

**TOWNSHIP OF SOUTH FRONTENAC  
COMMITTEE OF ADJUSTMENT/LAND DIVISION COMMITTEE  
MINUTES 13:05  
JUNE13, 2013**

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

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

**ABSENT WITH REGRETS:** David Hahn (Bedford District)  
Mark Tinlin, Bedford District, has resigned from Council  
and will be replaced on the Committee of Adjustment

**STAFF:** Lindsay Mills – Secretary-Treasurer/Planner  
Anne Levac – Assistant Sec’y-Treasurer/Committee Clerk

**RESOLUTIONS & BUSINESS:**

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**Item #1: Call to Order**

**RESOLUTION:** C of A: 13:05:01

Moved by: L. McCullough

Seconded by: K. Gee

**THAT the June 13, 2013 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: 13:05:02

Moved by: L. York

Seconded by: K. Gee

**THAT the minutes of the May 9, 2013 meeting of the South Frontenac Township Committee of Adjustment are approved as circulated.**

Carried

**Item #5: S-68-12-L (Eastabrook)**

Speaking to the Application: Glenn Eastabrook

Discussion

The subject lands consist of 53.5 acres fronting on Bedford Road, and are developed with a single family dwelling and accessory buildings. The applicants are proposing to sever a 7.5 acre parcel containing the existing structures. The retained parcel will be 46+/- acres in size and will front on Bedford Road and on Elbow Lake. The Roads Department has indicated that any new entrance will need to be in a very specific location. The severed parcel will require rezoning from Residential Waterfront to Rural since it will no longer have water frontage. This is an arterial road which requires additional road frontage to ensure proper distances between entrances. The application was deferred at the February meeting because winter conditions had delayed a report from Public Health. The report is now available and the application was therefore being brought back to the Committee.

**RESOLUTION: C of A: 13:05:03**

Moved by: K. Gee

Seconded by: L. York

**THAT the South Frontenac Township Committee of Adjustment hereby approves consent application S-68-12-L by Glenn & Shirley Eastabrook, to create a residential lot with existing dwelling in concession 11, lot 9/10, Bedford Road, District of Loughborough, subject to conditons.**

Carried

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<b>Application No:</b>	S-68-12-L
<b>Owner:</b>	Shirley & Glenn Eastabrook
<b>Location of Property:</b>	Concession 11, Lot 9/10, 6586 Bedford Road, District of Loughborough, Township of South Frontenac
<b>Purpose of Application:</b>	Creation of lot with existing dwelling
<b>Date of Hearing:</b>	February 14, 2013
<b>Date of Decision:</b>	June 13, 2013

**DECISION: PROVISIONAL CONSENT GRANTED, subject to conditions**

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**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-68-12-L shall be for a 7.5+ acre lot, with over 900 ft. frontage on Bedford Road. A surveyor shall provide evidence that all structures on the severed parcel are located a minimum of 3 m from side and rear lot lines.**
- 3. All structures on the property shall be included in the severed lot.**
- 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 (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.**
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 50 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 50 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 applicants shall provide evidence of potable water on the severed parcel.**
  9. **The applicants shall obtain an amendment to the Township of South Frontenac Comprehensive Zoning By-law to amend the zoning on the severed parcel from Residential Waterfront to Rural.**

**Item #6: S-22-13-S, S-23-13-S (1744968 Ont. Inc)**

Speaking to the Application: George Desrochers

**Discussion**

The subject property consists of 200+/- acres with frontage on Battersea Road, and is developed with a barn which is to be removed. The proposal is for the creation of 2 large residential lots, to front on Battersea Road. The applicant's original proposal would have left a 66 ft. wide strip with frontage on Battersea Road, between the two proposed lots, to provide access to the large property at the rear of the lots, and to allow for the possibility of a subdivision on the retained property. Staff recommended against that proposal but subsequently suggested to the applicant that, if the two proposed lots were made smaller, there would be enough frontage to provide a minimum of 250 ft. frontage for two new lots and the retained. Planning staff verified with the Roads Department that there would be appropriate locations for entrances onto all three parcels. A report had not been received from Public Health in time for the May meeting, but is now available and is positive.

