

Committee of Adjustment

NOTICE OF PUBLIC HEARING
OF APPLICATION FOR MINOR VARIANCE
Revised Planning Act, 1990, c. P.13, s. 45 (5);1994, c. 23, s. 26(1)

- (a) Name of committee (A) Municipality of Tweed - Committee of Adjustment
- (b) Name of Applicant (B) RE: AN APPLICATION BY: Lulu Shen
- (c) Brief description (C) LOCATION OF PROPERTY - Concession 11 Pt Lot 16
6 Cosy Cove Ln.; Hungerford; Municipality of Tweed.
- d) As set out in Application PURPOSE OF APPLICATION

To provide relief from Section 5.8.2 ii of By-law 2012-30 to reduce the required 120 M Environmentally Sensitive Evaluated Wetland Setback to a 30 M Setback to construct an extended deck.

To provide relief from Section 5.10.2 i of By-law 2012-30 to reduce the required 98 ft High Water Mark Setback to a 60.7 ft Setback to construct an extended deck.

TAKE NOTICE that an application under the above file number will be heard by the committee on the date, and at the time and place shown below.

DATE: **Friday, July 30, 2021** TIME **10:00 a.m.**

PLACE AND ADDRESS: Municipality of Tweed Council Chambers
255 Metcalf Street, Tweed, ON

PUBLIC HEARING - ANY PERSON may attend the Public Meeting and/or make written or verbal representation either in support of or in opposition to the proposed zoning by-law amendment. Please refer to the information sheet attached entitled 'Public Planning Meetings Participation Guidance' for details on how to participate in the Public Meeting due to COVID-19 restrictions. The public may also choose to attend the Public Meeting through Zoom. You must register in advance at the following web address:

<https://zoom.us/meeting/register/tjwtdcCvrzIsHNYxkUwJTfKUYyIu4ZeRfZ1u>

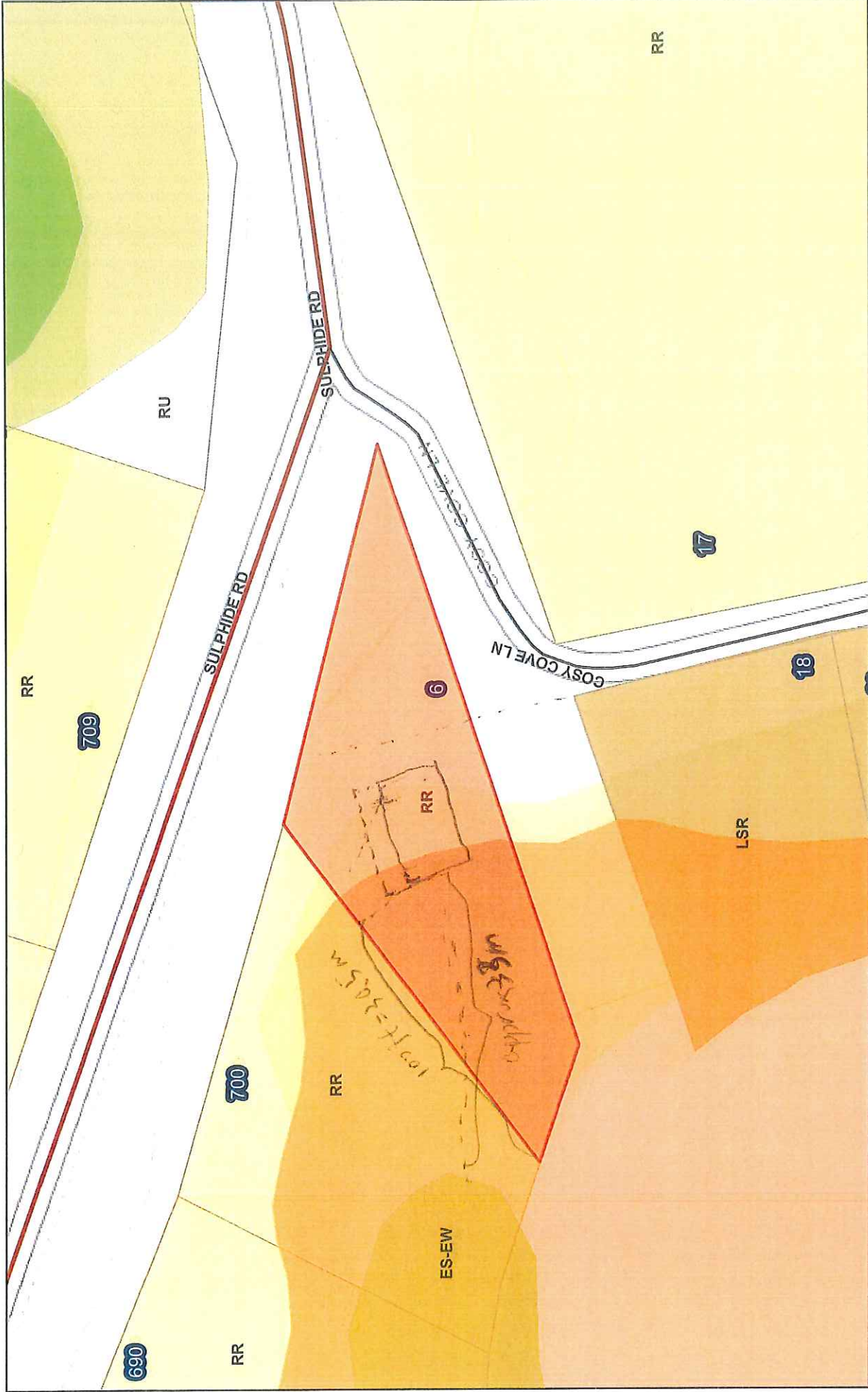
FAILURE TO ATTEND HEARING - If you do not attend at the hearing it may proceed in your absence and, except as otherwise provided in the *Planning Act*, you will not be entitled to any further notice in the proceedings.

