

COMMITTEE OF ADJUSTMENT

NOVEMBER 18, 1999

AGENDA

9:00 a.m. **REVIEW SEVERANCE APPLICATIONS:**

9:30a.m.

SEVERANCES:

✓ B-24-99-OS (Leverne Barker)

✓ B-25 & 26-99-OS (Wayne & Sandra Moase)

OTHER ITEMS:

Request for Severance – Gordon & Louise Campbell

Next meeting: January 13, ~~19~~ 2000

COMMITTEE OF ADJUSTMENT MINUTES – November 18, 1999

Committee of Adjustment met on November 18th at 9:00 a.m. Members present were Lloyd Lee, Doug Bearance and Richard Harwood. Staff members present were Ian Trickett and Cathy MacMunn.

The meeting was called to entertain three consent applications.

The Committee reviewed the staff reports for the severances.

Chairperson Lloyd Lee officially opened the meeting at 9:30 a.m.

Public Present: Leverne Barker.

The committee reviewed Mr. Barker's application with him. The consent was to grant a new right of way over an existing right of way. The committee asked if he still owned property adjacent to this right of way. He indicated that no he is in the process of selling that piece of property.

Cathy presented a proposal to the committee for Gordon & Louise Campbell. They are looking at dividing their property and were wanting the committee's thoughts. Ian mentioned that we had already been speaking with Mrs. Campbell and made a suggestion on the best way to divide it which seems acceptable to the committee, but before a decision can be made Mrs. Campbell is to let us know the status of Part 38 on their plan. Cathy is too inform Mrs. Campbell of this.

The resolutions are attached in response to the above consents.

The next meeting will be January 13, 2000

The meeting adjourned at approximately 10:15 a.m.

Chairperson

Secretary-Treasurer

TOWNSHIP OF CENTRAL FRONTENAC

COMMITTEE OF ADJUSTMENT

RESOLUTION

MOVED BY: 

FILE #: B-24-99-OS (Barker)

SECONDED BY: 

DATE: November 18, 1999

THAT THE CONSENT REQUESTED IN THE ABOVE-NOTED APPLICATION BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

#1. That all conditions are satisfied and the deed is presented in triplicate, to the Secretary-Treasurer for certification under Section 53(21) of the Planning Act, within one year from the date of the sending of the notice.

#2. That the land being severed is described by a Reference Plan deposited in the Land Registry Office, or an exemption is obtained from the Land Registry Office, waiving the need for a Reference Plan.

#3. That the description of the parcel being severed and the names of the transferor and transferee are included on the schedule attached to the deed of land.

#4. With the condition that the payment of any outstanding taxes is to be made to the Township Treasurer.

#5. That the lands to be severed be for the purpose of granting a new right-of-way for the benefit of ~~Marion Barker or her successors~~ *the owner of Part 1 on Plan 13R4832*

TOWNSHIP OF CENTRAL FRONTENAC

COMMITTEE OF ADJUSTMENT

RESOLUTION

MOVED BY: *R. Harwood*

FILE #: B-24-99-OS (Barker)

SECONDED BY: *[Signature]*

DATE: November 18, 1999

THAT THE CONSENT REQUESTED IN THE ABOVE-NOTED APPLICATION BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

#1. That all conditions are satisfied and the deed is presented in triplicate, to the Secretary-Treasurer for certification under Section 53(21) of the Planning Act, within one year from the date of the sending of the notice.

#2. That the land being severed is described by a Reference Plan deposited in the Land Registry Office, or an exemption is obtained from the Land Registry Office, waiving the need for a Reference Plan.

#3. That the description of the parcel being severed and the names of the transferor and transferee are included on the schedule attached to the deed of land.

#4. With the condition that the payment of any outstanding taxes is to be made to the Township Treasurer.