**RESOLUTION: C of A: 13:05:04**

Moved by: K. Gee

Seconded by: L. York

**THAT the South Frontenac Township Committee of Adjustment hereby approves consent application S-22-13-S by 1744968 Ontario Inc., to create a residential lot in concession 10, lot 14, Battersea Road, District of Storrington, subject to conditions.**

Carried


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<b>Application No:</b>	S-22-13-S
<b>Owner:</b>	1744968 Ontario Inc. (G. Desrochers)
<b>Location of Property:</b>	Concession 10, Lot 14, Battersea Road, District of Storrington, Township of South Frontenac
<b>Purpose of Application:</b>	Creation of 15+/- acre residential lot
<b>Date of Hearing:</b>	May 9, 2013
<b>Date of Decision:</b>	June 13, 2013

**DECISION:** **PROVISIONAL CONSENT GRANTED, subject to conditions**

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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-22-13-S shall be for a 15+/- acre lot, with 250 ft.+ frontage on Battersea 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 retained lands in the following manner:
  - a) The land to be dedicated shall be the width required to provide 50 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 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.**

**RESOLUTION: C of A: 13:05:05**

Moved by: L. McCullough

Seconded by: L. York

**THAT the South Frontenac Township Committee of Adjustment hereby approves consent application S-23-13-S by 1744968 Ontario Inc., to create a residential lot in concession 10, lot 14, Battersea Road, District of Storrington, subject to conditions.**

Carried

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<b>Application No:</b>	S-23-13-S
<b>Owner:</b>	1744968 Ontario Inc. (G. Desrochers)
<b>Location of Property:</b>	Concession 10, Lot 14, Battersea Road, District of Storrington, Township of South Frontenac
<b>Purpose of Application:</b>	Creation of 15+/- acre residential lot
<b>Date of Hearing:</b>	May 9, 2013
<b>Date of Decision:</b>	June 13, 2013

**DECISION: PROVISIONAL CONSENT GRANTED, subject to conditions**

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**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-23-13-S shall be for a 15+/- acre lot, with 250 ft.+ frontage on Battersea 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 retained lands in the following manner:**
  - a) The land to be dedicated shall be the width required to provide 50 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 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 #7: MV-08-13-B (Archer)**

Speaking to the Application: \_\_\_\_\_

Discussion

This application is for approval to construct a dwelling with a footprint of 608 sq. ft., a second storey of 560 sq. ft., and a 170 sq. ft. covered porch, a minimum of 70 ft. from the high water mark. This is a small lot (just over 1/3 acre) and is quite narrow at the rear. The proposed footprint falls within the permitted 5% lot coverage. A report had not been received from Public Health or from Quinte Conservation when the application first came before the Committee and the application was therefore deferred. Both reports are now available and support the application. A permit will be required from Quinte Conservation prior to the issuance of a building permit, This requirement will be included in a site plan agreement to be registered on title.

**RESOLUTION: C of A: 13:05:06**

Moved by: L. Redden

Seconded by: W. Robinson

**THAT the South Frontenac Township Committee of Adjustment hereby approves variance application MV-08-13-B by Alicia Archer, to permit construction of a new dwelling in concession 3, lot 7, District of Bedford, within 30m of high water mark of Thirty Island Lake, subject to conditions.**

Carried

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<b>Application No:</b>	MV-08-13-B
<b>Owner:</b>	<b>Alicia Archer</b>
<b>Location of Property:</b>	Pt. Lot 7 Concession 3, Thirty Island Lake, District of Bedford, Township of South Frontenac
<b>Purpose of Application:</b>	To vary section 10.3.1 of the Comprehensive Zoning By-law to permit development within 30m of the high water mark
<b>Date of Hearing:</b>	April 11, 2013
<b>Date of Decision:</b>	June 13, 2013

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

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CONDITIONS:

1. The variance is limited to the construction of a new dwelling with a footprint of 778 sq. ft. (including deck/porch) and total living space of 1160 sq. ft., all to be located a minimum of 70 ft. from the high water mark of Thirty Island Lake. There shall be no basement in the dwelling.
2. No other structures shall be permitted within the 30m setback from the high water mark.

