

Record No. 7981 Year: _____

LTC TECHNICAL REVIEW SHEET

FEE: Paid Amount: _____ or Logged (Quinte West) (Trent Hills)

Date Received: Mar 23/07 Date Due: ASAP Date Out: Mar 23/07

Fax Verbal E-Mail

BACKGROUND INFORMATION:

File No. GR-11 Application Type _____ Owner's Name Troke, Toni Agent's Name Greg King Phone # [REDACTED]
Township/Ward Sidney Lot 8 Concession 8
Town/City _____ Street Address (911#) Rosebush Rd.
Other Location Information _____

Ortho Photo #: 18-23

Zoning: RR

Air photo #: _____

OP Designation: _____

OBM Sheet: _____

Previous Related Files: _____

PROPOSAL: rezone property to allow for detached dwelling
1990's

REVIEW:

PPS Section 3.1 - Natural Hazards

Watercourse: Trent River

Lake / Bay Shoreline:

Ingress/Egress safe

Ingress/Egress unsafe

presence of steep or unstable slopes

Active erosion observed

Flood Plain: Trent

FP Mapping Sheet #: TR20

Flood Elevation: 114.4m

Lake Ontario Report: Sandwell Report

AH Shoreline Report

Cramahe Shoreline Report

FDRP Map #: _____

Flood Elevation: _____

Erosion Setback: _____

DB Setback: _____

Reach No.: _____

Section 28 Regulations apply:

Regulation Map Sheet # 36

Development

alteration to watercourse

alteration to shoreline

alteration to wetland

place / remove fill or site grading

PPS Sections 2.1 & 2.2 - Water and Natural Heritage

Fish Habitat: _____ (Cold Warm Unknown) Fisheries Act applies LTC Responsibility TSW Responsibility

Wetland: _____ Evaluated PSW Non PSW Other Wetland Issues: _____

Setback: _____

EIS complete by applicant

EIS complete by environmental professional

Water Quality & Quantity Requirements: Zoning Buffer: _____

SWM

Sediment Control

Other natural heritage features: ANSI _____ Endangered/threatened sp.: _____

Significant woodlands: _____

Significant Valleylands: _____

SNA: _____

Other: _____

ORMCP:

Other Issues:

Site Description

Inspection Date: _____

LTC Staff: _____

Vegetation: _____

Existing structures: _____

Soils: _____

Topography Flat Moderate Steep Variable

Site Sketch:

Recommendations:

Reviewer: K. Weste

- Recommend approval
 Recommend deferral
 Do not recommend approval
 Regulated
 Not Regulated

Further Notes:

◦ asked for elevations pre & post dev.

~~prop~~ flood proofing of building should be done

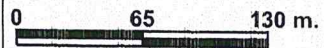
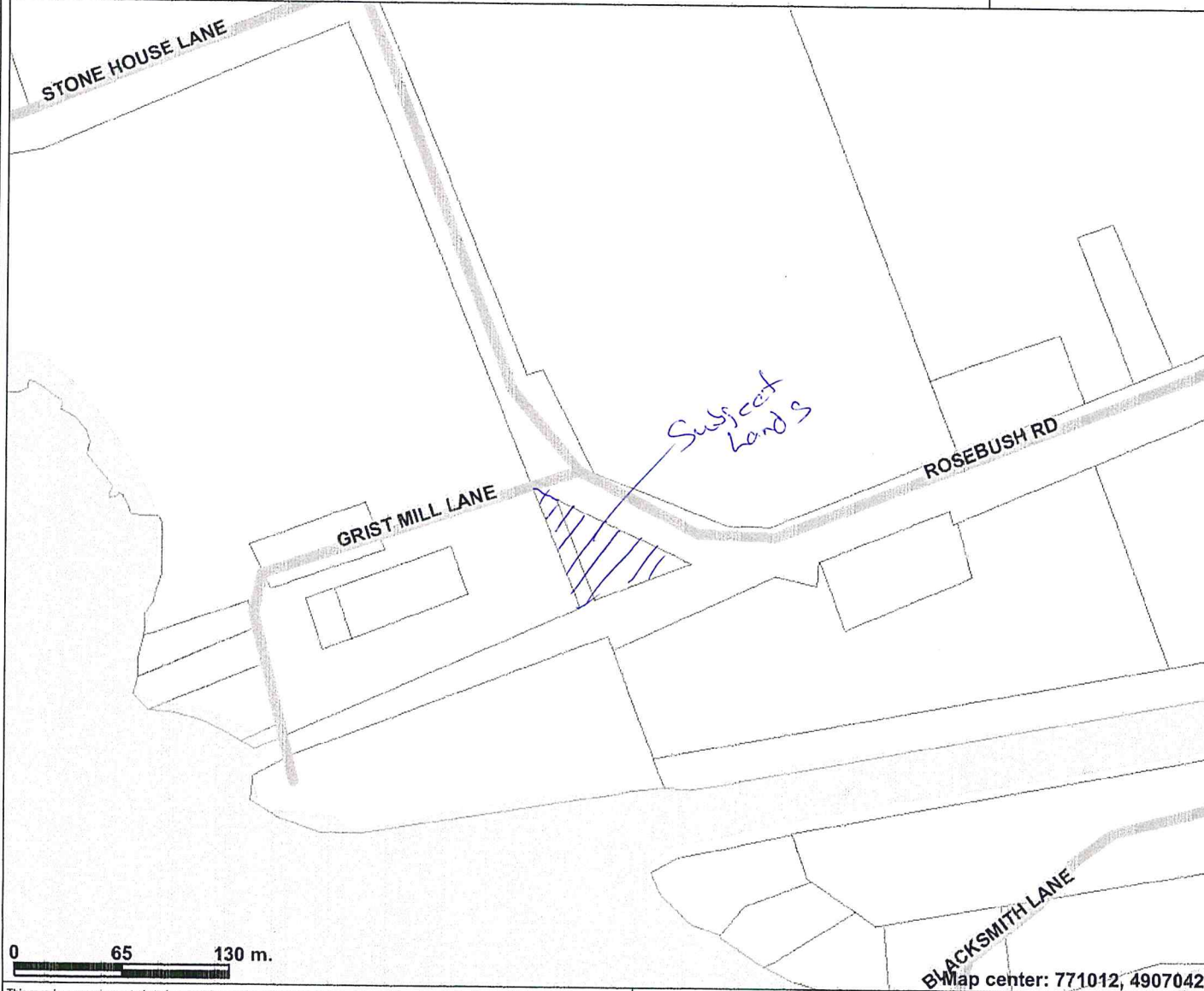
◦ Flood depth on subject property likely minimal
 $< 0.8m$ - water slow moving

◦ safe access appears to be OK.

QuinteWest

Troke

www.quintewestmaps.com



Map center: 771012, 4907042

Legend

- town_and_hamlet_labels
- Public Facilities
- Private Land Sales
- neighbouring_municipalities
- Quinte West Boundary
- background
- comm_indust_land
- businesses
- Schools Polygon
- City Hall and Library
- VIA Rail Station
- Arenas
- Fire and Police Stations
- Chamber of Commerce
- Schools
- Churches
- Cemeteries
- Major Residential Developments
- Trenton Hospital
- Roads
- Tourism
- North Murray Industrial Park
- Frankford Tourist Park
- city_parkland
- Sidney Properties
- Frankford Properties
- Murray Properties
- Trenton Properties
- Drainage/Lakes/Marshes



Scale: 1:3,671

This map is a user generated static output from quintewestmaps.com, an Internet Mapping site that is provided and maintained by the City of Quinte West. The maps provided are not for commercial sale of any kind. THIS MAP IS NOT A LEGAL SURVEY DOCUMENT. Copyright 2006. This road network information has been generated or adapted from the Ontario Road Network, a database built from source data provided by the Municipalities of Ontario to the Government of Ontario under licence. The Ontario Road Network is property of the Government of Ontario and is under license from the Government of Ontario.

Record No. 8155 Year: 2007

LTC TECHNICAL REVIEW SHEET

FEE: Paid Amount: _____ or Logged (Quinte West) (Trent Hills) ~~Not sent~~

Date Received: 04/23/2007 Date Due: 05/03/2007 Date Out: NOTHING SENT

Fax Verbal E-Mail

BACKGROUND INFORMATION:

File No. 099/519/07 Application Type ZBA Owner's \ Agent's Name Troke Phone # _____

Township/Ward Sidney Twp Lot 8 Concession 9

Town/City _____ Street Address (911#) Grist Mill Ln

Other Location Information _____

Ortho Photo #: 18-23

Zoning: E - Environmental Protection

Air photo #: 93/18/111

OP Designation: _____

OBM Sheet: 83

Previous Related Files: GD11/07, GD22/02

PROPOSAL: to rezone from E- Environmental Protection to RR-51 - Special Residential Rural to allow a single detached dwelling and to recognize existing lot dimensions.

