer, Committee of Adjustment for certification under Section 53(42) of the *Planning Act*, R.S.O. 1990 as amended, within one year of the mailing of this notice. You are advised to consult with the Land Registry Office for preapproval of the Certificate of Official to avoid delays.

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7. Associated Consents

That associated Consent Application D10-028-2020 is approved and all related conditions of approval are fulfilled prior to the issuance of the consent certificate by the Secretary-Treasurer Committee of Adjustment.

8. Civic Address

The owner/applicant shall contact Planning Services once the Reference Plan has been deposited and provided to the City, and obtain a draft civic address for each new lot created and all appropriate fees shall be paid. The owner/applicant shall provide to the Secretary-Treasurer, Committee of Adjustment, written confirmation

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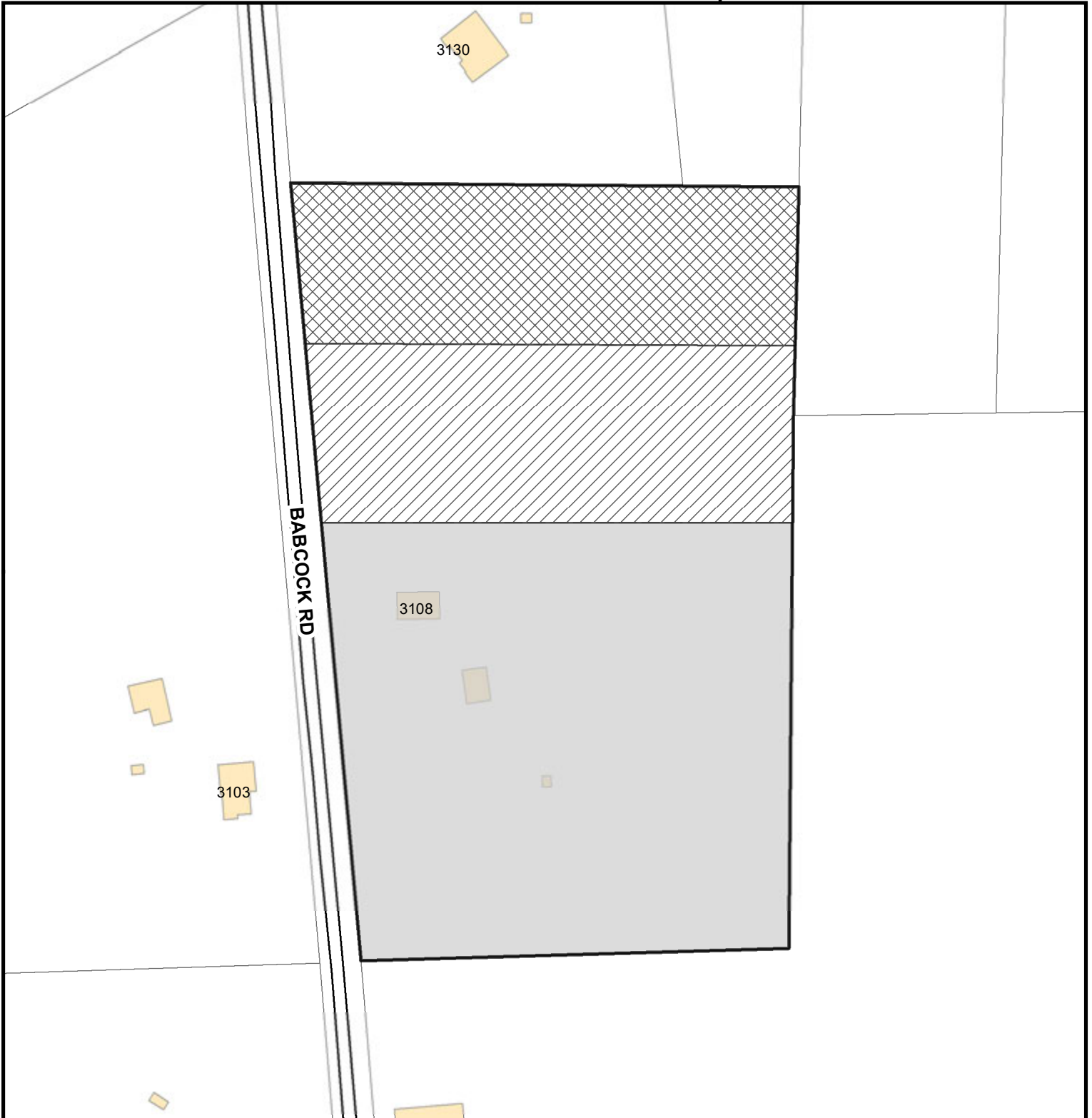
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- a) That any new septic system on the severed or retained parcels shall conform to the provisions of the City's Official Plan and shall be constructed in accordance with the requirements as the listed in Part 8 of the Ontario Building Code.
- b) Any recommendations resulting from the hydro-geological assessment, as noted in the October 1st 2020 BluMetric Environmental Hydrogeological Assessment, are included within the development agreement for the lands.
- c) Any recommendations resulting from the Archaeological Assessment shall be included within the development agreement for the lands.
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- h) That the owner be advised that the severed and retained lots are located in the rural area and may be adjacent to existing or future agricultural uses. Any new residential development on the severed or retained lands shall be outside of the required calculated Minimum Distance Separation (MDS) setback from any

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- j) That the owner be advised that no further lots will be permitted on the subject lands through the Consent Application process.
- k) That the owner acknowledges and agrees with the City that:
 - a. The severed lands and the retained lands are located outside the limits of the municipal water and sewer service area and are not serviced by the City's water treatment plant or sewage treatment facility;
 - b. The owner shall be solely responsible for ensuring at all times and by all means that there is an adequate supply of potable water and adequate on-site sewage treatment facility maintained by the owner, for the owner's intended use of the severed lands and retained lands;
 - c. Despite the Committee of Adjustment approval to sever the lands, or that the City has approved zoning for either or both of the severed lands and retained lands that would permit construction of a building thereon, or that the City has or may at any time in the future issue a building permit or approve a site plan for either or both the severed lands and retained lands, the City will have no obligation to extend the municipal water area or provide municipal water services, or to extend the municipal sewer service area or provide municipal sewer services to or for the benefit of either the severed lands or retained lands;
 - d. Regardless of any order issued by the Ministry of the Environment or by the City's Building Services Department in the future, the owner shall be solely responsible for the costs associated with any upgrading or extension of any private or municipal services required to be constructed to comply with such order.



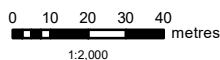
Disclaimer: This document is subject to copyright and may only be used for your personal, noncommercial use provided you keep intact the copyright notice. The City of Kingston assumes no responsibility for any errors, and is not liable for any damages of any kind resulting from the use of, or reliance on, the information contained in this document. The City of Kingston does not make any representation or warranty, express or implied, concerning the accuracy, quality, or reliability of any of the information contained in this document. ©2019 The Corporation of the City of Kingston.