3. **Minor variance MV-08-13-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.**
5. **The applicant shall enter into a site plan agreement with the Township to be registered on title, which sets out the Township's limited service and environmental policies, and which specifies that a permit will be required from the Quinte Conservation Authority for the proposed development, and for construction of docks, and shoreline or in-water works.**

**REASON FOR DECISION:** The variance has been approved by staff, there have been no objections from the public, the proposal makes the best use of the property, and it is considered to be in keeping with the intent of the official plan and zoning by-law.

**Item #8: MV-09-13-L (Marion)**

Speaking to the Application: Roch Marion

Discussion

The original application was for a variance to permit replacement of an existing dwelling with a new dwelling to be located 20.54m (67.4 ft.) from the high water mark. The dwelling would have a footprint of just under 1400 sq. ft. with a partial second storey, and a walk-out basement and garage under the main floor. In addition, the proposed decking was 748.6 sq. ft., making the total footprint approximately 2150 sq. ft. The Planner, and the CRCA, felt that the proposal would amount to too much development close to the water, and suggested significant reduction in the size of the deck. A report had not been received from Public Health, and the application was therefore deferred.

The applicants have now received a permit from Public Health for a new septic system, and have also proposed a reduced building size.

**RESOLUTION: C of A: 13:05:07**

Moved by: K. Gee

Seconded by: L. York

**THAT the South Frontenac Township Committee of Adjustment hereby approves variance application MV-09-13-L by Roch & Anne Marie Marion, to permit construction of a new dwelling in concession 14, lot 23/24, District of Loughborough, within 30m setback of high water mark of Buck Lake, subject to conditions.**

Carried

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<b>Application No:</b>	MV-09-13-L
<b>Owner:</b>	<b>Roch and Anne Marie Marion</b>
<b>Location of Property:</b>	Pt. Lot 23/24, Concession 14, Buck Lake, District of Loughborough, Township of South Frontenac
<b>Purpose of Application:</b>	To vary section 10.3.1 of the Comprehensive Zoning By-law to permit development within 30m of the high water mark
<b>Date of Hearing:</b>	May 9, 2013
<b>Date of Decision:</b>	June 13, 2013

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

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**CONDITIONS**

1. **The variance is limited to the construction of a new dwelling with a footprint of 1796 sq. ft. (including sunroom and deck), and with a total gross floor area of 1951 sq. ft. on two storeys, in accordance with the plan dated November 17, 2012. A basement shall also be permitted with living area limited to 314 square feet with no living area located below the sunroom. All development shall be located a minimum of 62 ft. from the high water mark of Buck Lake.**

- 2. **No other structures shall be permitted within the 30m setback from the high water mark.**
- 3. **Minor variance MV-09-13-L 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 limited service and environmental policies, and which specifies that a permit will be required from the Cataraqui Region Conservation Authority for the proposed development, and for construction of docks, and shoreline or in-water works.**

**REASON FOR DECISION:** The variance has been approved by staff, there have been no objections from the public, the proposal is considered to be in keeping with the intent of the official plan and zoning by-law.

**Item #9: S-24-13-S (Cliff)**

Speaking to the Application: David Cliff

Discussion

The subject lands consist of 130+ acres fronting on Holmes Road, and are developed with a single family dwelling and accessory buildings. The location of the proposed lot meets the required separation distance from the applicant’s barn, and Public Health has no objections. However, the Roads Department has noted that there are major water issues in this area in the spring. The Committee considered including a condition regarding the maximum depth of the basement slab, but decided that the location where the test holes were dug and where a dwelling would be built was on a part of the property that was high and dry.

**RESOLUTION: C of A: 13:05:08**

Moved by: K. Gee

Seconded by: L. York

**THAT the South Frontenac Township Committee of Adjustment hereby approves consent application S-24-13-S by David Cliff, to create a residential lot in concession 1, lot 18/19, Holmes Road, District of Storrington, subject to conditions.**

Carried

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<b>Application No:</b>	S-24-13-S
<b>Owner:</b>	David Cliff
<b>Location of Property:</b>	Concession 1, Lot 18/19, Holmes Road, District of Storrington, Township of South Frontenac
<b>Purpose of Application:</b>	Creation of residential lot
<b>Date of Hearing:</b>	June 13, 2013
<b>Date of Decision:</b>	June 13, 2013