#5. That the lands to be severed be for the purpose of granting a new right-of-way for the benefit of ~~Marion Barker or her successors~~ *the owner of Part 1 on Plan 13R4832*

CARRIED () LOST () TABLED

[Signature]
CHAIRMAN

RECORDED VOTE:

In Favor:

R. Harwood / [Signature]

Opposed:

TOWNSHIP OF CENTRAL FRONTENAC

COMMITTEE OF ADJUSTMENT

RESOLUTION

MOVED BY: 

FILE #: B-25-99-OS (Moase)

SECONDED BY: 

DATE: November 18, 1999

THAT THE CONSENT REQUESTED IN THE ABOVE-NOTED APPLICATION BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

- #1. That all conditions are satisfied and the deed is presented in triplicate, to the Secretary-Treasurer for certification under Section 53(21) of the Planning Act, within one year from the date of the sending of the notice.
- #2. That the land being severed is described by a Reference Plan deposited in the Land Registry Office, or an exemption is obtained from the Land Registry Office, waiving the need for a Reference Plan.
- #3. That the description of the parcel being severed and the names of the transferor and transferee are included on the schedule attached to the deed of land.
- #4. With the condition that the payment of any outstanding taxes is to be made to the Township Treasurer.
- #5. That the Township of Central Frontenac receives an amount satisfactory to the Township of up to 5% of the value of the land, pursuant to Section 51.1 of the Planning Act.
- #6. That the severed lot be rezoned to a Limited Service Residential Zone.
- #7. That the private road meet the requirements of the private road construction as outlined in Oso's Official Plan and that an agreement be utilized to release the Township of any possible concerns in the future.
- #8. That the existing Highway #7 entrance will require a new permit from the Ministry of Transportation to recognize the shared use status.
- #9. That no further development will be permitted unless permission is obtained from the Ministry of Transportation to upgrade the shared entrance to a side road standard.

() CARRIED () LOST () TABLED


CHAIRMAN

RECORDED VOTE:

In Favor:



Opposed:

TOWNSHIP OF CENTRAL FRONTENAC

COMMITTEE OF ADJUSTMENT

RESOLUTION

MOVED BY: *R. Harwood*

FILE #: B-26-99-OS (Moase)

SECONDED BY: *[Signature]*

DATE: November 18, 1999

THAT THE CONSENT REQUESTED IN THE ABOVE-NOTED APPLICATION BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

- #1. That all conditions are satisfied and the deed is presented in triplicate, to the Secretary-Treasurer for certification under Section 53(21) of the Planning Act, within one year from the date of the sending of the notice.
- #2. That the land being severed is described by a Reference Plan deposited in the Land Registry Office, or an exemption is obtained from the Land Registry Office, waiving the need for a Reference Plan.
- #3. That the description of the parcel being severed and the names of the transferor and transferee are included on the schedule attached to the deed of land.
- #4. With the condition that the payment of any outstanding taxes is to be made to the Township Treasurer.
- #5. That the Township of Central Frontenac receives an amount satisfactory to the Township of up to 5% of the value of the land, pursuant to Section 51.1 of the Planning Act.
- #6. That the severed lot be rezoned to a Limited Service Residential Zone.
- #7. That the private road meet the requirements of the private road construction as outlined in Oso's Official Plan and that an agreement be utilized to release the Township of any possible concerns in the future.
- #8. That the existing Highway #7 entrance will require a new permit from the Ministry of Transportation to recognize the shared use status.
- #9. That no further development will be permitted unless permission is obtained from the Ministry of Transportation to upgrade the shared entrance to a side road standard.

CARRIED () LOST () TABLED

[Signature]
CHAIRMAN

RECORDED VOTE:

In Favor:

R. Harwood

Opposed:

COMMITTEE OF ADJUSTMENT MINUTES – September 30th, 1999

Committee of Adjustment met on September 30, 1999 at 9:00 a.m. Members present were Lloyd Lee and Richard Harwood. Staff members Ian Trickett and Cathy MacMunn were also in attendance.

The meeting was called to entertain two minor variance applications.

At 9:00 a.m. the committee reviewed the applications.

At 9:30 a.m. Chairperson Lloyd Lee opened the meeting.

No public were present.

The first minor variance application being dealt with was A-4/99-KE (Hitz)
The applicant is proposing to extend the original deck on one of their cottages. This is an existing cottage which is too close to the water, but the proposal to extend the deck will not encroach any further than what already exists which is within the 15 metre setback.

The Health Unit and Mississippi Valley Conservation Authority have no objections to the approval of this application.

The next minor variance is A-5/99-OL (Swan)

The applicant is proposing to build a cottage and install a septic system within the 100 foot setback. The cottage and deck will be 50 feet from the high water mark with the septic system being 80 feet. In viewing the lot the area they have chosen to build the cottage and install the septic system is the only realistic spot as the terrain throughout the property is rocky with an approximate 20 foot slope to the water.

The Health Unit and Mississippi Valley Conservation Authority have no objections to the approval of this application.