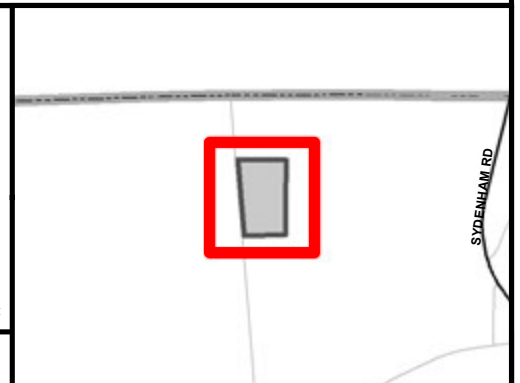
COMITTEE OF ADJUSTMENT
Key Map



File Number: D10-028-2020 & D10-029-2020
Address: 3108 Babcock Road



DATE: 2020-07-02
PREPARED BY: rrochefort



Subject Lands Retained Lands Severed Lands Severed Lands (Lot 2)



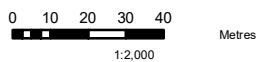
Corporation of the City of Kingston



Planning Services
a department of
Community
Services

COMITTEE OF ADJUSTMENT
Neighbourhood Context (2019)

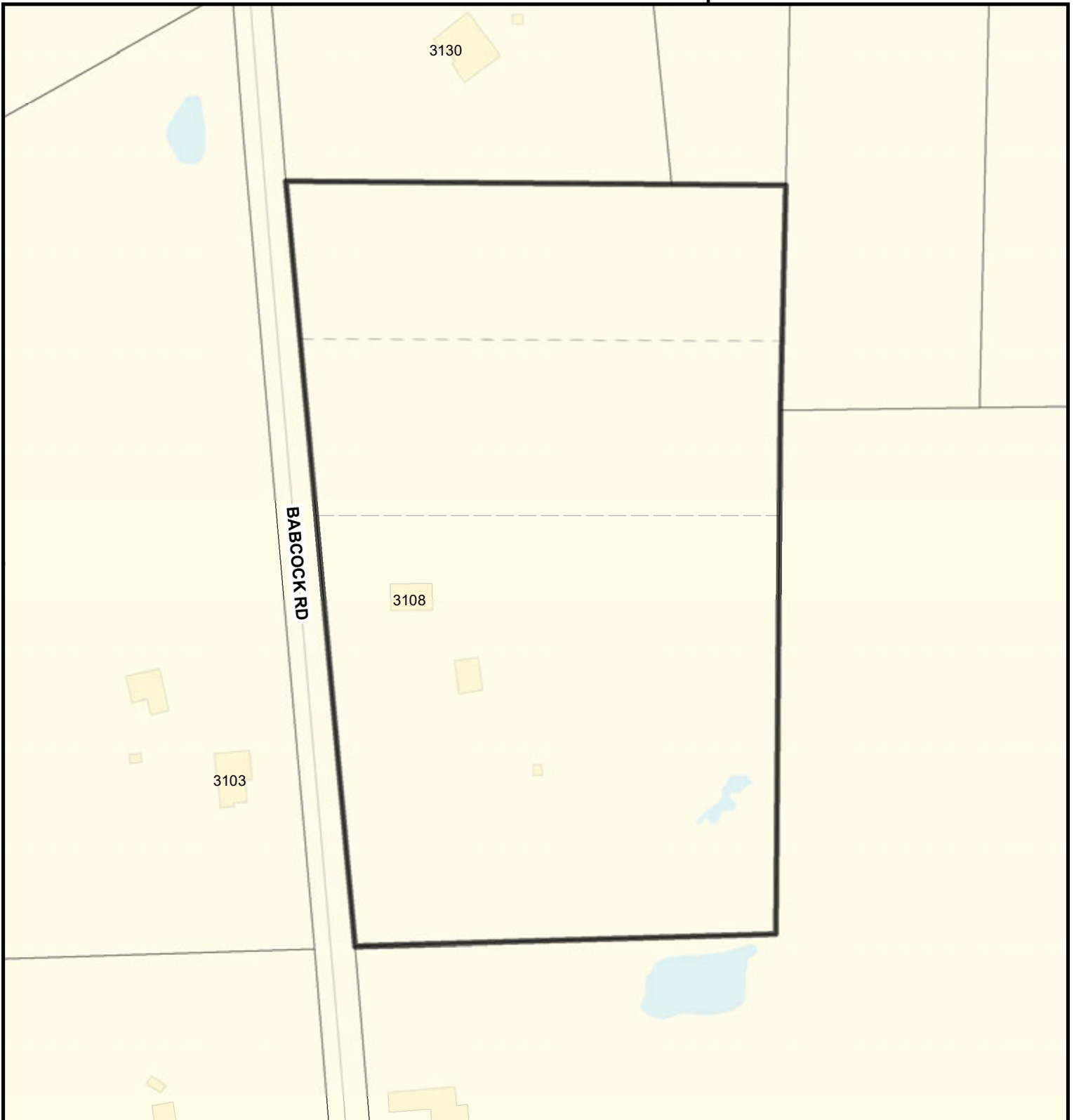
File Number: D10-028-2020 & D10-029-2020
Address: 3108 Babcock Road