NOTICE OF DECISION - A copy of the decision of the committee will be sent to the applicant and to each person who appeared in person or by counsel at the hearing and who has filed with the secretary-treasurer a written request for notice of the decision.

Dated this 14th day
of July, 2021.

Gloria Raybone, Secretary-Treasurer
Municipality of Tweed Committee of Adjustment
Postal Bag 729, 255 Metcalf St.
Tweed, ON K0K 3J0

328-035-17500



7/7/2021, 9:30:10 AM

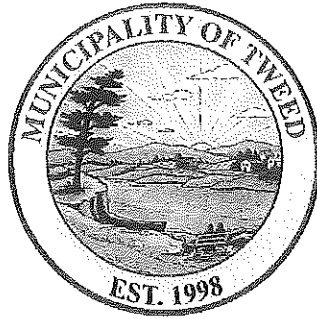
Roll Number _Query result Zoning: Tweed	Environmental Protection (EP)
Civic Addresses	Environmentally Significant - Evaluated Wetland (ES-EW)
Floodline	Property Information
Rural (RU)	Rural Residential (RR)
Rural Residential (RR)	Limited Service Residential (LSR)

1:1,128

0 0.01 0.01 0.02 mi

0 0.01 0.01 0.02 0.04 km

Hastings County, Province of Ontario, Ontario MNR, Esri Canada, Esri.
Hastings County GIS
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Public Planning Meetings Participation Guidance

Under the COVID-19 pandemic, we have restrictions for the number of individuals allowed in a meeting. To accommodate this, as well as the safe 2-metre distance for everyone, the public planning meetings layout will be amended accordingly:

