

**TOWNSHIP OF SOUTH FRONTENAC
COMMITTEE OF ADJUSTMENT**

**MINUTES 15:08
SEPTEMBER 10, 2015**

LOCATION: South Frontenac Municipal Offices, Sydenham

IN ATTENDANCE: Ken Gee (Storrington District)
Mark Schjerning (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)
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: 15:08:01

Moved by: M. Schjerning

Seconded by: J. Sherbino

THAT the September 10, 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: 15:08:02

Moved by: J. Sherbino

Seconded by: M. Schjerning

THAT the South Frontenac Township Committee of Adjustment hereby approves the minutes of the August 13, 2015 meeting of the Committee, as circulated.

Carried

Item # 5: 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.

Public Health has no objections to the application as submitted, and states that the existing septic system could accommodate the increase in square footage living space.

The applicant has agreed to remove a second story addition from the proposal and to cantilever the roof over the deck rather than use the front deck as a support structure. In addition the applicant has agreed to remove the deck on the west side of the cottage as a trade off for the increase in square footage proposed with enclosing the rear section. These changes will be reflected in the conditions of the variance.

RESOLUTION: C of A: 15:08:03

Moved by: B. Robinson

Seconded by: P. Barr

THAT the South Frontenac Township Committee of Adjustment hereby APPROVES minor variance application MV-15-15-P by Frank Smida, to permit construction within the 30m setback from water, in Concession 11, Part Lot 8, Storms Lane West, District of Portland, subject to conditions.

Carried

Application No:	MV-15-15-P
Owner:	Frank Smida
Location of Property:	Concession 11, Part Lot 8, 1090 Storms Lane North , Verona Lake, District of Portland, 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 HWN and section 5.8.2.2 to permit development within 15m of the top of bank
Date of Hearing:	August 13, 2015
Date of Decision:	September 10, 2015

DECISION: VARIANCE APPROVED, subject to conditions

CONDITIONS:

1. The variance is for the construction of a 10 ft. by 6.5 ft. single storey addition to the existing cottage, plus a roofline extension to cover the 8 ft. by 20 ft. existing south deck a minimum of 4.4m from Verona Lake.
2. Prior to the issuance of a building permit for the rear addition or roofline extension, the applicant shall remove the deck along the western side of the building.
3. No other structures shall be permitted within the 30m setback from the HWM or within the 15m setback from top of bank.
4. Minor variance MV-15-15-B is applicable only to South Frontenac Township Comprehensive Zoning By-law 2003-75 and not to any subsequent zoning by-laws.
5. 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.

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

Item # 6: S-46-15-S (LaRocque)

Speaking to the Application: Robert LaRocque

Discussion:

The subject lands consist of 44.5 +/- hectares (110 acres) with 932 metres frontage on Lower Round Lake Road/Round Lake Road. The applicant has requested to sever one new residential lot. The proposed lot is 2 acres with 91 metres frontage on Lower Round Lake Road.

The Public Works department specified a certain location for the entrance but does not object to the application. Public health has no objections. Comments were not required from Conservation.

RESOLUTION: C of A: 15:08:04

Moved by: K. Gee

Seconded by: J. Sherbino

THAT the South Frontenac Township Committee of Adjustment hereby APPROVES consent application S-46-15-S by Robert LaRocque, to create a new lot, in Concession 9, Part Lot 2, Round Lake Road, District of Storrington, subject to conditions.

Carried

Application No: S-46-15-S
Owner: Eunice Muriel Sleeth
Location of Property: Concession 9, Part Lot 2, 2862 Round Lake Road, District of Storrington, Township of South Frontenac
Purpose of Application: Creation of a new lot
Date of Hearing: September 10, 2015
Date of Decision: September 10, 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-46-15-S shall be for an 8,000 +/- sq. metre (2.0 acre) lot with a minimum of 91 m. of frontage on Lower 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 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 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, 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.

Item # 7: S-47-15-B (Stinson)

Speaking to the Application: Tom Stinson

Discussion:

The subject lands consist of 0.75 +/- acres with 25 m. frontage on Thirteen Island Lake. The applicant has requested to create a 15 foot right-of-way along the water’s edge.

The CBO has no objections. Conservation has no objections. Comments were not required from Public Health or Roads.

RESOLUTION: C of A: 15:08:05

Moved by: D. Hahn

Seconded by: P. Barr

THAT the South Frontenac Township Committee of Adjustment hereby APPROVES consent application S-47-15-B by Glenna , to create a right-of-way, in Concession 1, Part Lot 2, Old Thirteen Island Lake Lane, District of Storrington, subject to conditions.