Legend

- Subject Lands
- Property Boundaries
- Proposed Parcels





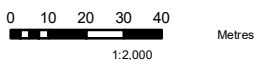


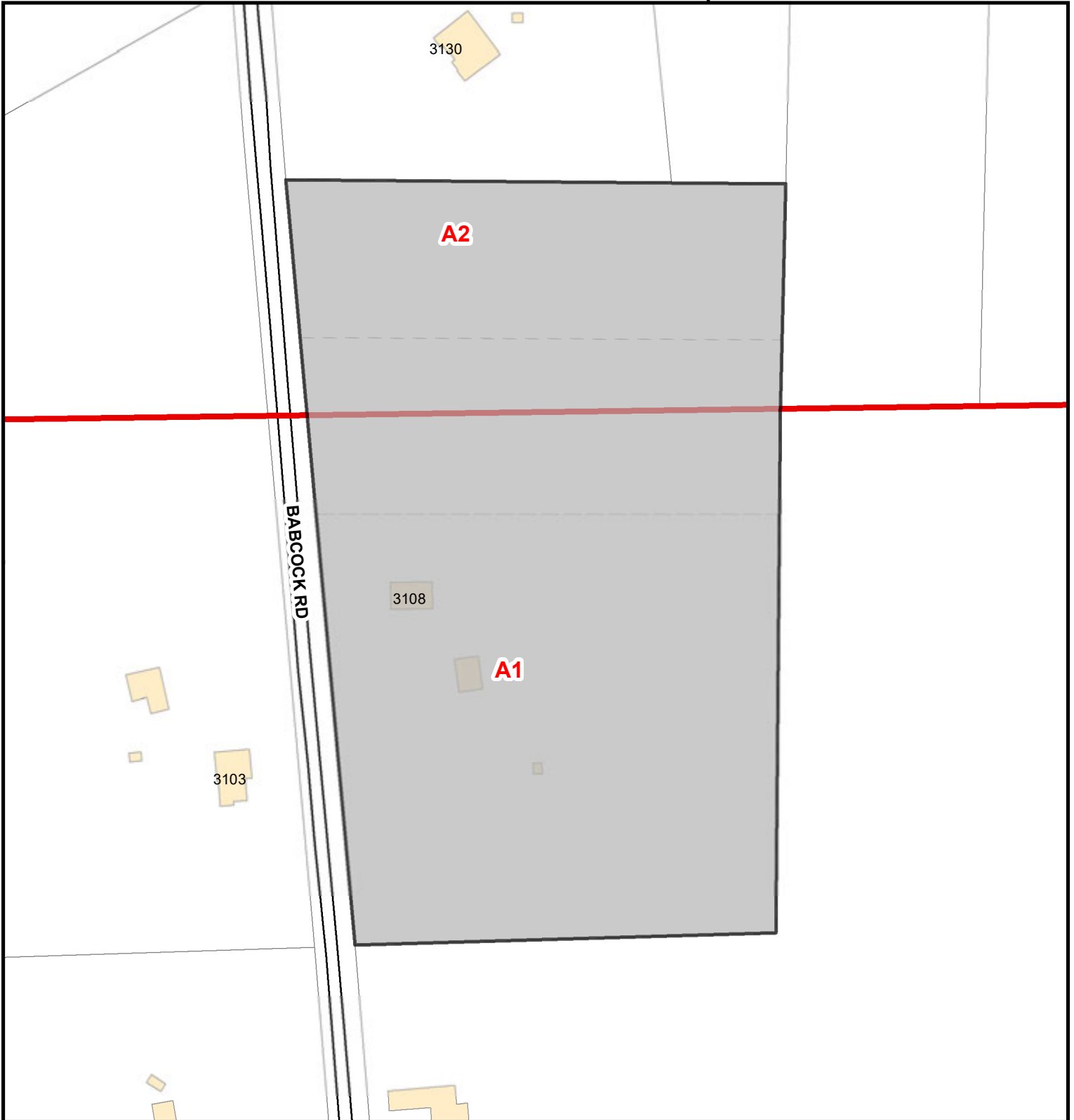
COMITTEE OF ADJUSTMENT
Official Plan, Existing Land Use

File Number: D10-028-2020 & D10-029-2020
Address: 3108 Babcock Road

Legend

-  Subject Lands
-  RURAL





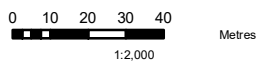


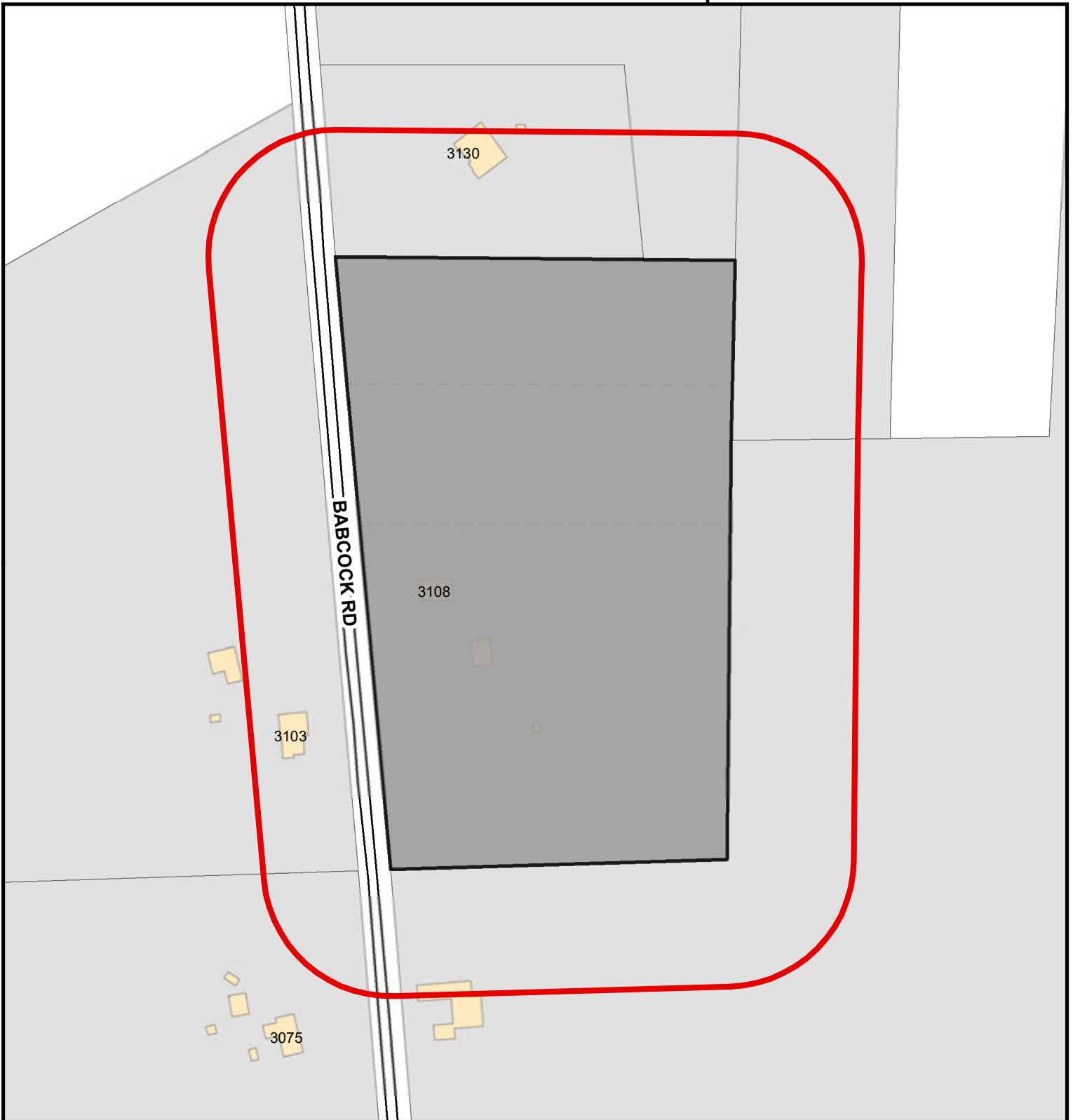
COMITTEE OF ADJUSTMENT
Existing Zoning - By-law 76-26, Map 1

File Number: D10-028-2020 & D10-029-2020
Address: 3108 Babcock Road

Legend

-  Subject Lands
-  Consolidated Zoning

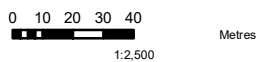




Planning Services
a department of
Community
Services

COMITTEE OF ADJUSTMENT
Public Notice Notification Map

File Number: D10-028-2020 & D10-029-2020
Address: 3108 Babcock Road



Legend

- 60m Public Notification Boundary
- Subject Lands
- Property Boundaries
- Proposed Parcels
- 6 Properties in Receipt of Notice (MPAC)



**PLAN of SURVEY of
PART of LOT 8, CONCESSION 7
Geographic Township of Kingston
CITY of KINGSTON
COUNTY of FRONTENAC
SCALE = 1:1000**

