

**TOWNSHIP OF SOUTH FRONTENAC  
COMMITTEE OF ADJUSTMENT**

**MINUTES 15:07  
AUGUST 13, 2015**

**LOCATION:** South Frontenac Municipal Offices, Sydenham

**IN ATTENDANCE:** Ken Gee (Storrington District)  
Mark Schjerner (Loughborough District-C)  
John Sherbino (Loughborough District)  
Ron Sleeth (Storrington District-C)  
Pat Barr (Bedford District-C)  
Bill Robinson (Portland District-C)  
Larry Redden (Portland District)

**ABSENT WITH REGRETS:** David Hahn (Bedford District)

**STAFF:** Lindsay Mills – Secretary-Treasurer/Planner  
Jennie Kapusta – Deputy Secretary Treasurer

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**Item # 1: Call to Order**

**RESOLUTION:** C of A: 15:07:01

Moved by: R. Sleeth

Seconded by: K. Gee

**THAT the August 14, 2015 meeting of the South Frontenac Township Committee of Adjustment is hereby called to order at 7:00 p.m. with Larry Redden in the Chair.**

Carried

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**Item # 2: Adoption of Agenda**

Approved as circulated

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**Item # 3: Declaration of Pecuniary Interest**

None declared.

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**Item # 4: Approval of Minutes**

**RESOLUTION:** C of A: 15:07:02

Moved by: R. Sleeth

Seconded by: K. Gee

THAT the South Frontenac Township Committee of Adjustment hereby approves the minutes of the July 9, 2015 meeting of the Committee, as circulated.

Carried

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**Item # 5: S-36-15-B (607692 Ontario Inc.)**

Speaking to the Application: None

Discussion:

This application was originally brought to the Committee in July 2015 but was deferred until comments from the Chief Building Official were received.

The subject lands consist of 7.3 +/- hectares (18.1 acres) with 380 m. frontage on Arnolds Lane and 580 m. frontage on Birch Lake. The applicant has requested to sever one new residential lot. The proposed lot is 0.9 +/- hectares (2.2 acres) with 131 m. of frontage on Arnolds Lane and 126 m. of frontage on Birch Lake. Chief Building Official was unable to visit the site due to a locked gate at the entrance to Arnolds Lane from Canoe Lake Road. Neither Public Health nor Conservation has any objections.

CBO confirmed appropriate building envelope on the property.

**RESOLUTION: C of A: 15:07:03**

Moved by: P. Barr

Seconded by: B. Robinson

THAT the South Frontenac Township Committee of Adjustment hereby APPROVES consent application S-36-15-L by 607692 Ontario Inc., to create a new lot, in Concession 5I, Part Lot 1, Arnolds Lane, District of Bedford, subject to conditions.

Carried

<b>Application No:</b>	S-36-15-B
<b>Owner:</b>	607692 Ontario Inc.
<b>Location of Property:</b>	Concession 5, Part Lot 1, Arnolds Lane, District of Bedford, Township of South Frontenac
<b>Purpose of Application:</b>	Creation of a new residential waterfront lot together with a right-of-way
<b>Date of Hearing:</b>	July 9, 2015
<b>Date of Decision:</b>	August 13, 2015

**DECISION: PROVISIONAL CONSENT BE 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 Application S-36-15-B shall be for a 0.9 +/- hectare (2.1 acre) lot with a minimum of 130 m. of frontage on Arnolds Lane and 125 m. of frontage on Birch 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 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 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 proposed right-of-way from Canoe Lake Road shall be surveyed and constructed according to the Township's standards for Private Lanes. The lane access shall be recognized on the deeds of the lots to be accessed and the properties over which it passes.
7. The applicant shall enter into a development agreement to be registered on title to the severed and retained parcels which deals with the Township's environmental policies, as well as the requirement for the owner to

**contact the Cataraqui Conservation Authority prior to any development on the property, to determine the need for a permit.**

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**Item # 6: MV-08-15-S (Hackett)**

Speaking to the Application: None

Discussion:

This application was originally brought to the Committee in July 2015 but was deferred until a site visit could be completed by R. Sleeth, L. Mills, CBO B. Gass, and CRCA representative A. Schmidt.

