

**TOWNSHIP OF SOUTH FRONTENAC
COMMITTEE OF ADJUSTMENT/LAND DIVISION COMMITTEE
MINUTES 12:10
OCTOBER 11, 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)
David Hahn (Bedford District)

STAFF: Lindsay Mills – Secretary-Treasurer/Planning Coordinator
Anne Levac – Assistant Secretary-Treasurer/Committee Clerk

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Item #1: Call to Order

RESOLUTION: C of A: 12:10:01

Moved by: L. York

Seconded by: L. McCullough

THAT the October 11, 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

L. Redden declared a pecuniary interest in agenda item 7(d) - LarconFarms

Item #4: Approval of Minutes

RESOLUTION: C of A: 12:010:02

Moved by: L. McCullough

Seconded by: K. Gee

THAT the minutes of the September 20, 2012 meeting of the South Frontenac Township Committee of Adjustment are approved as circulated.

Carried

Item #5: S-25-12-B, S-26-12-B (Deneault/Bennett)

Speaking to the Application: Jacques Deneault, Chris Sanders

Discussion

The subject lands consist of 84+ acres with a residential dwelling. The applicant is seeking approval for the creation of two large waterfront lots, fronting on a private lane off of Lee Road, and on Wolfe Lake. The applications were deferred at the September Committee meeting to provide an opportunity for the applicants to consider the setback requirements, and to make a final decision as to the shape and size of the proposed lots.

Since the September meeting, L. Mills and A. Revill met on site with the applicants and reviewed the options with them. He verified to the Committee that building sites would need to meet the 120m setback from the provincially significant wetland, and a 30m setback from the inland water body.

Mr. Deneault indicated that he had decided just to create one new lot because the restrictions on building would make the second lot undesirable for anyone to purchase. He presented a revised proposal, but since this was the first time that the new proposal had been seen by staff or Committee members, it was decided that the applications be deferred again until staff had had an opportunity to review the revised proposal with the applicant.

RESOLUTION: C of A: 12:10:03

Moved by: D. Hahn

Seconded by: M. Tinlin

THAT the South Frontenac Township Committee of Adjustment hereby defers consent applications S-25-12-B and S-26-12-B by Jacques Deneault and Susan Bennett to create waterfront lots in concession 10, lot 23/24, Wolfe Lake, District of Bedford, pending further review of the amended application.

Carried**Item #6: MV-12-12-B (Harrison)**

The applicants' property is .35+/- acres in size, with frontage on Bob's Lake, and is currently vacant. The proposal is for the construction of a 770 sq. ft. two storey dwelling, to be located 85 ft from the high water mark. A report had not been received from Rideau Valley Conservation prior to the September meeting, but is now available. RVCA supports the dwelling as proposed but not the construction of a bunkie within the 30m setback. L. Mills indicated that he felt the applicants had selected the most appropriate location on the lot.

RESOLUTION: C of A: 12:10:04

Moved by: D. Hahn

Seconded by: M. Tinlin

THAT the South Frontenac Township Committee of Adjustment hereby approves variance application MV-12-12-B by Linda & Brian Harrison, to construct a new dwelling within 30m of the high water mark, in concession 6, lot 31, Island Drive Lane, Bob's Lake, District of Bedford, subject to conditions.

Carried

Application No:	MV-12-12-B
Owner:	Linda & Brian Harrison
Location of Property:	Pt. Lot 31, Concession 6, Bob's Lake, 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 30m of the high water mark
Date of Hearing:	September 20, 2012
Date of Decision:	October 11, 2012

DECISION: VARIANCE APPROVED, subject to conditionsCONDITIONS

- The variance is limited to construction of a 770 sq. ft. two-storey dwelling, 85 ft. from the high water mark of Bob's Lake.**

- 2. **Minor variance MV-12-12-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 applicants shall enter into an agreement with the Township to be registered on title to the property which sets out the municipality's limited service and environmental policies.**

REASON FOR DECISION: The variance has been approved by staff and agencies, and the best use is being made of the limited site possibilities.

Item #7: S-56-12-S (Waldron)

Speaking to the Application: Chris Gaffney, agent

Discussion

The subject lands front on Billy Green Road and Buck Lake, and are developed with a single family dwelling and an accessory building. The proposal is to add .22+/- acres from this lot, which currently approximately 4 acres in size, to a waterfront parcel. Committee members will recall that the Gaffneys appeared before the Committee at a recent meeting seeking approval of a variance to construct a new dwelling. However, it was determined that the Gaffneys' property has no "on title" access. Therefore, they have made an agreement with Ms. Waldron to purchase a small piece of her property which would provide them with public road frontage. Ms. Waldron's property will still exceed the minimum lot size.

