

**TOWNSHIP OF SOUTH FRONTENAC  
COMMITTEE OF ADJUSTMENT**

**MINUTES 15:02  
MARCH 12, 2015**

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

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

**ABSENT WITH REGRETS:** Ken Gee (Storrington District)  
Lindsay Mills – Secretary-Treasurer/Planner

**STAFF:** Jennie Kapusta – Deputy Secretary Treasurer

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**Item # 1: Call to Order**

**RESOLUTION:** C of A: 15:02:01

Moved by: M. Schjerner

Seconded by: J. Sherbino

**THAT the February 12, 2015 meeting of the South Frontenac Township Committee of Adjustment is hereby called to order at 7:05 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: 15:02:02

Moved by: R. Sleeth

Seconded by: J. Sherbino

**THAT the South Frontenac Township Committee of Adjustment hereby approves the minutes of the December 11, 2014 meeting of the Committee, as circulated.**

Carried

**Item # 5: S-06-15-B (McCulloch ventures)**

Speaking to the Application: Sylvia Coburn

Discussion:

The subject lands consist of 22.9 +/- hectares (56 acres) with 370 m. frontage on Westport Road. The application is for a 2.14 hectare (5.3 acre) addition onto the east side of a waterfront property owned by 2242728 Ontario Inc. which fronts onto Gardener 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. Decision on the application must be deferred until agencies can attend the site to provide comments.

**RESOLUTION: C of A: 15:02:03**

Moved by: D. Hahn

Seconded by: P. Barr

**THAT the South Frontenac Township Committee of Adjustment hereby defers Consent application S-06-15-B by McCulloch Ventures, to create a lot addition, in Concession X, Part Lot 21, Westport Road, District of Bedford, until agency comments have been received or at the call of the Chair.**

Carried

**Item # 6: S-07-15-B (McCulloch Ventures)**

Speaking to the Application: Sylvia Coburn

Discussion:

The subject lands consist of 22.9 +/- hectares (56 acres) with 370 m. frontage on Westport Road. The application is for the creation of a new 1.2 +/- hectare (3 acre) waterfront residential lot. Conservation, Public Health and CBO have requested deferral of the application until such time a full inspection of the subject property can be made.

This application is part of set of applications by McCulloch Ventures and 2242728 Ontario Inc. and will be considered along with the other applications. Decision on the application must be deferred until agencies can attend the site to provide comments.

**RESOLUTION: C of A: 15:02:04**

Moved by: P. Barr

Seconded by: D. Hahn

**THAT the South Frontenac Township Committee of Adjustment hereby defers Consent application S-07-15-B by McCulloch Ventures, to create a right-of-way, in Concession X, Part Lot 21, Westport Road, District of Bedford, until agency comments have been received or at the call of the Chair.**

Carried

**Item # 7: S-08-15-B (McCulloch Ventures)**

Speaking to the Application: Sylvia Coburn

Discussion:

The subject lands consist of 22.9 +/- hectares (56 acres) with 370 m. frontage on Westport Road. The application is for the creation of a new right-of-way from Westport Road. Conservation, Public Health and CBO have requested deferral of the application until such time a full inspection of the subject property can be made.

This application is part of set of applications by McCulloch Ventures and 2242728 Ontario Inc. and will be considered along with the other applications. Decision on the application must be deferred until agencies can attend the site to provide comments.

**RESOLUTION: C of A: 15:02:05**

Moved by: D. Hahn

Seconded by: P. Barr

**THAT the South Frontenac Township Committee of Adjustment hereby defers Consent application S-08-15-B by McCulloch Ventures, to create a new waterfront residential lot, in Concession X, Part Lot 21, Westport Road, District of Bedford, until agency comments have been received or at the call of the Chair.**

Carried

**Item # 8: S-09-15-B (McCulloch Ventures)**

Speaking to the Application: Sylvia Coburn

Discussion:

The subject lands consist of 22.9 +/- hectares (56 acres) with 370 m. frontage on Westport Road. The application is for the creation of a new 1.2 +/- hectare (3 acre) waterfront residential lot. Conservation, Public Health and CBO have requested deferral of the application until such time a full inspection of the subject property can be made.

This application is part of set of applications by McCulloch Ventures and 2242728 Ontario Inc. and will be considered along with the other applications. Decision on the application must be deferred until agencies can attend the site to provide comments.

**RESOLUTION: C of A: 15:02:06**

Moved by: P. Barr

Seconded by: D. Hahn

**THAT the South Frontenac Township Committee of Adjustment hereby defers Consent application S-09-15-B by McCulloch Ventures, to create a right-of-way, in Concession X, Part Lot 21, Westport Road, District of Bedford, until agency comments have been received or at the call of the Chair.**

Carried

**Item # 9: S-10-15-B (McCulloch Ventures)**

Speaking to the Application: Sylvia Coburn

Discussion:

The subject lands consist of 22.9 +/- hectares (56 acres) with 370 m. frontage on Westport Road. The applications are for the creation of a new right-of-way from Westport Road. Conservation, Public Health and CBO have requested deferral of the application until such time a full inspection of the subject property can be made.