The subject land consists of 0.17 +/- acres with 24.6m frontage on Loughborough Lake. The application is for works already completed on the site without any building permits. These works involved the construction of a 4.5m by 2.5m addition to the southwest side of the existing cottage as well as a 3m by 12m deck, plus foundation works to reinforce the structure. Whether this was the structure of the existing cottage or the addition constructed without a building permit has yet to be determined.

The by-law does not permit the construction of any structures within 30 m of the HWM for the reasons of reducing adverse effects on the environment, maintaining a natural vegetative buffer and aiding in the preservation of the rural character of the Township. Given the 7.0m +/- setback of the original cottage and the size and scale of the addition plus the size and scale of the deck the intent has not been met.

A permit was obtained from the Cataraqui Region Conservation Authority for some works related to the foundation of the cottage but not for the 3m by 12m deck which has also been constructed on site or the 4.5m by 2.5m addition to the southwest side of the existing cottage.

L. Mills, planner recommends denial of the application as submitted for all foundation works, building addition and decks constructed along the front of the cottage for the reason that all the work is too close to the water.

A site visit was completed by R. Sleeth, L. Mills, CBO B. Gass, and CRCA representative A. Schmidt. Based on their report it was decided by the committee that the 3m by 12m deck could remain but the lower railings and stone retaining wall were to be removed and returned to a flower bed.

**RESOLUTION: C of A: 15:07:04**

Moved by: R. Sleeth

Seconded by: K. Gee

**THAT the South Frontenac Township Committee of Adjustment hereby APPROVES minor variance application MV-05-15-S by Ron Hackett, to permit construction within the 30m setback from water, in Concession 1, Part Lot 1, Sandpiper Lane, District of Storrington, subject to conditions.**

Carried

<b>Application No:</b>	MV-08-15-S
<b>Owner:</b>	Ron Hackett
<b>Location of Property:</b>	Concession 1, Part Lot 11, 1001 Sandpiper Lane , Loughborough Lake, District of Storrington, Township of South Frontenac
<b>Purpose of Application:</b>	To vary section 10.3.1 of the Comprehensive Zoning By-law to permit development within 30 m of the HWM of Loughborough Lake
<b>Date of Hearing:</b>	July 9, 2015
<b>Date of Decision:</b>	August 13, 2015

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

CONDITIONS

1. The variance is for the construction of a 3m by 12m deck on the front of the cottage within the 30m setback from the high water mark of Loughborough Lake.
2. No other structures shall be permitted within the 30m setback from the HWM of Loughborough Lake.
3. Minor variance MV-08-15-B 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 may be

required from the Cataraqui Region Conservation Authority for the proposed development, and for any shoreline or in-water works.

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**Item # 7: MV-14-15-B (Siydock)**

Speaking to the Application: Nancy Siydock

Discussion:

This application was originally brought to the Committee in June 2015 but was deferred once until a full report from RVCA could be viewed by the committee.

The subject land consists of 1.73 +/- acres with 33 m frontage on Bobs Lake. The proposal involves moving the existing cottage 1.5 metres closer to the HWM onto newly constructed footings/foundations as well as the construction of a 3 m. by 4.3 m. addition within the 30 m setback from the high water mark of Bobs Lake. The existing cottage is located 26 m. from the HWM and at the top of greater than 30% slope. As such a slope stability study, from an engineering firm, was requested from the applicant in order to address the reduction in setback from top of bank.

The by-law does not permit the construction of any structures within 30 m of the HWM for the reasons of reducing adverse effects on the environment, maintaining a natural vegetative buffer and aiding in the preservation of the rural character of the Township. The proposed location of the relocated cottage and addition is to be 24.4 m. from the HWM of Bobs Lake. The feasibility of this location is to be confirmed with the required engineering study. Should this study confirm feasibility and given the distance from the water of the proposed relocation the intent would be met.

The Chief Building Official visited the site and reviewed the Slope Assessment report provided by Concord Engineering. This report is inconclusive as to the feasibility of the proposal and describes several significant challenges to even completing a proper in-depth site analysis, including complete removal of the cottage and overlying topsoil off-site in order to properly assess the underlying bedrock.

