

**TOWNSHIP OF SOUTH FRONTENAC
COMMITTEE OF ADJUSTMENT**

**MINUTES 15:10
NOVEMBER 12, 2015**

LOCATION: South Frontenac Municipal Offices, Sydenham

IN ATTENDANCE: Ken Gee (Storrington District)
Ron Sleeth (Storrington District-C)
Pat Barr (Bedford District-C)
Larry Redden (Portland District)
Bill Robinson (Portland District-C)

ABSENT WITH REGRETS: David Hahn (Bedford District)
Mark Schjerning (Loughborough District-C)
John Sherbino (Loughborough District)

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

Table of Contents

Item # 1: Call to Order	1
Item # 2: Adoption of Agenda.....	1
Item # 3: Declaration of Pecuniary Interest.....	1
Item # 4: Approval of Minutes.....	1
Item # 5: S-62-15-B (Downing).....	2
Item # 6: S-63-15-S (2290998 Ontario Inc.)	4
Item # 7: S-64-15-P (Lavin).....	4
Item # 8: S-65-15-L (Young)	4
Item # 9: MV-25-15-B (Burrows).....	6
Item # 10: MV-26-15-S (Somerville)	7
Item # 11: MV-27-15-L (Tibble).....	8
Item # 12: MV-28-15-B (645520 Ontario Inc.)	8
Item # 13: MV-29-15-L (Amey)	9
Item # 14: Other Business.....	10
Item # 15: Adjournment	10

Item # 1: Call to Order

RESOLUTION: C of A: 15:10:01

Moved by: P. Barr

Seconded by: B. Robinson

THAT the November 12, 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

Item # 2: Adoption of Agenda

Approved as circulated

Item # 3: Declaration of Pecuniary Interest

None declared.

Item # 4: Approval of Minutes

RESOLUTION: C of A: 15:10:02

Moved by: K. Gee

Seconded by: R. Sleeth

THAT the South Frontenac Township Committee of Adjustment hereby approves the minutes of the October 8, 2015 meeting of the Committee, as circulated.

Carried

Item # 5: S-62-15-B (Downing)

Speaking to the Application: Chris Clark

Discussion:

The subject lands consist of 54 +/- hectares (134 acres) with frontage on Wolfe Lake Road and Westport Road. The property is developed with a hobby farm including a single family dwelling and agricultural outbuildings. The application is for the creation of a 35.5 +/- hectare agricultural lot with frontage on Wolfe Lake Road and Westport Road. Public Health has no objections. Comments from Conservation were not required.

RESOLUTION: C of A: 15:10:03

Moved by: P. Barr

Seconded by: B. Robinson

THAT the South Frontenac Township Committee of Adjustment hereby APPROVES consent application S-62-15-B by Alison Downing, to create a new lot, in Concession 12, Part Lot 21/22, Wolfe Lake Road, District of Bedford, subject to conditions.

Carried

Application No:	S-62-15-B
Owner:	Alison Downing
Location of Property:	Concession 12, Lot 21/22, 116B Wolfe Lake Road, District of Bedford, Township of South Frontenac
Purpose of Application:	Creation of a new lot
Date of Hearing:	November 12, 2015
Date of Decision:	November 12, 2015

DECISION: PROVISIONAL CONSENT GRANTED, subject to conditions

CONDITIONS

1. An acceptable reference plan or legal description of the severed lands in duplicate [*Registry Act, s.81, Land Titles Act, s. 150*], 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 [*Planning Act, s. 53(41)*] after the "Notice of Decision" is given [*Planning Act, ss. 53(17) and 53(24)*].
2. The land to be severed by Consent Application S-62-15-B shall be for a 35.5 +/- hectare lot, with a minimum 76m road frontage on both Westport Road and Wolfe 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 [*Planning Act, s. 51(1)*].
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.

Item # 6: S-63-15-S (2290998 Ontario Inc.)

Speaking to the Application: Gary Beach

Discussion:

The subject lands consist of 30 +/- hectares (75 acres) with 550 m frontage on Burnt Hills Road and 975m frontage on Dog Lake. The property is developed with a single family dwelling and outbuildings. The application is for the creation of a 15 +/- acre residential lot with 243m frontage on Dog Lake.