**DECISION: PROVISIONAL CONSENT GRANTED, subject to conditions**

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**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-24-13-S shall be for a 2+ acre lot, with 250+ ft. frontage on Holmes 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 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.**
8. **The applicant shall carry out all brushing required by the Roads Department prior to the stamping of the deeds.**

**Item #10: S-25-13-B (Pero)**

Speaking to the Application: Alwyn Huigens, Sean Pero

**Discussion**

The subject property consists of 98+/- acres fronting on James Wilson Road, and Cotman Lane. The proposal is to create a .48+/- acre lot addition to property at 205 Cotman Lane, primarily for the purpose of incorporating into this lot the sewage disposal system which serves the parcel being enlarged. The owner of the enlarged property is also considering removal of his existing dwelling and construction of a new one, and this would be made more possible if the lot was enlarged. Construction of a new dwelling is, however, not part of this application.

**RESOLUTION: C of A: 13:05:09**

Moved by: L. Redden

Seconded by: W. Robinson

**THAT the South Frontenac Township Committee of Adjustment hereby approves consent application S-25-13-B by Sean Pero, to create a lot addition in concession 3, lot 4, Cotman Lane, District of Bedford, subject to conditions.**

Carried

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<b>Application No:</b>	S-25-13-B
<b>Owner:</b>	Sean Pero
<b>Location of Property:</b>	Concession 3, Lot 4, Cotman Lane, Sand Lake, District of Bedford
<b>Purpose of Application:</b>	Creation of lot Addition
<b>Date of Hearing:</b>	June 13, 2013
<b>Date of Decision:</b>	June 13, 2013

**DECISION: PROVISIONAL CONSENT GRANTED, subject to conditions**

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**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-25-13-B shall be for a ,48 +/- acre lot addition only to 205 Cotman Lane, and therefore, any subsequent conveyance of this parcel of land shall be subject to Section 50(3) of the Planning Act. The applicant's solicitor shall provide verification that the transferee's property and the lot addition cannot be sold or transferred independently of each other.**
- 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 #11: S-26-13-L (Bowes)**

Speaking to the Application: Joe Bowes

Discussion

The subject lands consist of 123+/- acres fronting on Meadowridge Road and Loughborough Lake, and are developed with a single family dwelling. The proposal is to sever the existing dwelling with 3 acres of property, and to create a right-of-way over the severed parcel to access the retained, which will be a waterfront lot. There have been no objections received.

**RESOLUTION: C of A: 13:05:10**

Moved by: K. Gee

Seconded by: L. York

**THAT the South Frontenac Township Committee of Adjustment hereby approves consent application S-26-13-L by Joseph & Barbara Bowes, to create a residential lot with existing dwelling in concession 3, lot 11/12, Meadowridge Road, District of Loughborough, subject to conditions.**

Carried

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<b>Application No:</b>	S-26-13-L
<b>Owner:</b>	Joseph & Barbara Bowes
<b>Location of Property:</b>	Concession 3, Lot 11/12, Meadowridge Road, District of Loughborough, Township of South Frontenac
<b>Purpose of Application:</b>	Creation of residential lot with existing dwelling, and subject to a right-of-way to the retained property
<b>Date of Hearing:</b>	June 13, 2013
<b>Date of Decision:</b>	June 13, 2013
<b>DECISION:</b>	<b>PROVISIONAL CONSENT GRANTED, subject to conditions</b>

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### 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-26-13-L shall be for a 3+/- acre lot, subject to a right-of-way in favour of the retained property. The right-of-way over the severed lot shall be surveyed and constructed according to the Township's policies for new private lanes.
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 applicant shall submit a report demonstrating potable water on the severed lot.

