

**TOWNSHIP OF SOUTH FRONTENAC
COMMITTEE OF ADJUSTMENT**

**MINUTES 14:05
JUNE 12, 2014**

LOCATION: South Frontenac Municipal Offices, Sydenham

IN ATTENDANCE: Ken Gee (Storrington District)
Cam Naish (Storrington District)
Ron Vandewall (Loughborough District)
Len McCullough (Loughborough District)
Larry Redden (Portland District)
Bill Robinson (Portland District)
Pat Barr (Bedford District)
David Hahn (Bedford District)

STAFF: Lindsay Mills – Secretary-Treasurer/Planner
Amanda Mallory – Deputy Secretary Treasurer

Resolutions & Business

Item # 1: Call to Order.....	1
Item # 2: Adoption of Agenda.....	2
Item # 3: Declaration of Pecuniary Interest.....	2
Item # 4: Approval of Minutes.....	2
Item # 5: S-101-06-S (1259670 Ont Ltd.).....	2
Item # 6: S-102-06-S (1259670 Ont Ltd.).....	2
Item # 7: S-103-06-S (1259670 Ont Ltd.).....	3
Item # 8: S-48-12-S (Beach).....	3
Item # 9: S-49-12-S (Beach).....	5
Item # 10: S-58-13-S (Robinson/McCauley).....	6
Item # 11: S-59-13-B (Mole).....	6
Item # 12: S-61-13-B (Byles/Robinson).....	7
Item # 13: S-15-14-L (Shales).....	9
Item # 14: S-16-14-L (Shales).....	10
Item # 15: S-20-14-L (Tschakovsky).....	11
Item # 16: S-21-14-L (Tschakovsky).....	13
Item # 17: MV-03-14-B (Snider).....	14
Item # 18: S-27-14-B (Doornekamp).....	15
Item # 19: S-28-14-B (Doornekamp).....	16
Item # 20: S-30-14-L (Hogan).....	17
Item # 21: S-31-14-L (Foxton).....	18
Item # 22: S-32-14-L (Saunders).....	19
Item # 23: S-33-14-L (Paudyn).....	20
Item # 24: S-34-14-L (Walsh).....	22
Item # 25: S-35-14-L (Walsh).....	22
Item # 26: S-38-14-P (Kerr).....	22
Item # 27: MV-06-14-S (Schemekau).....	24
Item # 28: MV-10-14-L (Mundell).....	24
Item # 29: MV-11-14-L (Torrible).....	25
Item # 30: Adjournment.....	26

Item # 1: Call to Order

RESOLUTION: C of A: 14:05:01

Moved by: R. Vandewal

Seconded by: K. Gee

THAT the June 10, 2014 meeting of the South Frontenac Township Committee of Adjustment is hereby called to order at 7:00 p.m. with Ron Vandewal in the Chair.

Carried

Item # 2: Adoption of Agenda

Approved as circulated

Item # 3: Declaration of Pecuniary Interest

None

Item # 4: Approval of Minutes**RESOLUTION: C of A: 14:05:02**

Moved by: C. Naish

Seconded by: L. McCullough

THAT the South Frontenac Township Committee of Adjustment hereby approves the minutes of the May 8, 2014 meeting of the Committee, as circulated.Carried

Item # 5: S-101-06-S (1259670 Ont Ltd.)

Speaking to the Application:

Discussion:

The subject lands consist of 64+/- acres on North Shore Road and Fishing Lake. The proposal is to create three waterfront lots, along with a parking and docking easement for easier access to a separate parcel which is created by a natural severance. The lots would be accessed by a new right-of-way off of North Shore Road. These applications came to the Committee in 2006, at which time it was determined that an access lane had been constructed through a wetland. As a result, issues arose with the CRCA and the Ministry of Fisheries and Oceans. The CBO and Health Unit did not have objections to the consents when they first came to the Committee, and they have not been asked for additional comments at this time. However, the CRCA has revisited the site, and has raised a number of concerns. They have asked that the applicant submit reports dealing with issues such as the stability of the access lane, the location of the 1:100 year floodplain, an engineered cut and fill proposal. It has been decided that any review of required or completed construction of the access lane must be approved by the CRCA before final approval. The Planning Department has recommended deferral of the application until all required reports are submitted and approved by the CRCA.

RESOLUTION: C of A: 14:05:03

Moved by: K. Gee

Seconded by: L. McCullough

THAT the South Frontenac Township Committee of Adjustment hereby defers consent application S-101-06-S by 1259670 Ont. Ltd., to create waterfront lot in concession 11, lot 8, Fishing Lake, District of Storrington.Carried

Item # 6: S-102-06-S (1259670 Ont Ltd.)

Speaking to the Application:

Discussion:

The subject lands consist of 64+/- acres on North Shore Road and Fishing Lake. The proposal is to create three waterfront lots, along with a parking and docking easement for easier access to a separate parcel which is created by a natural severance. The lots would be accessed by a new right-of-way off of North Shore Road. These applications came to the Committee in 2006, at which time it was determined that an access lane had been constructed through a wetland. As a result, issues arose with the CRCA and the Ministry of Fisheries and Oceans. The CBO and Health Unit did not have objections to the consents when they first came to the Committee, and they have not been asked for additional comments at this time. However, the CRCA has revisited the site, and has raised a number of concerns. They have asked that the applicant submit reports dealing with issues such as the stability of the access lane, the location of the 1:100 year floodplain, an engineered cut and fill proposal. It has been decided that any review of required or completed construction of the access lane must be approved by the CRCA before final

approval. The Planning Department has recommended deferral of the application until all required reports are submitted and approved by the CRCA.

RESOLUTION: C of A: 14:05:04

Moved by: L. McCullough

Seconded by: K. Gee

THAT the South Frontenac Township Committee of Adjustment hereby defers consent application S-102-06-S by 1259670 Ont. Ltd., to create waterfront lot in concession 11, lot 8, Fishing Lake, District of Storrington.

Carried

Item # 7: S-103-06-S (1259670 Ont Ltd.)

Speaking to the Application:

Discussion:

The subject lands consist of 64+/- acres on North Shore Road and Fishing Lake. The proposal is to create three waterfront lots, along with a parking and docking easement for easier access to a separate parcel which is created by a natural severance. The lots would be accessed by a new right-of-way off of North Shore Road. These applications came to the Committee in 2006, at which time it was determined that an access lane had been constructed through a wetland. As a result, issues arose with the CRCA and the Ministry of Fisheries and Oceans. The CBO and Health Unit did not have objections to the consents when they first came to the Committee, and they have not been asked for additional comments at this time. However, the CRCA has revisited the site, and has raised a number of concerns. They have asked that the applicant submit reports dealing with issues such as the stability of the access lane, the location of the 1:100 year floodplain, an engineered cut and fill proposal. It has been decided that any review of required or completed construction of the access lane must be approved by the CRCA before final approval. The Planning Department has recommended deferral of the application until all required reports are submitted and approved by the CRCA.

RESOLUTION: C of A: 14:05:05

Moved by: K. Gee

Seconded by: L. McCullough

THAT the South Frontenac Township Committee of Adjustment hereby defers consent application S-103-06-S by 1259670 Ont. Ltd., to create waterfront lot in concession 11, lot 8, Fishing Lake, District of Storrington.

Carried

Item # 8: S-48-12-S (Beach)

Speaking to the Application: Gary Beach

Discussion:

This application came to the Committee back in August 2009 and was deferred pending confirmation, to the satisfaction of the Township Building Department, of a building envelope which meets all required setbacks. The applicant is seeking approval of two non-waterfront residential lots, with frontage on Round Lake Road. Just off the road there is a steep ravine, and the CBO indicated that he was doubtful that there would be a building envelope which meets all setback requirements.

Planning and building have re-visited the site to find that Township measurements do not match the applicant's measurements. It appears the applicant has measured from the edge of the pavement instead of the edge of the road allowance. The measurement should be verified by a surveyor from edge of the road allowance. A condition has been made to ensure there is a building envelope before the stamping of the deed.

RESOLUTION: C of A: 14:05:06

Moved by: K. Gee

Seconded by: C. Naish

THAT the South Frontenac Township Committee of Adjustment hereby approves consent application S-48-12-S by Gary Beach, to create a new lot in concession 4, lot 23, Round Lake Road, District of Storrington, subject to conditions.