Public Health has no objections.

The conservation authority (Rideau Waterway Development Review Team) has no objection to the approval of the application provided that a minimum 50 metre setback from water is imposed for all development. They recommend rezoning the new lot to a site specific zone to achieve this setback. As the new lot will require rezoning from Residential Waterfront to Limited Service Residential Waterfront as a condition of the severance this should be easy to facilitate.

Email from Leslie Wood and Ian Duke of Annclyff Lane read out in the meeting: concerns over the number of lots created, the conditions of the existing lane and impact of potential future development on condition of lane and who will be financially responsible for repairs and the potential disruption to the natural area and impact on protected species. Mr. Beach said he was surprised at this letter and indicated he had talked to the Annclyff Lane Association prior to the meeting and they had no complaints or concerns at that time.

Email from the Osborne Lane Association read out in the meeting: They want to make sure that any new lots created require the new owners to join the lane association to ensure continuity of maintenance along the lane. L. Mills responded that the Township cannot force the new owners to participate in the lane association.

K. Gee & R. Sleeth visited the site and have no issues regarding the access along Osborne Lane. They are in agreement with the conservation recommendation of a special 50m setback for development and are in favour of approval.

RESOLUTION: C of A: 15:10:04

Moved by: R. Sleeth

Seconded by: K. Gee

THAT the South Frontenac Township Committee of Adjustment hereby APPROVES consent application S-63-15-S by 2290998 Ontario Inc., to create a new lot, in Concession 10, Part Lot 20/21, OsborneLane, District of Storrington, subject to conditions.

Carried

Application No:	S-63-15-S
Owner:	2290998 Ontario Inc.
Location of Property:	Concession 10, Lot 20/21, Burnt Hills Road, District of Storrington, Township of South Frontenac
Purpose of Application:	Creation of a new waterfront lot together with a right-of-way
Date of Hearing:	November 12, 2015
Date of Decision:	November 12, 2015

DECISION: PROVISIONAL CONSENT GRANTED, subject to conditions

CONDITIONS

1. An acceptable reference plan or legal description of the severed lands in duplicate [*Registry Act, s.81, Land Titles Act, s. 150*], 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 [*Planning Act, s. 53(41)*] after the "Notice of Decision" is given [*Planning Act, ss. 53(17) and 53(24)*].
2. The land to be severed by Consent Application S-63-15-B shall be for a 24 +/- hectare lot, with a minimum 76m frontage on Christel Lane and a minimum 91 m frontage on Dog 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 [Planning Act, s. 51(1)].
6. The existing Osborne Lane and newly oriented Christel Lane will be surveyed and constructed according to the Township’s standards for private lanes along the length of the frontage of the lot created through Consent Application S-63-15-S. The lane access shall be recognized on the deeds of the lots to be accessed and the property over which it passes.
7. Prior to the stamping of the deeds, the lot created through Consent Application S-63-15-S must be rezoned to Limited Service Residential Waterfront (RLSW). Please see Planner Lindsay Mills to begin this process.
8. 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, including the setback requirement from the tributaries, 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 to determine the need for a permit.

Item # 7: S-64-15-P (Lavin)

Speaking to the Application: Bob Brown (Agent)

Discussion:

This is a resubmit of an application originally submitted in April 2014. Conditional approval was granted at that point but the application lapsed.

The subject lands consist of 1.27+/- acres fronting on First Lake Road and Depot Creek. Ms. Lavin’s property is comprised of vacant waterfront lot, and a parcel that had been identified as a right-of-way for access to an island property. The vacant parcel’s best use is as a parking area. It has been determined that the right-of-way strip has merged with the vacant lot to the south. Ms. Lavin is proposing to sell the island, along with mainland access, but first wishes to add a portion of the “right-of-way” parcel to a developed property to the north. This will result in the northern parcel (6054 Frist Lake Road) continuing to have access to the dwelling on that property, and the southern parcel being sold together with the island property. Another access will be required off of First Lake Road, and this has been approved by the Township Roads Department.