HOPKINS CHITTY LAND SURVEYORS INC.
-2019-



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

PLAN 13R-
RECEIVED AND DEPOSITED

DATE: _____

SIGNATURE: _____

REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF FRONTENAC (No. 13)

PHIL W. CHITTY
ONTARIO LAND SURVEYOR

SCHEDULE

PART	LOT	CON.	PIN No.
1			
2	PART of 8	7	Part of 36133-0107 (LT)
3			

OBSERVED REFERENCE POINTS (ORP'S) DERIVED FROM REFERENCE PLAN 13R-21326 BY REAL-TIME KINEMATIC (RTK) GPS OBSERVATIONS UTM ZONE 18, MAGD (CGRS) (1987.0) COORDINATES TO NADAL ACCURACY PER SEC. 14(8) OF S.M.L. 216/10

POINT ID	NORTHING	EASTING
ORP 'A'	4912476.32	373536.17
ORP 'B'	4912477.71	373524.68

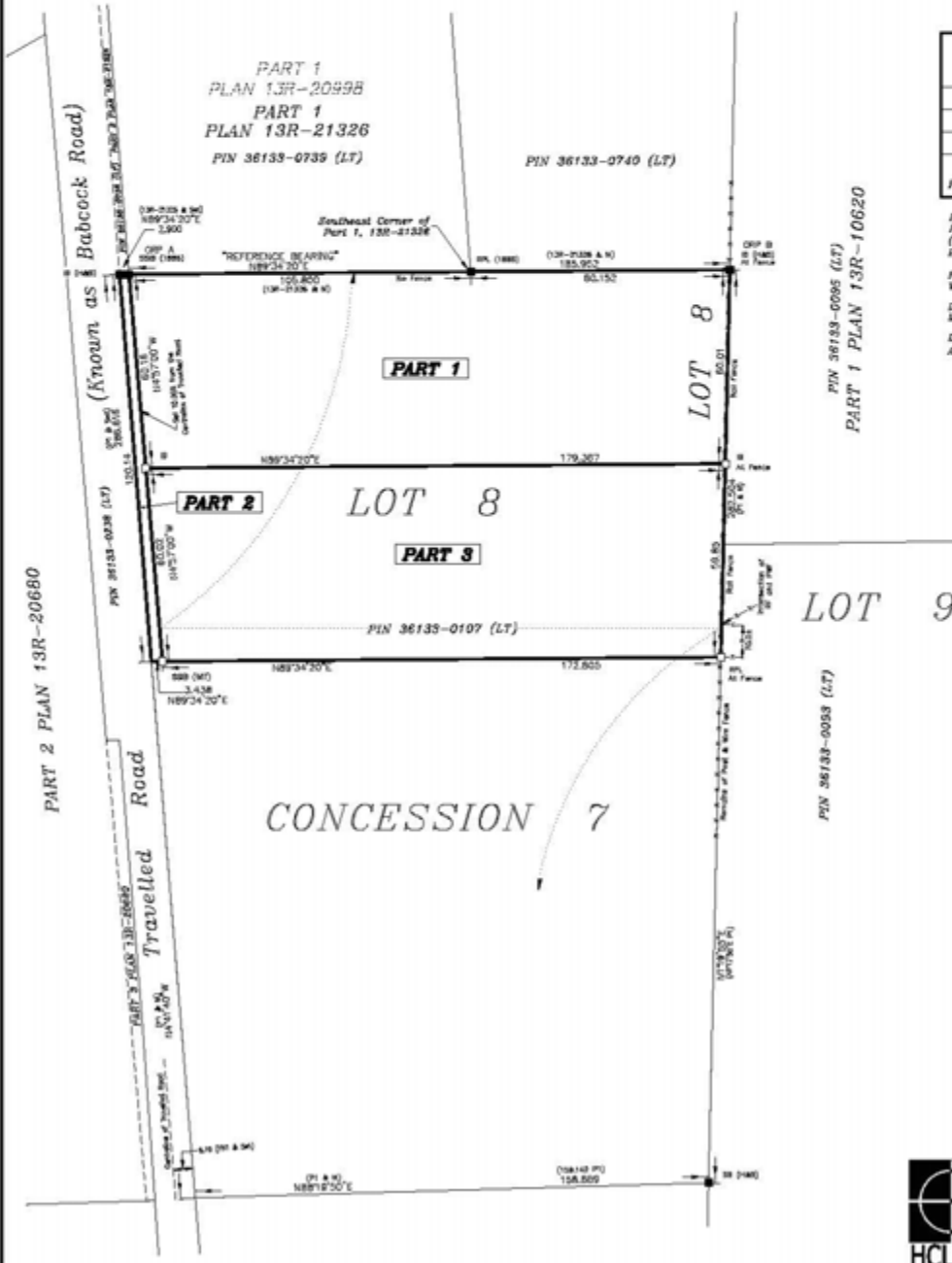
COORDINATES CANNOT, IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

BEARINGS ARE UTM GRID, DERIVED FROM THE SOUTHERLY LIMIT OF PART 1, 13R-21326 HAVING A BEARING OF 309°34' 00" E, UTM ZONE 18 (2" WEST LONGITUDE) MAGD (CGRS) (1987.0) AND BEING DENOTED HEREON AS "REFERENCE BEARING".

FOR BEARING COMPARISONS, A ROTATION OF 1°04'30" CLOCKWISE WAS APPLIED TO BEARINGS ON (71)

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999777

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



LEGEND:

- SDP'S PLANTED DUE TO INSUFFICIENT OVERBURDEN
- - denotes Planted Survey Monument
- - Found Survey Monument
- SDP Standard Iron Bar
- SSIB Short Standards Iron Bar
- IB Iron Bar
- ISB Iron Bar (found)
- RB Rock Bar
- RPL Rock Plug
- (RT) Fluores
- (M) Measured
- CC Cut Cross
- (SU) Origin Unknown
- (SP) Sign Pole
- (HAB) Humphries & Burgham Ltd. - O.L.S. (1407)
- (1886) Grange F. Elliot Ltd. - O.L.S. (1886)
- (PT) Plan of Survey by (HAB) dated June 28, 1989
- (PT) Field Notes by (HAB) dated June 28, 1989
- RF Road Fence
- PPF Post & Wire Fence
- SB Subdivision Bar

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:

- This Survey and Plan are correct and in accordance with the SURVEY ACT, the SURVEYORS ACT and the LAND TITLES ACT and the REGULATIONS made under them.
- The SURVEY was completed on the 4th day of February, 2019

HOPKINS CHITTY LAND SURVEYORS INC.
DATE: FEBRUARY 13, 2019
PHIL W. CHITTY - O.L.S.