Carried

Application No: S-48-12-S
 Owner: 1324789 ONT. INC
 Location of Property: Concession 4, Lot 25, District of Storrington, Township of South Frontenac
 Purpose of Application: Creation of residential lots
 Date of Hearing: August 9, 2012
 Date of Decision: June 12, 2014

CONDITIONS

1. An acceptable reference plan or legal description of the severed lands in duplicate, and the deed or instrument conveying the severed lands shall be submitted to the Secretary-Treasurer for review and consent endorsement within a period of one year after the "Notice of Decision" is given under Section 53 (17) or (24) of the Planning Act.
2. The land to be severed by Consent Application S-48-12-S shall be for a 2.7+/- acre lot with 77m of frontage on Round Lake Road.
3. Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. (This includes all taxes levied as of the date of the stamping of the deeds.)
4. In the event that there are abandoned wells located on the property being severed, and the retained property, they be sealed in accordance with the requirements of the Ministry of the Environment and that this work be accomplished prior to the stamping of the deeds.
5. The Township of South Frontenac shall receive 5% of the value of the severed parcel in lieu of parkland pursuant to Chapter P13, Section 51.1 of the Planning Act, R.S.O. 1990 and amended thereto.
6. The surveyor who prepares the reference plan referred to in condition #1 shall also determine by survey the width of the public road abutting the severed and retained lands measured from the centre line of the traveled portion of the road to the lot line of the owner's property. If such width is less than 33 ft., the owner shall dedicate to the Township land along the frontage of the severed and/or retained lands as the case may be in the following manner:
 - a. The land to be dedicated shall be the width required to provide 33 ft. from the centre of the existing travelled road;
 - b. The land to be dedicated shall be described as a separate part on a Reference Plan of Survey to be prepared and deposited at the Owner's expense and filed with the Secretary-Treasurer prior to the stamping of the deeds;
 - c. The Transfer/Deed from the Owner for the land to be dedicated shall be enfrossed in the name of "The Corporation of the Township of South Frontenac", and shall include the following attached to the Transfer/Deed as a Schedule:

The Transferor hereby transfers the lands to the municipality for the purpose of widening the adjacent highway pursuant to Section 31(6) of the Municipal Act, 2001, Chapter 25, as amended.
 - d. The Transfer/Deed for the land to be dedicated shall be registered by the Owner at the Owner's expense;
 - e. The duplicate registered Transfer/Deed for the land to be dedicated together with a letter of opinion of a solicitor qualified to practice law in the Province of Ontario addressed to the Secretary-Treasurer confirming that the municipality acquired good and marketable title to the land free and clear of all liens and encumbrances shall be delivered to the Secretary-Treasurer prior to stamping of Deeds.
7. The applicant shall submit a well driller's report demonstrating potable water pumping capacity of 3.5 gallons per minute sustained over a 6-hour pump test. The applicant shall provide confirmation from a professional hydrologist that the well on the proposed new lot would not detrimentally impact on existing wells within 500 ft. of the new well.

8. The applicant shall identify an appropriate building envelope according to all required setbacks prior to final approval for both new lots.

Item # 9: S-49-12-S (Beach)

Speaking to the Application: Gary Beach

Discussion:

This application came to the Committee back in August 2009 and was deferred pending confirmation, to the satisfaction of the Township Building Department, of a building envelope which meets all required setbacks. The applicant is seeking approval of two non-waterfront residential lots, with frontage on Round Lake Road. Just off the road there is a steep ravine, and the CBO indicated that he was doubtful that there would be a building envelope which meets all setback requirements.

Planning and building have re-visited the site to find that Township measurements do not match the applicant's measurements. It appears the applicant has measured from the edge of the pavement instead of the edge of the road allowance. The measurement should be verified by a surveyor from edge of the road allowance. A condition has been made to ensure there is a building envelope before the stamping of the deed.

RESOLUTION: C of A: 14:05:07

Moved by: C. Naish

Seconded by: K. Gee

THAT the South Frontenac Township Committee of Adjustment hereby approves consent application S-49-12-S by Gary Beach, to create a new lot in concession 4, lot 23, Round Lake Road, District of Storrington, subject to conditions.

Carried

Application No:	S-49-12-S
Owner:	1324789 ONT. INC
Location of Property:	Concession 4, Lot 25, District of Storrington, Township of South Frontenac
Purpose of Application:	Creation of residential lots
Date of Hearing:	August 9, 2012
Date of Decision:	June 12, 2014

CONDITIONS

- 1. An acceptable reference plan or legal description of the severed lands in duplicate, and the deed or instrument conveying the severed lands shall be submitted to the Secretary-Treasurer for review and consent endorsement within a period of one year after the "Notice of Decision" is given under Section 53 (17) or (24) of the Planning Act.**
- 2. The land to be severed by Consent Application S-49-12-S shall be for a 2.0+/- acre lot with 77m of frontage on Round Lake Road.**
- 3. Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. (This includes all taxes levied as of the date of the stamping of the deeds.)**
- 4. In the event that there are abandoned wells located on the property being severed, and the retained property, they be sealed in accordance with the requirements of the Ministry of the Environment and that this work be accomplished prior to the stamping of the deeds.**
- 5. The Township of South Frontenac shall receive 5% of the value of the severed parcel in lieu of parkland pursuant to Chapter P13, Section 51.1 of the Planning Act, R.S.O. 1990 and amended thereto.**
- 6. The surveyor who prepares the reference plan referred to in condition #1 shall also determine by survey the width of the public road abutting the severed and retained lands measured from the centre line of the traveled portion of the road to the lot line of the owner's property. If such width is less than 33 ft., the owner shall dedicate to the Township land along the frontage of the severed and/or retained lands as the case may be in the following manner:**
 - a. The land to be dedicated shall be the width required to provide 33 ft. from the centre of the existing travelled road;**

- b. The land to be dedicated shall be described as a separate part on a Reference Plan of Survey to be prepared and deposited at the Owner's expense and filed with the Secretary-Treasurer prior to the stamping of the deeds;
- c. The Transfer/Deed from the Owner for the land to be dedicated shall be enrolled in the name of "The Corporation of the Township of South Frontenac", and shall include the following attached to the Transfer/Deed as a Schedule:

The Transferor hereby transfers the lands to the municipality for the purpose of widening the adjacent highway pursuant to Section 31(6) of the Municipal Act, 2001, Chapter 25, as amended.

- d. The Transfer/Deed for the land to be dedicated shall be registered by the Owner at the Owner's expense;
 - e. The duplicate registered Transfer/Deed for the land to be dedicated together with a letter of opinion of a solicitor qualified to practice law in the Province of Ontario addressed to the Secretary-Treasurer confirming that the municipality acquired good and marketable title to the land free and clear of all liens and encumbrances shall be delivered to the Secretary-Treasurer prior to stamping of Deeds.
- 7. The applicant shall submit a well driller's report demonstrating potable water pumping capacity of 3.5 gallons per minute sustained over a 6-hour pump test. The applicant shall provide confirmation from a professional hydrologist that the well on the proposed new lot would not detrimentally impact on existing wells within 500 ft. of the new well.
 - 8. The applicant shall identify an appropriate building envelope according to all required setbacks prior to final approval for both new lots.

Item # 10: S-58-13-S (Robinson/McCauley)

Speaking to the Application:

Discussion:

The subject lands consist of 64+ acres fronting on Sunbury Road. There is a dwelling and an accessory structure located on the property. The application is for the creation of a 2.2 acre lot containing the accessory structure. This portion of the applicants' property is zoned and designated Rural (it had formerly been zoned and designated mineral aggregate). The remainder of the property is designated and zoned prime agriculture. This severance will result in only one dwelling on the retained lot and an accessory structure on the new lot. The property fronts on the public road on both sides of a dwelling on a separate lot. The applicants have requested that the new lot have road frontage of 328 ft. This would leave a 78 ft. gap of frontage on the west side of the separate dwelling and 400+ ft. on the east side. From a planning perspective, it would appear to be more appropriate to include the entire frontage on the west side with the severed lot, and leave the frontage on the east side with the retained parcel. There is already an entrance to the property at the east side, and this would become the recognized access for the dwelling on the retained parcel. The Committee determined that the structure on the new lot would either need to be removed or must be certified by a building inspector as being appropriate for residential use. The application was deferred due to the applicant not being in attendance to make a decision.

RESOLUTION: C of A: 14:05:08

Moved by: C. Naish

Seconded by: K. Gee

THAT the South Frontenac Township Committee of Adjustment hereby defers consent application S-58-13-S by Nicolas Robinson and Evelyn McCauley, to create a residential lot in concession 7, lot 13, Sunbury Road, District of Storrington.

Deferred

Item # 11: S-59-13-B (Mole)

Speaking to the Application: Norman Mole

Discussion:

This application came to the Committee in December, 2013 and was deferred as reports from Health and Conservation were not available. The subject lands consist of 10+/- acres with frontage on Bob's Lake, and accessed by a private lane. The application is for the creation of a 3.6+/- acre waterfront lot

with 91 m (300 ft.) frontage on the lake. A report has been received from public health and RVCA. They have no objections. P. Barr, recommended approval as the lot is a good size, no issues.

RESOLUTION: C of A: 14:05:09

Moved by: P. Barr

Seconded by: B. Robinson

THAT the South Frontenac Township Committee of Adjustment hereby approves consent application S-59-13-B by Norman and Carol Mole, to create a waterfront lot in concession 5, lot 25, Bob's Lake, District of Bedford, subject to conditions.

Carried

Application No:	S-59-13-B
Owner:	Norman & Carol Mole
Location of Property:	Concession 5, Lot 24/25, Bob's Lake, District of Bedford, Township of South Frontenac
Purpose of Application:	Creation of waterfront lot
Date of Hearing:	December 12, 2013
Date of Decision:	June 12, 2014

CONDITIONS

- 1. An acceptable reference plan or legal description of the severed lands in duplicate, and the deed or instrument conveying the severed lands shall be submitted to the Secretary-Treasurer for review and consent endorsement within a period of one year after the "Notice of Decision" is given under Section 53 (17) or (24) of the Planning Act.**
- 2. The land to be severed by Consent Applications S-59-13-B shall be for a 3.6 acre lot with 243ft. of frontage on 13R-1661 Part 15, Sunset Shores Lane.**
- 3. Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. (This includes all taxes levied as of the date of the stamping of the deeds.)**
- 4. In the event that there are abandoned wells located on the property being severed, and the retained property, they be sealed in accordance with the requirements of the Ministry of the Environment and that this work be accomplished prior to the stamping of the deeds.**
- 5. The Township of South Frontenac shall receive 5% of the value of the severed parcel in lieu of parkland pursuant to Chapter P13, Section 51.1 of the Planning Act, R.S.O. 1990 and amended thereto.**

The applicant shall submit a well driller's report demonstrating potable water pumping capacity of 3.5 gallons per minute sustained over a 6-hour pump test. The applicant shall provide confirmation from a professional hydrologist that the well on the proposed new lot would not detrimentally impact on existing wells within 500 ft. of the new well.

