

**TOWNSHIP OF SOUTH FRONTENAC
COMMITTEE OF ADJUSTMENT/LAND DIVISION COMMITTEE
MINUTES 12:07
JULY 12, 2012**

LOCATION: South Frontenac Municipal Offices, Sydenham

IN ATTENDANCE: Larry York, (Storrington District)
Ken Gee (Storrington District)
Ron Vandewal (Loughborough District)
Len McCullough (Loughborough District)
Larry Redden (Portland District)
Bill Robinson (Portland District)
Mark Tinlin (Bedford District)

ABSENT WITH REGRETS: David Hahn (Bedford District)

STAFF & CONSULTANTS: Lindsay Mills – Secretary-Treasurer/Planning Coordinator
Anne Levac – Assistant Secretary-Treasurer

RESOLUTIONS & BUSINESS:

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Item #1: Call to Order

RESOLUTION: C of A: 12:07:01

Moved by: L. McCullough

Seconded by: W. Robinson

THAT the July 12, 2012 meeting of the South Frontenac Township Committee of Adjustment is hereby called to order at 7:00 p.m. with Ron Vandewal in the Chair.

Carried

Item #2: Adoption of Agenda
Adopted as circulated

Item #3: Declaration of Pecuniary Interest
None

Item #4: Approval of Minutes

RESOLUTION: C of A: 12:07:02

Moved by: K. Gee

Seconded by: L. York

THAT the minutes of the June 14, 2012 meeting of the South Frontenac Township Committee of Adjustment are approved as circulated.

Carried

Item #5: S-09-12-P (Murphy)

Speaking to the Application: Evan Murphy, applicant; Reg Genge, Ontario Lake Assessments

Discussion

The subject lands consist of 45+/- acres with frontage on Colebrooke Road and on Bradford Road. The property is developed with a single family dwelling and a detached garage. The CRCA reviewed a preliminary Environmental Impact Assessment carried out by Ontario Lake Assessment which outlined 3 possible scenarios for creating a lot on the Bradford Road side. All of these options would result in the creation of only one lot, incorporating all of the Bradford Road frontage, to limit the potential access to the provincially significant wetland located in the middle of the property. The CRCA indicated that they had a preference for the option which would result in the southern lot line of the new lot being several metres from the wetland; however, they would be satisfied with any of these options, including incorporating all of the wetland within the new lot. Public Health had not yet inspected the site because of the uncertainty of the CRCA's report and the applicant's ultimate plan. Mr. Murphy has indicated that he prefers to sever the property more or less in half, so that the lot line of the Bradford Road lot would incorporate all of the wetland. On that basis, Public Health was asked to inspect the site to determine suitability for a septic system. This approval has been given provided that the system is located near the road. Before the deed is finalized, a draft reference plan will need to be approved by CRCA to confirm that all of the wetland is included within the new lot.

RESOLUTION: C of A: 12:07:03

Moved by: L. Redden

Seconded by: W. Robinson

THAT the South Frontenac Township Committee of Adjustment hereby approves consent application S-09-12-P, as amended, by Evan Murphy, to create a lot in concession 5, lot 11, Bradford Road, District of Portland, subject to conditions.

Carried

Application No:	S-09-12-P
Owner:	Evan Murphy
Location of Property:	Concession 5, Lot 11, District of Portland, Township of South Frontenac
Purpose of Application:	Creation of 20+ acre residential lot
Date of Hearing:	March 8, 2012
Date of Decision:	July 12, 2012

DECISION: PROVISIONAL CONSENT GRANTED, subject to conditions

CONDITIONS

1. **An acceptable reference plan or legal description of the severed lands, 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-09-12-P shall be for a 20+ acre lot, with 250+ ft. frontage on Bradford Road. The severed parcel shall include all of the frontage on Bradford Road, and the southern lot line of the severed parcel shall be the southern limit, plus 30m, of the wetland that divides the original subject property.**
3. **A draft reference plan shall be submitted to the Cataraqui Region Conservation Authority for confirmation that the required setback from the wetland has been maintained.**
4. **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.)**
5. **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.