REVIEW:

PPS Section 3.1 - Natural Hazards

- Watercourse: Lake / Bay Shoreline:
- Ingress/Egress safe Ingress/Egress unsafe presence of steep or unstable slopes Active erosion observed

Flood Plain: Trent River FP Mapping Sheet #: TR20 Flood Elevation: 114.4 m

Lake Ontario Report: Sandwell Report AH Shoreline Report Cramahe Shoreline Report

FDRP Map #: _____ Flood Elevation: _____ Erosion Setback: _____ DB Setback: _____ Reach No.: _____

Section 28 Regulations apply: Regulation Map Sheet # 36 Development

- alteration to watercourse alteration to shoreline alteration to wetland place / remove fill or site grading

PPS Sections 2.1 & 2.2 - Water and Natural Heritage

Fish Habitat: _____ (Cold Warm Unknown) Fisheries Act applies LTC Responsibility TSW Responsibility

Wetland: _____ Evaluated PSW Non PSW Other Wetland Issues: _____

Setback: _____ EIS complete by applicant EIS complete by environmental professional

Water Quality & Quantity Requirements: Zoning Buffer: _____ SWM Sediment Control

Other natural heritage features: ANSI _____ Endangered/threatened sp.: _____

Significant woodlands: _____ Significant Valleylands: SNA: _____ Other: _____

ORMCP:

Other Issues:

Site Description

Inspection Date: _____

LTC Staff: _____

Vegetation: _____

Existing structures: Vacant

Soils: _____

Topography Flat Moderate Steep Variable

Site Sketch:

- talked to Greg K.
 April 27/07 4:06
 RE survey elevations
 to every 5m.
 he's going to call surveyor
 to do work next week
 it may not ^{have to send} support
 the to ask for deferral

Recommendations:

Reviewer: K.W. ! M.L.

- Recommend approval
- Recommend deferral
- Do not recommend approval
- Regulated
- Not Regulated

Further Notes:

NOTE TO FILE

Lower Trent did not comment formally on this application to rezone the subject lands. Verbal and email dialogue took place between LTC and the municipality (see attached) in which we voiced our concerns relative to the zoning change. We felt that we would be setting a precedent for further applications. This property is totally within the flood plain for the Trent River. However, we recognize that flood depths are likely to be minimal <0.8 m with slow moving waters and there appears to be safe access. During pre-consultation, LTC asked for pre- and post-development elevation survey but did not receive anything.

As of June 12th we received information from the Municipality indicating that Sidney Township approved (date unknown to us) an amendment to build a house on the subject lands that was never rescinded. The municipality was looking into the legal status of that amendment – last correspondence we have on file.

It is our understanding that subsequent to this last correspondence, a new by-law was approved (2007) to change the E zoning to Special Rural Residential (RR-51).

The municipality had issue with a former road allowance that was inadvertently conveyed to the property owner by the former Sidney Twp. Conveyance of this road allowance interrupted the access to the private road that is known as Grist Mill Lane. In essence people were crossing private property to gain access to Grist Mill Lane. As part of the zoning amendment, the owner is to convey the most northerly portion of the lot to the municipality to resolve the access issue.

The policies and procedures manual for Ontario Regulation 163/06 Section 4 Permitted Uses and Alterations in Regulated Areas subsection f) states that the Authority can grant approval for applications where in the opinion of the Authority the public benefit is seen to outweigh the consideration in Section 5 d) of same policy. LTC could cite this section for support of the by-law amendment and thereby justifying the change in zoning and keep consistency in our recommendations on future similar applications.



Mike Lovejoy

From: "Charlie Murphy" <charliem@city.quintewest.on.ca>
To: "Mike Lovejoy" <mike.lovejoy@ltc.on.ca>
Sent: Tuesday, June 12, 2007 4:00 PM
Subject: RE:

Thanks Mike, the elevation of the property is awfully close to the flood elevation based on our contour mapping. I will see if the owner has any other topo info. I still have not sorted out the e zone but I did find something that could cause us legal issues. There is actually a resolution from the former Sidney Township on the books approving an amendment to build a house which, as best as I can tell, was never rescinded. So it could still have legal status. I will let you know what I find out.

Charlie

From: Mike Lovejoy [mailto:mike.lovejoy@ltc.on.ca]
Sent: June 12, 2007 3:00 PM
To: Charlie Murphy
Subject: Re:

The 100 year flood elevation is 114.4 metres

— Original Message —

From:
To:
Sent: Tuesday, June 12, 2007 11:31 AM

Hi Mike, What is the flood elevation on the Troke property anyway?

Charlie Murphy, M.Sc.
Director of Planning and Development
City of Quinte West
P.O. Box 490
Trenton, Ontario
K8V 5R6

Phone: (613) 392-2841 ext. 4464
Fax.: (613) 392-7151

Kelly Weste

From: Mike Lovejoy [mike.lovejoy@ltc.on.ca]
Sent: Tuesday, June 12, 2007 10:04 AM
To: Charlie Murphy
Cc: Jim Kelleher; Kelly Weste
Subject: Re: Troke Sidney

Kelly and I spoke to Jim about this a few weeks ago. He is sympathetic to the issue but agrees we have to be very diligent with regards to mandate and the considerations of allowing a flood plain land which is currently in a prohibitive zone to be rezoned to allow residential development.

----- Original Message -----

From: [Charlie Murphy](#)
To: [Mike Lovejoy](#)
Cc: [Scott Pordham](#)
Sent: Tuesday, June 12, 2007 9:21 AM
Subject: RE: Troke Sidney

Hi Mike,

I have been researching this property to clarify the purpose of the E zone. As you may be aware, the former Sidney Township used the E zone for several purposes ranging from floodplain areas to simply low lying areas susceptible to seasonal ponding. It has been quite a challenge in certain circumstances to assess the purpose of the E zone. As of 1991, the property was zoned A1. There was a planning application that was supported by Lower Trent and Sidney Township to change the zoning to RR in 1988-89. However, it was never finalized. I was able to find this property. I need to check with our GIS Staff on the base information they used to create the digital copy of the Sidney zoning schedule. They are in training today so it will have to wait. Ed gave me two maps that conflict with each other, so it is important to find the "official" zone map. Did you get a chance to talk to Jim about this?

I will keep in touch. I would really like to resolve this.

Charlie

From: Mike Lovejoy [mailto:mike.lovejoy@ltc.on.ca]
Sent: May 9, 2007 4:04 PM
To: Charlie Murphy
Cc: Kelly Weste
Subject: Troke Sidney

Charlie we would like to see this work as well but are stuck as the lot is in an E zone and in the flood plain. Our big concern is being able to justify this one and not others. (consistency issues) We are afraid if we approve of this one we will open the flood gates (no pun intended). If there is a way that you can suggest to us that will ensure we are not going to have similar request in the future in the flood plain we would be more than happy to consider it.

If for example there was a old foundation whivch proves prior development existed it may be an out for us.

I hope to discuss this a bit more with JIm but he is away for a few days.

If you come up with something get hold of Kelly as I will be away next week.

Thanks

Mike

Mike Lovejoy

From: "Charlie Murphy" <charliem@city.quintewest.on.ca>
To: "mike lovejoy" <mike.lovejoy@ltc.on.ca>
Cc: "Scott Pordham" <scottp@city.quintewest.on.ca>
Sent: Tuesday, May 08, 2007 11:54 AM
Subject: FW:

Hi Mike,

I asked Scott to give the e-mail below outlining some history to this property. I understand that Greg King has been in touch with you regarding its potential for development. It appears that there was some misunderstanding. Originally, we were pleased that it appeared it could be developed so the problem created (see paragraph 3 below) could be fixed. I understand now there is a problem with its development. Is there anyway that this lot of record could be developed to help us solve the access problem?

From: Scott Pordham
Sent: May 8, 2007 11:32 AM
To: Charlie Murphy
Subject: RE:

Charlie;

In 1988, Toni Troke submitted an OPA and ZBA for the lands subject to the rezoning application (D09/S19/07) recently submitted. The OPA proposed to exempt the property from the requirements of the Priority Agriculture Designation which permitted only a farm related dwelling. The ZBA proposed to rezone the property from A1 to RR to permit a home.

The applications were deferred so that the applicant could provide proof of a potable water supply for a home.

Correspondence in the file also indicates that the subject lands include a former road allowance that was inadvertently conveyed to the property owner by the former Sidney Township. Conveyance of this road allowance "interrupted" the access to the private road that is known as Grist Mill Lane. It was proposed that the owner would convey the most northerly portion of the lot to the municipality to resolve the access issue.

The recently submitted application effectively resurrects the proposal. This ZBA proposes to rezone the lands from E Zone to a new RR-51 - Special Residential Rural Zone. The applicant has submitted a well record to support this rezoning application. Approval of the application will facilitate a resolution to the access issue for Grist Mill Lane residents.

Scott Pordham

From: Charlie Murphy
Sent: May 8, 2007 9:52 AM

5/8/2007

To: Scott Pordham
Subject:

Hi scott, Could you give me a brief history to the road that was transferred to Toni Troke? I want to contact Mike Lovejoy and tell him the predicament we are in.