Item # 12: S-61-13-B (Byles/Robinson)

Speaking to the Application: Glen Byles & Gordon Robinson

Discussion:

This application originally came to the Committee in June of 2012, and conditional approval was given in September, 2012. Because of the complexity of some of the conditions, the deadline for having the deed stamped expired, and therefore a new application has been submitted. The subject property consists of 5.52+/- acres with frontage on Green Bay of Bob's Lake, and on a private lane. It was developed with two seasonal dwellings and two privies. Because this property is located on a highly sensitive part of Bob's Lake, there were specific provisions in the Official Plan which had to be considered, including the need for greater setbacks, effluent flow away from the lake, etc. MOE supported the proposal on condition that one of the dwellings on the retained parcel be removed, and that both lots contained the potential for new, conventional sewage disposal systems.

The Rideau Valley Conservation Authority's conditions include: (1) the recently constructed roadway be re-vegetated where it enters into the 30m setback from the lake; (2) no access to the lake be permitted except a pedestrian walkway and/or stairs in the minor depression location approximately mid-way on

the east-west run of the point; (3) any dock, or water access proposal must be approved by RVCA; (4) measures be taken to ensure erosion control; and (5) written approval be obtained from RVCA prior to any straightening, changing, diverting or interfering in any way with the existing channel of the watercourse.

Any building on the property would need to meet not only the 30m setback from the lake, but also the 15m setback from the top of bank. If construction is proposed on the upland portion of the lot, the building envelope may require to be identified by an OLS surveyor if required by the building inspector. Most of the conditions have already been met to the Township's satisfaction, but are included again in this provisional consent. The conditions of the RVCA can be included in the Development Agreement registered on the title of the property.

P. Barr denied approval of application as she felt RVCA conditions were not yet met. Mr. Byles and Mr. Robinson stated that there has been no erosion on the slope or road and that 75 trees (pine, spruce) have been planted and are growing. The trees that did not survive have since been replanted.

RESOLUTION: C of A: 14:05:10

Moved by: D. Hahn

Seconded by: P. Barr

THAT the South Frontenac Township Committee of Adjustment hereby approves consent application S-61-13-B by Glen & Sharon Byles and Gordon & Jane Robinson, to create a waterfront lot in concession 5, lot 19, Green Bay of Bob's Lake, District of Bedford, subject to conditions.

Carried

Application No:	S-61-13-B
Owner:	Glen & Sharon Byles, Gordon & Jane Robinson
Location of Property:	Concession 5, Lot 19, Green Bay of Bob's Lake, District of Bedford, Township of South Frontenac
Purpose of Application:	Severance to create 2.97+/- acre waterfront lot
Date of Hearing:	November 14, 2013
Date of Decision:	June 12, 2014

CONDITIONS

- 1. An acceptable reference plan or legal description of the severed lands in duplicate, and the deed or instrument (in triplicate) conveying the severed lands shall be submitted to the Secretary-Treasurer for review and consent endorsement within a period of one year after the "Notice of Decision" is given under Section 53 (17) or (24) of the Planning Act.**
- 2. The land to be severed by Consent Application S-61-13-B shall be for a 2.97 +/- acre waterfront lot, with 960 ft. frontage on Green Bay of Bob's Lake.**
- 3. The private lane which provides access to the severed and retained parcels must be constructed according to the Township's standards for existing private lanes.**
- 4. Any portion of the newly constructed roadway within 30m of the lake shall be remediated, ensuring erosion control and property drainage and acceptable to the Township and the Rideau Valley Conservation Authority.**
- 5. Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. (This includes all taxes levied as of the date of the stamping of the deeds.)**
- 6. In the event that there are abandoned wells located on the property being severed, and the retained property, they be sealed in accordance with the requirements of the Ministry of the Environment and that this work be accomplished prior to the stamping of the deeds.**
- 7. The Township of South Frontenac shall receive 5% of the value of the severed parcel in lieu of parkland pursuant to Chapter P13, Section 51.1 of the Planning Act, R.S.O. 1990 and amended thereto.**
- 8. The applicant shall enter into a development agreement with the Township to be registered on title to the severed and retained parcels, which sets out the municipality's limited service and environmental policies, as well as the requirements outlined in the report from the Rideau Valley Conservation Authority dated June 8, 2012. Confirmation must be obtained**

from RVCA that their requirements have been met. The agreement will also contain a surveyed building envelope, approved by the Township's Planning and Building Departments.

Item # 13: S-15-14-L (Shales)

Speaking to the Application: John Shales

Discussion:

The subject lands consist of 21+ acres fronting on Shales Road and Draper Lake. (The actual assessed size of the property is much larger but includes parcels that are naturally severed from the parcel under consideration). The proposals are for the creation of two lots fronting on both a public road and the lake. Each lot, as well as the retained parcel, is developed with a single family dwelling or cottage. Reports from Health and CRCA are positive. A development agreement will require that the owner contact the CRCA prior to any development or site alteration within 50m of the lake. The lots will need to be rezoned to Residential Waterfront, and the 50m setback can be incorporated into the rezoning. There is an issue with regard to the lot proposed through application S-16-14-L in that much of the lot is wetland, and therefore does not have 2.5 acres of land. Planning has determined that the applicant can still achieve 2 acres of actual land by moving the original proposed lot line north. The application can still be approved at 2 acres on the basis that the Official Plan gives some discretion in applying minimum standards when there are 2 existing dwellings on a lot. The RW zoning needs to recognize the 2 acre parcel size.

RESOLUTION: C of A: 14:05:11

Moved by: L. McCullough

Seconded by: D. Hahn

THAT the South Frontenac Township Committee of Adjustment hereby approves consent application S-15-14-L by Marie Shales, to create a waterfront lot in concession 10, lot 16/17, Draper Lake, District of Loughborough, subject to conditions.

Carried

Application No:	S-15-14-L
Owner:	Marie Shales
Location of Property:	Concession 10, Lot 16/17, Shales Road, Draper Lake, District of Loughborough, Township of South Frontenac
Purpose of Application:	Creation of residential waterfront lot
Date of Hearing:	May 8, 2014
Date of Decision:	June 12, 2014

- 1. An acceptable reference plan or legal description of the severed lands in duplicate, and the deed or instrument conveying the severed lands shall be submitted to the Secretary-Treasurer for review and consent endorsement within a period of one year after the "Notice of Decision" is given under Section 53 (17) or (24) of the Planning Act.**
- 2. The land to be severed by Consent Application S-15-14-L shall be for an 11 acre lot, with a minimum of 300 ft. frontage on Draper Lake, and 250 ft. frontage on Shales Road.**
- 3. Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. (This includes all taxes levied as of the date of the stamping of the deeds.)**
- 4. In the event that there are abandoned wells located on the property being severed, and the retained property, they be sealed in accordance with the requirements of the Ministry of the Environment and that this work be accomplished prior to the stamping of the deeds.**
- 5. The Township of South Frontenac shall receive 5% of the value of the severed parcel, as though it was vacant, in lieu of parkland pursuant to Chapter P13, Section 51.1 of the Planning Act, R.S.O. 1990 and amended thereto.**
- 6. The surveyor who prepares the reference plan referred to in condition #1 shall also determine by survey the width of the public road abutting the severed and retained lands measured from the centre line of the traveled portion of the road to the lot line of the owner's property. If**

such width is less than 33 ft., the owner shall dedicate to the Township land along the frontage of the severed and/or retained lands as the case may be in the following manner:

- a. The land to be dedicated shall be the width required to provide 33 ft. from the centre of the existing travelled road;
 - b. The land to be dedicated shall be described as a separate part on a Reference Plan of Survey to be prepared and deposited at the Owner's expense and filed with the Secretary-Treasurer prior to the stamping of the deeds;
 - c. The Transfer/Deed from the Owner for the land to be dedicated shall be engrossed in the name of "The Corporation of the Township of South Frontenac", and shall include the following attached to the Transfer/Deed as a Schedule:
The Transferor hereby transfers the lands to the municipality for the purpose of widening the adjacent highway pursuant to Section 31(6) of the Municipal Act, 2001, S.O. 2001, Chapter 25, as amended.
 - d. The Transfer/Deed for the land to be dedicated shall be registered by the Owner at the Owner's expense;
 - e. The duplicate registered Transfer/Deed for the land to be dedicated together with a letter of opinion of a solicitor qualified to practice law in the Province of Ontario addressed to the Secretary-Treasurer confirming that the municipality acquired good and marketable title to the land free and clear of all liens and encumbrances shall be delivered to the Secretary-Treasurer prior to stamping of Deeds.
7. The applicant shall enter into a development agreement with the Township, to be registered on title to the severed and retained parcels which sets out the municipality's environmental policies.
 8. The applicant shall obtain an amendment to the Township's Comprehensive Zoning By-law to rezone the lots from Rural to Residential Waterfront, and to recognize the requirement for a 50m setback for any site alteration or development on the property

Item # 14: S-16-14-L (Shales)

Speaking to the Application: John Shales

Discussion:

The subject lands consist of 21+ acres fronting on Shales Road and Draper Lake. (The actual assessed size of the property is much larger but includes parcels that are naturally severed from the parcel under consideration). The proposals are for the creation of two lots fronting on both a public road and the lake. Each lot, as well as the retained parcel, is developed with a single family dwelling or cottage. Reports from Health and CRCA are positive. A development agreement will require that the owner contact the CRCA prior to any development or site alteration within 50m of the lake. The lots will need to be rezoned to Residential Waterfront, and the 50m setback can be incorporated into the rezoning. There is an issue with regard to the lot proposed through application S-16-14-L in that much of the lot is wetland, and therefore does not have 2.5 acres of land. Planning has determined that the applicant can still achieve 2 acres of actual land by moving the original proposed lot line north. The application can still be approved at 2 acres on the basis that the Official Plan gives some discretion in applying minimum standards when there are 2 existing dwellings on a lot. The RW zoning needs to recognize the 2 acre parcel size.