The committee questioned as to whether there was an adequate spot further back from the high water mark. It was pointed out that this lot is an existing lot of record and at the time it complied to Olden's previous setback requirements which was 50 feet. Taking this all into account the committee had no problem of approving this as presented.

Cathy then presented resolutions to accept the 5% parkland fee for consent applications: B-14, 15 & 21-99-OS (Barker); B-60-97-OS (Kennedy); B-16-98-HI (Noldner).

We also viewed the maps and Cathy's comments in response to the Township of South Frontenac and the Township of Stone Mills Draft Official Plans.

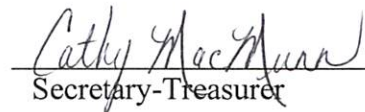
Also discussed was the Tay River Watershed Plan and the package that will be forwarded to consultants prior to hiring.

The resolutions are attached in response to the above consents and parkland fees.

The next meeting will be November 18, 1999 at 9:00 a.m.

The meeting adjourned at approximately 10:30.


Chairperson


Secretary-Treasurer

TOWNSHIP OF CENTRAL FRONTENAC
COMMITTEE OF ADJUSTMENT
RESOLUTION

MOVED BY: *Red Harwood*

FILE #: A-4/99 Hitz

SECONDED BY: *RL*

DATE: Sept. 30, 1999

IN MAKING THE DECISION UPON THIS APPLICATION, THE COMMITTEE CONSIDERED WHETHER OR NOT THE VARIANCE REQUESTED WAS MINOR AND DESIRABLE FOR THE APPROPRIATE DEVELOPMENT OR USE OF THE LAND, BUILDING OR STRUCTURE, AND THAT THE GENERAL INTENT AND PURPOSE OF THE ZONING BY-LAW AND THE OFFICIAL PLAN WILL BE MAINTAINED OR, IN THE CASE OF A CHANGE IN A USE OF PROPERTY WHICH IS LAWFULLY NON-CONFORMING UNDER THE BY-LAW, AS TO WHETHER OR NOT THIS APPLICATION HAS MET THE REQUIREMENTS OF SUBSECTION 45 (2) OF THE PLANNING ACT, CONCUR IN THE FOLLOWING DECISION AND REASONS FOR DECISION.

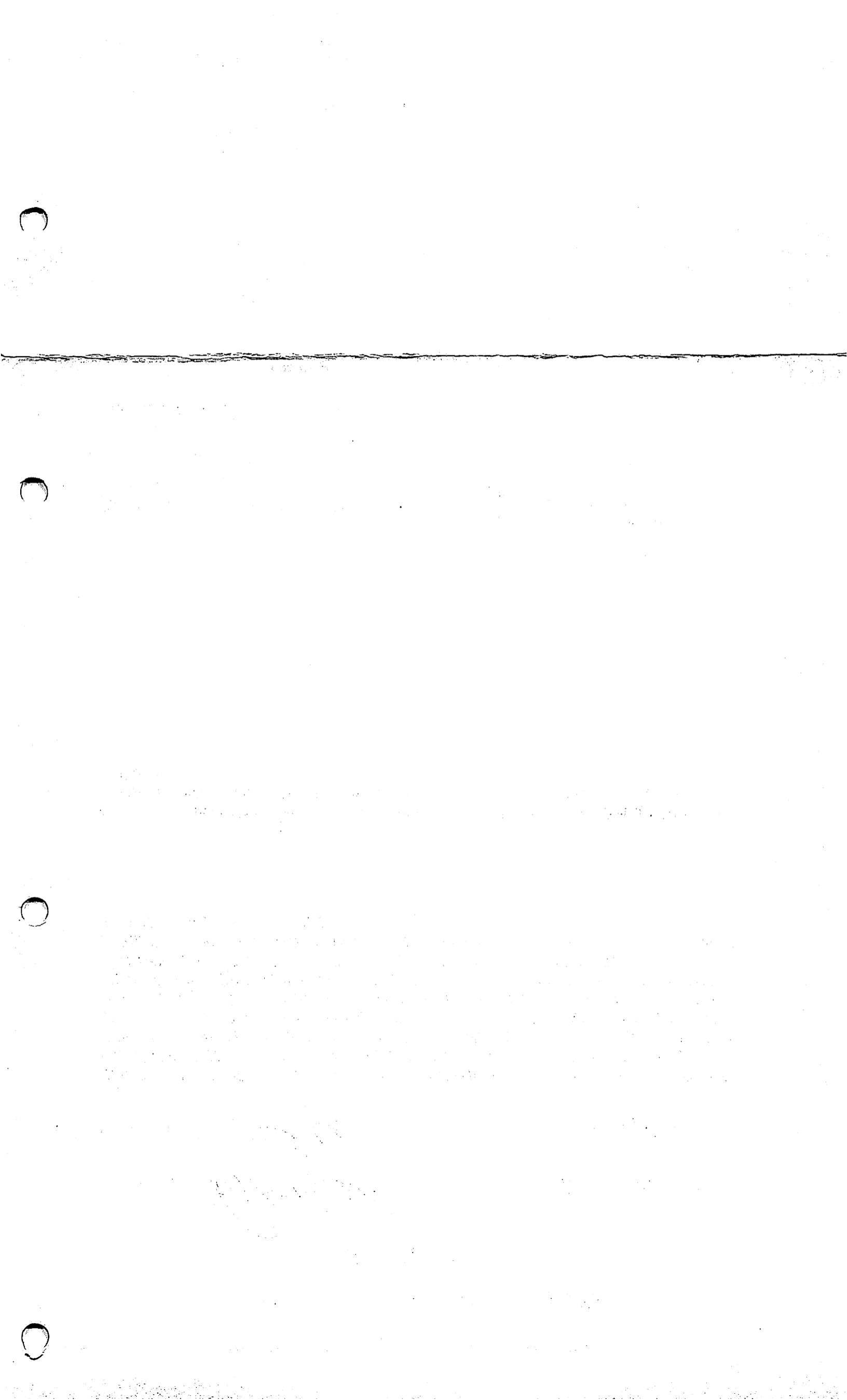
#1. That Minor Variance Application A-4/99 Hitz, Lot 31, Conc.8 – Kennebec District, be approved subject to the applicant paying the fee to the Mississippi Valley Conservation Authority.