Public Health has no objections.

Rideau Valley Conservation Authority has determined there is no need for a permit from them for the proposed works. An extensive report was completed by the Rideau Valley Conservation Authority which stated that as submitted they were unable the application. It was indicated that should the applicant resolve the issues stated in the report, to the satisfaction of the Conservation authority, the RVCA would be willing to support the application. The applicant requested deferral until they were able to discuss solutions with their engineer.

**RESOLUTION: C of A: 15:07:05**

Moved by: R. Sleeth

Seconded by: K. Gee

**THAT the South Frontenac Township Committee of Adjustment hereby DEFERS minor variance application MV-14-15-B by Mark & Nancy Siydock, to permit construction within the 30m setback from water and 15m from top of bank, in Concession 4, Part Lots 18/19, Sunset Shores Lane, District of Bedford until the site challenges could be resolved to the satisfaction of the RVCA.**

Carried

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**Item # 8: S-36-15-P (Pigion)**

Speaking to the Application:

Discussion:

The subject lands consist of 29.1 +/- hectares (72 acres) with 273 m. frontage on Desert Lake Road. The application is for the addition of a 22.7 +/- hectare (56 acres) lot onto the south side of 3387 Desert Lake Road. There are no sewage disposal systems near the lot addition parcels, and no new entrance required. Therefore reports were not required from Public Health, Roads or Conservation.

**RESOLUTION: C of A: 15:07:06**

Moved by: P. Barr

Seconded by: B. Robinson

**THAT the South Frontenac Township Committee of Adjustment hereby APPROVES consent application S-36-15-P by Barbara Pigion, to create a lot addition, in Concession 14, Part Lot 1, Desert Lake Road, District of Portland, subject to conditions**

Carried

<b>Application No:</b>	S-36-15-P
<b>Owner:</b>	Barbara Pigion
<b>Location of Property:</b>	Concession 14, Part Lot 1, Desert Lake Road, District of Portland, Township of South Frontenac
<b>Purpose of Application:</b>	Creation of a lot addition
<b>Date of Hearing:</b>	August 13, 2015

Date of Decision: August 13, 2015

DECISION: PROVISIONAL CONSENT BE 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 Application S-36-14-P shall be for a 22.7 +/- hectare (56 acres) lot addition only to 3387 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 \$100 in lieu of parkland pursuant to Chapter P13, Section 51.1 of the Planning Act, R.S.O. 1990 and amended thereto.

**Item # 9: S-37-15-L (Brown)**

Speaking to the Application:

Discussion:

The subject lands consist of 14.5 +/- hectares (35.9 acres) with 167 m. frontage on Desert Lake Road. The application is for the addition of a 0.4 acre lot onto the east side of 1105 Sassy Tree Lane. There are no sewage disposal systems near the lot addition parcels, and no new entrance required. Therefore reports were not required from Public Health, Roads or Conservation.

**RESOLUTION: C of A: 15:07:07**

Moved by: B. Robinson

Seconded by: P. Barr

**THAT the South Frontenac Township Committee of Adjustment hereby APPROVES consent application S-37-15-L by Robert Brown, to create a lot addition, in Concession 13, Part Lot 6, Sassy Tree Lane, District of Loughborough., subject to conditions.**

Carried

**Application No:** S-37-15-L  
**Owner:** Wayne & Donna Kincaid  
**Location of Property:** Concession 13, Part Lot 6, Sassy Tree Lane, District of Loughborough, Township of South Frontenac  
**Purpose of Application:** Creation of a lot addition  
**Date of Hearing:** August 13, 2015  
**Date of Decision:** August 13, 2015

DECISION: PROVISIONAL CONSENT BE 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 Application S-37-15-L shall be for a 0.4 acre lot addition only to 1105 Sassy Tree 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 \$100 in lieu of parkland pursuant to Chapter P13, Section 51.1 of the Planning Act, R.S.O. 1990 and amended thereto.