RESOLUTION: C of A: 14:05:12

Moved by: L. McCullough

Seconded by: D. Hahn

THAT the South Frontenac Township Committee of Adjustment hereby approves consent application S-16-14-L by Marie Shales, to create a waterfront lot in concession 10, lot 16/17, Draper Lake, District of Loughborough, subject to conditions.

Carried

Application No: S-16-14-L

Owner: Marie Shales

Location of Property: Concession 10, Lot 16/17, Shales Road, Draper Lake, District of Loughborough, Township of South Frontenac
Purpose of Application: Creation of residential waterfront lot
Date of Hearing: May 8, 2014
Date of Decision: June 12, 2014

CONDITIONS

1. An acceptable reference plan or legal description of the severed lands in duplicate, and the deed or instrument conveying the severed lands shall be submitted to the Secretary-Treasurer for review and consent endorsement within a period of one year after the "Notice of Decision" is given under Section 53 (17) or (24) of the Planning Act.
2. The land to be severed by Consent Application S-16-14-L shall be for a 2 acre lot, with a minimum of 300 ft. frontage on Draper Lake, and 250 ft. frontage on Shales Road.
3. Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. (This includes all taxes levied as of the date of the stamping of the deeds.)
4. In the event that there are abandoned wells located on the property being severed, and the retained property, they be sealed in accordance with the requirements of the Ministry of the Environment and that this work be accomplished prior to the stamping of the deeds.
5. The Township of South Frontenac shall receive 5% of the value of the severed parcel, as though it was vacant, in lieu of parkland pursuant to Chapter P13, Section 51.1 of the Planning Act, R.S.O. 1990 and amended thereto.
6. The surveyor who prepares the reference plan referred to in condition #1 shall also determine by survey the width of the public road abutting the severed and retained lands measured from the centre line of the traveled portion of the road to the lot line of the owner's property. If such width is less than 33 ft., the owner shall dedicate to the Township land along the frontage of the severed and/or retained lands as the case may be in the following manner:
 - a. The land to be dedicated shall be the width required to provide 33 ft. from the centre of the existing travelled road;
 - b. The land to be dedicated shall be described as a separate part on a Reference Plan of Survey to be prepared and deposited at the Owner's expense and filed with the Secretary-Treasurer prior to the stamping of the deeds;
 - c. The Transfer/Deed from the Owner for the land to be dedicated shall be engrossed in the name of "The Corporation of the Township of South Frontenac", and shall include the following attached to the Transfer/Deed as a Schedule:
The Transferor hereby transfers the lands to the municipality for the purpose of widening the adjacent highway pursuant to Section 31(6) of the Municipal Act, 2001, S.O. 2001, Chapter 25, as amended.
 - d. The Transfer/Deed for the land to be dedicated shall be registered by the Owner at the Owner's expense;
 - e. The duplicate registered Transfer/Deed for the land to be dedicated together with a letter of opinion of a solicitor qualified to practice law in the Province of Ontario addressed to the Secretary-Treasurer confirming that the municipality acquired good and marketable title to the land free and clear of all liens and encumbrances shall be delivered to the Secretary-Treasurer prior to stamping of Deeds.
7. The applicant shall enter into a development agreement with the Township, to be registered on title to the severed and retained parcels which sets out the municipality's environmental policies.
8. The applicant shall obtain an amendment to the Township's Comprehensive Zoning By-law to rezone the lots from Rural to Residential Waterfront, and to recognize the requirement for a 50m setback for any site alteration or development on the property

Item # 15: S-20-14-L (Tschakovsky)

Speaking to the Application: Michael Tschakovsky

Discussion:

The subject lands consist of 7.34 +/- acres fronting on Railton and Stagecoach Roads. The proposal is to create a residential lot fronting on Railton Road, and one fronting on both Railton and Stagecoach

Roads. There is a small barn on the retained parcel but that property will be so small as to prohibit many farm animals – e.g. maximum of one horse. This property is located in the same highly vulnerable aquifer as the lot proposed through application S-19-14-L which is diagonally across from these lots on the west side of Stagecoach Road. Staff are aware that there have been problems experienced in the past with regard to water availability in this general area. A condition has been included which requires evidence on the part of the applicant that a new well will not negatively impact on neighbouring wells. A health report was not received by the time of the last meeting. A report has now been received giving site specific approval.

Applicant noted that there have been issues contacting neighbours. R. Vandewal mentioned that he was contacted by a neighbour and made note that there is no cost to the neighbours and whether it is a dry time of year or not, does not matter as the test is done by what water is currently in the well.

RESOLUTION: C of A: 14:05:13

Moved by: D. Hahn

Seconded by: P. Barr

THAT the South Frontenac Township Committee of Adjustment hereby approves consent application S-20-14-L by Michael Tschakovsky, to create a lot in concession 2, lot 4, Stage Coach Road, District of Loughborough, subject to conditions.

Carried

Application No:	S-21-14-L
Owner:	Michael Tschavosky
Location of Property:	Concession 2, Lot 4, Railton & Stagecoach Roads, District of Loughborough, Township of South Frontenac
Purpose of Application:	Creation of residential lots
Date of Hearing:	May 8, 2014
Date of Decision:	June 12, 2014

CONDITIONS

1. An acceptable reference plan or legal description of the severed lands in duplicate, and the deed or instrument conveying the severed lands shall be submitted to the Secretary-Treasurer for review and consent endorsement within a period of one year after the "Notice of Decision" is given under Section 53 (17) or (24) of the Planning Act.
2. The land to be severed by Consent Application S-20-14-L shall be for a 2 acre lot, with 250 ft. of public road frontage.
3. Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. (This includes all taxes levied as of the date of the stamping of the deeds.)
4. In the event that there are abandoned wells located on the property being severed, and the retained property, they be sealed in accordance with the requirements of the Ministry of the Environment and that this work be accomplished prior to the stamping of the deeds.
5. The Township of South Frontenac shall receive 5% of the value of the severed parcel in lieu of parkland pursuant to Chapter P13, Section 51.1 of the Planning Act, R.S.O. 1990 and amended thereto.
6. The surveyor who prepares the reference plan referred to in condition #1 shall also determine by survey the width of the public road abutting the severed and retained lands measured from the centre line of the traveled portion of the road to the lot line of the owner's property. If such width is less than 33 ft., the owner shall dedicate to the Township land along the frontage of the severed and/or retained lands as the case may be in the following manner:
 - a. The land to be dedicated shall be the width required to provide 33 ft. from the centre of the existing travelled road;
 - b. The land to be dedicated shall be described as a separate part on a Reference Plan of Survey to be prepared and deposited at the Owner's expense and filed with the Secretary-Treasurer prior to the stamping of the deeds;
 - c. The Transfer/Deed from the Owner for the land to be dedicated shall be engrossed in the name of "The Corporation of the Township of South Frontenac", and shall include the following attached to the Transfer/Deed as a Schedule:

The Transferor hereby transfers the lands to the municipality for the purpose of widening the adjacent highway pursuant to Section 31(6) of the Municipal Act, 2001, S.O. 2001, Chapter 25, as amended.

- d. The Transfer/Deed for the land to be dedicated shall be registered by the Owner at the Owner's expense;
 - e. The duplicate registered Transfer/Deed for the land to be dedicated together with a letter of opinion of a solicitor qualified to practice law in the Province of Ontario addressed to the Secretary-Treasurer confirming that the municipality acquired good and marketable title to the land free and clear of all liens and encumbrances shall be delivered to the Secretary-Treasurer prior to stamping of Deeds.
7. The applicant shall arrange a site visit with the Roads Department to determine the most appropriate entrance locations.
 8. The applicant shall submit a well driller's report demonstrating a potable water pumping capacity of 3.5 gallons per minute sustained over a 6-hour pump test.
 9. The applicant shall provide confirmation from a professional hydrologist that the well on the proposed new lot would not detrimentally impact on existing wells within 500 ft. of the new well.

Item # 16: S-21-14-L (Tschakovsky)

Speaking to the Application: Michael Tschakovsky

Discussion:

The subject lands consist of 7.34 +/- acres fronting on Railton and Stagecoach Roads. The proposal is to create a residential lot fronting on Railton Road, and one fronting on both Railton and Stagecoach Roads. There is a small barn on the retained parcel but that property will be so small as to prohibit many farm animals – e.g. maximum of one horse. This property is located in the same highly vulnerable aquifer as the lot proposed through application S-19-14-L which is diagonally across from these lots on the west side of Stagecoach Road. Staff are aware that there have been problems experienced in the past with regard to water availability in this general area. A condition has been included which requires evidence on the part of the applicant that a new well will not negatively impact on neighbouring wells. A health report was not received by the time of the last meeting. A report has now been received giving site specific approval.

Applicant noted that there have been issues contacting neighbours. R. Vandewal mentioned that he was contacted by a neighbour and made note that there is no cost to the neighbours and whether it is a dry time of year or not, does not matter as the test is done by what water is currently in the well.