Although both lots involved in this application are undersized, the proposed lot addition does not make the situation worse, and in fact, enlarges the developed lot to a more appropriate size for a waterfront lot.

Comments were not required from public health or conservation.

RESOLUTION: C of A: 15:10:05

Moved by: P. Barr

Seconded by: B. Robinson

THAT the South Frontenac Township Committee of Adjustment hereby APPROVES consent application S-64-15-P by Virginia Lavin , to create a lot addition, in Concession 11, Part Lot 19, First Lake Road, District of Portland, subject to conditions.

Carried

Application No:	S-64-15-P
Owner:	Virginia Lavin
Location of Property:	Concession 11, Lot 19, 6054 First Lake Road, District of Portland, Township of South Frontenac
Purpose of Application:	Creation of a lot addition
Date of Hearing:	November 12, 2015
Date of Decision:	November 12, 2015

DECISION: PROVISIONAL CONSENT GRANTED, subject to conditions

CONDITIONS

1. An acceptable reference plan or legal description of the severed lands in duplicate [Registry Act, s.81, Land Titles Act, s. 150], 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 [Planning Act, s. 53(41)] after the "Notice of Decision" is given [Planning Act, ss. 53(17) and 53(24)].

2. The land to be severed by Consent Application S-64-15-P shall be for a 16,000+/- sq. ft. lot addition only to 6054 First 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.
6. The applicant shall obtain an entrance permit for a new entrance onto the retained parcel prior to the stamping of the deed.

Item # 8: S-65-15-L (Young)

Speaking to the Application: Clarence Young

Discussion:

The subject lands consist of 80 +/- hectares (200 acres) fronting on Leland Road and Dean Smith Road. The land is developed with a single family dwelling and agricultural outbuildings that have their access from Leland Road. The application is for the creation of a 7.1 +/- acre parcel which has 107 m frontage along and is accessible only from Dean Smith Road. This parcel is currently undeveloped and used for agricultural purposes. There is a large wetland area that separates this parcel from the rest of the farm property.

Public health has no objections. Conservation has no objections.

The Roads department stated that the lot is very low and possible flooding may occur along with drainage issues but that there is sufficient distance and location along the roadway for an entrance.

RESOLUTION: C of A: 15:10:06

Moved by: R. Sleeth

Seconded by: K. Gee

THAT the South Frontenac Township Committee of Adjustment hereby APPROVES consent application S-65-15-L by Clarence Young, to create a new lot, in Concession 8, Part Lot 25, Leland Road, District of Loughborough subject to conditions.

Carried

Application No:	S-65-15-L
Owner:	Clarence Young
Location of Property:	Concession 8, Lot 25, 422 Leland Road, District of Loughborough, Township of South Frontenac
Purpose of Application:	Creation of a new lot
Date of Hearing:	November 12, 2015
Date of Decision:	November 12, 2015

DECISION: PROVISIONAL CONSENT GRANTED, subject to conditions

CONDITIONS

1. An acceptable reference plan or legal description of the severed lands in duplicate [*Registry Act, s.81, Land Titles Act, s. 150*], 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 [*Planning Act, s. 53(41)*] after the "Notice of Decision" is given [*Planning Act, ss. 53(17) and 53(24)*].
2. The land to be severed by Consent Application S-65-15-P shall be for a 7.1 +/- acre lot with a minimum 76 m frontage on Dean Smith 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 [Planning Act, s. 51(1)].
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:
- f) The land to be dedicated shall be the width required to provide 33 ft. from the centre of the existing travelled road;
 - g) 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;
 - h) 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.

 - i) The Transfer/Deed for the land to be dedicated shall be registered by the Owner at the Owner's expense;
 - j) 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 a potable water pumping capacity of 3.5 gallons per minute sustained over a 6-hour pump test.