This application is part of set of applications by McCulloch Ventures and 2242728 Ontario Inc. and will be considered along with the other applications. Decision on the application must be deferred until agencies can attend the site to provide comments.

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

Moved by: D. Hahn

Seconded by: P. Barr

**THAT the South Frontenac Township Committee of Adjustment hereby defers Consent application S-10-15-B by McCulloch Ventures, to create a new waterfront residential lot, in Concession X, Part Lot 21, Westport Road, District of Bedford, until agency comments have been received or at the call of the Chair.**

Carried

**Item # 10: S-11-15-B (2242728 Ontario Inc.)**

Speaking to the Application: Sylvia Coburn

Discussion:

The subject lands consist of 2.6 +/- hectares (6.5 acres) with 185 m. frontage on Wolfe Lake. The applicant has requested to sever a new 1.2 +/- hectare (3 acre) lot with 91 metres of frontage on Wolfe Lake together with a right-of-way from Westport Road. Conservation, Public Health and CBO have requested deferral of the application until such time a full inspection of the subject property can be made. Decision on the application must be deferred until agencies can attend the site to provide comments.

**RESOLUTION: C of A: 15:02:08**

Moved by: P. Barr

Seconded by: D. Hahn

THAT the South Frontenac Township Committee of Adjustment hereby defers Consent application S-11-15-B by 2242728 Ontario Inc., to create a new waterfront residential lot, in Concession X, Part Lot 21, Westport Road, District of Bedford, until agency comments have been received or at the call of the Chair.

Carried

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**Item # 12: S-05-12-B (RLJ Investments Inc.)**

Speaking to the Application: Hugh Taylor

Discussion:

The subject lands consist of 32.4 hectares (80 acres) with 174 m. frontage on Bobs Lake Road. The applicant has requested to create an extension to an existing right-of-way (McEwen Lane) in order to facilitate access to a land locked waterfront parcel owned by Thomas Sutton. The proposed right-of-way extension would be 20 +/- metres in length and surveyed to new lane standards width of 20 metres. While the application was only for a 20 metre extension to the existing right-of-way Rideau Valley Conservation Authority commented that should any improvements or upgrades be required to the existing lane to facilitate construction of the new section, the applicant was to be advised that permits would be required from RVCA, especially where McEwen Lane crosses two watercourses along its length.

**RESOLUTION: C of A: 15:02:09**

Moved by: D. Hahn

Seconded by: P. Barr

THAT the South Frontenac Township Committee of Adjustment hereby approves consent application S-12-15-B by RLJ Investments Inc., to create an extension to an existing right-of-way, in Concession II, Part Lot 23, Bobs Lake, District of Bedford, subject to conditions.

Carried

<b>Application No:</b>	S-12-15-B
<b>Owner:</b>	RLJ Investments Inc.
<b>Location of Property:</b>	Concession II, Part Lot 23, Bobs Lake Road, District of Bedford, Township of South Frontenac
<b>Purpose of Application:</b>	Creation of an extension to an existing right-of-way
<b>Date of Hearing:</b>	March 12, 2015
<b>Date of Decision:</b>	March 12, 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-12-15-L shall be for a 20 +/- metre length right-of-way extension to McEwen 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 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 new lane shall be surveyed and constructed according to the Township's standards for new private lanes. The lane access shall be recognized on the deeds of the lots to be accessed and the property over which it passes.
6. The existing lane may be subject to improvements to bring it up to existing lane standards at the discretion of the Township once it can be properly inspected.

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**Item # 13: S-13-15-L (Boulangier)**

Speaking to the Application: Claude Boulangier

Discussion:

The subject lands consist of 16,285 +/- sq. metres (4 acres) with 200 m. frontage on Sill's Bay Road. The applicant has requested to sever one new residential lot. The proposed lot is 8,000 +/- sq. metre 2.0 acres) with 76 m. of frontage on Sill's Bay Road. Public Health and CBO have requested deferral of the application until such time a full inspection of the subject property can be made. The Roads Department has approved the new possible entrance subject to conditions.

**RESOLUTION: C of A: 15:02:10**

Moved by: J. Sherbino

Seconded by: M. Schjerning

**THAT the South Frontenac Township Committee of Adjustment hereby defers consent application S-13-15-L by Claude Boulangier & Anne-Marie Blasko, to create a new residential lot, in Concession VI, Part Lot 8, Sills Bay Road, District of Loughborough, until agency comments have been received or at the call of the Chair.**

Carried

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**Item # 13: Other Business**

Requested that any Committee member who has a planned absence please notify the Deputy Secretary-Treasurer in advance of the meeting.

Confirmed ability to email agenda packages to R. Sleeth and M. Schjerning.

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**Item # 14: Adjournment****RESOLUTION: C of A: 15:02:11**

Moved by: R. Sleeth

Seconded by: M. Schjerning

**THAT the February 12, 2015 meeting of the South Frontenac Township Committee of Adjustment is hereby adjourned at 7:45 p.m. to reconvene at 7:00 p.m. on Thursday, April 9, 2014 or at the call of the Chair.**

Carried


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 Larry Redden  
 Chair

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 Lindsay Mills  
 Secretary-Treasurer