#### Item #12: S-27-13-P, S-64-12-P (Long)

Speaking to the application: Glen Long

#### Discussion

The subject lands front on Gorr Road and on Road 38. A previous consent application was approved to create a lot at the most easterly part of the applicant's property, overlooking Millhaven Creek/Peters Lake. Mr. Long had also sought approval for a lot at the west side of his property but it was determined that it was too close to a barn on the north side of Gorr Road, and to an aggregate designation on the south west side of Road 38. Therefore, the proposed location of S-64-12-P has been amended so that it is located further east on Gorr Road. A preliminary survey has indicated that two acres is available on the new lot outside the MDS from the barn. A third lot (S-27-13-P) has also been applied for. It will abut the lot which overlooks the creek, and S-64 will be immediately adjacent to its western boundary. The Roads Department has indicated that there is a specific location for the more westerly lot (S-64) and has also asked for significant removal of brush. A condition has been included requiring that the new entrance be marked and the brushing carried out to the satisfaction of the Roads Department before the deeds are stamped.

**RESOLUTION: C of A: 13:05:11**

Moved by: L. Redden

Seconded by: W. Robinson

**THAT the South Frontenac Township Committee of Adjustment hereby approves consent application S-27-13-P by Glen Long, to create a residential lot in concession 1, lot 6, Gorr Road, District of Portland, subject to conditions.**

Carried


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<b>Application No:</b>	S-27-13-P
<b>Owner:</b>	Glen Long
<b>Location of Property:</b>	Concession 1, Lot 6, Gorr Road, District of Portland, Township of South Frontenac
<b>Purpose of Application:</b>	Creation of residential lot
<b>Date of Hearing:</b>	June 13, 2013
<b>Date of Decision:</b>	June 13, 2013

**DECISION: PROVISIONAL CONSENT GRANTED, subject to conditions**

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**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-27-13-P shall be for a 2+ acre lot, with a minimum of 250 ft. frontage on Gorr 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 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 .

**RESOLUTION:** C of A: 13:05:12

Moved by: W. Robinson

Seconded by: L. Redden

**THAT the South Frontenac Township Committee of Adjustment hereby approves consent application S-64-12-P, as amended, to create a residential lot in concession 1, lot 6, Gorr Road, District of Portland, subject to conditions.**

Carried

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<b>Application No:</b>	S-64-12-P (amended)
<b>Owner:</b>	Glen Long
<b>Location of Property:</b>	Concession 1, Lot 6, Gorr Road, District of Portland, Township of South Frontenac
<b>Purpose of Application:</b>	Creation of residential lot
<b>Date of Hearing:</b>	June 13, 2013
<b>Date of Decision:</b>	June 13, 2013

**DECISION:** **PROVISIONAL CONSENT GRANTED, subject to conditions**

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**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-64-12-P shall be for a 2+ acre lot, with a minimum of 250 ft. frontage on Gorr Road. The surveyor shall identify any part of the severed lot S-64-12-P which lies within the required 905 ft. minimum distance separation from the barn on the north side of Gorr Road across from the subject property. There must be a minimum of two acres outside that distance.
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 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.
- 8. The applicant shall enter into a site plan agreement under section 41 of the Planning Act which will identify the no-build area for the principal building within the minimum distance separation arc as per the attached survey.

**Item #13: S-28-13-B (Pavlik, Sklenar)**

Speaking to the Application: \_\_\_\_\_

Discussion

The subject property is a .5 acre waterfront lot on Buck Lake. It is vacant, and is owned jointly by Jana Pavlik and Jan Sklenar, who own developed lots on either side of this parcel. The proposal is for a lot addition to add ½ of this lot to the Sklenar lot, and to add the remainder to the Pavlik lot. The result would be lots that are somewhat closer to the minimum lot size, and the elimination of a very undersized lot.

**RESOLUTION: C of A: 13:05:13**

Moved by: W. Robinson

Seconded by: L. Redden

**THAT the South Frontenac Committee of Adjustment hereby approves consent application S-28-13-B by Jana Pavlik and Jan Sklenar, to create a lot addition in concession 13, lot 1, District of Bedford, subject to conditions.**

Carried

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<b>Application No:</b>	S-28-13-B
<b>Owner:</b>	Jana Pavlik, Jan Sklenar
<b>Location of Property:</b>	Concession 13, Lot 1, Buck Lake, District of Bedford
<b>Purpose of Application:</b>	Creation of lot addition
<b>Date of Hearing:</b>	June 13, 2013
<b>Date of Decision:</b>	June 13, 2013