RESOLUTION: C of A: 14:05:14

Moved by: L. McCullough

Seconded by: D. Hahn

THAT the South Frontenac Township Committee of Adjustment hereby approves consent application S-21-14-L by Michael Tschakovsky, to create a lot in concession 2, lot 4, Stage Coach Road, District of Loughborough, subject to conditions.

Carried

Application No:	S-21-14-L
Owner:	Michael Tschavosky
Location of Property:	Concession 2, Lot 4, Railton & Stagecoach Roads, District of Loughborough, Township of South Frontenac
Purpose of Application:	Creation of residential lots
Date of Hearing:	May 8, 2014

CONDITIONS

1. 1.An acceptable reference plan or legal description of the severed lands in duplicate, and the deed or instrument conveying the severed lands shall be submitted to the Secretary-Treasurer

for review and consent endorsement within a period of one year after the "Notice of Decision" is given under Section 53 (17) or (24) of the Planning Act.

2. The land to be severed by Consent Application S-21-14-L shall be for a 2 acre lot, with 250 ft. of public road frontage.
3. Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. (This includes all taxes levied as of the date of the stamping of the deeds.)
4. In the event that there are abandoned wells located on the property being severed, and the retained property, they be sealed in accordance with the requirements of the Ministry of the Environment and that this work be accomplished prior to the stamping of the deeds.
5. The Township of South Frontenac shall receive 5% of the value of the severed parcel in lieu of parkland pursuant to Chapter P13, Section 51.1 of the Planning Act, R.S.O. 1990 and amended thereto.
6. The surveyor who prepares the reference plan referred to in condition #1 shall also determine by survey the width of the public road abutting the severed and retained lands measured from the centre line of the traveled portion of the road to the lot line of the owner's property. If such width is less than 33 ft., the owner shall dedicate to the Township land along the frontage of the severed and/or retained lands as the case may be in the following manner:
 - a. The land to be dedicated shall be the width required to provide 33 ft. from the centre of the existing travelled road;
 - b. The land to be dedicated shall be described as a separate part on a Reference Plan of Survey to be prepared and deposited at the Owner's expense and filed with the Secretary-Treasurer prior to the stamping of the deeds;
 - c. The Transfer/Deed from the Owner for the land to be dedicated shall be engrossed in the name of "The Corporation of the Township of South Frontenac", and shall include the following attached to the Transfer/Deed as a Schedule:

The Transferor hereby transfers the lands to the municipality for the purpose of widening the adjacent highway pursuant to Section 31(6) of the Municipal Act, 2001, S.O. 2001, Chapter 25, as amended.
 - d. The Transfer/Deed for the land to be dedicated shall be registered by the Owner at the Owner's expense;
 - e. The duplicate registered Transfer/Deed for the land to be dedicated together with a letter of opinion of a solicitor qualified to practice law in the Province of Ontario addressed to the Secretary-Treasurer confirming that the municipality acquired good and marketable title to the land free and clear of all liens and encumbrances shall be delivered to the Secretary-Treasurer prior to stamping of Deeds.
7. The applicant shall arrange a site visit with the Roads Department to determine the most appropriate entrance locations.
8. The applicant shall submit a well driller's report demonstrating a potable water pumping capacity of 3.5 gallons per minute sustained over a 6-hour pump test.
9. The applicant shall provide confirmation from a professional hydrologist that the well on the proposed new lot would not detrimentally impact on existing wells within 500 ft. of the new well.

Item # 17: MV-03-14-B (Snider)

Speaking to the Application:

Discussion:

This is a .68 acre waterfront lot, with frontage on Perth Road. The application is for a variance to permit construction of a 144 sq. ft. one-storey addition to an existing seasonal dwelling, to be located 55 ft. from the high water mark. At the March meeting, Public Health and CRCA comments had not been received. We have now received CRCA comments and they have no objections. We are still awaiting a report from public health.

RESOLUTION: C of A: 14:05:15

Moved by: P. Barr

Seconded by: B. Robinson

THAT the South Frontenac Township Committee of Adjustment hereby defers minor variance application MV-03-14-B by Dennis Snider, to permit the addition to a seasonal dwelling within 30m of the high water mark, in concession 12, lot 8, Devil Lake Road, District of Bedford, pending receipt of Public Health report.

Carried

Item # 18: S-27-14-B (Doornekamp)

Speaking to the Application:

Discussion:

The subject lands consist of 116.7 +/- acres fronting on Devil Lake Road. The applicants are proposing to create two new residential lots. The first proposal (S-27-14-B) is vacant and will have 1130 ft. of frontage on Devil Lake Road and will be 13+/- acres in size. The second proposal (S-28-14-B) is also vacant and will have 1100 ft. of frontage on Devil Lake Road and be 20+/- acres in size. The land is designated Rural with a portion to the rear designated Environmental Protection associated with an inland waterbody. This waterbody is not a factor in approval of the applications. A roads report has been received and they have no issues.

RESOLUTION: C of A: 14:05:16

Moved by: B. Robinson

Seconded by: P. Barr

THAT the South Frontenac Township Committee of Adjustment hereby approves consent application S-27-14-B by Arie & Katherine Doornekamp, to create a new lot in concession 12, lot 13, Devil Lake Road, District of Bedford, subject to conditions.

Carried

Application No:	S-27-14-B, S-28-14-B
Owner:	Arie & Katherine Doornekamp
Location of Property:	Concession 12, Lot 13, District of Bedford, Township of South Frontenac
Purpose of Application:	Creation of residential lots
Date of Hearing:	June 12, 2014
Date of Decision:	June 12, 2014

CONDITIONS

- 1. An acceptable reference plan or legal description of the severed lands in duplicate, and the deed or instrument conveying the severed lands shall be submitted to the Secretary-Treasurer for review and consent endorsement within a period of one year after the "Notice of Decision" is given under Section 53 (17) or (24) of the Planning Act.**
- 2. The land to be severed by Consent Applications S-27-14-B and S-28-14-B shall be for a 13 acre lot with 1130ft. frontage Devil Lake Road and a 20 acre lot with 1100ft. of frontage on Devil Lake Road.**
- 3. Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. (This includes all taxes levied as of the date of the stamping of the deeds.)**
- 4. In the event that there are abandoned wells located on the property being severed, and the retained property, they be sealed in accordance with the requirements of the Ministry of the Environment and that this work be accomplished prior to the stamping of the deeds.**

5. The Township of South Frontenac shall receive 5% of the value of the severed parcel in lieu of parkland pursuant to Chapter P13, Section 51.1 of the Planning Act, R.S.O. 1990 and amended thereto.
6. The surveyor who prepares the reference plan referred to in condition #1 shall also determine by survey the width of the public road abutting the severed and retained lands measured from the centre line of the traveled portion of the road to the lot line of the owner's property. If such width is less than 33 ft., the owner shall dedicate to the Township land along the frontage of the severed and/or retained lands as the case may be in the following manner:
 - a. The land to be dedicated shall be the width required to provide 33 ft. from the centre of the existing travelled road;
 - b. The land to be dedicated shall be described as a separate part on a Reference Plan of Survey to be prepared and deposited at the Owner's expense and filed with the Secretary-Treasurer prior to the stamping of the deeds;
 - c. The Transfer/Deed from the Owner for the land to be dedicated shall be enfrossed in the name of "The Corporation of the Township of South Frontenac", and shall include the following attached to the Transfer/Deed as a Schedule:

The Transferor hereby transfers the lands to the municipality for the purpose of widening the adjacent highway pursuant to Section 31(6) of the Municipal Act, 2001, Chapter 25, as amended.
 - d. The Transfer/Deed for the land to be dedicated shall be registered by the Owner at the Owner's expense;
 - e. The duplicate registered Transfer/Deed for the land to be dedicated together with a letter of opinion of a solicitor qualified to practice law in the Province of Ontario addressed to the Secretary-Treasurer confirming that the municipality acquired good and marketable title to the land free and clear of all liens and encumbrances shall be delivered to the Secretary-Treasurer prior to stamping of Deeds.
7. The applicant shall submit a well driller's report demonstrating potable water pumping capacity of 3.5 gallons per minute sustained over a 6-hour pump test. The applicant shall provide confirmation from a professional hydrologist that the well on the proposed new lot would not detrimentally impact on existing wells within 500 ft. of the new well.

Item # 19: S-28-14-B (Doornekamp)

Speaking to the Application:

Discussion:

The subject lands consist of 116.7 +/- acres fronting on Devil Lake Road. The applicants are proposing to create two new residential lots. The first proposal (S-27-14-B) is vacant and will have 1130 ft. of frontage on Devil Lake Road and will be 13+/- acres in size. The second proposal (S-28-14-B) is also vacant and will have 1100 ft. of frontage on Devil Lake Road and be 20+/- acres in size. The land is designated Rural with a portion to the rear designated Environmental Protection associated with an inland waterbody. This waterbody is not a factor in approval of the applications. A roads report has been received and they have no issues.

RESOLUTION: C of A: 14:05:17

Moved by: B. Robinson

Seconded by: P. Barr

THAT the South Frontenac Township Committee of Adjustment hereby approves consent application S-28-14-B by Arie & Katherine Doornekamp, to create a new lot in concession 12, lot 13, Devil Lake Road, District of Bedford, subject to conditions.