Party Check TV Instrument AF Checked By PWC Plan By BC

HOPKINS CHITTY LAND SURVEYORS INC.
Ontario Land Surveyors
www.hopkinschitty.com

634-636 HOWLE COURT
KINGSTON, ONTARIO K7P-2R9
Tel: (613) 364-2266
Fax: (613) 364-3519

PROJECT No. 2019-006
LOT 8, CONCESSION 7
TOWNSHIP OF KINGSTON



01 October 2020
Project Number: 200518

Brodie Richmond
Manager - Environmental Operations and Projects
City of Kingston

**RE: Hydrogeological Assessment In Support Of Consent
D10-028-2020 and D10-029 2020 Babcock Road**

Dear Mr. Brodie Richmond:

BluMetric Environmental Inc. (BluMetric™) is writing to provide additional hydrogeological information in support of consent for the proposed severances at 3108 Babcock Road, Kingston, Ontario. Well interference testing in conjunction with pumping tests were conducted for the site in 2019 and 2020 by BluMetric and a hydrogeological assessment report was submitted dated March 10th 2020. It was identified in the report review letter from City of Kingston and dated July 17th 2020 that additional sampling would be required to confirm that the provincial drinking water quality objectives can be met from the existing dug well supplies.

Chlorine disinfection of the wells was conducted and then 48hrs later, resampling of the South well was completed on August 24th, 2020. Resampling was for the North Well was completed on September 3rd, 2020. The absence of any free chlorine was confirmed with a Hanna C114 multimeter, prior to sample collection. All water samples were submitted to Caduceon Laboratories of Kingston, Ontario for analysis. Caduceon Laboratories is accredited by the Canadian Association for Laboratory Accreditation Inc. (CALA). A copy of the laboratory results are provided below. Table 1 summarizes the full general chemistry analytical data and identifies any parameters that exceed the Ontario Ministry of the Environment's Drinking Water Standards, Objectives and Guidelines (ODWSOG) criteria.

Tel. 613-531-2725

Fax. 613-531-1852

BluMetric Environmental Inc.

The Tower, The Woolen Mill, 4 Cataraqui Street, Kingston, Ontario, Canada K7K 1Z7

www.blumetric.ca

While the stated ODWSOG for Total Coliform is 0 counts per 100 mL of sample, it is recognized that this objective has been set as an indicator of inadequate disinfection within the distribution systems associated with water works. For private water wells not subject to approval under the OWRA, the MECP and Health Units have historically used the limit of less than five (5) counts per 100 mL in the absence of a chlorine residual as indicating acceptable water quality.

For the purposes of this assessment, Total Coliform counts of less than 5 per 100 mL of sample (and 0 for E. coli and faecal coliforms) was considered as indicative of acceptable well water quality. The initial round of well water quality testing conducted on October 22nd 2019 and October 24th 2019 produced Total Coliform values greater than the acceptable limit for both dug well supplies.

Table 1: Sample Results

Parameter	Units	M.D.L.	Client ID:		190445		South Well	North Well
			Lab Sample ID:		ODWS		B20-25219-2	B20-26653-1
			Date Collected:		O.Reg.169 (mg/L)AO&OG	Type of Objective	24-Aug-20	03-Sep-20
			Reference Method	Date/Site Analyzed				
Total Coliform	cfu/100mL	1	SM9222B	Multiple	0, 5	MAC	3	0
E coli	cfu/100mL	1	SM9222B	Multiple	0	MAC	0	0
Fecal Coliform	cfu/100mL	1	SM9222D	Multiple			0	0
Heterotrophic Plate Count	cfu/mL	10	SM9215D	Multiple			420	70
Alkalinity(CaCO3) to pH4.5	mg/L	5	SM 2320B	Multiple	30-500	OG	197	184
pH @25°C	pH Units		SM 4500H	Multiple	6.5-8.5	OG	7.84	7.65
Conductivity @25°C	µmho/cm	1	SM 2510B	Multiple			874	984
Free Chlorine	mg/L						0	0
Colour	TCU	2	SM 2120C	Multiple	5	AO	6	12
Turbidity	NTU	0.1	SM 2130	Multiple	5	AO	2.8	9.1
Fluoride	mg/L	0.1	SM4110C	Multiple	1.5	MAC	0.5	< 0.1
Chloride	mg/L	0.5	SM4110C	Multiple	250	AO	73	115
Nitrite (N)	mg/L	0.1	SM4110C	Multiple	1	MAC	< 0.1	< 0.1
Nitrate (N)	mg/L	0.1	SM4110C	Multiple	10	MAC	0.2	4.2
Sulphate	mg/L	1	SM4110C	Multiple	500	AO	118	124
Ammonia (N)-Total	mg/L	0.01	SM4500-NH3-H	Multiple			0.05	0.17
TDS	mg/L	1	Calc.	Multiple	500	AO	462	525
Dissolved Organic Carbon	mg/L	0.2	EPA 415.2	Multiple	5	AO	5.4	6.1
Hardness (as CaCO3)	mg/L	1	SM 3120	Multiple	80-100	OG	331	379

Parameter	Units	M.D.L.	Client ID:		190445	South Well	North Well	
			Lab Sample ID:		ODWS	B20-25219-2	B20-26653-1	
			Date Collected:		O.Reg.169 (mg/L)AO&OG	Type of Objective	24-Aug-20	03-Sep-20
			Reference Method	Date/Site Analyzed				
Calcium	mg/L	0.02	SM 3120	Multiple			94.9	129
Iron	mg/L	0.005	SM 3120	Multiple	0.3	AO	0.016	0.17
Magnesium	mg/L	0.02	SM 3120	Multiple			22.9	13.8
Manganese	mg/L	0.001	SM 3120	Multiple	0.05	AO	0.22	0.298
Potassium	mg/L	0.1	SM 3120	Multiple			12.1	4.8
Sodium	mg/L	0.2	SM 3120	Multiple	200,20	AO, MAC	60.3	64.6

ODWSOG: Ontario Drinking-Water Standards, Objectives and Guidelines, June 2003

OG: Operational Guideline. AO: Aesthetic Objective. MAC: Maximum Acceptable Concentration

Shaded cell with **bold** value indicates results exceeds ODWSOG Objective/Guideline

* Medical officer of health advisory if sodium exceeds 20 mg/L. Sodium AO is 200 mg/L

RDL - Reported Detection Limit

Overall, the well chemistry results indicate that water quality meets all prescribed health-related objectives. Some operational guideline (OG) and aesthetic objective (OA) parameters such as total dissolved solids (TDS) and sodium were found elevated, not atypical for well supplies in this area.

Elevated levels of nitrates were found in the initial sampling of the North and South Well. These values were far greater than the ODWSOG standard of 10mg/L and was attributed to the blasting compounds used by the well installer. After prolonged development and resampling the Nitrate concentrations were lowered below the ODWSOG of 10 mg/L.

Elevated hardness levels were measured for water samples from both test wells. The ODWSOG states that water hardness measurements above 300 mg/L are considered “very hard” and only untreated water with hardness “in excess of 500 mg/L are unacceptable for most domestic purposes.” Elevated hardness may adversely affect the efficiency and effectiveness of treatment, disinfection and distribution and may result in the formation of scale deposits. Elevated hardness is treatable with a conventional water softener. The measured hardness levels for both wells are within the concentration ranges that are considered treatable with commonly available systems.