- The Council Chambers will be restricted to the members of the Planning Committee and 3 staff and the representatives and applicants for the file being immediately discussed. Please note that the applicants and representatives are limited to 3 per application.
- The foyer will be accessible to a limit of 6 public attendees (in order to accommodate the 2-metre safe distancing). We will be using a microphone and speaker system to improve volume in the foyer for those in attendance.
- The Committee Room will be accessible to a limit of 10 public attendees (in order to accommodate the 2-metre safe distancing).
- Public can also choose to attend through Zoom. You must register in advance at <https://zoom.us/meeting/register/tJwtdcCvrzIsHNYxkUtJTfKUYu4ZeRfZ1u>
- For those in physical attendance, the Committee Room will be set up as a public podium with an iPad for those in the room to hear and to speak if they have comments.
- For everyone wishing to speak, you must start with stating your name clearly and spelling it to ensure it is documented properly. If you are attending virtually, you must also provide your address and e-mail for the record. All comments should be provided in writing, in advance when possible, to accompany your verbal submission. This is to ensure clarity and understanding of all comments, concerns and submissions for the record.
- After each application has been heard and voted upon, we ask that the applicant and representatives vacate the chambers to allow for the next applicant and representative to come forward.

APPLICATION FOR

File No. **A7/2021**
RECEIVED
 \$400.00
 JUL 07 2021

MINOR VARIANCE - s. 45 (1) **PERMISSION - s. 45 (2)**

The undersigned hereby applies to the Committee of Adjustment for the
 Municipality of Tweed under section 45
 (name of municipality)
 of the Planning Act for relief, as described in this application, from By-law No. 2012-30 (as amended) PER *LR*

NAME OF OWNER Lulu Shen	NAME OF AGENT (if applicant is an agent authorized by the owner)
ADDRESS 6 Cozy Cove Ln 903 Canyon St, Mississauga ON, L5H 4L6	ADDRESS
TELEPHONE 647-895-8298	TELEPHONE

OFFICIAL PLAN - current designation of the subject land:

~~Rural Residential~~ Environmental protection provincially significant wetland and floodline

ZONING BY-LAW - current zoning of the subject land:

Rural Residential and floodline

RELIEF - nature and extent of relief from the zoning by-law:

1 Reduction of 120 meter setback from ES-EW to 30 meters
 2.Reduction of distance requirement from the deck to high water mark to 18.5 m

REASON why the proposed use cannot comply with the provisions of the zoning by-law:

1. Extend the side of the property
 2. The existing property does not meet the current zoning bylaw requirement for the distance from the deck to the water.

LEGAL DESCRIPTION of subject land (such as the municipality, concession and lot numbers, registered plan and lot numbers, reference plan and part numbers and name of street and number):

concession 11 pt lot 16 roll no. 328-035-17500
 part 1 rp 21R15514 6 Cozy Cove Ln

Note: See reverse of page 3 for details of sketch required.

DIMENSIONS OF LAND affected:

Frontage: Please see the survey Depth: Area:

ACCESS - Access to the subject land is by:

Provincial highway Municipal road - seasonal
 Municipal road - year round Right-of-way
 Other public road (specify) Water

WATER ACCESS - Where access to the subject land is by water only:

Docking facilities (specify)	Parking facilities (specify)
distance from subject land	distance from subject land
distance from nearest public road	distance from nearest public road

EXISTING USES of the subject land:	LENGTH OF TIME the existing uses of the subject land have continued:
Rural Residence	

EXISTING BUILDINGS - STRUCTURES - Where there are any buildings or structures on the subject land, indicate for each:

TYPE - Bungalow	Front lot line setback: 25.8 m	Height in metres: 7 m
	Rear lot line setback: 20.5m	Dimensions:
DATE CONSTRUCTED	Side lot line setback: 5.2m	Floor area: 700 sqft
	Side lot line setback: 11.2m	
TYPE	Front lot line setback:	Height in metres:
	Rear lot line setback:	Dimensions:
DATE CONSTRUCTED	Side lot line setback:	Floor area:
	Side lot line setback:	

attach additional page if necessary

PROPOSED USES of the subject land:

Rural residence

PROPOSED BUILDINGS - STRUCTURES - Where any buildings or structures are proposed to be built on the subject land, indicate for each:

TYPE - Bungalow	Front lot line setback: 25.8 m	Height in metres: 7 m
	Rear lot line setback: 20.5m	Dimensions:
	Side lot line setback: 5.2m	Floor area: 700 sqft
	Side lot line setback: 8.1m	
TYPE	Front lot line setback:	Height in metres:
	Rear lot line setback:	Dimensions:
	Side lot line setback:	Floor area:
	Side lot line setback:	

attach additional page if necessary

DATE - Subject land was acquired by current owner on: April 8, 2021

WATER is provided to the subject land by:

<input type="checkbox"/> Publicly-owned/operated piped water system	<input type="checkbox"/> Lake or other water body
<input checked="" type="checkbox"/> Privately-owned/operated individual well	<input type="checkbox"/> Other means (specify)
<input type="checkbox"/> Privately-owned/operated communal well	

SEWAGE DISPOSAL is provided to the subject land by:

<input type="checkbox"/> Publicly-owned/operated sanitary sewage system	<input type="checkbox"/> Privately-owned/operated individual septic system
<input checked="" type="checkbox"/> Privately-owned/operated communal septic system	<input type="checkbox"/> Privy
<input type="checkbox"/> Other means (specify)	

STORM DRAINAGE is provided to the subject land by:

Sewers Ditches Swales Other means (specify)

OTHER APPLICATIONS - If known, indicate if the subject land is the subject of an application under the Act for:

Approval of a plan of subdivision (under section 51) File # Status

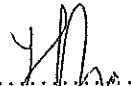
Consent (under section 53) File # Status

Previous application (under section 45) File # Status

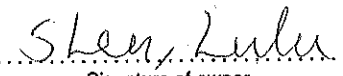
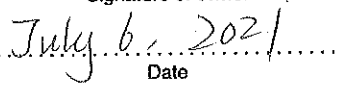
AUTHORIZATION BY OWNER

I, the undersigned, being the owner of the subject land, hereby authorize

to be the applicant in the submission of this application.



 Signature of witness

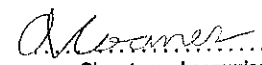

 Signature of owner

 Date

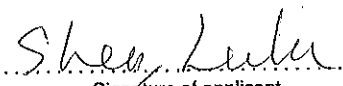
DECLARATION OF APPLICANT

I, Lulu Shen of the Mississauga City of Mississauga in the province of Ontario solemnly declare that:

All the statements contained in this application and provided by me are true and I 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.

DECLARED before me at the City of Mississauga in the Province of Ontario this 6 day of July, 2021


 Signature of commissioner, etc.
Alexander Gerald Coomes


 Signature of applicant

My commission does not expire.
 It is required this application be accompanied by a fee of \$ in cash or by cheque made payable to the Treasurer of the

Personal information contained on this form, collected pursuant to the *Planning Act*, will be used for the purpose of responding to the initial application. Questions should be directed to the Freedom of Information and Privacy Coordinator at the institution conducting the procedures under the Act.

PLANS REQUIRED
IT WILL BE NECESSARY TO SUBMIT PRELIMINARY SITE PLANS
FOR THE DEVELOPMENT AT THE TIME OF THE FILING OF THIS APPLICATION.

Minimum requirements will be a sketch showing the following

- i. The boundaries and dimensions of the subject land.
- ii. The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines.
- iii. 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.
- iv. The current uses on land that is adjacent to the subject land.
- v. 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.
- vi. If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- vii. The location and nature of any easement affecting the subject land.

FOR OFFICE USE ONLY

Name of Owner Lulu Shen Address 903 Canyon St, Mississauga
 Name of Agent N/A Address

Date of receipt of completed application July 9/21 Checked by [Signature]
 Zoning By-law No. 2012-30 Passed Sep 25, 2012
 As amended by By-law No. Passed

And By-law No. Passed

Sections R.R. 5.8.2, 5.10.2 Zone R.R. with floodplain
 Official Plan Designation Rural Waterfront with floodplain

LSH 446

Agricultural Land Use Classification in Canada: Land Inventory

Site visit carried out by staff or committee member: YES NO

Authorization of owner received (if required) YES NO

Conformity with the Agricultural Code of Practice (if applicable) YES NO

Committee File No. Committee Submission No.