6. 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.
7. 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 land 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.
8. The applicant shall submit a well driller's report demonstrating a potable water pumping capacity of 3.5 gallons per minute sustained over a 6-hour pump test.

Item #6: S-40-12-B (Byles/Robinson)

Discussion

The subject property consists of 5.52+/- acres with frontage on Green Bay of Bob's Lake, and on a private lane. It is developed with two seasonal dwellings and two privies. Because this property is located on a highly sensitive part of Bob's Lake, a representative of the Ministry of the Environment was asked to comment. He has indicated that, in general, he can support the application provided that one of the existing cottages is removed, and that updated sewage disposal systems are installed on both the severed and retained parcels.

The Rideau Valley Conservation Authority has indicated general approval, provided that a recently constructed roadway is at least partly re-vegetated, since it is largely built within the 30m setback from the lake, and that measures be taken to ensure erosion control, limited lake access, etc. It is believed that a building site can be found on the property, but not at the top of the bank as originally intended by the applicants. A surveyed building envelope would need to be id prior to the deed being stamped.

Public Health has commented, but we have not yet received anything in writing from MOE, and will therefore need to continue to defer this application.

RESOLUTION: C of A: 12:07:04

Moved by: W. Robinson

Seconded by: M. Tinlin

THAT the South Frontenac Township Committee of Adjustment hereby defers consent application S-40-12-B by Glen & Sharon Byles and Gordon & Jane Robinson, to create a lot in concession 5, lot 19, District of Bedford, pending written confirmation from the Ministry of the Environment that they have no objection, and determination as to whether any additional studies are required.

Carried

Item #7: MV-02-12-L (Allen)

Speaking to the Application: Greg Allen

Discussion

The applicants' property consists of approximately 2 acres, with frontage on Canoe Lake Road and Mitchell Creek. It is developed with a single family dwelling, and an accessory building. The dwelling is located within the 30m setback from the high water mark. It is the applicants' proposal that the existing screened porch be removed, and that a new, smaller porch be constructed, 80 ft. at its closest point from the water. The applicants are also proposing to construct a second storey on the dwelling, which would not be closer to the water than the existing dwelling. A report had not been received from Public Health prior to the June meeting, but it is now available and is supportive.

RESOLUTION: C of A: 12:07:05

Moved by: L. McCullough

Seconded by: K. Gee

THAT the South Frontenac Township Committee of Adjustment hereby approves variance application MV-02-12-L by Greg & Carol Allen, to permit second storey addition to dwelling in concession 14, lot 7, District of Loughborough, subject to conditions.

Carried

Application No:	MV-02-12-L
Owner:	Greg & Carol Allen
Location of Property:	Pt. Lot 7, Concession 14, Mitchell Creek, District of Loughborough, Township of South Frontenac
Purpose of Application:	To vary section 5.10.2 and 10.3.1 of the Comprehensive Zoning By-law to permit increase in height within 30m of the high water mark
Date of Hearing:	June 14, 2012
Date of Decision:	July 12, 2012

DECISION: VARIANCE APPROVED, subject to conditions

CONDITIONS:

- 1. The variance is limited to construction of a 7 ft. x 19 ft. screened porch a minimum of 80 ft. from the high water mark, and a second storey on the existing dwelling. The porch which existed as of the date of this application shall be removed.**
- 2. Minor variance MV-02-12-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 policies, and which specifies that a permit will be required from the Cataraqui Region Conservation Authority for any docks, and shoreline or in-water works.**

REASON FOR DECISION: The variance has been approved by staff and agencies, and the proposal maintains the intent of the official plan and zoning by-law.

Item #8: S-42-12-L (Gordon)

Speaking to the Application: Sally Gordon

Discussion

The subject lands consist of 93+/- acres with frontage on Rutledge Road. Sheila Lane runs through the property to access several waterfront properties. There are currently two dwellings on the property – one at #2430 and one at #2496. The proposed severance, of approximately 18

acres, will include the dwelling at 2430, thus leaving only 1 dwelling per lot. Entrances already exist to both of these dwellings.

RESOLUTION: C of A: 12:07:06

Moved by: L. McCullough

Seconded by: L. York

THAT the South Frontenac Township Committee of Adjustment hereby approves consent application S-42-12-L by Sally Gordon to create a residential lot with existing dwelling, in concession 5, lot 7, District of Loughborough, subject to conditions.