The measured TDS level for the north well exceeded the AO of 500 mg/L. The principal constituents of TDS are chloride, sulphates, calcium, magnesium and bicarbonates. The effects of TDS on drinking water quality depend on the levels of the individual components. TDS concentrations above 500 mg/L may result in mineral deposition in household appliances such as water electric kettles. TDS levels can be reduced by treatment such as reverse osmosis. TDS is not a health-related parameter, and so for the purposes of this assessment, the concentrations are indicative of acceptable water quality. The TDS in the wells had reduced with further well pumping and may continue to decrease with further well development.

The measured turbidity level for the north well exceeded the AO of 5.0 NTU. Turbidity is a measure of how light scatters when it bounces off suspended particles in water (Health Canada, 2003). Increased turbidity can reduce the efficacy of disinfection systems but in secure groundwater supplies turbidity is generally non-organic and as a result, should not pose as a health risk or affect disinfection (Health Canada, 2003). Turbidity can be treated with a filtration system. A general trend of decreasing turbidity was noted as the wells were pumped (developed). Turbidity was elevated in the North Well, however within guidelines in the South Well. It is anticipated that turbidity will continue to decrease with usage but filtration prior to disinfection is recommended for all water supply wells prior to consumption for domestic use. The laboratory analysis for Turbidity showed that the results in the north well were above the aesthetic objective (AO).

Manganese was exceeded the respective AO of 0.5 mg/L for both wells. The elevated levels of manganese in drinking water can impart a brownish colour to laundered goods, plumbing fixtures and the water itself. Conventional water treatment methods are available for both iron and manganese removal.

Sodium concentrations at the North and South Wells were below the AO of 200 mg/L but exceeded the Medical Officer of Health notification level of 20 mg/L. In cases where sodium exceeds 20 mg/L the medical officer of the public health unit should be notified in order to alert persons with relevant medical conditions. Given that the wells are not currently in use this is not immediately required. However a letter was prepared and mailed to the Medical Officer of Health to satisfy this requirement. A copy of the letter is attached. Copies of the laboratory certificate of analysis are also attached.

The overall objective of this report was to provide a defensible demonstration that private water servicing on the proposed severance will provide adequate water quality and quantity for domestic use, and will not result in adverse interference impacts on existing nearby wells. Interference impacts were addressed in the previously submitted report. It is recognized that the proponent will have UV disinfection systems required as part of the dug well water supply systems for the residences.

We trust that this additional testing satisfies the City's requirements.

Respectfully submitted,
BluMetric Environmental Inc.



Alija Bos, B.Sc., P.Geo.
Hydrogeologist

Encl.

ATTACHMENTS





INTEROFFICE MEMORANDUM BUSINESS, REAL ESTATE & ENVIRONMENT

TO: Phillip Prell – Planner, Planning Services

Cc: Tim Park – Manager, Development Approvals
Paul MacLatchy, Environment Director

FROM: Brodie Richmond – Manager, Environment Operations and Programs

DATE: July 17, 2020

RE: **Hydrogeological assessment in support of Consent
D10-028-2020 and D10-029-2020 Babcock Road**

We have reviewed the report completed by BluMetric dated 10 March 2020 submitted in support of the applications noted above. We have found that it **does not meet the criteria to support the severances at this time due to the presence of health related bacteria exceeding guideline criteria**. This memo presents the results of our review and provides an explanation of those findings.

The purpose of the hydrogeological assessment is to satisfy the conditions for well construction, water quantity, potential interference, and water quality. The following summarizes the review findings:

1) Hydrogeological Assessment Report

The requirements for the Hydrogeological Assessment Report are outlined in the City of Kingston Standard for Hydrogeological Assessments in Support of (1-3) non-serviced land severances section 4.0. The standard states that the report must be signed by a Professional Engineer (P.Eng.) or Professional Geoscientist (P.Geo.). The report submitted is signed by a Professional Geoscientist.

2) Well Construction

The Hydrogeologist has stated that the two wells (North and South parcels) are constructed to O.Reg. 903 (as amended) standards. It is noted that the wells are constructed by digging/blasting techniques. In accordance with the City's policy, the Hydrogeologist provided evidence that this was the best option for achieving a potable water source in this location.

3) Water Quantity

The Hydrogeologist has reported the results of a six hour pump test and subsequent groundwater recovery that is satisfactory for water quantity requirements for the two proposed new residential lots.

4) Potential Interference

The Hydrogeologist has reported the results of acceptable interference testing and monitoring and has concluded:

“The pumping tests indicate that no well interference issues are anticipated for these wells.”

5) Water Quality

The Hydrogeologist has completed analytical testing in accordance with the City’s standard for health related parameters and has also reported on several operational and aesthetic parameters. Health related parameters for Total Coliform bacteria and sodium were found to exceed criteria.

The general chemical parameter of sulphate, total dissolved solids (TDS) and hardness were reported to exceed Ontario Drinking Water Standards for aesthetic/operational criteria.

Health Related Parameters

Bacteria

The Hydrogeologist has reported a repeated exceedance of Total Coliforms in the North Well.

The Hydrogeologist has reported one sample of the South well that returned exceedances of Total Coliforms and E. Coli followed by another sample, collected at a later date, that showed an acceptable result. While we can appreciate the work that has been conducted to date, it is our practice to require two (2) satisfactory sampling results following an adverse health result.

The City’s standard for rural severances, section 4.3, states: Standard for Health related parameters, with the exception of sodium, must be obtained without treatment. Furthermore, where health related criteria are not met, procedure D-5-5 recommends against approval of the development.

Sodium

Sodium is considered a health related limit as a “warning level” only. It is a requirement of the City’s Standard as well as a recommendation of the Provinces procedure D-5-5 that levels of sodium that exceed 20 mg/L are reported to the local Medical Officer of Health. In addition, the City requires that a warning indicating elevated levels of Sodium must be included in future agreements of purchase and sale for the property. The aesthetic objective for sodium is 200 mg/L.

The Hydrogeologist has not included a copy of the required notification reporting elevated sodium results to the local medical officer of Health however has recommended that this be completed upon severance approval.

Operational and Aesthetic Parameters

The Hydrogeologist has reported that sulphate, TDS, and hardness exceeded aesthetic objectives. The city has no requirements for these aesthetic parameters.

Conclusions

We do not recommend approval of the consent applications at this time due to the presence and history of bacteria in the subject site wells. If the proponent wishes to pursue the consent on either site, they will need to submit updated information that identifies satisfactory results for the full health related parameter suite, completed during the same sampling event.

If satisfactory results can be obtained on the raw water samples, we would agree with the Hydrogeologist's recommendation for disinfection equipment to ensure a long-term safe yield on the dug wells and to manage aesthetic issues.

Please contact the undersigned if you require any further clarification.

Respectfully submitted,

Brodie Richmond, P.Ge. (Ltd), C.E.T.
Manager, Environment Operations and Programs

C.O.C.: G87701

REPORT No. B20-25219

Report To:

Blumetric Environmental

3108 Carp Rd, PO Box 430
 Carp ON K0A 1L0 Canada

Attention: Alija Bos

Caduceon Environmental Laboratories

285 Dalton Ave
 Kingston Ontario K7K 6Z1
 Tel: 613-544-2001
 Fax: 613-544-2770

DATE RECEIVED: 24-Aug-20

JOB/PROJECT NO.:

DATE REPORTED: 28-Aug-20

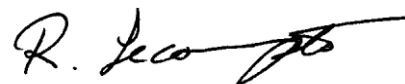
P.O. NUMBER: 200518-01

SAMPLE MATRIX: Groundwater

WATERWORKS NO.