**DECISION: PROVISIONAL CONSENT GRANTED, subject to conditions**

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**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-28-13-B shall be for a 10,890 +/- sq. ft. lot addition only to 236 Seapoint Lane, with the retained to be added to 216 Seapoint Lane.. Any subsequent conveyance of this parcel of land shall be subject to Section 50(3) of the Planning Act. The applicant's solicitor shall provide verification that the transferee's property and the lot additions cannot be sold or transferred independently of each other.**
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 #14: S-29-13-S (Trueman)**

Speaking to the Application: Bill Trueman

**Discussion**

The subject property is a 1.19 acre vacant lot with frontage on Holmes Road and Lakefield Drive. The proposal is to create a lot addition of approximately 7794 sq. ft. to a developed lot at 3191 Lakefield Drive, with the retained portion being added to another parcel owned by Trueman at 4283 Holmes Road. The purpose of the addition is primarily to provide sufficient room for the enlarged lot to have a pool. Because the original lot is less than 2 acres, staff could not support a reduction in its size, which is why the applicant agreed to add the retained to his other property.

**RESOLUTION: C of A: 13:05:14**

Moved by: L. York

Seconded by: K. Gee

**THAT the South Frontenac Township Committee of Adjustment hereby approves consent application S-29-13-S by William Trueman to create a lot addition in concession 7, lot 31, Lakefield Drive, District of Storrington, subject to conditions.**

Carried


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<b>Application No:</b>	S-29-13-S
<b>Owner:</b>	William Trueman
<b>Location of Property:</b>	Concession 7, Lot 31, Holmes Road, District of Storrington, Township of South Frontenac
<b>Purpose of Application:</b>	Creation of lot Addition
<b>Date of Hearing:</b>	June 13, 2013
<b>Date of Decision:</b>	June 13, 2013

**DECISION: PROVISIONAL CONSENT GRANTED, subject to conditions**

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**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-29-13-S shall be for a 7794 sq. ft. +/- lot addition only to 3191 Lakefield Drive, with the retained to be added to 4283 Holmes Road. Any subsequent conveyance of this parcel of land shall be subject to Section 50(3) of the Planning Act. The applicant's solicitor shall provide verification that the transferee's property and the lot additions cannot be sold or transferred independently of each other.
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 #15: MV-04-13-B (Finlay, Catana)**

Speaking to the Application: Steve Finlay

Discussion

This application is for a variance to permit addition to an existing seasonal dwelling. It is proposed that the existing dwelling be moved 32 ft. further from the lake and placed on a full basement (there is a basement under the cottage at present), and that a 15 ft. x 15 ft. single storey addition be added at the northeast corner of the cottage. A report was not available from Public Health since additional information is required from the home owner. Therefore, the application was deferred. The Rideau Valley Conservation Authority has no objection.

**RESOLUTION: C of A: 13:05:15**

Moved by: K. Gee

Seconded by: L. York

**THAT the South Frontenac Township Committee of Adjustment hereby defers variance application MV-04-13-B by Steve Finlay and Sandra Catana, concession 5, lot 33/34, Crow Lake, District of Bedford, to permit addition of seasonal dwelling, pending receipt of report from Public Health.**

Carried

**Item #16: MV-10-13-L (Fisher)**

Speaking to the Application: \_\_\_\_\_

Discussion:

The dwelling was constructed under a permit issued in 1995, and was required to meet the 30m setback from the high water mark and 3 m from the side lots lines. A recent plot plan has indicated that the structure encroaches very slightly into the water setback and into the side yard setback on one side. The new owner of the property is seeking a variance to officially recognize these deficiencies. There is also a large open deck on the water side of the dwelling; however, Loughborough Township regulations at the time of construction permitted encroachment of open decks into the water setback. The dwelling is also over the 5% permitted lot coverage, but this was not a requirement at the time the house was built. Therefore, only the two setbacks are being considered at this time. A condition has been included, however, prohibiting any part of the deck from being covered.