**Item # 10: S-38-15-L (Tremblay)**

Speaking to the Application:

Discussion:

The subject lands consist of 45 +/- hectares (111.3 acres) with 271 m. frontage on Koen Road. The application is for the addition of a 0.8 acre lot onto the north side of 1062 Koen Lane. There are no sewage disposal systems near the lot addition parcels, and no new entrance required. Therefore reports were not required from Public Health, Roads. Conservation has no objections.

**RESOLUTION: C of A: 15:07:08**

Moved by: K. Gee

Seconded by: R. Sleeth

**THAT the South Frontenac Township Committee of Adjustment hereby approves consent application S-38-15-L by Maurice Tremblay, to create a lot addition, in Concession 7, Part Lot 25, Koen Lane, District of Loughborough, subject to conditions.**

Carried

**Application No:** S-38-15-L  
**Owner:** Estate of John F. Koen  
**Location of Property:** Concession 7, Part Lot 25, Koen Lane, District of Loughborough, Township of South Frontenac  
**Purpose of Application:** Creation of a lot addition  
**Date of Hearing:** August 13, 2015  
**Date of Decision:** August 13, 2015

**DECISION: PROVISIONAL CONSENT BE 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 Application S-38-15-L shall be for a 0.8 acre lot addition only to 1062 Koen 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 \$100 in lieu of parkland pursuant to Chapter P13, Section 51.1 of the Planning Act, R.S.O. 1990 and amended thereto.

**Item # 11: S-39-15-L (Burns)**

Speaking to the Application: Gordon Burns

Discussion:

The subject lands consist of 45 +/- hectares (111.3 acres) with 271 m. frontage on Koen Road and 20.2 +/- hectares (50 acres) with 140 metres frontage on Koen Lane. The application is for the addition of a 3.0 +/- hectare (7.3 acre) lot onto the north side of 1104 Koen Lane. There are no sewage disposal systems near the lot addition parcels, and no new

entrance required. Therefore reports were not required from Public Health, or Roads. Conservation has no objections, provided the northern boundary of the proposed lot addition does encroach on the Provincially Significant Wetland.

**RESOLUTION: C of A: 15:07:09**

Moved by: R. Sleeth

Seconded by: K. Gee

**THAT the South Frontenac Township Committee of Adjustment hereby APPROVES consent application S-39-15-S by Gordon Burns, to create a lot addition, in Concession 7, Part Lots 25/26, Koen Lane, District of Loughborough, subject to conditions.**

Carried

**Application No:** S-39-15-L  
**Owner:** Estate of John F. Koen  
**Location of Property:** Concession 7, Part Lot 25/26, Koen Lane, District of Loughborough, Township of South Frontenac  
**Purpose of Application:** Creation of a lot addition  
**Date of Hearing:** August 13, 2015  
**Date of Decision:** August 13, 2015

**DECISION: PROVISIONAL CONSENT BE 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 Application S-39-15-L shall be for a 3.0 +/- hectare (7.3 acre) lot addition only to 1104 Koen Lane. The northern boundary of which must not encroach on the edge of the identified Provincially Significant Wetland.
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 \$100 in lieu of parkland pursuant to Chapter P13, Section 51.1 of the Planning Act, R.S.O. 1990 and amended thereto.

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**Item # 12: S-40-15-B (Hickey)**

Speaking to the Application: Collise Hickey

Discussion:

The subject lands consist of 0.5 +/- acres with 30metres frontage on an unnamed private lane off of Westport Road. The applications are for the addition of a 218 square foot lot onto the north side of a vacant lot (Roll # 1029 010 050 03404) and for the addition of a 0.46 +/- acre lot onto 2472A Westport Road. The net effect of these lot additions will be to create 2 larger lots where there currently are 3 lots. These applications were initiated in order to rectify an issue with a garage being located on a lot with no principal building. There are no sewage disposal systems near the lot addition parcels, and no new entrance required. Therefore reports were not required from Public Health, or Roads. Conservation has no objections.