Charlie Murphy, M.Sc.
Director of Planning and Development
City of Quinte West
P.O. Box 490
Trenton, Ontario
K8V 5R6

Phone: (613) 392-2841 ext. 4464
Fax.: (613) 392-7151

5/8/2007



Scott Pordham, B.E.S.,
Area Planner

File No.: D09/S19/07

April 20, 2007

**NOTICE OF APPLICATION:
TO AMEND CITY OF QUINTE WEST ZONING BY-LAW 2076-80, AS AMENDED
UNDER SECTION 34 OF THE PLANNING ACT, R.S.O. 1990, c.P.13, AS AMENDED**

Dear Sir/Madam:

**RE: Grist Mill Lane, Parts 21 and 22, RP 21R6141
Part of Lot 8, Concession 9, former Township of Sidney
Owner: Troke, Toni (Agent: Greg King)**

Purpose of Proposed Amendment:

The proposed Zoning By-law amendment applies to lands owned by Toni Troke (Agent: Greg King, GSK Consulting) located in Part of Lot 8, Concession 9, former Township of Sidney. The lands have a total lot area of approximately 0.24 hectares (0.6 acres) with 91.4 metres (300 feet) of frontage on Rosebush Road. The subject lands are currently zoned E – Environmental Protection in the Zoning By-law for part of the City of Quinte West (Sidney Ward).

The purpose of the amendment is to rezone the subject lands to RR-51 – Special Residential Rural.

Effect of Proposed Amendment:

The effect of the amendment is to permit a single detached dwelling on the lands. Special zone provisions will be included in the RR-51 – Special Residential Rural zone to recognize the existing lot dimensions.

The lands subject to the proposed amendment are identified on Schedule "A" attached hereto.

Public Meeting:

Please be advised that a Public Meeting will be held by the City of Quinte West Planning Advisory Committee on **Thursday, May 17th, 2007 at 6:00 p.m.** in the **Council Chambers** located on the first floor of the **Municipal Offices** for the **City of Quinte West** situated at 7 Creswell Drive, Trenton, Ontario.

Alternatively, you may make written comments to:

**City of Quinte West
Planning & Development Services
P.O. Box 490
Trenton (Quinte West), ON K8V 5R6**

It is requested that your comments be forwarded to the undersigned prior to May 3rd, 2007 so that they may be included as part of the information package provided to the City of Quinte West Planning Advisory Committee.

Appeals:

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Quinte West before the by-law is passed, the person or public body is not entitled to appeal the decision of Council for the City of Quinte West to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Quinte West before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

Additional Information:

Please note that additional information is available from City of Quinte West Planning & Development Services between the hours of 8:30 a.m. and 4:30 p.m., Monday to Friday, at the Administrative Offices for the City of Quinte West situated at 7 Creswell Drive in the Trenton Ward urban area.

Should you have any questions regarding this application, please do not hesitate to contact the undersigned at (613) 392-2841 quoting file number D09/S19/07.

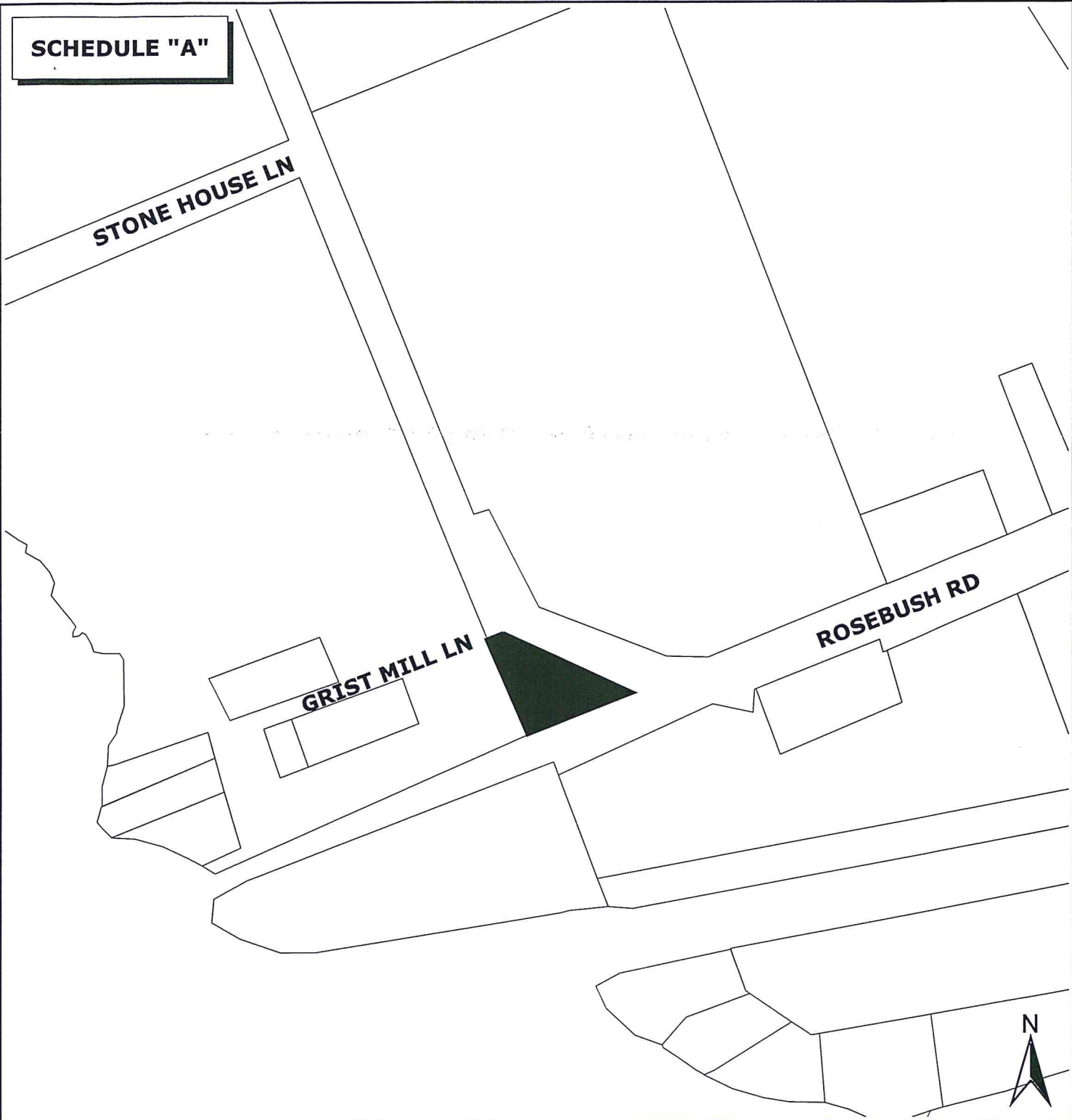
Yours truly,



Scott Pordham, B.E.S.
Area Planner

SP:ims

SCHEDULE "A"



**From E - Environmental Protection
to RR-51 - Special Residential Rural**

**Zoning By-Law Amendment
File: D09/S19/07
Concession 9, Part Lot 8
Former Township of Sidney**





#83

Troke
ZBA 009/519/07
Lot 8, Con. 9
Sidney Twp



HEARING
Ontario Regulation 163/06 Permit
Application: RP-23-216
Property Owner: Toni TROKE
Agent: Jamie O'SHEA – DOR-ANN HOMES LTD.

Vacant Lot on Rosebush Road ARN:120421107029411
QW, Sidney Con 9, Lot 7-8

Presented to: Lower Trent Region Conservation Authority Hearing Board
Presented by: Gage Comeau, Manager, Watershed Management, Planning & Regulations

Date: October 12, 2023

Contents

- Subject Property
- Floodplain Mapping
- Development Proposal
- O.Reg. 163/06 LTC Policies
- Staff Conclusion
- File Timelines

2023-10-04

Subject lands

- Property located to the on the west side of Rosebush Road and south of Grist Mill Lane
- Property within the Trent River Floodplain (Floodplain Mapping Study by Cumming-Cockburn & Associates, 1983)
- Wetland Assessment completed on the property. Areas on the property did not meet the definition of a wetland as noted in the *Conservation Authorities Act*.