**RESOLUTION: C of A: 13:05:16**

Moved by: L. York

Seconded by: K. Gee

**THAT the South Frontenac Township Committee of Adjustment hereby approves variance application MV-10-13-L by Greg Fisher, concession 14, lot 24, Buck Lake, District of Loughborough, to recognize deficient setbacks of an existing dwelling from high water mark and side lot line, subject to conditions.**

Carried



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<b>Application No:</b>	MV-10-13-L
<b>Owner:</b>	<b>Greg Fisher</b>
<b>Location of Property:</b>	Pt. Lot 24, Concession 14, Buck Lake, District of Loughborough, Township of South Frontenac
<b>Purpose of Application:</b>	To vary section 10.3.1 of the Comprehensive Zoning By-law to recognize development within 30m of the high water mark, and within 3m of the side lot line
<b>Date of Hearing:</b>	June 13, 2013
<b>Date of Decision:</b>	June 13, 2013
<b>DECISION:</b>	<b>VARIANCE APPROVED, subject to conditions</b>

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**CONDITIONS**

- 1. The variance is limited to a water setback of 97.5 ft. (vs 98.4 ft.) and a side yard setback on the west side of 9.3 ft. (vs. 9.84 ft.).**
- 2. No other structures shall be permitted within the 30m setback from the high water mark, and the deck shall not be covered or enclosed.**
- 3. Minor variance MV-10-13-L 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, there have been no objections from the public, the variance is considered to be minor and in keeping with the intent of the official plan and zoning by-law.

**Item #17: MV-12-13-B (Chalmers)**

Speaking to the Application: William Chalmers

Discussion

This application is for a variance to permit addition to an existing seasonal dwelling, 52 ft. from high water mark of Buck Lake. The lot is 2+/- acres in size, and the proposed addition would be an 80 sq. ft. mud room.

**RESOLUTION: C of A: 13:05:17**

Moved by: L. McCullough

Seconded by: K. Gee

**THAT the South Frontenac Township Committee of Adjustment hereby approves variance application MV-12-13-B by William Chalmers, concession 12, lot 1, Buck Lake, District of Bedford, to permit additions to an existing dwelling within 30m of high water mark, subject to conditions.**

Carried

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<b>Application No:</b>	MV-12-13-B
<b>Owner:</b>	<b>William Chalmers</b>
<b>Location of Property:</b>	Pt. Lot 1, Concession 12, Buck Lake, District of Bedford, Township of South Frontenac
<b>Purpose of Application:</b>	To vary section 10.3.1 of the Comprehensive Zoning By-law to permit development within 30m of the high water mark
<b>Date of Hearing:</b>	June 13, 2013
<b>Date of Decision:</b>	June 13, 2013
<b>DECISION:</b>	<b>VARIANCE APPROVED, subject to conditions</b>

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**CONDITIONS**

1. The variance is limited to the construction of an 80 sq. ft., single storey addition to an existing dwelling at 7949 Perth Road, to be located a minimum of 52 ft. from the high water mark of Buck Lake.
2. No other structures shall be permitted within the 30m setback from the high water mark.
3. Minor variance MV-12-13-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.
5. The applicant shall enter into a site plan agreement with the Township to be registered on title, which sets out the Township’s limited service and environmental policies, and which specifies that a permit will be required from the Cataraqui Region Conservation Authority for construction of docks, and shoreline or in-water works.

**REASON FOR DECISION:** The variance has been approved by staff, there have been no objections from the public, the variance is considered to be minor and in keeping with the intent of the official plan and zoning by-law.

**Item #18: MV-13-13-L (Heins)**

Speaking to the Application: Barbara Heins

Discussion

This application is for a variance to permit addition to a deck, 55.7 ft. from high water mark. The deck, which is partially constructed, has approximately 6 joists with an overhang beyond the permitted 2 ft. Any construction that has taken place that is contrary to the building code would need to be corrected. The CRCA does not object to the proposal provided that a permit is obtained prior to the development, and that a vegetative buffer be maintained between the deck and the shoreline of Mitchell Creek.