Hearing Date Adjourned Hearing Date

General comments:

From: Catherine Sinclair CSinclair@quinteconservation.ca
Subject: RE: 6 cosy cove
Date: June 23, 2021 at 1:16 PM
To: Lulu Shen lulushen1990@gmail.com



Hi Lulu,

Sorry I have been out of the office for a few days.

Yes as long as your proposed additions go out the side and not closer to the flood plain our office will support this, however you are likely to require a minor variance from the Municipality of Tweed. The proposed addition does not contain a basement. I understand you also investigated the existing sewage system and that it will NOT require an upgrade to support the proposed additions.

The minor variance process comes first and is initiated between you (as the landowner) (and/or your agent) and the Municipality. The Municipality will circulate various agencies, including Quinte Conservation for comments on the variance. Once the variance and appeal period passes, I can then work to issue the permit. Once the Municipality has proof our permit, they can then work to issue the permit under the Ontario Building Code for you.

Catherine

From: Lulu Shen [mailto:lulushen1990@gmail.com]
Sent: June 17, 2021 11:54 AM
To: Catherine Sinclair
Subject: Re: Inquiry_Tweed 6 cosy cove septic system

Hi Catherine,

I just talked with Lucas. He suggest me to book a consolation meeting with Tweed city planing officer Gloria Raybone to discuss the next step. Lucas also mentioned that they would invite either you or your colleague from the Conservation to the meeting.

Looking forward to taking with you later. I will keep you posted.