Subject Property



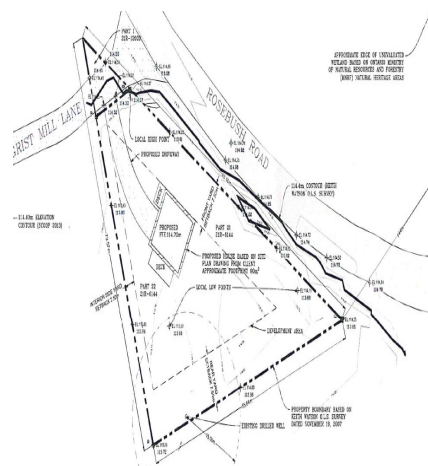
2023-10-04

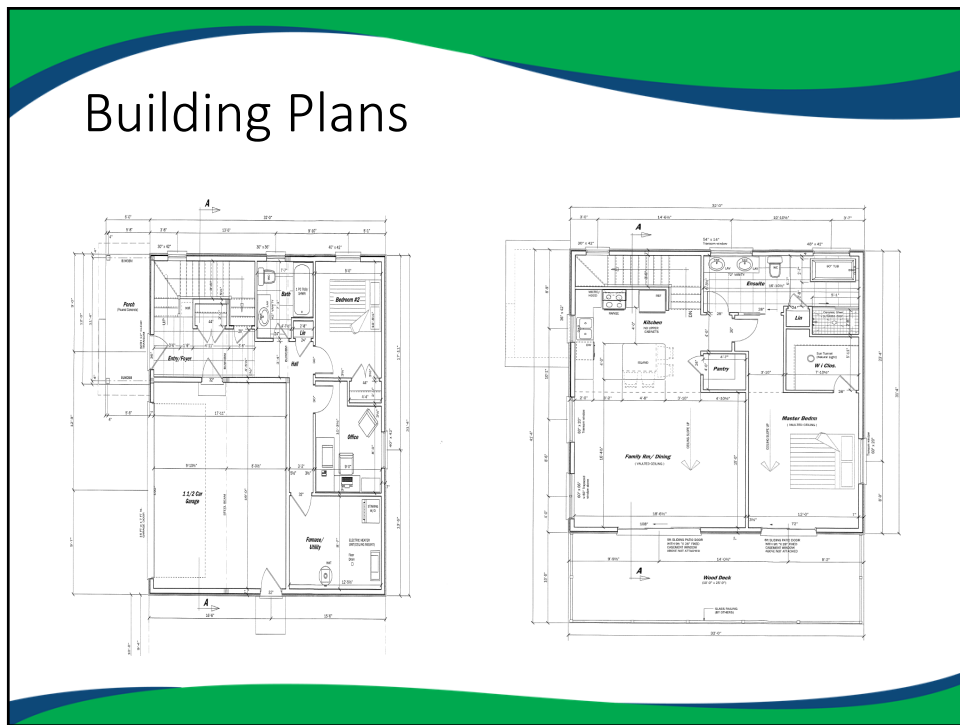
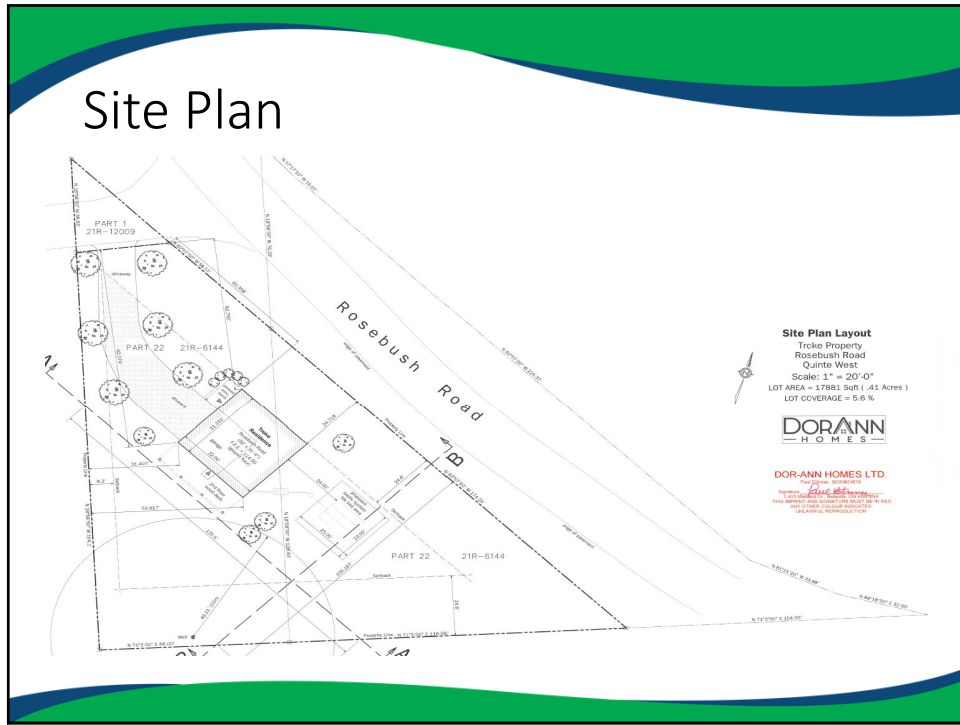
Floodplain Mapping

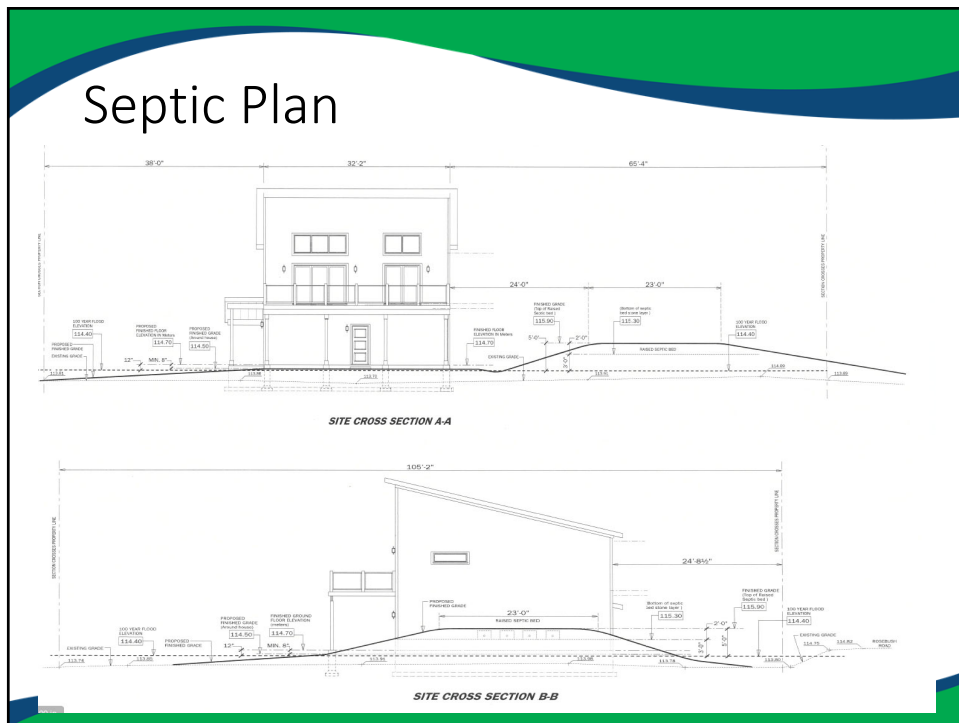


Development Proposal

- Permit Application received: August 24, 2023
- To construct a single-family dwelling with attached garage, deck and septic system. The proposed development will involve the placement of 635 m³ of fill material for site preparation, floodproofing and the installation of the raised septic system.







Ontario Regulation 163/06 Policy Document

- **General Policies**
- c) Susceptibility to natural hazards is not increased nor new hazards created (e.g., there will be no impacts on adjacent properties with respect to natural hazards).
- k) the control of flooding, erosion, dynamic beaches, pollution and/or the conservation of land is not adversely affected during and post development.
- **5.2.1.1 Development within One-Zone Regulatory Floodplain of River or Stream Valleys**
- Development within the Regulatory floodplain shall not be permitted.
- Placement of fill, flood hazard protection and/or bank stabilization works to allow for future/proposed development or an increase in development envelope within the Regulatory floodplain shall not be permitted.
- Major development within the Regulatory floodplain shall not be permitted.

Staff Conclusion

Based on a review of the relevant policies that are applicable to this proposal, staff are not in a position to support the application as it does not conform with the policies.

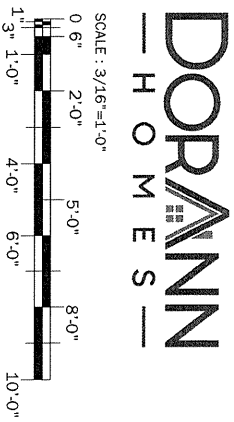
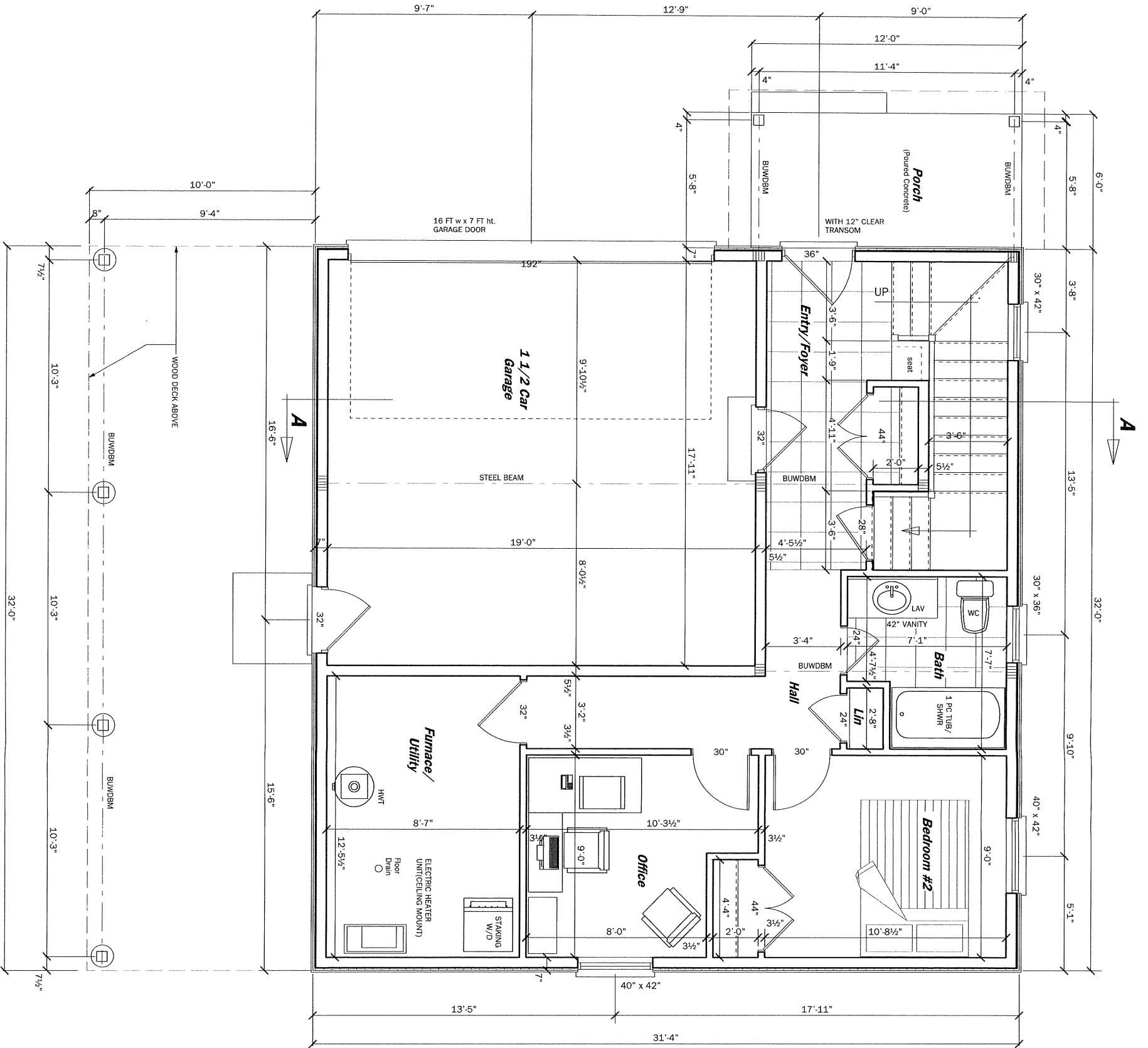
2023-10-04