**RESOLUTION: C of A: 15:07:10**

Moved by: P. Barr

Seconded by: B. Robinson

**THAT the South Frontenac Township Committee of Adjustment hereby APPROVES consent application S-40-15-L by Mary Margaret Collise Hickey, to create a lot addition, in Concession 5, Part Lot 13, Westport Road, District of Bedford, subject to conditions.**

Carried

**Application No:** S-40-15-B  
**Owner:** Mary Margaret Collise Hickey  
**Location of Property:** Concession 5, Part Lot 13, 2472A Westport Road, District of Bedford, Township of South Frontenac  
**Purpose of Application:** Creation of a lot addition  
**Date of Hearing:** August 13, 2015  
**Date of Decision:** August 13, 2015

**DECISION:** **PROVISIONAL CONSENT BE 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 Application S-40-15-B shall be for a 218 square foot lot addition only to the north side of a vacant lot (Roll # 1029 010 050 03404).
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 \$100 in lieu of parkland pursuant to Chapter P13, Section 51.1 of the Planning Act, R.S.O. 1990 and amended thereto.

**Item # 13: S-41-15-B (Hickey)**

Speaking to the Application: Collise Hickey

Discussion:

The subject lands consist of 0.5 +/- acres with 30metres frontage on an unnamed private lane off of Westport Road. The applications are for the addition of a 218 square foot lot onto the north side of a vacant lot (Roll # 1029 010 050 03404) and for the addition of a 0.46 +/- acre lot onto 2472A Westport Road. The net effect of these lot additions will be to create 2 larger lots where there currently are 3 lots. These applications were initiated in order to rectify an issue with a garage being located on a lot with no principal building. There are no sewage disposal systems near the lot addition parcels, and no new entrance required. Therefore reports were not required from Public Health, or Roads. Conservation has no objections.

**RESOLUTION:** **C of A: 15:07:11**

Moved by: P. Barr

Seconded by: B. Robinson

**THAT the South Frontenac Township Committee of Adjustment hereby APPROVES consent application S-41-15-L by Mary Margaret Collise Hickey, to create a lot addition, in Concession 5, Part Lot 13, Westport Road, District of Bedford, subject to conditions.**

Carried

**Application No:** S-41-15-B  
**Owner:** Mary Margaret Collise Hickey  
**Location of Property:** Concession 5, Part Lot 13, 2472A Westport Road, District of Bedford, Township of South Frontenac  
**Purpose of Application:** Creation of a lot addition  
**Date of Hearing:** August 13, 2015  
**Date of Decision:** August 13, 2015

**DECISION:** **PROVISIONAL CONSENT BE 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 Application S-41-15-B shall be for a 0.46 +/-acre lot addition only to 247A Westport 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 \$100 in lieu of parkland pursuant to Chapter P13, Section 51.1 of the Planning Act, R.S.O. 1990 and amended thereto.

**Item # 14: S-42-15-P (Babcock)**

Speaking to the Application: Benson Babcock

Discussion:

The subject lands consist of 6.5 +/- hectares (16 acres) with 375 metres frontage on Holleford Road. The application is for the addition of a 1.7 +/- acre lot onto the west side of 4321 Holleford Road. There are no sewage disposal systems near the lot addition parcel, and no new is entrance required. Therefore reports were not required from Public Health, Roads or Conservation.

**RESOLUTION: C of A: 15:07:12**

Moved by: B. Robinson

Seconded by: P. Barr

**THAT the South Frontenac Township Committee of Adjustment hereby APPROVES consent application S-42-15-P by Benson Babcock, to create a lot addition, in Concession 8, Part Lot 4, Holleford Road, District of Portland, subject to conditions.**

Carried

<b>Application No:</b>	S-42-15-P
<b>Owner:</b>	Benson Babcock
<b>Location of Property:</b>	Concession 8, Part Lot 4, Holleford Road, District of Portland, Township of South Frontenac
<b>Purpose of Application:</b>	Creation of a lot addition
<b>Date of Hearing:</b>	August 13, 2015
<b>Date of Decision:</b>	August 13, 2015

**DECISION: VARIANCE APPROVED, 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 Application S-42-15-B shall be for a 1.7 +/- acre lot addition only to the west side of 4321 Holleford 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 \$100 in lieu of parkland pursuant to Chapter P13, Section 51.1 of the Planning Act, R.S.O. 1990 and amended thereto.