Carried

Application No:	S-42-12-L
Owner:	Sally Gordon
Location of Property:	Concession V, Lot 7, Rutledge Road, District of Loughborough, Township of South Frontenac
Purpose of Application:	Creation of residential lot, with existing dwelling
Date of Hearing:	July 12, 2012
Date of Decision:	July 12, 2012

DECISION: PROVISIONAL CONSENT GRANTED, subject to conditions

CONDITIONS

1. An acceptable reference plan or legal description of the severed lands, 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 -12-L shall be for an 18+/- acre lot with existing dwelling at 2430 Rutledge Road.
3. Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. (This includes all taxes levied as of the date of the stamping of the deeds.)
4. In the event that there are abandoned wells located on the property being severed, and the retained property, they be sealed in accordance with the requirements of the Ministry of the Environment and that this work be accomplished prior to the stamping of the deeds.
5. The Township of South Frontenac shall receive 5% of the value of the severed parcel, as though it were vacant, in lieu of parkland pursuant to Chapter P13, Section 51.1 of the Planning Act, R.S.O. 1990 and amended thereto.
6. The surveyor who prepares the reference plan referred to in condition #1 shall also determine by survey the width of the public road abutting the severed and retained land 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 50 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:
The land to be dedicated shall be the width required to provide 50 ft. from the centre of the existing travelled road;
 - a) 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;
 - b) 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.

- c) The Transfer/Deed for the land to be dedicated shall be registered by the Owner at the Owner's expense;
- d) 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 evidence of potable water on the severed parcel.

Item #9: S-43-12-P (Groenway Farms Inc.)
Speaking to the Application: Jeff Dillon

Discussion

The subject property consists of a 42+/- acre parcel with frontage on Henderson and Florida Roads. The property is developed with a single family dwelling and accessory building. The proposed severance would add approximately 2.83 acres to a developed lot at 4258 Henderson Road. The lot to be enlarged is currently one acre in size, and this addition would bring it into conformity with our official plan and zoning bylaw.

RESOLUTION: C of A: 12:07:07

Moved by: L. Redden

Seconded by: W. Robinson

THAT the South Frontenac Township Committee of Adjustment hereby approves consent application S-43-12-P by Groenway Farms, to create a lot addition in concession 1, lot 8, District of Portland, subject to conditions.

Carried

Application No:	S-43-12-P
Owner:	Groenway Farms
Location of Property:	Concession 1, Lot 8, District of Portland, Township of South Frontenac
Purpose of Application:	Severance to create lot addition
Date of Hearing:	July 12, 2012
Date of Decision	July 12, 2012
DECISION:	PROVISIONAL CONSENT GRANTED, subject to conditions

CONDITIONS:

1. An acceptable reference plan or legal description of the severed lands, 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-43-12-P shall be for a 2.83+/- acre lot addition to the property at 4258 Henderson 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 #10: S-39-12-B, S-44-12-B (Greenslade)

Speaking to the Application: Don Greenslade

Discussion

The subject property consists of a 45+/- acre parcel with frontage on Green Bay and Burrige Roads. The property is developed with a single dwelling and accessory buildings. Application S-39-12-B came to the Committee at the June meeting, but a decision was deferred until a second application related to lot additions from the same property had been reviewed by the Committee. The attached sketch shows the overall plan for the property. The additions to two of the waterfront lots will provide these lots with frontage on Green Bay Road; the frontage is somewhat deficient and a zoning amendment will be required to recognize the deficiency, and also to amend the zoning on these lots from RLSW to Residential Waterfront.

RESOLUTION: C of A: 12:07:08

Moved by: W. Robinson

Seconded by: M. Tinlin

THAT the South Frontenac Township Committee of Adjustment hereby approves consent application S-39-12-B by Don & Marlene Greenslade, to create a lot in concession 7, lot 22, District of Bedford, subject to conditions.