Item # 9: MV-25-15-B (Burrows)

Speaking to the Application: Johanna Burrows

Discussion:

The subject land consists of 6.35 +/- acres with 94 m of frontage on Bobs Lake. The land is currently developed with a newly constructed single family dwelling approximately 31 from the HWM of Bobs Lake along with an older cottage located approximately 20m from the HWM of Bobs Lake. The proposal involves retaining the older cottage on its existing site but removing the front (water-side) screened porch to increase the setback from the water, along with an interior conversion and change of use of the cottage into a storage building. The applicant was given a building permit for the new dwelling on the condition of obtaining a demolition permit for the existing structure. The applicant was granted permission to retain the existing structure until completion of the new dwelling in order to have a place to stay/store things during construction. Approximately three years ago the applicant had explored this option prior to obtaining any building permits but it was not approved at Council; only the temporary use permit allowing the retention of the original cottage during construction was approved.

The zoning 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. Also, no accessory structures are permitted forward of any principle building. The proposed location of the accessory building is more than 1km from the public road, behind the existing dwelling and surrounded by trees.

CBO has no objections.

The conservation authority (RVCA) does not support the application as submitted. They acknowledge that while removal of the front portion of the existing cottage would improve the setback from the water they agree with the initial intent of the municipality to remove the existing structure once the construction of the new cottage was completed. They stated that should an amended proposal that addresses the municipal requirement to meet the 30 metre setback or when the existing cottage is removed there were several environmental best management practices they wished to be included in that approval.

P. Barr visited the site and can see both sides, the building is well constructed and has already had the sink removed to begin the conversion into a storage building. As the building has been there for a number of years any potential damage likely has already been done. This is not a sensitive trout lake either and we recently gave permission for another cottage on a sensitive trout lake to be moved closer to the water.

R. Sleeth wondered if it would not be possible to make the existing cottage into a state that would unusable as a dwelling.

L. Redden felt there was sufficient space on the lot for the existing building to be moved or a new accessory building to be constructed well outside the 30 metre setback.

J. Burrows stated that there had been no conditions regarding demolition of the existing cottage on the building permit for the new cottage. She explained the proposal to remove the front porch entirely and stated that all the plumbing had been removed from the building. As the newly constructed cottage has no basement she really needs to use this building to store all the outside accessories such as kayaks and other water sports stuff. Finally, since the building has been there since 1964 and is still in such good condition it would be a shame to just garbage the building.

P. Barr wants to ensure the woodstove and chimney are also removed as well as the beds/sleeping areas to ensure it could not be used for accommodation in the future.

R. Sleeth moves to defer until the December 10, 2015 meeting to allow more committee members to visit the site and comment on the application.

RESOLUTION: C of A: 15:10:07

Moved by: R. Sleeth

Seconded by: P. Barr

THAT the South Frontenac Township Committee of Adjustment hereby DEFERS minor variance application MV-25-15-B by Johanna Burrows, to permit construction within the 30 metre setback from water, in Concession 7, Part Lot 35, Driftwood Lane, District of Bedford, until more members are able to visit the site.

Carried

Item # 10: MV-26-15-S (Somerville)

Speaking to the Application: Allan & Pamela Somerville

Discussion:

The subject land consists of 4 +/- hectares (10 acres) with 130 m frontage on Little Cranberry Lake. The land is currently developed with two trailers, a shed and an outhouse. The proposal involves the removal of the larger trailer and the construction of a single family dwelling (51ft. by 35ft. with front deck (50ft. by 10ft) on the same location, a minimum of 21m from the HWM. 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 removal of the trailer brings the property into conformity with the zoning by-law as it does not permit trailers as dwellings. The topography of the property, the location of the existing lane in conjunction with the location indicated as ideal for the septic system limits the ability of the applicant to locate the cottage any farther from the water.

Public health has no objections. Conservation has no objections, but has indicated the applicant will need a permit from them prior to construction.

R. Sleeth & K. Gee visited the site and are both in favour of the application as submitted. There is lots of room on the site and the land slopes away from the water.

RESOLUTION: C of A: 15:10:08

Moved by: R. Sleeth

Seconded by: K. Gee

THAT the South Frontenac Township Committee of Adjustment hereby APPROVES minor variance application MV-26-15-S by Allan & Pamela Somerville, to permit construction within the 30 metre setback from water and 15 metre top of bank setback, in Concession 11, Part Lot 34, Stafford Lane, District of Storrington, subject to conditions.

