

From: Dmitry Kurylovich <DKurylovich@FRONTENACCOUNTY.CA>
Sent: August 12, 2021 2:19 PM
To: manson@gordonestateservices.com
Subject: RE: Inspections

Hi Manson,

The subject property is designated as Rural by the Township Official Plan. The Rural area permits a maximum of 3 severances on Howe Island. Here is the wording of the severance policy:

“No more than 4 severances shall be granted from any lot as it existed on January 1, 1985, excluding lands on Howe Island which shall be limited to 3 severances. (OPA #6, By-law 15-2018)”

The size of a new lot is governed the Zoning By-law. The majority of the property is zoned as Rural (RU). The minimum lot size requirements is 0.4 hectares with a minimum lot frontage of 45 metres.

Although the Official Plan permits 3 severances, the actual amount is subject to various technical requirements.

As part of any severance application, the applicant will be required to demonstrate that the soil conditions are able to support a septic system on each of the proposed lots. This is done during a severance application process with assistance from the Township of South Frontenac Building Services (septic approval authority). Also, depending on how many lots are proposed, the applicant may be required to undertake a hydrogeological study to demonstrate that the proposed lots can be supported by an adequate amount of potable well water. Groundwater on Howe and Wolfe Island often contains sulphur and is not considered as good quality drinking water. A lot that cannot support a septic system or adequate well cannot be created.

In addition to that, the applicant will also need to ensure that any of the proposed lots meet the Minimum Distance Separation criteria from existing livestock facilities. The Minimum Distance Separation Formulae are land use planning tools that determine setback distances between livestock barns, manure storages or anaerobic digesters and surrounding land uses. The objective of MDS is to minimize land use conflicts and nuisance complaints related to odour.

One other thing that would need to be considered is access to the proposed lots. Ideally, all new lots should front onto a municipal road. If frontage on a municipal right-of-way cannot be achieved, a private lane may need to be constructed to access the proposed lots at the applicants expense.

I hope you find this information useful. Please feel to contact me if you have any further questions.

Kind regards,

Dmitry Kurylovich, M.PI

Community Planner

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From: manson@gordonestateservices.com [mailto:manson@gordonestateservices.com]

Sent: August 12, 2021 3:15 PM

To: Dmitry Kurylovich <DKurylovich@FRONTENACCOUNTY.CA>

Cc: 'Manson Slik' <manson@gogordons.com>

Subject: RE: Inspections

Thanks, Dmitry.

So, assuming the property meets all of the technical requirements, they could, in theory, sever 3 150 ft x 1,941 +/- ft waterfront lots?

The road is municipal and municipally maintained. I don't see any MDS red flags in the area. The wild card would be well and septic.

Please confirm.

Thanks again,

Manson Slik

From: Dmitry Kurylovich <DKurylovich@FRONTENACCOUNTY.CA>

Sent: August 12, 2021 5:54 PM

To: manson@gordonestateservices.com

Cc: manson@gogordons.com

Subject: RE: Inspections

Hi Manson,

As long as no severances have taken place since 1985, it does appear that the policy allows for the creation of three new waterfront lots with municipal road frontage on the

subject property. If we come across any new information that changes my answer I will let you know.

Kind regards,

Dmitry Kurylovich, M.PI

Community Planner

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