Carried

Application No:	S-28-14-B
Owner:	Arie & Katherine Doornekamp
Location of Property:	Concession 12, Lot 13, District of Bedford, Township of South Frontenac
Purpose of Application:	Creation of residential lot
Date of Hearing:	June 12, 2014
Date of Decision:	June 12, 2014

CONDITIONS

1. An acceptable reference plan or legal description of the severed lands in duplicate, and the deed or instrument conveying the severed lands shall be submitted to the Secretary-Treasurer for review and consent endorsement within a period of one year after the "Notice of Decision" is given under Section 53 (17) or (24) of the Planning Act.
2. The land to be severed by Consent Applications S-28-14-B a 20 acre lot with 1100 ft. of frontage on Devil Lake.
3. Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. (This includes all taxes levied as of the date of the stamping of the deeds.)
4. In the event that there are abandoned wells located on the property being severed, and the retained property, they be sealed in accordance with the requirements of the Ministry of the Environment and that this work be accomplished prior to the stamping of the deeds.
5. The Township of South Frontenac shall receive 5% of the value of the severed parcel in lieu of parkland pursuant to Chapter P13, Section 51.1 of the Planning Act, R.S.O. 1990 and amended thereto.
6. The surveyor who prepares the reference plan referred to in condition #1 shall also determine by survey the width of the public road abutting the severed and retained lands measured from the centre line of the traveled portion of the road to the lot line of the owner's property. If such width is less than 33 ft., the owner shall dedicate to the Township land along the frontage of the severed and/or retained lands as the case may be in the following manner:
 - a. The land to be dedicated shall be the width required to provide 33 ft. from the centre of the existing travelled road;
 - b. The land to be dedicated shall be described as a separate part on a Reference Plan of Survey to be prepared and deposited at the Owner's expense and filed with the Secretary-Treasurer prior to the stamping of the deeds;
 - c. The Transfer/Deed from the Owner for the land to be dedicated shall be enfrossed in the name of "The Corporation of the Township of South Frontenac", and shall include the following attached to the Transfer/Deed as a Schedule:

The Transferor hereby transfers the lands to the municipality for the purpose of widening the adjacent highway pursuant to Section 31(6) of the Municipal Act, 2001, Chapter 25, as amended.
 - d. The Transfer/Deed for the land to be dedicated shall be registered by the Owner at the Owner's expense;
 - e. The duplicate registered Transfer/Deed for the land to be dedicated together with a letter of opinion of a solicitor qualified to practice law in the Province of Ontario addressed to the Secretary-Treasurer confirming that the municipality acquired good and marketable title to the land free and clear of all liens and encumbrances shall be delivered to the Secretary-Treasurer prior to stamping of Deeds.
7. The applicant shall submit a well driller's report demonstrating potable water pumping capacity of 3.5 gallons per minute sustained over a 6-hour pump test. The applicant shall provide confirmation from a professional hydrologist that the well on the proposed new lot would not detrimentally impact on existing wells within 500 ft. of the new well.

Item # 20: S-30-14-L (Hogan)

Speaking to the Application: John Hogan

Discussion:

This application is for the proposal of a lot addition to add 50+/- acres onto an existing lot that is 48+/- acres in size with frontage on Wilmer Road. The lot addition is vacant. The retained lot will be 90+/- acres with existing structures.

Surrounding neighbours, Bill Flynn, Janet McComb and Tammy Buckley were present to discuss this application.

RESOLUTION: **C of A: 14:05:18**

Moved by: L. McCullough

Seconded by: K. Gee

THAT the South Frontenac Township Committee of Adjustment hereby approves consent application S-30-14-L by John Hogan, to create a lot addition in concession 5, lot 12, Wilmer Road, District of Loughborough, subject to conditions.

Carried

Application No: S-30-14-L
Owner: John Hogan
Location of Property: Concession 5, Lot 12, District of Loughborough, Township of South Frontenac
Purpose of Application: Creation of residential lot
Date of Hearing: June 12, 2014
Date of Decision: June 12, 2014

DECISION: **PROVISIONAL CONSENT GRANTED, subject to conditions**

CONDITIONS

1. **1.An acceptable reference plan or legal description of the severed lands in duplicate, and the deed or instrument conveying the severed lands shall be submitted to the Secretary-Treasurer for review and consent endorsement within a period of one year after the "Notice of Decision" is given under Section 53 (17) or (24) of the Planning Act.**
2. **The land to be severed by Consent Application S-30-14-L shall be a 50+/- acre lot addition to Part 1 13R-6492.**
3. **Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. (This includes all taxes levied as of the date of the stamping of the deeds.)**
4. **In the event that there are abandoned wells located on the property being severed, and the retained property, they shall be sealed in accordance with the requirements of the Ministry of the Environment and that this work is accomplished prior to the stamping of the deed.**
5. **The Township of South Frontenac shall receive \$100 in lieu of parkland pursuant to Chapter P13, Section 51.1 of the Planning Act, R.S.O. 1990 and amended thereto.**

Item # 21: S-31-14-L (Foxton)

Speaking to the Application: Michelle Foxton

Discussion:

The subject lands consist of 9.45 acres with frontage on Rutledge Road. The proposal is for the addition of 1.75 acres to the property owned by Sylvia Foxton. The retained parcel is developed with a single family dwelling and accessory buildings. The proposed lot addition is vacant and backs onto Millhaven Creek and the Provincially Significant Wetland. Conservation has recommended denial based on natural hazard, natural heritage and water quality policies. The main interests of the CRCA are the avoidance of natural hazards associated with Millhaven Creek, and the protection of the provincially significant wetland natural heritage features. They wish to avoid fragmentation of the PSW. However, the township notes that all adjacent properties already extend into the PSW. Thus, this proposal would not constitute further significant fragmentation. Furthermore, the lot addition is not creating any additional lot development.

Committee asked what is the purpose of the lot addition. Applicant explained that the addition will enhance the lot by creating more creek frontage and creating a more regular shape.

RESOLUTION: **C of A: 14:05:19**

Moved by: L. McCullough

Seconded by: K. Gee

THAT the South Frontenac Township Committee of Adjustment hereby approves consent application S-31-14-L by Michelle Foxton, to create a lot addition, in concession 4, lot 1, Rutledge Road, District of Loughborough, subject to conditions.

Carried

Application No: S-31-14-L
Owner: Michelle Foxtton, Trustee for the Estate of Sylvia Foxtton
Location of Property: Concession 4, Lot 1, Rutledge Road, District of Loughborough, Township of South Frontenac
Purpose of Application: Creation of lot addition from 3189 Rutledge Road
Date of Hearing: June 12, 2014
Date of Decision: June 12, 2014

DECISION: **PROVISIONAL CONSENT GRANTED, subject to conditions**

CONDITIONS

An acceptable reference plan or legal description of the severed lands in duplicate, and the deed or instrument conveying the severed lands shall be submitted to the Secretary-Treasurer for review and consent endorsement within a period of one year after the "Notice of Decision" is given under Section 53 (17) or (24) of the Planning Act.

The land to be severed by Consent Application S-31-14-L shall be for a 1.75+/- acre lot addition only to RP 13R-4573, Part 1.

Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. (This includes all taxes levied as of the date of the stamping of the deeds.)

In the event that there are abandoned wells located on the property being severed, and the retained property, they be sealed in accordance with the requirements of the Ministry of the Environment and that this work be accomplished prior to the stamping of the deeds.

The Township of South Frontenac shall receive \$100 in lieu of parkland pursuant to Chapter P13, Section 51.1 of the Planning Act, R.S.O. 1990 and amended thereto.

The applicant shall enter into a development agreement to be registered on title to the severed lot, which includes the setback requirement from the pond, and wetlands, and which requires that the owner shall contact the Cataraqui Region Conservation Authority prior to any construction, including roads, on the severed parcel.

Item # 22: S-32-14-L (Saunders)

Speaking to the Application: Fergus Saunders

Discussion:

The subject lands consist of 39+/- acres fronting on Sydenham Road. The proposal is to create a new 4.6+/- acre residential lot with 446 ft. of frontage on Sydenham Road. The retained lot has several existing structures (house, two barns, and two farm buildings) and will be 34.5+/- acres in size. A road report has been received and they have no issues. An MDS report was generated and states that the new lot must be at least 314 ft. from the barns. The new lot will be more than 950 ft. from the existing barns. There appears to be an issue with the entrance spacing, but planning believes this can be resolved.

R. Vandewal of the Committee noted that there should be a condition put in place to ensure that a level entrance is maintained.

RESOLUTION: **C of A: 14:05:20**

Moved by: L. McCullough

Seconded by: K. Gee

THAT the South Frontenac Township Committee of Adjustment hereby approves consent application S-32-14-L by Joe, Fergus & John Saunders, to create a lot addition in concession 7, lot 3, Sydenham Road, District of Loughborough, subject to conditions.