Permit Application: RP-23-216

- Permit Application received: August 24, 2023
- Complete Application: September 15, 2023
- Denial Letter: September 21, 2023
- Request for Hearing: September 21, 2023
- Notice of Hearing: September 21, 2023
- Hearing Date: October 12, 2023

DATE	ACTIVITY	ACTION	RESULTS
MAY 09 1987 MAY 19 1987 MAY 05 1988 NOV 6 1988 1989	PURCHASED PROPERTY - \$4800.00 LAWYER NOTICED IT WAS ZONED A1 REZONING APPLICATION SUBMITTED REZONING APPLICATION APPROVED BY THE OMB WELL WAS DRILLED BY ALEXANDER DRILLING COMPANY	\$1200 downpayment from tax refund NO REFUND FROM OWNERS WENT TO PUBLIC MEETING SUBJECT TO POTABLE WATER 3GPM SUBMITTED TO CITY STAMPED APPROVAL PROVIDED	Mortgage for 60 months @ 9.5 % Decision to rezone
Jan 01 1989 May-93	RECEIVED TAX BILL PAID MONTHLY MORTGAGE OFF	TAXES WERE AMENDED FROM A1 AGRICULTURAL TO REFLECT RURAL RESIDENTIAL BUILDING LOT CLEAR TITLE NOW AVAILABLE	Believed I now had a viable building lot !!
SAVING MONEY TO BUILD			
2002	SUBMITTED BUILDING APPLICATION	PLANNER INFORMED ME THAT LOWER TRENT DID MAPPING AT SOME POINT ALONG THE WAY TO USE IT AS A CATCH BASIN AREA / TIMELINE UNCERTAIN FOR BLANKET MAPPING	PUT APPLICATION ON HOLD TO BUILD ELSEWHERE IN QUINTE WEST . STILL PAYING RURAL RESIDENTIAL TAXES SO FELT I STILL HAD A BUILDING LOT
2002-2003	BUILT ELSEWHERE IN QUINTE WEST	BUILT MULTI RESIDENTIAL 4 PLEX IN FRANKFORD	
Dec 13 2004	RESUBMITTED BUILDING APPLICATION	ADVISED THAT I WOULD NEED TO REZONE AGAIN TO REMOVE ENVIRONMENTAL !!	ANOTHER ROADBLOCK THAT I HAD ALREADY DONE ONCE BUT THAT IT WOULD RESOLVE THE CONSERVATION ISSUE
2004-2005	CONTINUED TO INVEST IN QUINTE WEST	BUILT MULTI RESIDENTIAL 4 PLEX	
2007	HIRED GREG KING FROM GSK CONSULTING	REVIEWED ENVIRONMENTAL AND MET WITH PLANNERS FOR CONSIDERATION & REVIEW	SUPPORTED REZONING APPLICATION AND NO SPECIFIC COMMENTS FROM CONSERVATION DURING REVIEW PROCESS
7-Apr Jun-07 AUG 13 2007	HAD WELL CLEANED OUT AND PUMP TEST REDONE REZONING APPLICATION SUBMITTED REZONING APPLICATION APPROVED	ADVISED IT WOULD BE A CONDITION OF REZONING NON REFUNDABLE FEES PAID IN FULL REZONED TO RR-51	REZONING APPLICATION APPROVED !!! CAN BUILD
SEPT 2007	SUBMITTED FOR BUILDING APPLICATION	WAS PROVIDED BUILDING ENVELOPE BY CITY	ADVISED I WOULD NEED A PROPER SITE PLAN SHOWING SEPTIC & BUILDING ENVELOPE
OCT 2007 OCT 2007 NOV 2007	HIRED WATSON SURVEYORS TO DO UP SITE PLAN MET WITH CONSERVATION HIRED WATSON SURVEYORS TO DO ELEVATIONS	SUBMITTED SITE PLAN ADVISED I WOULD NEED ELEVATIONS COMPLETED & SUBMITTED	ADVISED I WOULD NEED TO SPEAK TO CONSERVATION ?? STILL DID NOT RECEIVE BUILDING PERMIT ??
2007-2008	CONTINUED TO INVEST IN QUINTE WEST	BUILT RESIDENTIAL HOME / BOUGHT COMMERCIAL BUILDING ON RIVERSIDE DRIVE	
2014	SUBMITTED FOR A BUILDING PERMIT	ADVISED IT WAS IN ENVIRONMENTAL AGAIN	STILL PAYING RURAL RESIDENTIAL TAXES !!!
2017	OFFERED TO SELL TO QUINTE WEST FOR MPAC VALUE OF \$39,000 & GIVE CITY BACK CLOSED ROAD ALLOWANCE THAT PROVIDES ENTRANCE TO GRIS MILL LANE RESIDENTS	I had close \$60K in rezoning fees x 2 , well drilling x 2 , consultant, surveying, taxes and time) ALL POTENTIAL BUYERS WERE TOLD WHEN THEY DID THEIR DUE DILIGENCE WITH THE CITY THAT THEY COULDN'T EVEN PUT A TRAILER OR PICNIC OR CAMP ON IT DUE TO ENVIRONMENTAL HOLDING WHICH I BELIEVE I HAD REZONED AND SHOULD HAVE BEEN REMOVED FROM MAPPING AND AMENDED IN THE ZONING MAPS.	THE CITY WASN'T REALLY INTERESTED IN IT "WAS OF NO VALUE TO THEM" OBVIOUSLY COULDN'T SELL IT TO RECOUPE ANY LOSSES SO DECISION MADE AFTER SPEAKING WITH THE CITY TO HIRE A BUILDER TO ASSIST ME TO DETERMINE WHAT I WOULD NEED IN ODER TO OBTAIN A BUILDING PERMIT ON A RURAL RESIDENTIAL BUILDING LOT.
2018	PUT IT ON THE MLS BOARD AS RECREATIONAL AS NOT REALLY SURE WHAT IT WAS ?		
22-Nov	BUILDER REVISITED AND TOLD IT WOULD NEED TO GO THROUGH CONSERVATION AGAIN !!!	ADVISED IT WAS IN ENVIRONMENTAL HOLDING ?	