Carried

Application No:	S-47-15-S
Owner:	Glenna Asselstine
Location of Property:	Concession 1, Part Lot 2, 610 Old Thirteen Island Road, District of Storrington, Township of South Frontenac
Purpose of Application:	Creation of a right-of-way
Date of Hearing:	September 10, 2015
Date of Decision:	September 10, 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 proposed right-of-way shall be surveyed at a width of 15 feet and be for the use as a footpath only. The right-of-way access shall be recognized on the deed of the lot to be accessed and the property over which it passes.

Item # 8: S-48-15-B, S-49-15-B, S-50-15-B (Campbell)

Speaking to the Application:

Discussion:

The subject lands consist of 6.0 +/- hectares (14.8 acres) with 683 m. frontage on Canoe Lake. The applicant has requested to sever three waterfront lots. The proposal for Lot 1 is for a 1.6 +/- hectare (4.0 acre) lot with 230 m. of frontage on Canoe Lake. The proposal for Lot 2 is for a 1.8 +/- hectare (4.5 acre) lot with 91 m. of frontage on Canoe Lake. The proposal for Lot 3 is for a 1.4 +/- hectare (3.4 acre) lot with 91 m. of frontage on Canoe Lake. Access to the proposed lots and the retained will be via the existing entrance for 1125 James Wilson Road. The applicant will bring the existing driveway up to Township lane standards in order to facilitate this access. As Canoe Lake is a Moderately

Sensitive Trout Lake (Not at Capacity) the applicant provided a preliminary environmental impact assessment, completed by Ontario Lake Assessments, as part of his application. This preliminary EIA indicated no concerns with respect to flooding or erosion.

Conservation has requested an increased setback of 60 metres for applications S-48-15-B, S-49-15-B and S-50-15-B due to concerns with water quality of Canoe Lake and its Trout Lake status.

Public health has no objections.

L. Mills, planner noted the proposed lots would require rezoning to RLSW from Rural. Additionally, all buildings and trailers on the existing property will need to either be removed or brought into compliance with the zoning by-law.

P. Barr questioned as to whether or not the current swimming area was in fact on public land or private property. Additionally, had concerns over possible Hydro One and Bell Canada lines buried in the vicinity.

D. Hahn said he was surprised at the number of people that currently use the “public beach” and supports continued use and access to this swimming area. He proposed that if required all potential road widening could be taken from the Campbell property as opposed to equal portions on both side of the travelled road as is the current standard practice. An alternative proposal D. Hahn suggested to accommodate this continued use should the road widening not take sufficient land to make this a true public access space, was to take actual land for parkland rather than the usual cash-in-lieu of parkland for such severances.

Robert Lovelace, of 1294 James Wilson Road, said he uses the swim area as common land access as does Councillor Ross Sutherland. As far as he is aware it is the only Public Beach access on Eel Lake. He wishes the Township to exercise the right it has to create a common space in this area as people already use it as such. He suggested that the Committee approve the proposed severances but retain this corner as a public park.

P. Barr had concerns over the sightlines and liability the Township would have in making this area a designated public space given its proximity to the traveled portion of the roadway; similar to the informal boat launch on the other side of the causeway. Additional concerns over proximity to driveway entrance for #1147 James Wilson Road. Her suggestion was to let the lot survey determine the boundary of the road vs. the private property.

L. Mills suggested possible deferral on this item until the matter of whether Council would be agreeable to assuming responsibility for a small park in this area. R. Sleeth agreed with this suggestion of deferral given the number of unanswered questions that had been raised.

Paul McKay, of 2642 Devil Lake Road, says he is a daily swimmer at this location and also supports the proposition of deferral on this item. He agrees with the earlier suggestion by D. Hahn that the Township should take actual land for the parkland rather than the cash-in-lieu option. He said the current owners have even left feces on the beach to try and discourage public use of the beach area. He said this has been a long standing argument over rights of access in this area. He supports the 60m setback for development proposed by the Cataraqui Conservation Authority.

RESOLUTION: C of A: 15:08:06

Moved by: P. Barr

Seconded by: D. Hahn

THAT the South Frontenac Township Committee of Adjustment hereby DEFERS consent application S-48-15-B by James Campbell, to create a new lot, in Concession 5, Part Lot 6, James Wilson Road, District of Bedford until concerns regarding ownership of beach access can be verified via survey and parkland vs. road widening to address access if required.

Carried

RESOLUTION: C of A: 15:08:07

Moved by: D. Hahn

Seconded by: P. Barr

THAT the South Frontenac Township Committee of Adjustment hereby DEFERS consent application S-49-15-B by James Campbell, to create a new lot, in Concession 5, Part Lot 6, James Wilson Road, District of Bedford until concerns regarding ownership of beach access can be verified via survey and parkland vs. road widening to address access if required.