Client I.D.	South Well		
Sample I.D.	B20-25219-2		
Date Collected	24-Aug-20		

Parameter	Units	R.L.	Reference Method	Date/Site Analyzed			
Total Coliform	cfu/100mL	1	SM9222B	24-Aug-20/K	3		
E coli	cfu/100mL	1	SM9222B	24-Aug-20/K	0		
Fecal Coliform	cfu/100mL	1	SM9222D	24-Aug-20/K	0		
Heterotrophic Plate Count	cfu/mL	10	SM9215D	24-Aug-20/K	420		
Alkalinity(CaCO3) to pH4.5	mg/L	5	SM 2320B	25-Aug-20/O	197		
pH @25°C	pH Units		SM 4500H	25-Aug-20/O	7.84		
Conductivity @25°C	µmho/cm	1	SM 2510B	25-Aug-20/O	874		
Colour	TCU	2	SM 2120C	26-Aug-20/O	6		
Turbidity	NTU	0.1	SM 2130	26-Aug-20/O	2.8		
Fluoride	mg/L	0.1	SM4110C	27-Aug-20/O	0.5		
Chloride	mg/L	0.5	SM4110C	27-Aug-20/O	73.0		
Nitrite (N)	mg/L	0.1	SM4110C	27-Aug-20/O	1.2		
Nitrate (N)	mg/L	0.1	SM4110C	27-Aug-20/O	0.2		
Sulphate	mg/L	1	SM4110C	27-Aug-20/O	118		
Ammonia (N)-Total	mg/L	0.01	SM4500-NH3-H	26-Aug-20/K	0.05		
TDS (Calc. from Cond.)	mg/L	1	Calc.	26-Aug-20	462		
Dissolved Organic Carbon	mg/L	0.2	EPA 415.2	25-Aug-20/O	5.4		
Hardness (as CaCO3)	mg/L	1	SM 3120	26-Aug-20/O	331		
Calcium	mg/L	0.02	SM 3120	26-Aug-20/O	94.9		
Iron	mg/L	0.005	SM 3120	26-Aug-20/O	0.016		
Magnesium	mg/L	0.02	SM 3120	26-Aug-20/O	22.9		
Manganese	mg/L	0.001	SM 3120	26-Aug-20/O	0.220		
Potassium	mg/L	0.1	SM 3120	26-Aug-20/O	12.1		
Sodium	mg/L	0.2	SM 3120	26-Aug-20/O	60.3		



Richard Lecompte
 Laboratory Supervisor

R.L. = Reporting Limit

Test methods may be modified from specified reference method unless indicated by an *

Site Analyzed=K-Kingston,W-Windsor,O-Ottawa,R-Richmond Hill,B-Barrie

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

C.O.C.: G87010

REPORT No. B20-26653

Report To:

Blumetric Environmental

3108 Carp Rd, PO Box 430
 Carp ON K0A 1L0 Canada

Attention: Alija Bos

Caduceon Environmental Laboratories

285 Dalton Ave
 Kingston Ontario K7K 6Z1
 Tel: 613-544-2001
 Fax: 613-544-2770

DATE RECEIVED: 03-Sep-20

JOB/PROJECT NO.:

DATE REPORTED: 10-Sep-20

P.O. NUMBER: 200518-01

SAMPLE MATRIX: Groundwater

WATERWORKS NO.

Client I.D.	North Well		
Sample I.D.	B20-26653-1		
Date Collected	03-Sep-20		

Parameter	Units	R.L.	Reference Method		Date/Site Analyzed				
Total Coliform	cfu/100mL	1	SM9222B	03-Sep-20/K	0				
E coli	cfu/100mL	1	SM9222B	03-Sep-20/K	0				
Fecal Coliform	cfu/100mL	1	SM9222D	03-Sep-20/K	0				
Heterotrophic Plate Count	cfu/mL	10	SM9215D	03-Sep-20/K	70				
Alkalinity(CaCO3) to pH4.5	mg/L	5	SM 2320B	04-Sep-20/O	184				
pH @25°C	pH Units		SM 4500H	04-Sep-20/O	7.65				
Conductivity @25°C	µmho/cm	1	SM 2510B	04-Sep-20/O	984				
Colour	TCU	2	SM 2120C	08-Sep-20/O	12				
Turbidity	NTU	0.1	SM 2130	04-Sep-20/O	9.1				
Fluoride	mg/L	0.1	SM4110C	08-Sep-20/O	< 0.1				
Chloride	mg/L	0.5	SM4110C	08-Sep-20/O	115				
Nitrite (N)	mg/L	0.1	SM4110C	08-Sep-20/O	< 0.1				
Nitrate (N)	mg/L	0.1	SM4110C	08-Sep-20/O	4.2				
Sulphate	mg/L	1	SM4110C	08-Sep-20/O	124				
Ammonia (N)-Total	mg/L	0.01	SM4500-NH3-H	04-Sep-20/K	0.17				
TDS (Calc. from Cond.)	mg/L	1	Calc.	08-Sep-20	525				
Dissolved Organic Carbon	mg/L	0.2	EPA 415.2	08-Sep-20/O	6.1				
Hardness (as CaCO3)	mg/L	1	SM 3120	08-Sep-20/O	379				
Calcium	mg/L	0.02	SM 3120	08-Sep-20/O	129				
Iron	mg/L	0.005	SM 3120	08-Sep-20/O	0.170				
Magnesium	mg/L	0.02	SM 3120	08-Sep-20/O	13.8				
Manganese	mg/L	0.001	SM 3120	08-Sep-20/O	0.298				
Potassium	mg/L	0.1	SM 3120	08-Sep-20/O	4.8				
Sodium	mg/L	0.2	SM 3120	08-Sep-20/O	64.6				



Richard Lecompte
 Laboratory Supervisor

R.L. = Reporting Limit

Test methods may be modified from specified reference method unless indicated by an *

Site Analyzed=K-Kingston,W-Windsor,O-Ottawa,R-Richmond Hill,B-Barrie

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



29 September 2020
Project Number: 200518

Dr. Kieran Moore
Kingston, Frontenac, Lennox & Addington Public Health
221 Portsmouth Avenue
Kingston, ON K7M 1V5

**RE: Groundwater Quality Hydrogeological Assessment at Proposed Severance
2020 Babcock Road. Kingston, ON**

Dear Dr. Moore:

In support of potential property severance along Babcock Road in Kingston, Ontario, water quality testing was completed on the South Well August 24, 2020 and the North Well on September 3, 2020. The proposed severance consists of two lots. Part 1 is 1.09 Hectares (2.7 Acres) and Part 2 is 1.05 Hectares (2.6 Acres) and is located on Plan #21R12651 Part of 36133-0107 Part Lot 8, Concession 7, City of Kingston. The proposed severance is to be serviced by an individual dug wells.