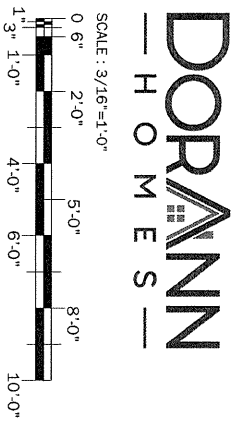
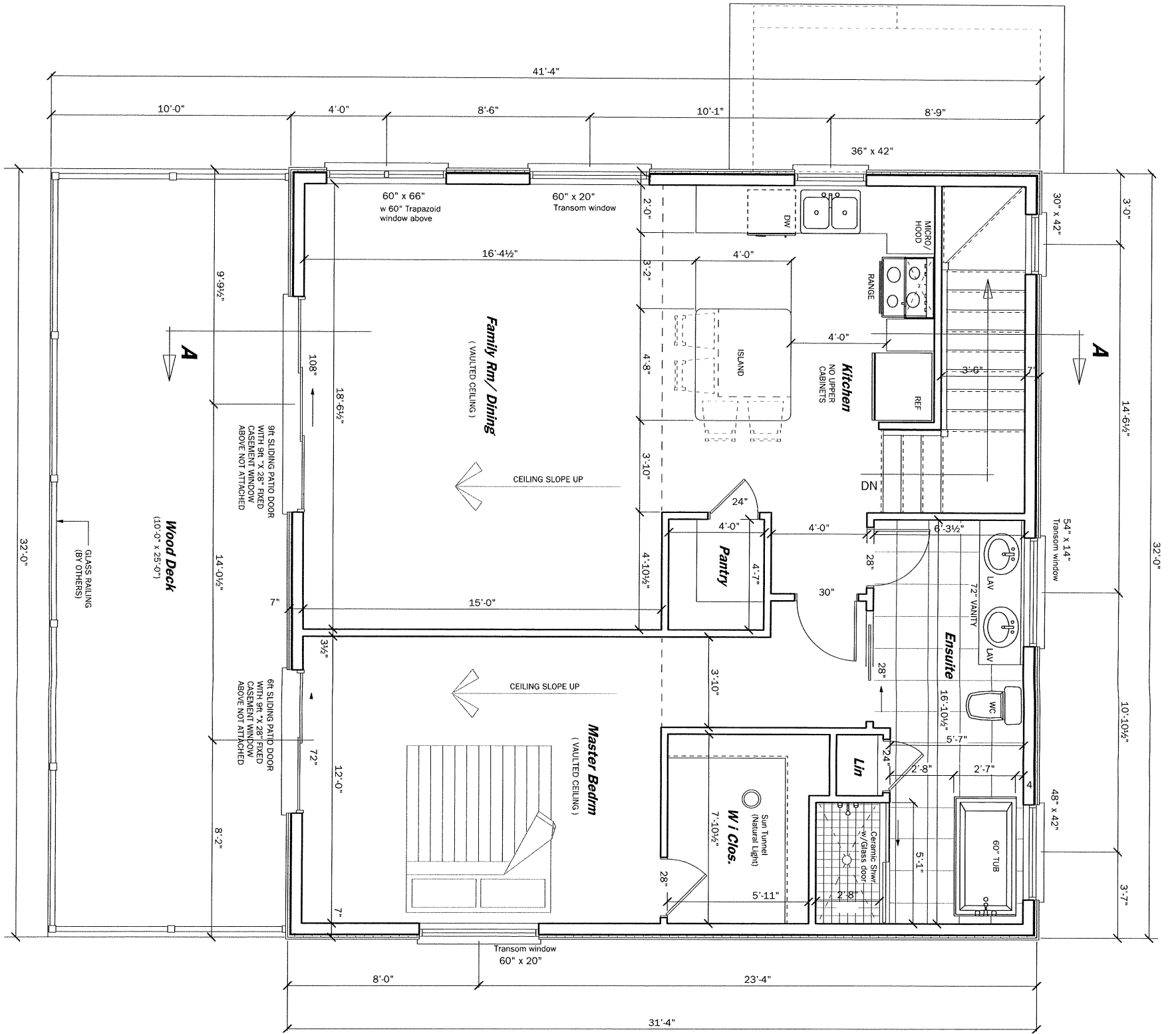
DATE	ACTIVITY	ACTION	RESULTS
2023-01	REQUESTED A MEETING WITH CITY MAYOR & LOWER TRENT CONSERVATION AND THE BUILDER TO CLEAR UP THIS 30+ OF YEARS OF MIS COMMUNICATION	RESULTS OF MEETING - NO OBJECTION FROM THE MAYORS OFFICE TO PROVIDE PERMITS AND LOWER TRENT PROVIDED A LIST OF REQUIREMENTS TO SATISFY THEIR OFFICE	CONSERVATION WOULD NEED THE FOLLOWING - DRAWINGS, SITE PLAN, FLOODPLAIN ASSESSEMENT AND ANALYSIS FROM ENGINEERING FIRM AND INCLUDE IF ANY POSSIBLE WETLANDS IAW CONSERVATION DEFINITION OF WETLANDS
Mar-23	PUT OUT REQUESTS TO ENGINEERING FIRMS FOR ANALYSIS REPORTS	HIRED ASC CONSULTING FIRM THAT COULD DO THE WORK IN SOMEWHAT TIMELY MANNER LOWER TRENT WOULD HAVE TO DO THEIR OWN REVIEW WITH THEIR STAFF FOR THE WETLANDS POTENTIAL DETERMINATION	REPORT COMPLETED
AUG 24 2023	SUBMITTED APPLICATION WITH ALL REQUESTED DOCUMENTATION TO LOWER TRENT CONSERVATION		LOWER TRENT SCHEDULED TIMELY MEETING TO VISIT SITE FOR WETLAND REVIEW
AUG 29 2023	LOWER TRENT DID SITE REVIEW FOR WETLANDS	DETERMINED NO WETLANDS ON SITE	\$875 INVOICE REC'D AND PAID IN FULL
Sep-23	RECEIVED NOTICE AS INDICATED PREVIOUSLY THAT ONCE ALL OF THE REQUESTED DOCUMENTATION AND COMPLETED APPLICATION WAS DEEMED COMPLETE THE APPLICATION WOULD MOVE ONTO THE BOARD OF DIRECTORS FOR FINAL APPROVAL	FEE REQUIRED FOR HEARING PROCESS	\$400.00 INVOICE REC'D AND PAID IN FULL Sept 21, 2023
OCT 12 2023	POLICY PROCEDURE - WAITING ON BOARD DECISION		



GROUND FLOOR PLAN

Troke Property
Rosebush Road
Quinte West

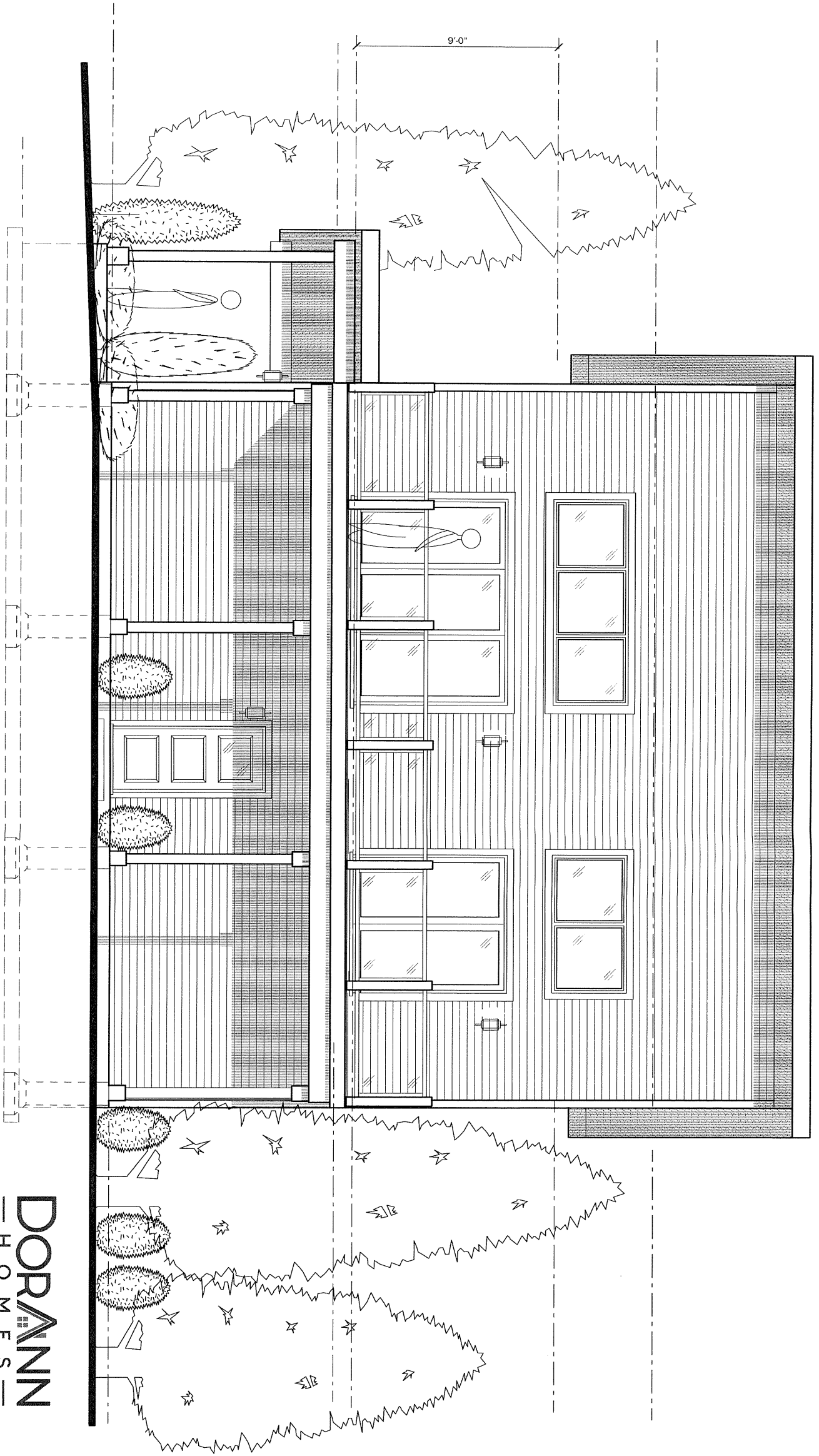
GFA
 GROUND FLOOR = 523 sft
 2nd FLOOR = 944 sft
 Total = 1467 sft