Carried

Application No: S-32-14-L
Owner: Joe Saunders, Fergus Saunders, John Saunders
Location of Property: Concession 7, Lot 3, District of Loughborough, Township of South Frontenac

Purpose of Application: Creation of residential lot
Date of Hearing: June 12, 2014
Date of Decision: June 12, 2014

DECISION: **PROVISIONAL CONSENT GRANTED, subject to conditions**

CONDITIONS

1. An acceptable reference plan or legal description of the severed lands in duplicate, and the deed or instrument conveying the severed lands shall be submitted to the Secretary-Treasurer for review and consent endorsement within a period of one year after the "Notice of Decision" is given under Section 53 (17) or (24) of the Planning Act.
2. The land to be severed by Consent Applications S-32-14-L shall be for a 4.6+/- acre lot with 446 ft. frontage on Sydenham Road.
3. Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. (This includes all taxes levied as of the date of the stamping of the deeds.)
4. In the event that there are abandoned wells located on the property being severed, and the retained property, they be sealed in accordance with the requirements of the Ministry of the Environment and that this work be accomplished prior to the stamping of the deeds.
5. The Township of South Frontenac shall receive 5% of the value of the severed parcel in lieu of parkland pursuant to Chapter P13, Section 51.1 of the Planning Act, R.S.O. 1990 and amended thereto.
6. The surveyor who prepares the reference plan referred to in condition #1 shall also determine by survey the width of the public road abutting the severed and retained lands measured from the centre line of the traveled portion of the road to the lot line of the owner's property. If such width is less than 33 ft., the owner shall dedicate to the Township land along the frontage of the severed and/or retained lands as the case may be in the following manner:
 - a. The land to be dedicated shall be the width required to provide 33 ft. from the centre of the existing travelled road;
 - b. The land to be dedicated shall be described as a separate part on a Reference Plan of Survey to be prepared and deposited at the Owner's expense and filed with the Secretary-Treasurer prior to the stamping of the deeds;
 - c. The Transfer/Deed from the Owner for the land to be dedicated shall be enfrossed in the name of "The Corporation of the Township of South Frontenac", and shall include the following attached to the Transfer/Deed as a Schedule:

The Transferor hereby transfers the lands to the municipality for the purpose of widening the adjacent highway pursuant to Section 31(6) of the Municipal Act, 2001, Chapter 25, as amended.
 - d. The Transfer/Deed for the land to be dedicated shall be registered by the Owner at the Owner's expense;
 - e. The duplicate registered Transfer/Deed for the land to be dedicated together with a letter of opinion of a solicitor qualified to practice law in the Province of Ontario addressed to the Secretary-Treasurer confirming that the municipality acquired good and marketable title to the land free and clear of all liens and encumbrances shall be delivered to the Secretary-Treasurer prior to stamping of Deeds.
7. The applicant shall submit a well driller's report demonstrating potable water pumping capacity of 3.5 gallons per minute sustained over a 6-hour pump test. The applicant shall provide confirmation from a professional hydrologist that the well on the proposed new lot would not detrimentally impact on existing wells within 500 ft. of the new well.
8. The entrance onto Sydenham Road shall be constructed so vehicles enter at a level surface and shall be located at the north end of the new lot.

Item # 23: S-33-14-L (Paudyn)

Speaking to the Application: Magret Paudyn

Discussion:

The subject lands consist of 141.4+/- acres fronting on Desert Lake Road. The proposal is to create a new 15+/- acre residential lot fronting on Desert Lake Road. The retained lot has two existing structures (log cabin, old barn) and will be 115+/- acres. An MDS was considered for this proposal but it was determined that the barn is too far away to be a factor in approval. It should be noted that a 30m setback is required from the wetland. A satisfactory health report has been received.

RESOLUTION: C of A: 14:05:21

Moved by: L. McCullough

Seconded by: K. Gee

THAT the South Frontenac Township Committee of Adjustment hereby approves consent application S-33-14-L by Magret Paudyn, to create a residential lot, in concession 14, lot 3/4, Sydenham Road, District of Loughborough, subject to conditions.

Carried

Application No:	S-33-14-L
Owner:	Magret Paudyn
Location of Property:	Concession 14, Lot 3/4, District of Loughborough, Township of South Frontenac
Purpose of Application:	Creation of residential lot
Date of Hearing:	June 12, 2014
Date of Decision:	June 12, 2014

DECISION: PROVISIONAL CONSENT GRANTED, subject to conditions

CONDITIONS

1. An acceptable reference plan or legal description of the severed lands in duplicate, and the deed or instrument conveying the severed lands shall be submitted to the Secretary-Treasurer for review and consent endorsement within a period of one year after the "Notice of Decision" is given under Section 53 (17) or (24) of the Planning Act.
2. The land to be severed by Consent Applications S-33-14-L shall be for a 15 acre lot with 900ft. frontage on Desert Lake Road.
3. Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. (This includes all taxes levied as of the date of the stamping of the deeds.)
4. In the event that there are abandoned wells located on the property being severed, and the retained property, they be sealed in accordance with the requirements of the Ministry of the Environment and that this work be accomplished prior to the stamping of the deeds.
5. The Township of South Frontenac shall receive 5% of the value of the severed parcel in lieu of parkland pursuant to Chapter P13, Section 51.1 of the Planning Act, R.S.O. 1990 and amended thereto.
6. The surveyor who prepares the reference plan referred to in condition #1 shall also determine by survey the width of the public road abutting the severed and retained lands measured from the centre line of the traveled portion of the road to the lot line of the owner's property. If such width is less than 33 ft., the owner shall dedicate to the Township land along the frontage of the severed and/or retained lands as the case may be in the following manner:
 - a. The land to be dedicated shall be the width required to provide 33 ft. from the centre of the existing travelled road;
 - b. The land to be dedicated shall be described as a separate part on a Reference Plan of Survey to be prepared and deposited at the Owner's expense and filed with the Secretary-Treasurer prior to the stamping of the deeds;
 - c. The Transfer/Deed from the Owner for the land to be dedicated shall be enfrossed in the name of "The Corporation of the Township of South Frontenac", and shall include the following attached to the Transfer/Deed as a Schedule:

The Transferor hereby transfers the lands to the municipality for the purpose of widening the adjacent highway pursuant to Section 31(6) of the Municipal Act, 2001, Chapter 25, as amended.

- d. The Transfer/Deed for the land to be dedicated shall be registered by the Owner at the Owner's expense;
 - e. The duplicate registered Transfer/Deed for the land to be dedicated together with a letter of opinion of a solicitor qualified to practice law in the Province of Ontario addressed to the Secretary-Treasurer confirming that the municipality acquired good and marketable title to the land free and clear of all liens and encumbrances shall be delivered to the Secretary-Treasurer prior to stamping of Deeds.
7. The applicant shall submit a well driller's report demonstrating potable water pumping capacity of 3.5 gallons per minute sustained over a 6-hour pump test. The applicant shall provide confirmation from a professional hydrologist that the well on the proposed new lot would not detrimentally impact on existing wells within 500 ft. of the new well.

Item # 24: S-34-14-L (Walsh)

Speaking to the Application: Michelle Foxton

Discussion:

The subject lands consist of 110+/- acres fronting on Walsh Road. Application S-34-14-L proposes to create a new 5.9+/- acre residential lot with 250ft. of frontage on Walsh Road. The retained lot would be 103 acres in size. The land is extremely wet, low-lying and a hydro easement runs through approximately half of the new lot, limiting its developable area. A surveyed building envelope was submitted with the application, showing a 30m setback from the existing wetland. It is not clear how the access from Walsh Road can be accommodated through the wetland. Planning does not support access through a wetland and questions why an engineer would identify the wetland boundary and not an environmentalist. The applicant's agent asked the Committee to consider that the access to Walsh Road be by an easement over the abutting property (shared access). L. Mills responded that the Official Plan requires that the property have direct access to the public road.

RESOLUTION: C of A: 14:05:22

Moved by: L. McCullough

Seconded by: K. Gee

THAT the South Frontenac Township Committee of Adjustment hereby defers consent application S-34-14-L by Marjorie Walsh, Maureen Sherboneau, Joselyn Archer & Sharon Murphy, to create a new lot, in concession 7, lot 20, Walsh Road, District of Loughborough, subject to conditions.

Deferred

Item # 25: S-35-14-L (Walsh)

Speaking to the Application: Michelle Foxton

Discussion:

Application S-35-14-L proposes to create a new 2.7+/- acre lot with 250ft. of frontage on Walsh Road. The retained lot will be 100+/- acres. The proposed eastern lot line is aligned through an existing dwelling which therefore must be removed. This application cannot be decided on until the issues associated with S-34-14-L are resolved. It is planning's opinion that the creation of two lots is not possible but 1 lot seems appropriate. The roads department has stated that a site meeting will be required before approval is established for both applications. Conservation has no objection to the approval of S-35-14-L provided a condition of approval is made requiring the applicant to obtain permit approval from the CRCA for road/driveway access to Lot 2. Planning suggested that the lot be combined with the lot proposed through S-34-14-L to create only one large lot.

RESOLUTION: C of A: 14:05:23

Moved by: L. McCullough

Seconded by: K. Gee

THAT the South Frontenac Township Committee of Adjustment hereby defers consent application S-35-14-L by Marjorie Walsh, Maureen Sherboneau, Joselyn Archer & Sharon Murphy, to create a new lot, in concession 7, lot 20, Walsh Road, District of Loughborough, subject to conditions.

Deferred

Item # 26: S-38-14-P (Kerr)

Speaking to the Application: Doug Dee (Agent)

Discussion:

The subject lands consist of 60+/- acres fronting on Alton Road. The proposal is to create a new 2+/- acre residential lot with 250 ft. of frontage on Alton Road. The proposed lot and retained lot are currently vacant. This application meets the intent of the Official Plan in terms of location and meets all minimum standards. It will require a zoning amendment to UR1. A satisfactory public health report has been received.

RESOLUTION: C of A: 14:05:24

Moved by: B. Robinson

Seconded by: L. Redden

THAT the South Frontenac Township Committee of Adjustment hereby approves consent application S-38-14-P by Everett Kerr, to create a residential lot, in concession 5, lot 6, Alton Road West, District of Portland, subject to conditions.