Mr. Gaffney explained to the Committee that he had was also pursuing the option of continuing to use the unofficial access which had been used for many years by owners of his property. In either case, he will obtain legal access to the lot. It was pointed out to him that, if he proceeds with the lot addition for which he has applied, he would have more options for location of his dwelling.

RESOLUTION: C of A: 12:10:05

Moved by: L. York

Seconded by: L. McCullough

THAT the South Frontenac Township Committee of Adjustment hereby approves consent application S-56-12-S by Tricia Waldron to create a lot addition in concession 14, lot 3, Billy Green Road, District of Storrington, subject to conditions.

Carried

Application No:	S-56-12-S
Owner:	Tricia Waldron
Location of Property:	Concession 14, Lot 3, Billy Green Road, District of Storrington, Township of South Frontenac
Purpose of Application:	Creation of lot addition
Date of Hearing:	October 11, 2012
Date of Decision:	October 11, 2012
 DECISION:	 PROVISIONAL CONSENT 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. **Consent Application S-56-12-S creates a .22+/- acre lot addition to property at #6890 Billy Green 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 for the lot addition pursuant to Chapter P13, Section 51.1 of the Planning Act, R.S.O. 1990 and amended thereto.

Item #8: S-57-12-P (Dillon)

Speaking to the application: John Grange, agent

Discussion

The subject lands front on Bellrock Road. Two farm properties have merged through common ownership. Therefore, in order for one of the farms to be transferred, a severance is required.

RESOLUTION: C of A: 12:10:06

Moved by: W. Robinson

Seconded by: L. Redden

THAT the South Frontenac Township Committee of Adjustment hereby approves consent Application S-57-12-P by Johnathan Dillon to create a 100+/- acre lot in concession 11, lot 22/23, Bellrock Road, District of Portland, subject to conditions.

Carried

Application No:	S-57-12-P
Owner:	Johnathan Dillon
Location of Property:	Concession 11, Lot 22/23, Bellrock Road, District of Portland, Township of South Frontenac
Purpose of Application:	Creation of 106 acre farm lot
Date of Hearing:	October 11, 2012
Date of Decision:	October 11, 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-57-12-P shall be for a 106+/- acre lot, with frontage on Bellrock 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 vacant land 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 applicant must provide evidence of potable water on the severed parcel.

Item #9: S-58-12-L (Sramek)

Dr. Sramek had contacted the Township prior to the meeting to ask that the application be deferred pending some addition survey work that was being carried out on her property on Fourteen Island Lake.

RESOLUTION: C of A: 12:10:07

Moved by: K. Gee

Seconded by: L. McCullough

THAT the South Frontenac Township Committee of Adjustment hereby defers consent application S-58-12-L by Zuzana Sramek to create a 35+/- acre lot in concession 12, lot ¾, Fourteen Island Lake, District of Loughborough, at the request of the applicant.

Carried

Item #10: S-59-12-P (Larcon Farms)

L. Redden stepped away from the table during discussion of this application for which he had declared a pecuniary interest.

Speaking to the Application: Kevin Redden

Discussion

The subject lands front on Wilton Road and Road 38, and are vacant except for a communications tower. The Roads Department has specified a location for the entrance, and requires that an existing entrance be closed. A condition has been included which requires that an entrance permit be obtained, and the existing entrance closed, prior to the stamping of the deed.

RESOLUTION: C of A: 12:10:08

Moved by: W. Robinson

Seconded by: D. Hahn

THAT the South Frontenac Township Committee of Adjustment hereby approves consent application S-59-12-P by Larcon Farms to create a 2 acre residential lot in concession 4, lot 7, Wilton Road, Settlement Area of Harrowsmith, District of Portland, subject to conditions.

Carried

Application No:	S-59-12-P
Owner:	Larcon Farms
Location of Property:	Concession 4, Lot 7, Wilton Road, District of Portland, Township of South Frontenac
Purpose of Application:	Creation of residential lot
Date of Hearing:	October 11, 2012
Date of Decision:	October 11, 2012
 DECISION:	 PROVISIONAL CONSENT GRANTED, subject to conditions

CONDITIONS:

1. An acceptable reference plan or legal description of the severed lands in duplicate, and the deed or instrument (in duplicate) 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-59-12-P shall be for a 2+ acre lot, with 250+ ft. frontage on Wilton 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 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/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.
7. The applicant provide a well driller's report verifying 3.5 gallons per minute sustained over a 6 hour pump test, as well as the results of a potability test.
8. The applicant shall obtain an entrance permit, and close the existing entrance onto the lot, to the satisfaction of the Roads Department, prior to the stamping of the deed.