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**Item # 15: S-43-15-P (Babcock)**

Speaking to the Application: Marlene Babcock

Discussion:

The subject lands consist of 17.3 +/- hectares (42.7 acres) with 382 metres frontage on Holleford Road. The application is for the addition of a 3.5 +/- acre lot onto the south side of 4321 Holleford Road. There are no sewage disposal systems near the lot addition parcel, and no new is entrance required. Therefore reports were not required from Public Health, Roads or Conservation.

**RESOLUTION: C of A: 15:07:13**

Moved by: B. Robinson

Seconded by: P. Barr

**THAT the South Frontenac Township Committee of Adjustment hereby APPROVES consent application S-43-15-P by Marlene Babcock, to create a lot addition, in Concession 8, Part Lot 4, Holleford Road, District of Portland, subject to conditions.**

Carried

<b>Application No:</b>	S-43-15-P
<b>Owner:</b>	Marlene Babcock
<b>Location of Property:</b>	Concession 8, Part Lot 4, Holleford Road, District of Portland, Township of South Frontenac
<b>Purpose of Application:</b>	Creation of a lot addition
<b>Date of Hearing:</b>	August 13, 2015
<b>Date of Decision:</b>	August 13, 2015

**DECISION: VARIANCE APPROVED, 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 Application S-43-15-B shall be for a 3.5 +/- acre lot addition only to the west side of 4321 Holleford 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 \$100 in lieu of parkland pursuant to Chapter P13, Section 51.1 of the Planning Act, R.S.O. 1990 and amended thereto.

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**Item # 16: S-44-15-B (Isaacs)**

Speaking to the Application: Marla Isaacs

Discussion:

The subject lands consist of 2.3 +/- hectares (5.6 acres) with 200 metres frontage on Burns Lane North and 206 metres frontage on Bob's Lake. The application is for the addition of a 2.1 +/- acre lot onto the east side of 75A Burns Lane North. There are no sewage disposal systems near the lot addition parcel, and no new is entrance required. Therefore reports were not required from Public Health or Roads. Conservation has no objections.

**RESOLUTION: C of A: 15:07:14**

Moved by: P. Barr

Seconded by: B. Robinson

**THAT the South Frontenac Township Committee of Adjustment hereby DEFERS minor variance application MV-14-15-P by Mark & Nancy Siydock, to permit construction within the 30m setback from the HWM and 15m from top of bank, in Concession V, Part Lot 3, Alton Road, District of Portland, subject to receipt of the RVCA report.**

Carried

**Application No:** S-44-15-B  
**Owner:** Marla Isaacs  
**Location of Property:** Concession 5, Part Lot 26, Burns Lane North, District of Bedford, Township of South Frontenac  
**Purpose of Application:** Creation of a lot addition  
**Date of Hearing:** August 13, 2015  
**Date of Decision:** August 13, 2015

**DECISION:** **VARIANCE APPROVED, 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 Application S-44-15-B shall be for a 2.1 +/- acre lot addition only to the east side of 75A Burns Lane North.**
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 \$100 in lieu of parkland pursuant to Chapter P13, Section 51.1 of the Planning Act, R.S.O. 1990 and amended thereto.**
6. **Prior to the stamping of the deeds for the lot addition 75A Burns Lane North must be rezoned to Recreational Resort Commercial Special Zone 30 (RRC-30) on the east side of Burns Lane North and Limited Service Residential Waterfront (RLSW) on the east side of Burns Lane North. Please see Planner Lindsay Mills to begin this process.**

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**Item # 17: MV-15-15-P (Smida)**

Speaking to the Application: Frank Smida

Discussion:

The subject land consists of 1.5 +/- acres with 193 m frontage on Bobs Lake. The proposal involves squaring off the rear of the existing cottage, by adding approximately 10 ft. by 6.5 ft. of an addition, plus covering and enclosing the deck on the south side of the existing cottage. A second storey is also proposed over the entire existing cottage and 10 ft. by 6.5 ft. rear addition all within the 30 m setback from the high water mark of Verona Lake. The by-law does not permit the construction of any structures within 30 m of the HWM for the reasons of reducing adverse effects on the environment, maintaining a natural vegetative buffer and aiding in the preservation of the rural character of the Township. The existing cottage is located 4.4 metres (14.4 ft.) from Verona Lake on two sides and at the top of the slope. As submitted the application does not meet the intent of the by-law.