Carried

Application No:	S-39-12-B
Owner:	Don & Marlene Greenslade
Location of Property:	Concession 7, Lot 23, District of Bedford, Township of South Frontenac
Purpose of Application:	Creation of 25+/- acre residential lot
Date of Hearing:	June 14, 2012
Date of Decision:	July 12, 2012

DECISION: PROVISIONAL CONSENT GRANTED, subject to conditions

CONDITIONS

1. An acceptable reference plan or legal description of the severed lands, 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-39-12-B shall be for a 25+/- acre lot, with a minimum of 250 ft. frontage on a public road, and all of the subject land's frontage on Burrige Lake.
3. Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. (This includes all taxes levied as of the date of the stamping of the deeds.)
4. In the event that there are abandoned wells located on the property being severed, and the retained property, they be sealed in accordance with the requirements of the Ministry of the Environment and that this work be accomplished prior to the stamping of the deeds.
5. The Township of South Frontenac shall receive 5% of the value of the severed parcel in lieu of parkland pursuant to Chapter P13, Section 51.1 of the Planning Act, R.S.O. 1990 and amended thereto.
6. The surveyor who prepares the reference plan referred to in condition #1 shall also determine by survey the width of the public road abutting the severed and retained land 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 retained lands in the following manner:
 - a) The land to be dedicated shall be the width required to provide 33 ft. from the centre of the existing travelled road;
 - b) The land to be dedicated shall be described as a separate part on a Reference Plan of Survey to be prepared and deposited at the Owner's expense and filed with the Secretary-Treasurer prior to the stamping of the deeds;

- c) **The Transfer/Deed from the Owner for the land to be dedicated shall be engrossed in the name of "The Corporation of the Township of South Frontenac", and shall include the following attached to the Transfer/Deed as a Schedule:**

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

- d) **The Transfer/Deed for the land to be dedicated shall be registered by the Owner at the Owner's expense;**
- e) **The duplicate registered Transfer/Deed for the land to be dedicated together with a letter of opinion of a solicitor qualified to practice law in the Province of Ontario addressed to the Secretary-Treasurer confirming that the municipality acquired good and marketable title to the land free and clear of all liens and encumbrances shall be delivered to the Secretary-Treasurer prior to stamping of Deeds.**
7. **The owners of the severed lot shall enter into a development agreement with the municipality to be registered on title to recognize the municipality's environmental policies, and to require that a permit be obtained from the Rideau Valley Authority prior to any shoreline or in water works (including docks).**

RESOLUTION: C of A: 12:07:09

Moved by: M. Tinlin

Seconded by: W. Robinson

THAT the South Frontenac Township Committee of Adjustment hereby approves consent application S-44-12-B by Don & Marlene Greenslade, to create lot additions in concession 7, lot 22, District of Bedford, subject to conditions.

Carried

Application No:	S-44-12-B
Owner:	Don & Marlene Greenslade
Location of Property:	Concession 7, Lot 23, District of Bedford, Township of South Frontenac
Purpose of Application:	Creation of lot additions
Date of Hearing:	July 12, 2012
Date of Decision:	July 12, 2012

DECISION: PROVISIONAL CONSENT GRANTED, subject to conditions

CONDITIONS

1. **An acceptable reference plan or legal description of the severed lands, 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 lot additions to be severed through consent application S-44-12-B shall be for a .5+/- acre, a 5.5+/- acre and a 3+/- acre lot addition to #41, 59 and 71 Greenslade Lane respectively.**
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, for each lot addition, 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 land 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 retained lands in the following manner:
- The land to be dedicated shall be the width required to provide 33 ft. from the centre of the existing travelled road;
 - 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;
 - 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.
 - The Transfer/Deed for the land to be dedicated shall be registered by the Owner at the Owner's expense;
 - 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 obtain an amendment to the Township's Comprehensive Zoning By-law to rezone the lot additions parcels to #59 and #71 Greenslade Lane from Rural to Waterfront Residential, to recognize that the lot is a waterfront parcel affronting on a public road, and to recognize the deficient road frontage.
8. The owners of the lots being enlarged, shall enter into a development agreement with the municipality to be registered on title to recognize the municipality's environmental policies, and to require that a permit be obtained from the Rideau Valley Conservation Authority prior to any shoreline or in water works (including docks).