2ND FLOOR PLAN

Troke Property
Rosebush Road
Quinte West

GFA
2nd FLOOR = 944 sft

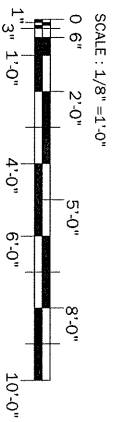


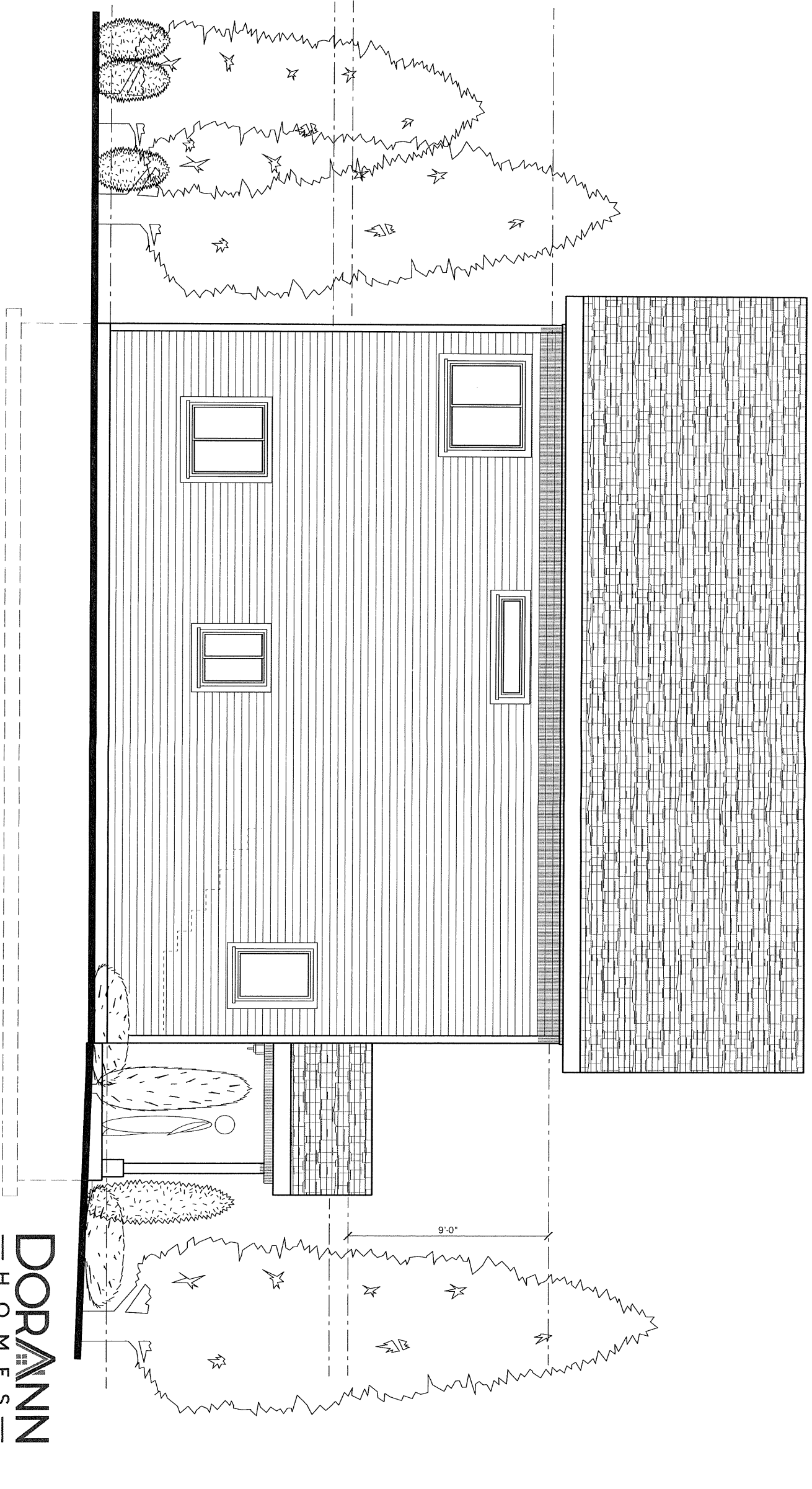
FRONT (SOUTH) ELEVATION
Troke Property
Rosebush Road
Quinte West