Carried

Application No:	S-38-14-P
Owner:	Everett Kerr
Location of Property:	Concession 5, Lot 6, District of Portland, Township of South Frontenac
Purpose of Application:	Creation of residential lot
Date of Hearing:	June 12, 2014
Date of Decision:	June 12, 2014

DECISION: PROVISIONAL CONSENT GRANTED, subject to conditions

CONDITIONS

1. An acceptable reference plan or legal description of the severed lands in duplicate, and the deed or instrument conveying the severed lands shall be submitted to the Secretary-Treasurer for review and consent endorsement within a period of one year after the "Notice of Decision" is given under Section 53 (17) or (24) of the Planning Act.
2. The land to be severed by Consent Applications S-38-14-P shall be for a 2+/- acre lot with 250 ft. frontage on Alton Road.
3. Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. (This includes all taxes levied as of the date of the stamping of the deeds.)
4. In the event that there are abandoned wells located on the property being severed, and the retained property, they be sealed in accordance with the requirements of the Ministry of the Environment and that this work be accomplished prior to the stamping of the deeds.
5. The Township of South Frontenac shall receive 5% of the value of the severed parcel in lieu of parkland pursuant to Chapter P13, Section 51.1 of the Planning Act, R.S.O. 1990 and amended thereto.
6. The surveyor who prepares the reference plan referred to in condition #1 shall also determine by survey the width of the public road abutting the severed and retained lands measured from the centre line of the traveled portion of the road to the lot line of the owner's property. If such width is less than 33 ft., the owner shall dedicate to the Township land along the frontage of the severed and/or retained lands as the case may be in the following manner:
 - a. The land to be dedicated shall be the width required to provide 33 ft. from the centre of the existing travelled road;
 - b. The land to be dedicated shall be described as a separate part on a Reference Plan of Survey to be prepared and deposited at the Owner's expense and filed with the Secretary-Treasurer prior to the stamping of the deeds;
 - c. The Transfer/Deed from the Owner for the land to be dedicated shall be enfrossed in the name of "The Corporation of the Township of South Frontenac", and shall include the following attached to the Transfer/Deed as a Schedule:

The Transferor hereby transfers the lands to the municipality for the purpose of widening the adjacent highway pursuant to Section 31(6) of the Municipal Act, 2001, Chapter 25, as amended.

- d. The Transfer/Deed for the land to be dedicated shall be registered by the Owner at the Owner's expense;
 - e. The duplicate registered Transfer/Deed for the land to be dedicated together with a letter of opinion of a solicitor qualified to practice law in the Province of Ontario addressed to the Secretary-Treasurer confirming that the municipality acquired good and marketable title to the land free and clear of all liens and encumbrances shall be delivered to the Secretary-Treasurer prior to stamping of Deeds.
7. The applicant shall submit a well driller's report demonstrating potable water pumping capacity of 3.5 gallons per minute sustained over a 6-hour pump test. The applicant shall provide confirmation from a professional hydrologist that the well on the proposed new lot would not detrimentally impact on existing wells within 500 ft. of the new well.
 8. The applicant will require a zoning amendment from rural to Urban Residential – First Density Zone.

Item # 27: MV-06-14-S (Schemekau)

Speaking to the Application:

Discussion:

This is a 1.27+/- acre waterfront lot, fronting on Stone Point Road and Dog Lake. The Township's Zoning By-law does not permit accessory buildings to be constructed closer to the front lot line than the principal building. When a waterfront property fronts on a public road and on a waterbody, the road is considered to be the front lot line. The proposal is for the construction of a 25 ft. by 36 ft. garage, to be located 140 ft. from the front lot line, in front of the house. The proposed structure would be well screened by a rise of land and mature tree coverage so the intent is met.

RESOLUTION: C of A: 14:05:25

Moved by: C. Naish

Seconded by: K. Gee

THAT the South Frontenac Township Committee of Adjustment hereby approves minor variance application MV-06-14-S by Heidi Schemekau, to permit construction of a detached garage in the front yard, in concession 8, lot 17, Stone Point Drive, District of Storrington, subject to conditions.

Carried

Application No:	MV-06-14-S
Owner:	Heidi Schemekau (agent)
Location of Property:	Concession 8, Lot 17, District of Storrington, Township of South Frontenac
Purpose of Application:	To vary section 5.24.2 of the Comprehensive Zoning By-law to permit an accessory building in the front yard
Date of Hearing:	June 12, 2014
Date of Decision:	June 12, 2014

CONDITIONS:

1. The variance is limited to the construction of a 25 ft. by 36 ft. garage (storage loft permitted but no living space) to be located 140 ft. from front lot line.
2. No other structures shall be permitted within the 30m setback from the high water mark.
3. Minor variance MV-06-14-S is applicable only to South Frontenac Township Comprehensive Zoning By-law 2003-75 and not to any subsequent zoning by-laws.
4. A building permit is required for all demolition and construction on the property. There shall be no additional development, or demolition of existing structures, on the property without approval from the Township of South Frontenac.

Item # 28: MV-10-14-L (Mundell)

Speaking to the Application: John Mundell

Discussion:

This is a 1.01 acre waterfront parcel with existing structure. There is a right-of-way crossing the property. The proposal is for an addition to the existing dwelling 55 ft. from the high water mark. The addition would constitute a structure with a footprint of 1428 sq. ft. This is a property that was part of a severance in the past to divide a resort so that a number of existing cabins were each contained on a separate parcel. The present zoning, RRC-24, still reflects the former use of the land. The zoning must be amended to reflect new residential use of the land. The addition should be moved back another 13 ft. considering that the land fronts on a highly sensitive portion of the lake. A satisfactory public health report has been received.

RESOLUTION: C of A: 14:05:26

Moved by: L. McCullough

Seconded by: D. Hahn

THAT the South Frontenac Township Committee of Adjustment hereby approves minor variance application MV-10-14-L by John Mundell, to permit addition to the existing structure within 30m of the high water mark, in concession 1, lot 7/8, Poppy Lane, District of Loughborough, subject to conditions.

Carried

Application No: MV-10-14-L
Owner: John Mundell
Location of Property: Concession 1, Lot 7/8, District of Loughborough, Township of South Frontenac
Purpose of Application: To vary section 10.3.1 of the Comprehensive Zoning By-law to permit development within 30m of high water mark.
Date of Hearing: June 12, 2014
Date of Decision: June 12, 2014

CONDITIONS:

1. **The variance is limited to the addition of a dwelling with a 1428 sq. ft. footprint, including any deck, and a loft with a maximum living space of 400 sq. ft. to be located a minimum of 55ft. from the HWM of Loughborough Lake.**
2. **No other structures shall be permitted within the 30m setback from the high water mark.**
3. **Minor variance MV-10-14-L is applicable only to South Frontenac Township Comprehensive Zoning By-law 2003-75 and not to any subsequent zoning by-laws.**
4. **A building permit is required for all demolition and construction on the property. There shall be no additional development, or demolition of existing structures, on the property without approval from the Township of South Frontenac.**
5. **The applicant shall enter into a site plan agreement with the Township to be registered on title, which sets out the Township's environmental and limited service policies, and which specifies that a permit will be required from the Cataraqui Region Conservation Authority for the proposed development, and for any shoreline or in-water works.**
6. **The applicant shall apply for a zoning amendment from RRC-24 to RLSW.**

Item # 29: MV-11-14-L (Terrible)

Speaking to the Application: Joe Bowes (Agent)

Discussion:

This is a 4.63+/- acre waterfront lot with existing dwelling and garage located 75 ft. from the high water mark of Desert Lake (deck approx. 50 ft.). The proposal is to construct a 25 ft. by 3 in. by 9 ft. 6 in. addition to the existing dwelling. It appears to constitute too much development too close to the water. As this is a Highly Sensitive Lake Trout Lake it is recommended that the addition be moved back another 10 ft. from the high water mark. Satisfactory reports have been received from Public Health and Conservation.

RESOLUTION: C of A: 14:05:27

Moved by: L. McCullough

Seconded by: D. Hahn

THAT the South Frontenac Township Committee of Adjustment hereby approves minor variance application MV-11-14-L by Sarah Torrible & Kelly Chesney, to replace part of the structure and add a covered porch within 30m of the high water mark, in concession 14, lot 7, Canoe Lake Road, District of Loughborough, subject to conditions.

Carried

Application No: MV-11-14-L
Owner: Sarah Torrible & Kelly Chesney
Location of Property: Concession 14, Lot 7, District of Loughborough, Township of South Frontenac
Purpose of Application: To vary section 10.3.1 of the Comprehensive Zoning By-law to permit development within 30m of high water mark.
Date of Hearing: June 12, 2014
Date of Decision: June 12, 2014

CONDITIONS:

1. The variance is limited to the addition of a dwelling with a 154 sq. m. footprint, including any deck, and a loft with a maximum living space of 400 sq. ft. to be located a minimum of 22.4 metres from the HWM of Loughborough Lake.
2. No other structures shall be permitted within the 30m setback from the high water mark.
3. Minor variance MV-11-14-L is applicable only to South Frontenac Township Comprehensive Zoning By-law 2003-75 and not to any subsequent zoning by-laws.
4. A building permit is required for all demolition and construction on the property. There shall be no additional development, or demolition of existing structures, on the property without approval from the Township of South Frontenac.
5. The applicant shall enter into a site plan agreement with the Township to be registered on title, which sets out the Township's environmental and limited service policies, and which specifies that a permit will be required from the Cataraqui Region Conservation Authority for the proposed development, and for any shoreline or in-water works.

Item # 30: Adjournment

RESOLUTION: C of A: 14:05:28

Moved by: L. McCullough

Seconded by: D. Hahn

THAT the June 12, 2014 meeting of the South Frontenac Township Committee of Adjustment is hereby adjourned at 9:23 p.m. to reconvene at 7:00 p.m. on Thursday, July 10, 2014 or at the call of the Chair.

Carried