The Chief Building Official visited the site and states that given the topography of the site there is very limited space on the property for any renovations. Additionally, the structure of the existing deck could not support the proposed addition/enclosure in its current state. A permit to replace the deck with another deck of the same size and square footage could be issued with no minor variance.

Quinte Conservation authority has no objections to the small rear addition; they DO NOT support the proposal to cover and enclose the south deck; and will only support the addition of a second storey should Public Health determine the EXISTING septic system could service the increased square footage.

Comments from Public Health have yet to be received.

J. Sherbino wants to be careful not to set a precedent for large expansions close to the water with the second story addition; therefore he could only support the small rear deck enclosure.

R. Sleeth agrees with J. Sherbino and is amenable to deferral in order to allow applicant time to adjust his proposal to incorporate the recommendations of the Conservation Authority and the Committee.

L. Redden agrees second story proposal is too much, too close to the water.

Mr. Smida stated Conservation did not want the enclosed deck and he was ok with just covering the deck. He also said Public Health gave approval to the entire proposal and provided a copy of the approval document. This document had not been provided to the Committee prior to the meeting.

**RESOLUTION: C of A: 15:07:15**

Moved by: P. Barr

Seconded by: B. Robinson

**THAT the South Frontenac Township Committee of Adjustment hereby DEFERS minor variance application MV-15-15-P by Frank Smida, to permit construction within the 30m HWM, in Concession 11, Part Lot 8, Storms Lane, District of Portland, until a suitable adjustment to the proposal can be reached.**

Carried**Item # 17: MV-15-15-P (Smida)**

Speaking to the Application: Frank Smida

Discussion:

The subject land consists of 0.8 +/- acres with 35 m frontage on Bobs Lake. The proposal involves the construction of an 8 ft. by 28 ft. front deck plus a 12 ft. by 20 ft. side deck all within the 30 m setback from the high water mark of Bobs Lake. The by-law does not permit the construction of any structures within 30 m of the HWM for the reasons of reducing adverse effects on the environment, maintaining a natural vegetative buffer and aiding in the preservation of the rural character of the Township. The existing cottage is located 24.6 metres from the HWM. The proposed side and rear decks are intended to aid in a safer access to the existing stairs down to the water, and as such are no wider than required along the front of the cottage. As submitted the application meets the intent of the by-law.

The Chief Building Official visited the site and has no objections provided a building permit is applied for and obtained prior to any construction beginning.

Comments from Conservation have yet to be received.

Comments from Public Health and Roads were not required.

P. Barr visited site and is concerned with the proximity to the slope along with possible lot coverage.

**RESOLUTION: C of A: 15:07:15**

Moved by: P. Barr

Seconded by: B. Robinson

**THAT the South Frontenac Township Committee of Adjustment hereby DEFERS minor variance application MV-16-15-B by Carl Wagar, to permit construction within the 30m HWM, in Concession 3, Part Lots 23/24, Meadow Lane, District of Bedford, until comments from conservation have been received.**

Carried**Item # 20: Other Business**

L. Redden concerned with policy of applicants adding to and/or adjusting applications after submitting. It causes confusion amongst the committee members as to exactly what is being proposed and makes it hard to make a decision.

J. Sherbino agrees and wants a policy to formalise the amendment process.

M. Schjerning wants better coordination on timing bringing applications to the committee to reduce instances of deferral. Also, would like to consider moving agendas etc. to civic web, similar to council meetings, rather than just via email due to size of attachments.

**Item # 21: Adjournment****RESOLUTION: C of A: 15:06:15**

Moved by: P. Barr

Seconded by: D. Hahn

**THAT the July 9, 2015 meeting of the South Frontenac Township Committee of Adjustment is hereby adjourned at 8:35 p.m. to reconvene at 7:00 p.m. on Thursday, August 13, 2014 or at the call of the Chair.**

Carried


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 Larry Redden  
Chair

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 Lindsay Mills