Carried

Application No:	MV-26-15-S
Owner:	Allan & Pamela Somerville
Location of Property:	Concession 11, Part Lot 34, Stafford Lane, District of Storrington, 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 the HWM and Section 5.6.1 to permit development within 15m of top of bank
Date of Hearing:	November 12, 2015
Date of Decision:	November 12, 2015

DECISION: VARIANCE APPROVED, subject to conditions

CONDITIONS

- 1. The variance is for the construction of a 51 ft. by 35 ft. single family dwelling, plus a 50 ft. by 10 ft. front deck, a minimum of 21 metres from the HWM of Little Cranberry Lake.**
- 2. Minor variance MV-26-15-S is applicable only to South Frontenac Township Comprehensive Zoning By-law 2003-75 and not to any subsequent zoning by-laws.**

- 3. 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.
- 4. 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 Conservation Authority for the proposed development, and for any shoreline or in-water works.

Item # 11: MV-27-15-L (Tibble)

Speaking to the Application: Philip Tibble

Discussion:

The subject land consists of 1.2 +/- acres with 84m of frontage on North Shore Road and 84m of frontage on Loughborough Lake. The land is currently undeveloped. The proposal involves the construction of a 40ft. by 56ft. single family dwelling, including a 10ft. wide rear deck, a minimum of 10m from the front property line along North Shore Road and a minimum of 10m from top of bank.

The by-law does not permit the construction of any structures within the 20m front yard setback for the reason of aiding in the preservation of the rural character of the Township. The proposal situates the dwelling outside the required 30m setback from the HWM. The size, shape and topography of the existing lot limit the ability of the applicant to meet all required setbacks outlined in the zoning by-law.

Public health has no objections. Conservation has no objections, but has indicated the applicant will need written permission prior to development taking place.

RESOLUTION: C of A: 15:10:09

Moved by: R. Sleeth

Seconded by: K. Gee

THAT the South Frontenac Township Committee of Adjustment hereby APPROVES consent application MV-27-15-L by Brian Peters & Pietje Smith, to permit construction within the 20 metre front yard setback and 15 metre top of bank setback, in Concession 6, Part Lot 21, North Shore Road, District of Loughborough, subject to conditions.

Carried

Application No: MV-27-15-L
Owner: Brian Peters & Pietje Smith
Location of Property: Concession 6, Part Lot 21, North Shore Road, District of Loughborough, Township of South Frontenac
Purpose of Application: To vary Section 8.3.1 of the Comprehensive Zoning By-law to permit development within 20m front yard setback and Section 5.6.1 to permit development within 15m of top of bank
Date of Hearing: November 12, 2015
Date of Decision: November 12, 2015

DECISION: VARIANCE APPROVED, subject to conditions

CONDITIONS

- 1. The variance is for the construction of a 40 ft. by 56 ft. single family dwelling, including a 10 ft. wide rear deck, a minimum of 10 metres from the front property line along North Shore Road and a minimum of 10 metres from top of bank.
- 2. Minor variance MV-27-15-L is applicable only to South Frontenac Township Comprehensive Zoning By-law 2003-75 and not to any subsequent zoning by-laws.
- 3. 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.
- 4. 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 Conservation Authority for the proposed development, and for any shoreline or in-water works.

Item # 12: MV-28-15-B (645520 Ontario Inc.)

Speaking to the Application: Roxanne Darling

Discussion:

The subject land consists of 0.63 +/- acres with 100m of frontage on Wolfe Lake. The land is currently developed with 2 single family dwellings and an accessory building. The proposal involves demolition of the accessory building and one of the existing dwellings, plus the construction of a new 1400 square foot footprint single family dwelling a minimum of 17m from the HWM and a new 24ft by 25ft accessory building a minimum of 17.5m from the HWM of Wolfe 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 proposal increases the setback of one of the dwellings from a minimum of 2m from the HWM to a minimum of 17m from the HWM. The applicant is also relocating and upgrading the septic system to meet current standards as required by Public Health.

Public health has no objections.

The conservation authority (RVCA) does not object to the proposal as submitted provided the owners submit an application for approval for structural and site alterations to the RVCA and a number of best site management practices are undertaken.