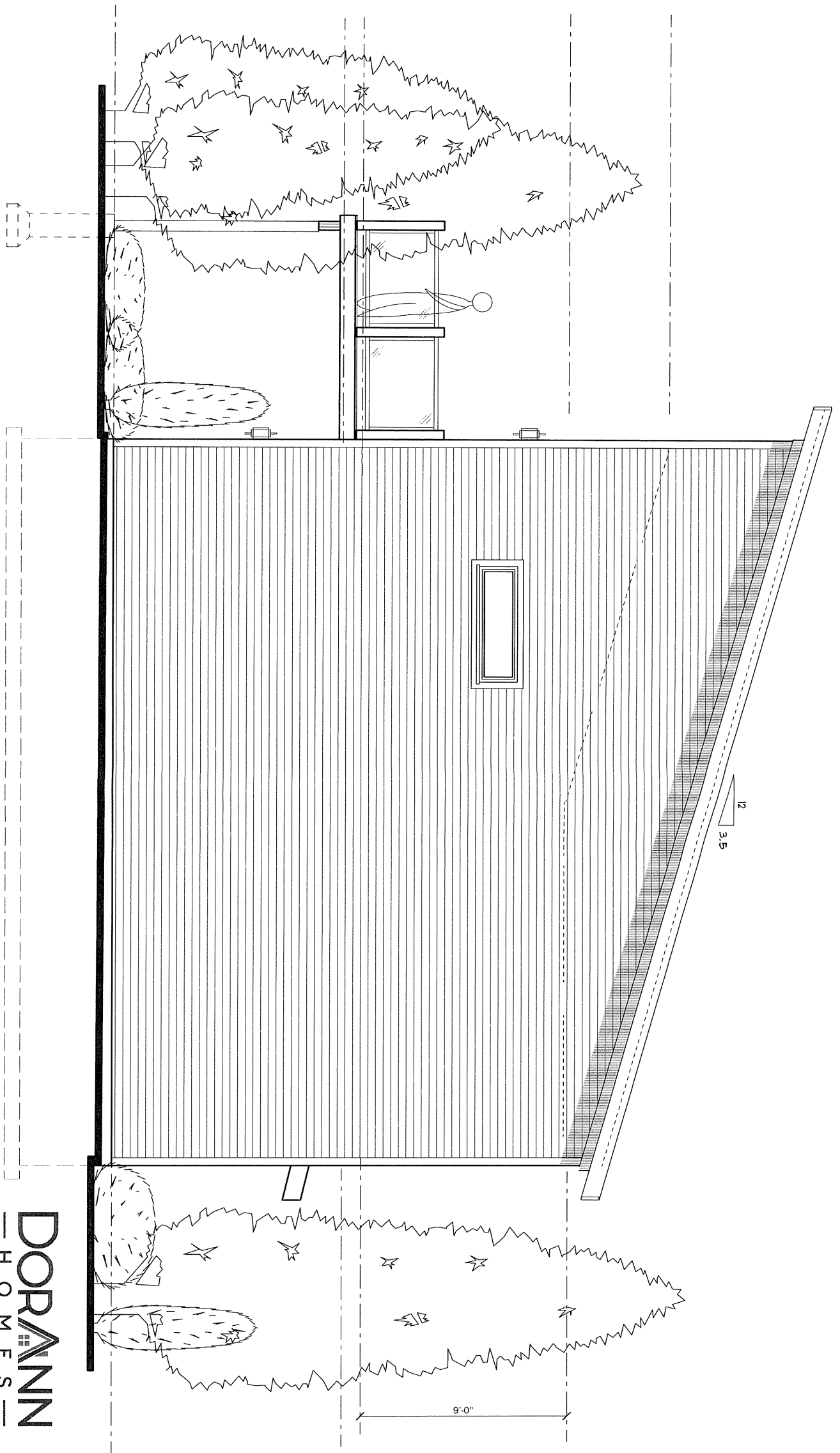
LEFT (WEST) ELEVATION

*Troke Property
Rosebush Road
Quinte West*





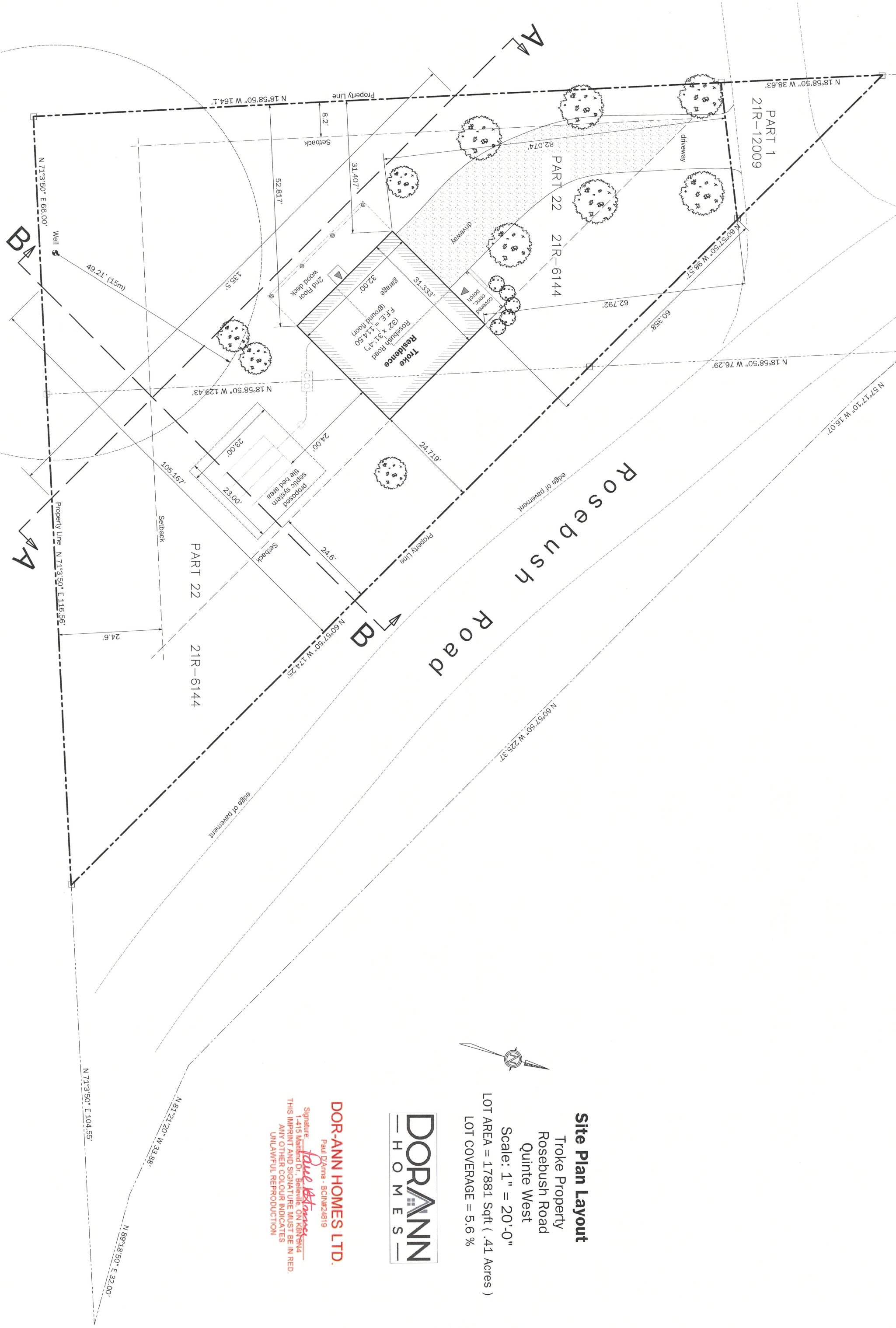
BACK (NORTH) ELEVATION
Troke Property
Rosebush Road
Quinte West



SCALE: 1/8" = 1'-0"
0 6" 2'-0" 5'-0" 8'-0" 10'-0"
1 3" 1'-0" 4'-0" 6'-0"

RIGHT (EAST) ELEVATION

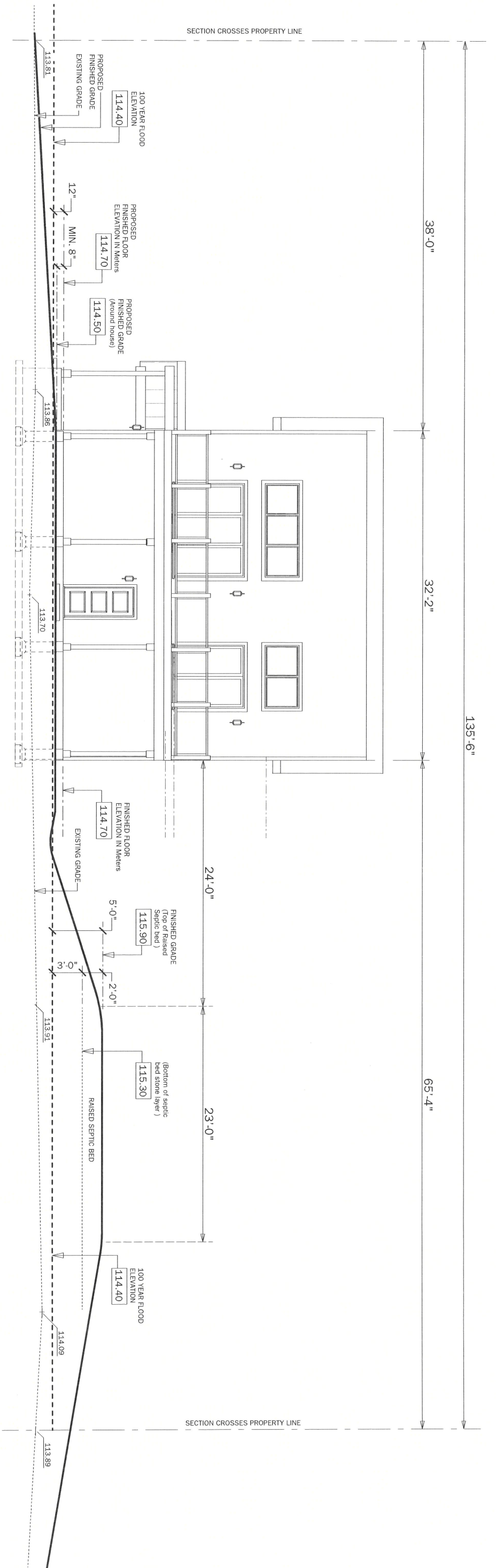
*Troke Property
Rosebush Road
Quinte West*



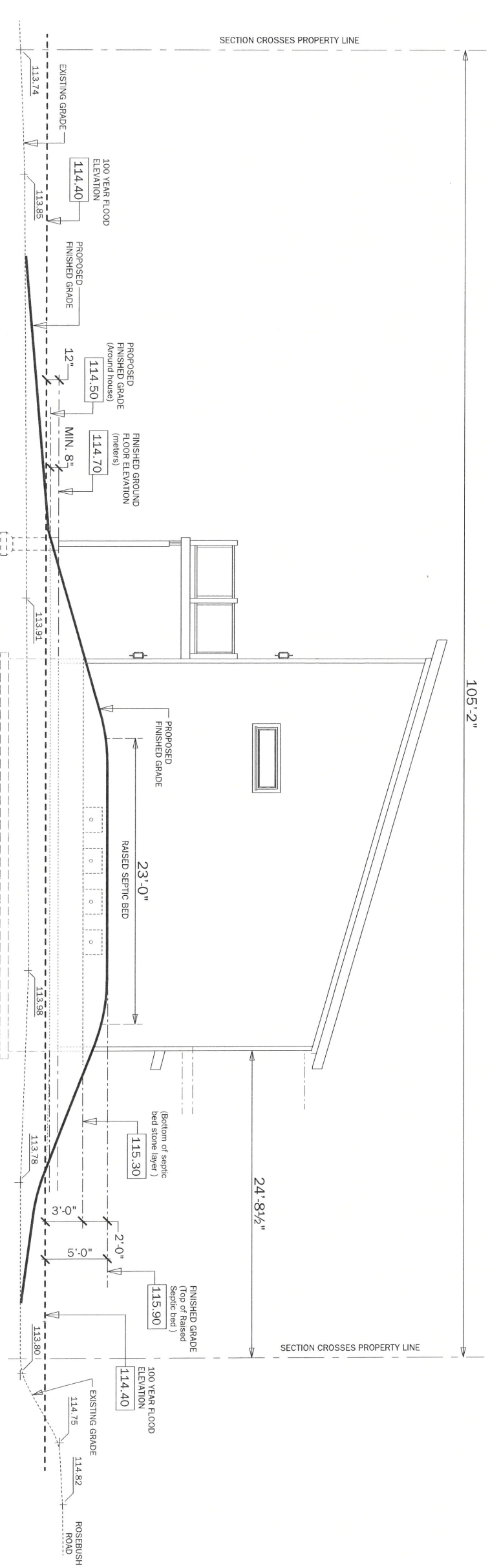
Site Plan Layout
 Troke Property
 Rosebush Road
 Quinte West
 Scale: 1" = 20'0"
 LOT AREA = 17881 Sqft (.41 Acres)
 LOT COVERAGE = 5.6 %



DOR-ANN HOMES LTD.
 Paul Danna - BCIN#248119
 Signature: *Paul Danna*
 1-415 Mainland Dr., Belleville, ON K8N5M4
 THIS IMPRINT AND SIGNATURE MUST BE IN RED
 ANY OTHER COLOUR INDICATES
 UNLAWFUL REPRODUCTION



SITE CROSS SECTION A-A



SITE CROSS SECTION B-B

Troke Property
Rosebush Road
Quinte West

SCALE : 1" = 10'-0"



DOR-ANN HOMES LTD.
Paul D'Amico - BCIN#24819
Signature: *Paul D'Amico*
1-415 Main St., Belleville, ON K8N 0N4
THIS IMPRINT AND SIGNATURE MUST BE IN RED
ANY OTHER COLOUR INDICATES
UNLAWFUL REPRODUCTION