Carried

RESOLUTION: C of A: 15:08:08

Moved by: P. Barr

Seconded by: D. Hahn

THAT the South Frontenac Township Committee of Adjustment hereby DEFERS consent application S-50-15-B by James Campbell, to create a new lot, in Concession 5, Part Lot 6, James Wilson Road, District of Bedford until concerns regarding ownership of beach access can be verified via survey and parkland vs. road widening to address access if required.

Carried

Item # 9: MV-16-15-B (Gurr)

Speaking to the Application: Ethan Gurr

Discussion:

The subject land consists of 5.65 +/- acres with 130 m frontage on Devils Lake. The proposal involves the construction of a 28 ft. by 26 ft. garage with a height of 24.9 feet to allow for loft storage space. The by-law does not permit accessory buildings to be higher than 19.7 feet. The proposed garage is to be located 15 feet from Ironwood Lane and would be well screened by trees. As submitted the application meets the intent of the by-law.

Conservation has no objections as the proposed garage is outside the 30 metre setback. Comments from Conservation were not required. Public Health has no objections to the additional bathroom facilities proposed.

D. Hahn says that the proposal would be in keeping with other structures already in existence along the lane and he has no objections.

RESOLUTION: C of A: 15:08:09

Moved by: D. Hahn

Seconded by: P. Barr

THAT the South Frontenac Township Committee of Adjustment hereby APPROVES minor variance application MV-16-15-B by Ethan Gurr, to permit an increase in height of accessory buildings, in Concession 14, Part Lot 10, Ironwood Lane, District of Bedford, subject to conditions.

Carried

Application No:	MV-17-15-B
Owner:	Paul & Kathleen Brotto
Location of Property:	Concession 14, Part Lot 10, 39 Ironwood Lane , Devil Lake, District of Bedford, Township of South Frontenac
Purpose of Application:	To vary section 10.3.2 of the Comprehensive Zoning By-law to permit an increase in height of accessory buildings
Date of Hearing:	September 10, 2015
Date of Decision:	September 10, 2015

DECISION: VARIANCE APPROVED, subject to conditions

CONDITIONS

1. **The variance is for the construction of a 28 ft. by 26 ft. garage with a maximum height of 24.9 ft. (storage loft permitted but no living space).**
2. **Minor variance MV-17-15-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 Cataraqui Region Conservation Authority for the proposed development, and for any shoreline or in-water works.**

Item # 10: MV-18-15-B (Vandesande)

Speaking to the Application:

Discussion:

The subject land consists of 1.1 +/- acres with 45 m frontage on Bobs Lake. The proposal involves the construction of a 14 ft. by 23 ft. screen porch addition approximately 21 metres (69 ft.) 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 proposed addition would not encroach any farther on the lake than the existing cottage. As submitted the application meets the intent of the by-law.

Comments from Conservation have not been received.

Public Health has no objections.

RESOLUTION: C of A: 15:08:10

Moved by: P. Barr

Seconded by: D. Hahn

THAT the South Frontenac Township Committee of Adjustment hereby DEFERS minor variance application MV-18-15-B by Ed Vandesande, to permit construction within the 30m setback from the HWM, in Concession 19, Part Lot 19, Rainbow Lane, District of Bedford, until conservation comments have been received.

Carried

Item # 11: MV-19-15-B (Bakker)

Speaking to the Application: Gordon Burns

Discussion:

The subject land consists of 1.0 +/- acres with 51 m frontage on Bobs Lake. The proposal involves the construction of a 14 ft. by 29 ft. deck addition 24 m (80 ft.) from the high water mark of Wolfe Lake, and a 14 ft. diameter gazebo 12 m (40 ft.) 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 proposed deck addition at 24 m from the lake would be keeping with the definition of a minor variance; however the gazebo at 12 m would be twice as close to the lake. While screened by trees, there is no significant reason it could not be located farther from the water. As submitted the application does not meet the intent of the by-law.

Comments from Conservation have not been received.

Comments from Public Health were not required.

L. Mills supports the deck addition but not the gazebo as it is too close to the high water mark. D. Hahn and J. Sherbino concur with position.

RESOLUTION: C of A: 15:08:11

Moved by: D. Hahn

Seconded by: P. Barr

THAT the South Frontenac Township Committee of Adjustment hereby DEFERS consent application MV-19-15-B by John Bakker, to permit construction within the 30m setback from the HWM, in Concession 11, Part Lot 24, Saunders Lane, District of Bedford, until comments from conservation have been received.