Item #11: MV-04-12-P (Aitchison)

Speaking to the Applicant: Ed Aitchison

Discussion

The applicants' property is just under one acre in size, with frontage on Hambly Lake. It is developed with a cottage and two accessory buildings. The proposal is for the demolition of the existing cottage, and construction of a larger dwelling located further from the lake – approximately 85 ft. at the closest point. The proposed new dwelling would have a 2393 sq. ft. footprint, plus a 262 sq. ft. loft, and a partial walk-out basement. The permitted lot coverage would be 2115 sq. ft. (proposed lot coverage would be 5.67 %).

The applicant also proposed to construct a 288 sq. ft. gazebo to be located 36.5 ft. from the high water mark. The location on the property appears to be the most suitable; however, Committee members were not prepared to support the construction of a gazebo within the 30m setback, or to go beyond the 5% lot coverage.

RESOLUTION: C of A: 12:07:10

Moved by: L. Redden

Seconded by: W. Robinson

THAT the South Frontenac Township Committee of Adjustment hereby approves variance application MV-04-12-P by Edward Aitchison to permit construction of a new dwelling in concession 11, lot 7, District of Portland, to be located 85+ ft. from the high water mark, as amended, subject to conditions.

Carried

Application No:	MV-04-12-P
Owner:	Ed Aitchison
Location of Property:	Pt. Lot 7, Concession 11, Hambly 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 30m of the high water mark, and in excess of 5% lot coverage
Date of Hearing:	July 12, 2012
Date of Decision:	July 12, 2012
DECISION:	VARIANCE APPROVED, subject to conditions, as amended

CONDITIONS:

1. **The variance is limited to construction of a dwelling with a maximum footprint of 2115 sq. ft., including all porches a minimum of 80 ft. from the high water mark, and a 262 sq. ft. loft over the main portion of the dwelling, and a second storey over one of the bedrooms. The existing dwelling shall be removed (permit required).**
2. **No other structures shall be permitted within the 30m setback from the high water mark.**
3. **Minor variance MV-04-12-P 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 policies, and which specifies that a permit will be required from the Quinte Conservation Authority for any development on the property, including construction, filling/excavation/site grading and for any shoreline or in-water works including installation of a dock.**

REASON FOR DECISION: The variance has been approved by staff and agencies, and the proposal will result in the dwelling being located further from the high water mark than the existing dwelling,

Item #12: MV-05-12-L (Chapman)

Speaking to the Application: Steve Chapman

Discussion

The applicants' property is just over half an acre in size and is developed with a single family dwelling and a garage. The applicants are seeking approval for a 640 sq. ft. addition to the garage. This would bring the lot coverage to just slightly over the permitted 5%.

RESOLUTION: C of A: 12:07:11

Moved by: L. McCullough

Seconded by: K. Gee

THAT the South Frontenac Township Committee of Adjustment hereby approves variance application MV-05-12-L by Kelly & Steve Chapman to permit addition to accessory building, with greater than 5% lot coverage, in the Settlement Area of Sydenham, District of Loughborough, subject to conditions.

Carried

Application No: MV-05-12-L
Owner: Kelly & Steve Chapman
Location of Property: Rutledge Road, Sydenham, District of Portland, Township of South Frontenac
Purpose of Application: To vary section 5.24.1 of the Comprehensive Zoning By-law to permit lot coverage of accessory buildings in excess of 5% lot coverage
Date of Hearing: July 12, 2012
Date of Decision: July 12, 2012

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

CONDITIONS:

1. **The variance is limited to construction of a 20.35 ft. x 32 ft. single storey addition to the existing accessory building.**
2. **Minor variance MV-05-12-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.**

REASON FOR DECISION: The variance has been approved by staff and agencies, and is considered minor.

Item #13: Adjournment

RESOLUTION: C of A: 12:07:12

Moved by: L. York

Seconded by: L. McCullough

THAT the July 12, 2012 meeting of the South Frontenac Township Committee of Adjustment is hereby adjourned at 7:35 p.m. to reconvene at 7:00 p.m. on Thursday, August 9, 2012 or at the call of the Chair.

Carried


 Ron Vandewal, Chair


 Lindsay Mills, Secretary-Treasurer