Item #11: S-60-12-P (Soderlind)

Speaking to the Application: Sylvia Soderlind

Discussion

The subject lands front on Camden Portland Boundary Road and the Napanee River, and are developed with a single family dwelling and accessory buildings. There is a trailer and a privy on the proposed new lot which will need to be removed. The proposal is to create a 4+/- acre lot, with 250 ft. frontage on the road, and 307 ft. frontage on the water. This includes all of the waterfront on the property.

RESOLUTION: C of A: 12:10:09

Moved by: L. Redden

Seconded by: W. Robinson

THAT the South Frontenac Township Committee of Adjustment hereby approves consent application S-60-12-P by Sylvia Soderlind to create a 4+/- acre residential lot in concession 5, lot 19, Camden-Portland Boundary Road, District of Portland, subject to conditions.

Carried

Application No:	S-60-12-P
Owner:	Sylvia Soderlind
Location of Property:	Concession 5, Lot 19, District of Portland, Township of South Frontenac
Purpose of Application:	Creation of residential lot
Date of Hearing:	October 11, 2012
Date of Decision:	October 11, 2012
DECISION:	PROVISIONAL CONSENT GRANTED, subject to conditions

CONDITIONS

1. An acceptable reference plan or legal description of the severed lands in duplicate, and the deed or instrument (in triplicate) 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-60-12-P shall be for a 4+/- acre lot, with 250+ ft. frontage on Camden-Portland Boundary Road. All water frontage on the subject property shall be included with the severed lot.
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/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.

7. **The applicant shall obtain an amendment to the Township Zoning By-law to rezone the severed parcel from Rural to Residential Waterfront.**
8. **The applicant shall enter into a development agreement to be registered on title to the severed parcel which sets out the Township's environmental policies, and requires that a permit be obtained from Quinte Conservation prior to any development on the lot.**
9. **The trailer and privy on the severed parcel must be removed prior to the stamping of the deed.**

Item #12: MV-13-12-B (Vivian)

Speaking to the application: Perry Vivian, Bill Worthy

Discussion

The applicants' property is .74+/- acres in size, with frontage on Bob's Lake, and is developed with a single family dwelling and a boat house. The boat house is approximately 13 ft. from the lake. The proposal is to remove the boat house and to construct a new accessory building to be located 45 ft. from HWM. L. Mills had visited the site and he measured the proposed setback to be over 50 ft. which would be as close as he would support. This is a preferable location to the existing boat house; therefore, the site marked out by the applicant would be supportable

RESOLUTION: C of A: 12:10:10

Moved by: D. Hahn

Seconded by: M. Tinlin

THAT the South Frontenac Township Committee of Adjustment hereby approves variance application MV-13-12-B by Perry Vivian to permit construction of an accessory building within 30m of the high water mark of Bob's Lake, concession 2, lot 21, District of Bedford, subject to conditions.

Carried

Application No:	MV-13-12-B
Owner:	Perry Vivian
Location of Property:	Pt. Lot 21, Concession 2, Bob's Lake, 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 30m of the high water mark and section 5.24.2 to permit an accessory building in front yard.
Date of Hearing:	October 11, 2012
Date of Decision:	October 11, 2012

DECISION: VARIANCE APPROVED, subject to conditions

CONDITIONS

1. **The variance is limited to construction of a 252 sq. ft. single storey accessory building, a minimum of 50 ft. from the high water mark of Bob's Lake.**
2. **The existing boat house on the property shall be removed prior to issuance of a building permit for the approved accessory building.**
3. **Minor variance MV-13-12-B is applicable only to South Frontenac Township Comprehensive Zoning By-law 2003-75 and not to any subsequent zoning by-laws.**
4. **A building permit is required for all demolition and construction on the property. There shall be no additional development, or demolition of existing structures, on the property without approval from the Township of South Frontenac.**

REASON FOR DECISION: The variance has been approved by staff and agencies, and the site is preferred over the location of the existing boat house.

Item #13: MV-14-12-P (Mackay)

Speaking to the application: Ian & Jane Mackay

Discussion

The applicants' property is 1.5+/- acres in size, and is developed with a single family dwelling, located 50 ft. from the high water mark. The proposal is for the construction of a sleeping cabin to be constructed 90 ft. from the lake. The applicants feel that the proposed location would involve the least disturbance to the land. A permit has been obtained from Public Health, and Rideau Valley Conservation has no objection. L. Redden noted that the property has been kept in a very natural state, and that this proposal will fit in well with the rest of the development on the lot.

RESOLUTION: C of A: 12:10:11

Moved by: L. Redden

Seconded by: W. Robinson

THAT the South Frontenac Township Committee of Adjustment hereby approves variance application MV-14-12-P by Ian Jane Mackay, to permit construction of an accessory building within 30m of the high water mark of Fourteen Island Lake, concession 12, lot 2, District of Portland, subject to conditions.