Carried

Item # 12: MV-20-15-P (Reid)

Speaking to the Application: Brian Reid

Discussion:

The subject land consists of 2.1 +/- acres with 70 m frontage on Howes Lake. The proposal involves the construction of a 20 ft. by 24 ft. accessory building 18 m (59 ft.) from the high water mark of Howes 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 proposed accessory building would not be encroaching on the lake any more than the existing cottage and would be 18 m from the water. As submitted the application meets the intent of the by-law.

Conservation objects to the proposal as submitted stating that the proposed building would be less than 15 m from the 1:100 flood plain. They marked this boundary on the property and indicated that should the applicant be able to move the proposed building rear of that line they would support the proposal.

Comments from Public Health were not required.

CBO B. Gass visited the site and says there is room to rotate the proposed garage to fit in between the two existing buildings while still maintaining required clearances. This would serve to increase the setback from the HWM required by Quinte Conservation Authority.

The applicant was agreeable to this idea or even the possibility of reducing the overall size of the proposed garage.

RESOLUTION: C of A: 15:08:12

Moved by: P. Barr

Seconded by: B. Robinson

THAT the South Frontenac Township Committee of Adjustment hereby APPROVES consent application Mv-20-15-P by Brian Reid, to permit construction within the 30m setback from the HWM, in Concession 13, Part Lot 7, Lloyd Lane South, District of Portland, subject to conditions.

Carried

Application No: MV-20-15-P
Owner: Eve-Ann Reid & Robert Brian Reid
Location of Property: Concession 13, Part Lot 7, 1044 Lloyd Lane South, Howes Lake, District of Portland, 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: September 10, 2015
Date of Decision: September 10, 2015

DECISION: **VARIANCE APPROVED, subject to conditions**

CONDITIONS

1. **The variance is for the construction of a 20 ft. by 24 ft. accessory building a minimum of 15 metres from the HWM of Howes Lake.**
2. **Minor variance MV-20-15-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 Quinte Authority for the proposed development, and for any shoreline or in-water works.**

Item # 14: MV-21-15-S (Turnbull)

Speaking to the Application:

Discussion:

The subject land consists of 2.4 +/- acres with 51 m frontage on Bobs Lake. The proposal involves the construction of a 14 ft. by 26 ft. addition, plus an 18 ft. by 8 ft. deck 15 m (50 ft.) from the high water mark of Loughborough 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 proposed addition would be set towards the rear of the existing dwelling, would not be encroaching on the lake any more than the existing structure and would be 15 m from the water. As submitted the application meets the intent of the by-law.

Neither Public Health nor Conservation has any objections.

L. Mills supports proposed cottage and deck additions. However, it was discovered upon a site visit that the applicant had recently constructed a covered fish cleaning station less than 3m from the water. This is required to be moved outside the 30m setback prior to the issuance of a building permit for the addition.

J. Sherbino supports the planning position.

RESOLUTION: **C of A: 15:08:13**

Moved by: R. Sleeth

Seconded by: K. Gee

THAT the South Frontenac Township Committee of Adjustment hereby APPROVES minor variance application MV-21-15-S by Stephen Turnbull, to permit construction within the 30m setback from the HWM, in Concession 10, Part Lot 4, Bayview Lane, District of Storrington, subject to conditions.

Carried

Application No: MV-21-15-S
Owner: Stephen & Victoria Turnbull
Location of Property: Concession 10, Part Lot 4, 19B Bayview Lane, Loughborough Lake, 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 30 m of the HWM
Date of Hearing: September 10, 2015
Date of Decision: September 10, 2015

DECISION: **VARIANCE APPROVED, subject to conditions**

CONDITIONS

1. The variance is for the construction of a 14 ft. by 26 ft. addition, plus an 18 ft. by 8 ft. deck a minimum of 15 metres from the HWM of Loughborough Lake.
2. Minor variance MV-21-15-B is applicable only to South Frontenac Township Comprehensive Zoning By-law 2003-75 and not to any subsequent zoning by-laws.
3. Prior to the issuance of a building permit for the addition or the deck, the applicant shall relocate the 8 ft. by 4 ft. covered fish cleaning station to at least 30 m from the high water mark of Loughborough Lake.
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 Conservation Authority for the proposed development, and for any shoreline or in-water works.

Item # 20: Other Business

M. Schjerner 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. Also, concerns regarding timing of distribution of agenda packages to committee members. L. Mills stated that packages can be available the Friday prior to the scheduled meeting.

Item # 21: Adjournment

RESOLUTION: C of A: 15:08:14

Moved by: K. Gee

Seconded by: R. Sleeth

THAT the September 10, 2015 meeting of the South Frontenac Township Committee of Adjustment is hereby adjourned at 8:30 p.m. to reconvene at 7:00 p.m. on Thursday, October 8, 2014 or at the call of the Chair.

Carried

Larry Redden
Chair

Lindsay Mills
Secretary-Treasurer