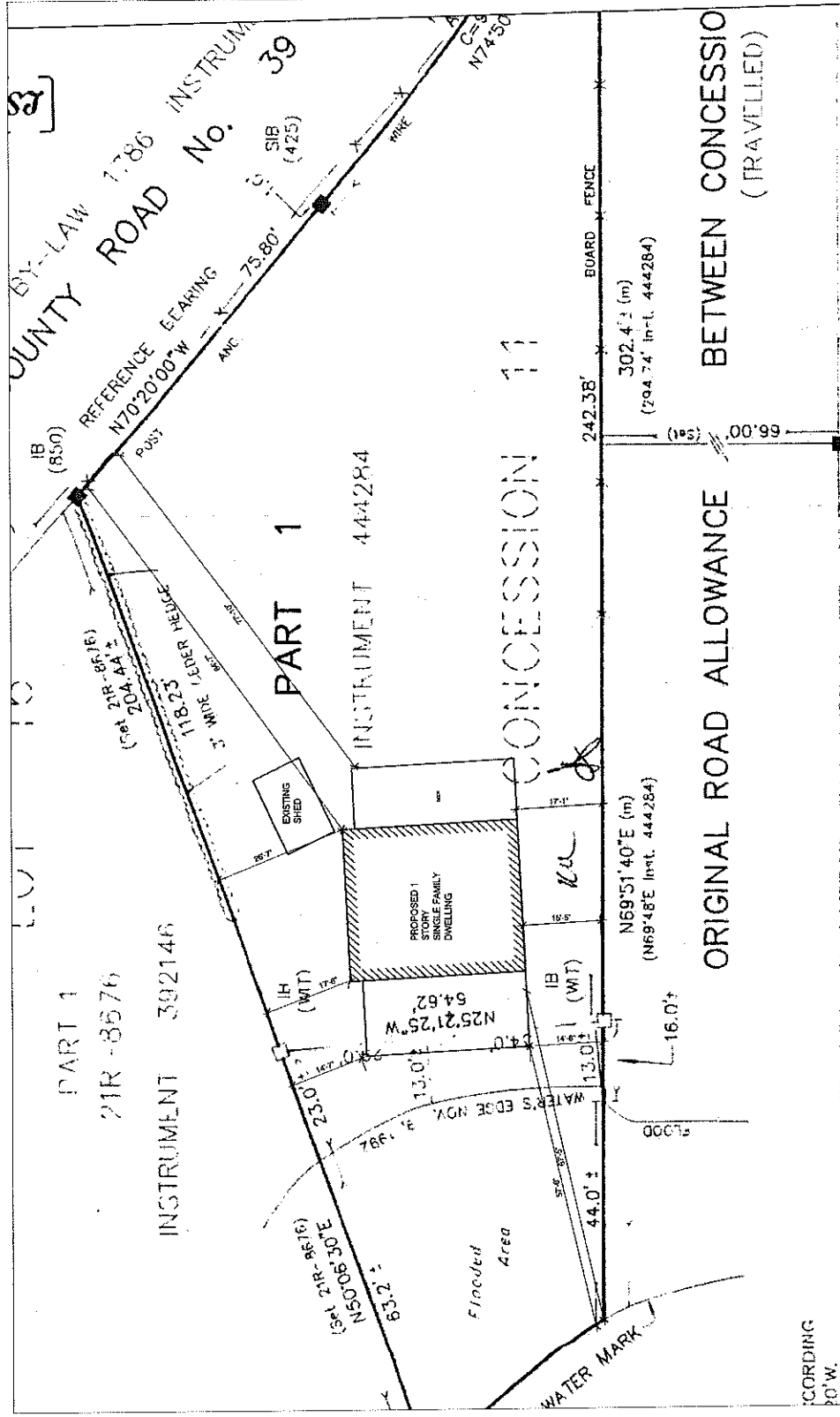
Thanks,
Lulu

On Jun 17, 2021, at 11:11 AM, Catherine Sinclair
<CSinclair@quinteconservation.ca> wrote:

Okay thank you for the information.

**6 COSY COVE LANE
TWEED
ON KOK 3J0**

SCOPE OF WORK : - NEW ADDITION TO EXISTING SFD
- INTERIOR RENOVATION



PROPOSED SITE PLAN

DATE: 20/02/2021
 DRAWN BY: MGL
 CHECKED BY: MGL
 APPROVED BY: MGL

No.	REVISION/DATE
1	ISSUED FOR PERMIT 20/02/2021
2	REVISION 20/02/2021

MGL & Co. Inc.
 6 COSY COVE LANE
 TWEED
 ON KOK 3J0

PROPOSED SITE PLAN

**6 COSY COVE LANE
TWEED
ON KOK 3J0**

SP2

CORDING
20' W.



From: Catherine Sinclair <CSinclair@quinteconservation.ca>
Subject: RE: 6 cosy cove Ln - Application
Date: June 29, 2021 at 11:06:51 AM EDT
To: Lulu Shen <lulushen1990@gmail.com>

Lulu,

Your proposed development meets a 30 metre setback from the PSW (Provincially Significant Wetland) boundary and is not a concern for this office. We will not require an EIS.

Catherine

From: Lulu Shen [mailto:lulushen1990@gmail.com]
Sent: June 28, 2021 9:34 AM
To: Catherine Sinclair
Subject: 6 cosy cove Ln - Application

Good morning Catherine,

I had a meeting last week with Gloria from municipality of Tweed regarding to minor variance application. She asks me to reach out to you for more info before I submit the minor variance application.

Here are some quotes from her.

“

- The current e-mail from Quinte Conservation Authority provides support for construction in relation to the setback issues from the waterfront
- However, the e-mail does not mention any impact it may have on the neighbouring Protected Significant Wetland area
- We are requesting that you reach out to Quinte Conservation Authority to identify the scope or need for an Environmental Impact Statement for construction within the 120 metre setback from the Protected Significant Wetland

area on the neighbour's property

- Once you obtain an Environmental Impact Study, or comments from Quinte Conservation Authority identifying one would not be necessary and why, then you can proceed with obtaining the minor variance application from our website at www.tweed.ca/formsc5 “

I really appreciate if you can you provide some comments on the wetland area then I can better prepared for the public hearing. You can reach out to me at 6478958298 if you need to discuss more details.

Thanks,
Lulu