Carried

Application No:	MV-14-12-P
Owner:	Ian & Jane Mackay
Location of Property:	Pt. Lot 2, Concession 12, Fourteen Island 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
Date of Hearing:	October 11, 2012
Date of Decision:	October 11, 2012

DECISION: VARIANCE APPROVED, subject to conditionsCONDITIONS

- 1. The variance is limited to construction of a 13 ft. x 23 ft. (including deck) single storey sleeping cabin to be located a minimum of 90 ft. from the high water mark of Fourteen Island Lake.**
- 2. Minor variance MV-14-12-P 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 applicants shall enter into a site plan agreement with the Township to be registered on title to the subject land, which sets out the municipality's limited service and environmental policies, and which requires that a permit be obtained from Quinte Conservation prior to any development on the property, including docks and shoreline work.**

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

Item #14: MV-15-12-S (Fullerton)

Speaking to the application: David Fraser, agent

Discussion

The applicants' property is a 2.4 acre island in Loughborough Lake, and is developed with a single family dwelling, boat house and storage building. The proposal is for a deck to be constructed along the front of the dwelling, approximately 30 ft. from the high water mark. The applicants have indicated that the deck (which is already partially constructed) is being built on

an existing concrete pad. The applicant has indicated that the proposed deck is for wheelchair accessibility, although there does not appear to be any immediate plan for a ramp. The CRCA and the Building Department are of the opinion that the deck could be constructed on a different side of the dwelling where the setback would be greater.

L. Mills indicated that he could not support the application as submitted, but recommended deferral to determine if another option was possible. K. Gee noted that there was a cement pad, but this deck was raised so that it would be at the same level as the door, which is not the same as building on the existing concrete pad.

Mr. Fraser stated that the proposed deck will be further from the water than the concrete pad. He also noted that there are no other doors which could provide wheelchair accessibility. D. Hahn questioned if it would be possible just to build far enough around the front of the dwelling to access the door, but not go all the way across the cottage.

RESOLUTION: C of A: 12:10:12

Moved by: L. York

Seconded by: K. Gee

THAT the South Frontenac Township Committee of Adjustment hereby defers variance application MV-15-12-S by James & Susan Fullerton, to permit construction of a deck within 30m of the high water mark of Loughborough Lake, concession 10, lot 8, District of Storrington, to provide an opportunity to consider options.

Carried

Item 15: MV-16-12-P (Zettler/Scott)

Speaking to the Application: Fred Zettler, Jen Scott

Discussion

The applicants' property is 77+/- acres in size and is developed with a single family dwelling and a barn. The proposal is for the construction of a 480 sq. ft. garage to be located closer to the front lot line than the principal building. No objections were received.

RESOLUTION: C of A: 12:10:13

Moved by: W. Robinson

Seconded by: L. Redden

THAT the South Frontenac Township Committee of Adjustment hereby approves variance application MV-16-12-P by Fred Zettler and Jen Scott, to permit construction of an accessory building in front yard, concession 5, lot 4, Harrowsmith Road, District of Portland, subject to conditions.

Carried

Application No:	MV-16-12-P
Owner:	Fred Zettler, Jen Scott
Location of Property:	Pt. Lot 4 Concession 5, Harrowsmith Road, District of Portland, Township of South Frontenac
Purpose of Application:	To vary section 5.24.2 of the Comprehensive Zoning By-law to permit construction of accessory building in front yard
Date of Hearing:	October 11, 2012
Date of Decision:	October 11, 2012

DECISION: VARIANCE APPROVED, subject to conditions

CONDITIONS

1. **The variance is limited to construction of a 20 ft. x 24 ft. single storey accessory building to be located closer to front lot line than principal building, and no closer than 10 ft. from the rear lot lines of any abutting propertie.**
2. **Minor variance MV-16-12-P 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 proposed structure will be well screened from the road, and is considered minor.

Item #16: Other Business (Byles/Robinson – S-40-12-B)

A consent application to create a new waterfront lot on Green Bay of Bob's Lake was approved by the Committee at their meeting of September 20, 2012. A condition required removal of any part of the roadway that had been constructed within 30m of the high water mark. The applicants contacted staff to clarify if the roadway had to be "removed" or "remediated", and the Committee was asked for clarification. It was agreed that remediation and re-vegetation, to the satisfaction of the RVCA and the Township would be the appropriate requirement.

Item #17: Adjournment

RESOLUTION: C of A: 12:10:14

Moved by: L. McCullough

Seconded by: L. York

THAT the October 11, 2012 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, November 8, 2012 or at the call of the Chair.

Carried


Ron Vandewal, Chair


Lindsay Mills, Secretary-Treasurer