P.Barr is ok with the proposal as it improves the situation on the site.

RESOLUTION: C of A: 15:10:10

Moved by: B. Robinson

Seconded by: P. Barr

THAT the South Frontenac Township Committee of Adjustment hereby APPROVES minor variance application MV-28-15-B by 645520 Ontario Inc., to permit construction within the 30 metre setback from water, in Concession 9, Part Lot 25, Belknap Lane, District of Bedford, subject to conditions.

Carried

Application No:	MV-28-15-B
Owner:	645520 Ontario Ltd. (in Trust) Bruce Maynard
Location of Property:	Concession 9, Part Lot 25, Belknap Lane, District of Bedford, Township of South Frontenac
Purpose of Application:	To vary section 10.3.1 of the Comprehensive Zoning By-law to permit development within 30 m of the HWM
Date of Hearing:	November 12, 2015
Date of Decision:	November 12, 2015

DECISION: VARIANCE APPROVED, subject to conditions

CONDITIONS

1. **The variance is for the construction of a 1400 square foot footprint single family dwelling, plus a 24 ft. by 25 ft. accessory building to be located a minimum of 17 metres from the HWM of Wolfe Lake.**
2. **Minor variance MV-28-15-B is applicable only to South Frontenac Township Comprehensive Zoning By-law 2003-75 and not to any subsequent zoning by-laws.**
3. **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.**
4. **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 Rideau Valley Conservation Authority for the proposed development, and for any shoreline or in-water works.**

Item # 13: MV-29-15-L (Amey)

Speaking to the Application: Sarah Amey

Discussion:

The subject land consists of 0.72 +/- acres with 48m of frontage on Wolfe Lake and 42 of frontage on Cronk Lake. The land is currently developed with a single family dwelling and accessory buildings. The proposal involves the construction of a 30ft. by 44ft. accessory building a minimum of 4.5m from the front lot line.

The by-law does not permit the construction of any structures within the 20m front yard setback for the reason of aiding in the preservation of the rural character of the Township. Also, no accessory structures are permitted in forward of any principal building. There is a large rock ridge that runs along the front property line which shields the property and limits the visual impact of the proposed building, additionally there is a rock ridge which runs through the site between the

existing garage and proposed accessory building. The building has to be forward of the principal building as the principal building is less than 5m from the rear property line.

RESOLUTION: C of A: 15:10:11

Moved by: P. Barr

Seconded by: B. Robinson

THAT the South Frontenac Township Committee of Adjustment hereby APPROVES minor variance application MV-29-15-L by Sarah Amey, to permit construction within the 20 metre front yard setback, in Concession 9, Part Lot 8, Bedford Road, District of Loughborough, subject to conditions.

Carried

Application No: MV-29-15-L
Owner: Sarah Amey
Location of Property: Concession 9, Part Lot 8, 5938 Bedford Road, District of Loughborough, Township of South Frontenac
Purpose of Application: To vary section 8.3.1 of the Comprehensive Zoning By-law to permit development within the 20m front yard setback and section 5.24.2 to permit an accessory building in front of the principal building
Date of Hearing: November 12, 2015
Date of Decision: November 12, 2015

DECISION: VARIANCE APPROVED, subject to conditions

CONDITIONS

1. The variance is for the construction of a 30 ft. by 44 ft. accessory building to be located a minimum of 4 metres from the front lot line of 5938 Bedford Road.
2. Minor variance MV-29-15-L is applicable only to South Frontenac Township Comprehensive Zoning By-law 2003-75 and not to any subsequent zoning by-laws.
3. 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 # 14: Other Business

Item # 15: Adjournment

RESOLUTION: C of A: 15:10:12

Moved by: P. Barr

Seconded by: B. Robinson

THAT the November 12, 2015 meeting of the South Frontenac Township Committee of Adjustment is hereby adjourned at 7:55 p.m. to reconvene at 7:00 p.m. on Thursday, December 10, 2015 or at the call of the Chair.

Carried

Larry Redden
Chair

Lindsay Mills
Secretary-Treasurer