MOECC (now MECP) *Procedure D-5-5 Technical Guideline for Private Wells: Water Supply Assessment, 1996 (D-5-5)*, indicates that the local Medical Officer of Health should be contacted when the concentration of sodium exceeds 20 mg/L. This letter is to inform you that a sodium concentration of 60.4 mg/L was reported from the raw water samples collected at the end of a six-hour constant discharge pumping test from the South lot well (A213094) and 64.6 mg/L from the North lot well (A214095) on the subject property.

Please contact the undersigned at (613) 531-2725 should you have any questions.

Respectfully submitted,
BluMetric Environmental Inc.

A handwritten signature in black ink, appearing to read "Alija Bos", written over a horizontal line.

Alija Bos, B.Sc., P.Geo,
Hydrogeologist

Tel. 613-531-2725
Fax. 613-531-1852

BluMetric Environmental Inc.

The Tower, The Woolen Mill, 4 Cataraqui Street, Kingston, Ontario, Canada K7K 1Z7

www.blumetric.ca
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Ministry of Heritage, Sport, Tourism, Culture
Industries

Archaeology Program Unit
Programs and Services Branch
Heritage, Tourism and Culture Division
401 Bay Street, Suite 1700
Toronto ON M7A 0A7
Tel.: (416) 314-7137
Email: Jessica.Marr@ontario.ca

Ministère des Industries du patrimoine, du sport, du
tourisme et de la culture

Unité des programmes d'archéologie
Direction des programmes et des services
Division du patrimoine, du tourisme et de la culture
401, rue Bay, bureau 1700
Toronto ON M7A 0A7
Tél. : (416) 314-7137
Email: Jessica.Marr@ontario.ca



Feb 16, 2020

Michael Gerald Berry (P246)
Abacus Archaeological Services
353 Shane Odessa ON K0H 2H0

**RE: Review and Entry into the Ontario Public Register of Archaeological Reports:
Archaeological Assessment Report Entitled, "Stage 1&2 Archaeological
Assessment of 3108 Babcock Road, Part of Lot 8, Concession 7 Geographic
Township of Kingston City of Kingston Frontenac County, Ontario Original Report
", Dated May 13, 2019, Filed with MTCS Toronto Office on May 29, 2019, MTCS
Project Information Form Number P246-0413-2019, MTCS File Number 0010727**

Dear Dr. Berry:

This office has reviewed the above-mentioned report, which has been submitted to this ministry as a condition of licensing in accordance with Part VI of the *Ontario Heritage Act*, R.S.O. 1990, c 0.18.¹ This review has been carried out in order to determine whether the licensed professional consultant archaeologist has met the terms and conditions of their licence, that the licensee assessed the property and documented archaeological resources using a process that accords with the 2011 *Standards and Guidelines for Consultant Archaeologists* set by the ministry, and that the archaeological fieldwork and report recommendations are consistent with the conservation, protection and preservation of the cultural heritage of Ontario.

The report documents the assessment/mitigation of the study area as depicted in Map 11 of the above titled report and recommends the following:

Based upon these results the licensee makes the following recommendations with regard to the study area.

- The subject property tested during Stage 2 excavation has been assessed and found to contain no significant archaeological resources. No further work is required within the assessed Stage 2 study area indicated on Map 11.

- The retained parcel, which is not subject to any form of development under the current application, was not subject to Stage 2 assessment as is the standard for this form of application.

Based on the information contained in the report, the ministry is satisfied that the fieldwork and reporting for the archaeological assessment are consistent with the ministry's 2011 *Standards and Guidelines for Consultant Archaeologists* and the terms and conditions for archaeological licences. This report has been entered into the Ontario Public Register of Archaeological Reports. Please note that the ministry makes no representation or warranty as to the completeness, accuracy or quality of reports in the register.

Should you require any further information regarding this matter, please feel free to contact me.

Sincerely,

Jessica Marr
Archaeology Review Officer

cc. Archaeology Licensing Officer
Brad Harmsen, Harmsen Construction
Ryan Leary, City of Kingston

¹*In no way will the ministry be liable for any harm, damages, costs, expenses, losses, claims or actions that may result: (a) if the Report(s) or its recommendations are discovered to be inaccurate, incomplete, misleading or fraudulent; or (b) from the issuance of this letter. Further measures may need to be taken in the event that additional artifacts or archaeological sites are identified or the Report(s) is otherwise found to be inaccurate, incomplete, misleading or fraudulent.*



Environmental Health Department

**CONSENT TO SEVER
INSPECTION REPORT**

File Number: D10-012-2018 & D10-013-2018		Receipt No SK-14-2018	
Owner(s): McDonald, Beverley & William			
Municipality: City of Kingston		Ward / Former Township: Kingston Township	
Lot 8	Concession: 7	Registered Plan:	Part(s), Plan of Subdivision: Sublot:
General Description (existing buildings, surface features, slopes, site services for water and sewage, etc)			
Severed: -Shallow soils, gentle slope to the west, some trees, brush			
Retained: -S.F.D., Garage			
Soil type, depth and water table on each part of potential leaching bed areas. Indicate water table with bar. Show estimated permeability (good, fair, poor) for each part where natural soil is acceptable.			
Severed	Depth of Soil	Retained	
_____	0.0 m	N/A	
_____ Clay Loam	0.3 m		
_____	0.6 m		
_____ Rock	0.9 m		
_____	1.2 m		
_____	1.5 m		
Percolation rate (estimated): T>50min/cm		Percolation rate (estimated):	
NOTE: the approval of any new lot is based on its suitability to provide an area for a Class 4 septic tank system for an average 3 bedroom home. Approval to build a larger home on this lot will be subject to availability of sufficient area for a larger septic tank system.			
Suitability for on-site sewage disposal:			
<p><u>SEVERED</u></p> <p><input checked="" type="checkbox"/> Satisfactory</p> <p><input type="checkbox"/> Unsatisfactory</p> <p><input checked="" type="checkbox"/> Site Flexible</p> <p><input type="checkbox"/> Site Specific</p>	<p>Conditions:</p> <ul style="list-style-type: none"> - Soil conditions found on the lot will require additional suitable granular soil to construct a sewage disposal system. Specific requirements for additional soil will be indicated on an Application to Construct a Sewage System prior to site development. - The proposed lot is capable of providing flexibility in siting a sewage disposal system, dependent on the proposal submitted through an Application to Construct a Sewage System. -Sewage systems will need to be located on lots in an area with adequate existing soil cover, (i.e. where test holes were located or similar conditions). -Recommend wells not to be constructed until sewage system locations are finalized 		
<p><u>RETAINED</u></p> <p><input type="checkbox"/> Satisfactory</p> <p><input type="checkbox"/> Unsatisfactory</p> <p><input type="checkbox"/> Site Flexible</p> <p><input type="checkbox"/> Site Specific</p>	<p>Conditions:</p>		
Inspector: Gord Mitchell CPH(C), Public Health Inspector	Approved:		Date: May 17, 2018

PLEASE FORWARD A COPY OF THE NOTICE OF DECISION TO KFL&A PUBLIC HEALTH.