**RESOLUTION: C of A: 13:05:18**

Moved by: L. York

Seconded by: K. Gee

**THAT the South Frontenac Township Committee of Adjustment hereby approves variance application MV-13-13-L by Barbara Heins, concession 14, lot 7, Mitchell Creek, District of Loughborough, to permit addition to existing deck within 30m of high water mark, subject to conditions.**

Carried

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<b>Application No:</b>	MV-13-13-L
<b>Owner:</b>	<b>Barbara Heins</b>
<b>Location of Property:</b>	Pt. Lot 7, Concession 14, Mitchell Creek, District of Loughborough, Township of South Frontenac
<b>Purpose of Application:</b>	To vary section 10.3.1 of the Comprehensive Zoning By-law to permit development within 30m of the high water mark
<b>Date of Hearing:</b>	June 13, 2013
<b>Date of Decision:</b>	June 13, 2013

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

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**CONDITIONS**

1. The variance is limited to the construction of an 203 sq. ft., deck addition, to be located a minimum of 55.7 ft. from the high water mark of Mitchell Creek.

2. **No other structures shall be permitted within the 30m setback from the high water mark.**
3. **Minor variance MV-12-13-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, including recently constructed decks. 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 limited service and environmental policies, which specifies that a permit will be required from the Cataraqui Region Conservation Authority for the proposed development and for the construction of docks, and shoreline or in-water works, and which requires that a vegetative buffer be maintained between the dwelling and the water.**

**REASON FOR DECISION:** The variance has been approved by staff, there have been no objections from the public, the variance is considered to be minor and in keeping with the intent of the official plan and zoning by-law.

**Item #19: MV-14-13-B (McMillan)**

Speaking to the Application: James McMillan

Discussion

This application is for a variance to permit addition to an existing seasonal dwelling at 48 Northwood Lane, Bob's Lake. The dwelling currently has a footprint of only 384 sq. ft. plus a 196 sq. ft. deck, with the structure located 55 ft. from the high water mark. The proposal is for the construction of a 288 sq. ft. single storey addition, to be located a minimum of 57 ft. from the high water mark. The lot appears to be slightly larger than the area indicated on the application, and therefore, the permitted 5% lot coverage would permit slightly over 886 sq. ft.. The proposal would result in a total footprint of 868 sq. ft. There were no objections from agencies.

**RESOLUTION: C of A: 13:05:19**

Moved by: W. Robinson

Seconded by: L. Redden

**THAT the South Frontenac Township Committee of Adjustment hereby approves variance application MV-14-13-B by James & Deborah McMillan, concession 3, lot 20, Bob's Lake, District of Bedford, to permit addition to existing dwelling within 30m of high water mark, subject to conditions.**

Carried

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<b>Application No:</b>	MV-14-13-B
<b>Owner:</b>	<b>James &amp; Deborah McMillan</b>
<b>Location of Property:</b>	Pt. Lot 20, Concession 3, Bob's Lake, District of Bedford, Township of South Frontenac
<b>Purpose of Application:</b>	To vary section 10.3.1 of the Comprehensive Zoning By-law to permit development within 30m of the high water mark
<b>Date of Hearing:</b>	June 13, 2013
<b>Date of Decision:</b>	June 13, 2013

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

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**CONDITIONS**

1. **The variance is limited to the construction of a single-storey addition with a footprint of 288 sq. ft. to be located a minimum of 57 ft. from the high water mark of Bob's Lake.**

2. **No other structures shall be permitted within the 30m setback from the high water mark.**
3. **Minor variance MV-14-13-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.**
5. **The applicant shall enter into a site plan agreement with the Township to be registered on title, which sets out the Township's limited service and environmental policies, and which specifies that: a permit will be required from the Rideau Valley Conservation Authority for construction of docks, and shoreline or in-water works; that any future development must be at an elevation of 163.07 metres geodetic; that shoreline vegetation be maintained to extend from the top of the retaining wall at least 3 metres in width; that shoreline access be by means of a modest pathway; and that shore disturbance should not be increased.**

**REASON FOR DECISION:** The variance has been approved by staff, there have been no objections from the public, the variance is considered to be an appropriate use of the property and meets the intent of the official plan and zoning by-law.

**Item #20: Adjournment**

**RESOLUTION: C of A: 13:05:20**

Moved by: K. Gee

Seconded by: L. York

**THAT the June 13, 2013 meeting of the South Frontenac Township Committee of Adjustment is hereby adjourned at 7:42 p.m. to reconvene at 7:00 p.m. on Thursday, July 11, 2013, or at the call of the Chair.**

Carried

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Ron Vandewal  
Chair

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Lindsay Mills  
Secretary-Treasurer