CARRIED () LOST () TABLED

RL
CHAIRMAN

RECORDED VOTE: In Favor:

Opposed:



**TOWNSHIP OF CENTRAL FRONTENAC
COMMITTEE OF ADJUSTMENT
RESOLUTION**

MOVED BY: *Red Howard*

FILE #: A-5/99 Swan

SECONDED BY: *Lee*

DATE: Sept. 30, 1999

IN MAKING THE DECISION UPON THIS APPLICATION, THE COMMITTEE CONSIDERED WHETHER OR NOT THE VARIANCE REQUESTED WAS MINOR AND DESIRABLE FOR THE APPROPRIATE DEVELOPMENT OR USE OF THE LAND, BUILDING OR STRUCTURE, AND THAT THE GENERAL INTENT AND PURPOSE OF THE ZONING BY-LAW AND THE OFFICIAL PLAN WILL BE MAINTAINED OR, IN THE CASE OF A CHANGE IN A USE OF PROPERTY WHICH IS LAWFULLY NON-CONFORMING UNDER THE BY-LAW, AS TO WHETHER OR NOT THIS APPLICATION HAS MET THE REQUIREMENTS OF SUBSECTION 45 (2) OF THE PLANNING ACT, CONCUR IN THE FOLLOWING DECISION AND REASONS FOR DECISION.

#1. That Minor Variance Application A-5/99 Swan, Lot 8 & 9, Conc. 7 – Olden District, be approved subject to the applicant paying the fee to the Mississippi Valley Conservation Authority. ~~due to Authority.~~ the fact that this lot is an existing lot of record and complied to Olden's previous setback of 50 feet and that there is no other suitable location on the lot for a cottage and septic system.

() CARRIED () LOST () TABLED

Lee
CHAIRMAN

RECORDED VOTE: In Favor:
Opposed:

TOWNSHIP OF CENTRAL FRONTENAC

COMMITTEE OF ADJUSTMENT

RESOLUTION

MOVED BY: *Red Harwood*

FILE #: B-14-99-OS

SECONDED BY: *Ree*

DATE: Sept. 30, 1999

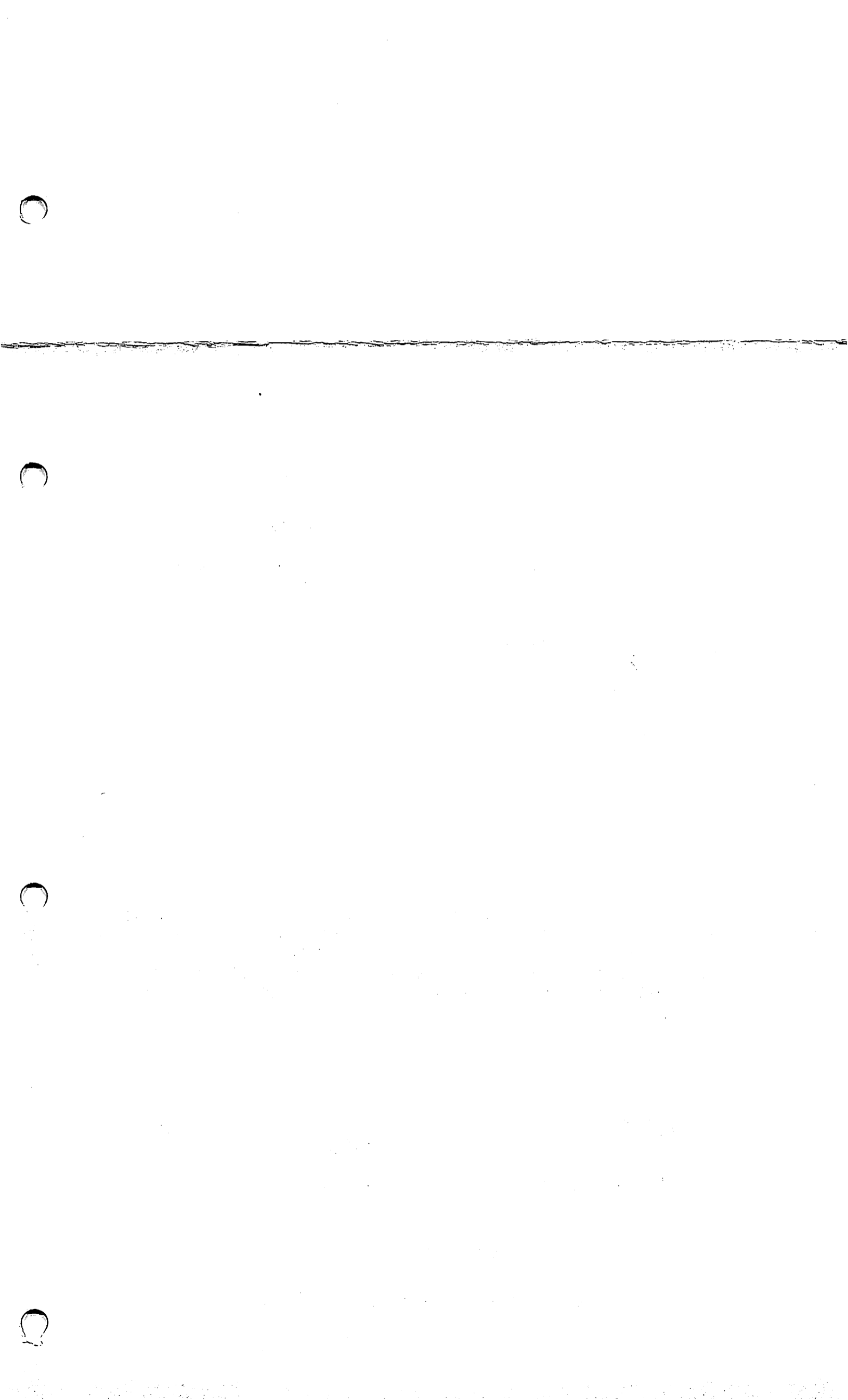
That the Committee of Adjustment accept the price of \$5500.00 as per the Transfer/Deed of land for Part Lot 8, Conc. 1 Parts 6,7 & 8 on Plan 13R9748, together with a right-of-way over Part 3 on Plan 13R5412; Part 3 on Plan 13R4832; Part 4 & 5 on Plan 13R9748 Oso District. This is required to determine the 5% parkland fee payable to the Township of Central Frontenac which is \$275.00 for consent application B-14-99-OS (Leverne Barker).

() CARRIED () LOST () TABLED

Ree
CHAIRMAN

RECORDED VOTE: *In Favor:*

Opposed:



TOWNSHIP OF CENTRAL FRONTENAC
COMMITTEE OF ADJUSTMENT
RESOLUTION

MOVED BY: *RW Harwood*

FILE #: B-15-99-OS

SECONDED BY: *L Hee*

DATE: September 30, 1999

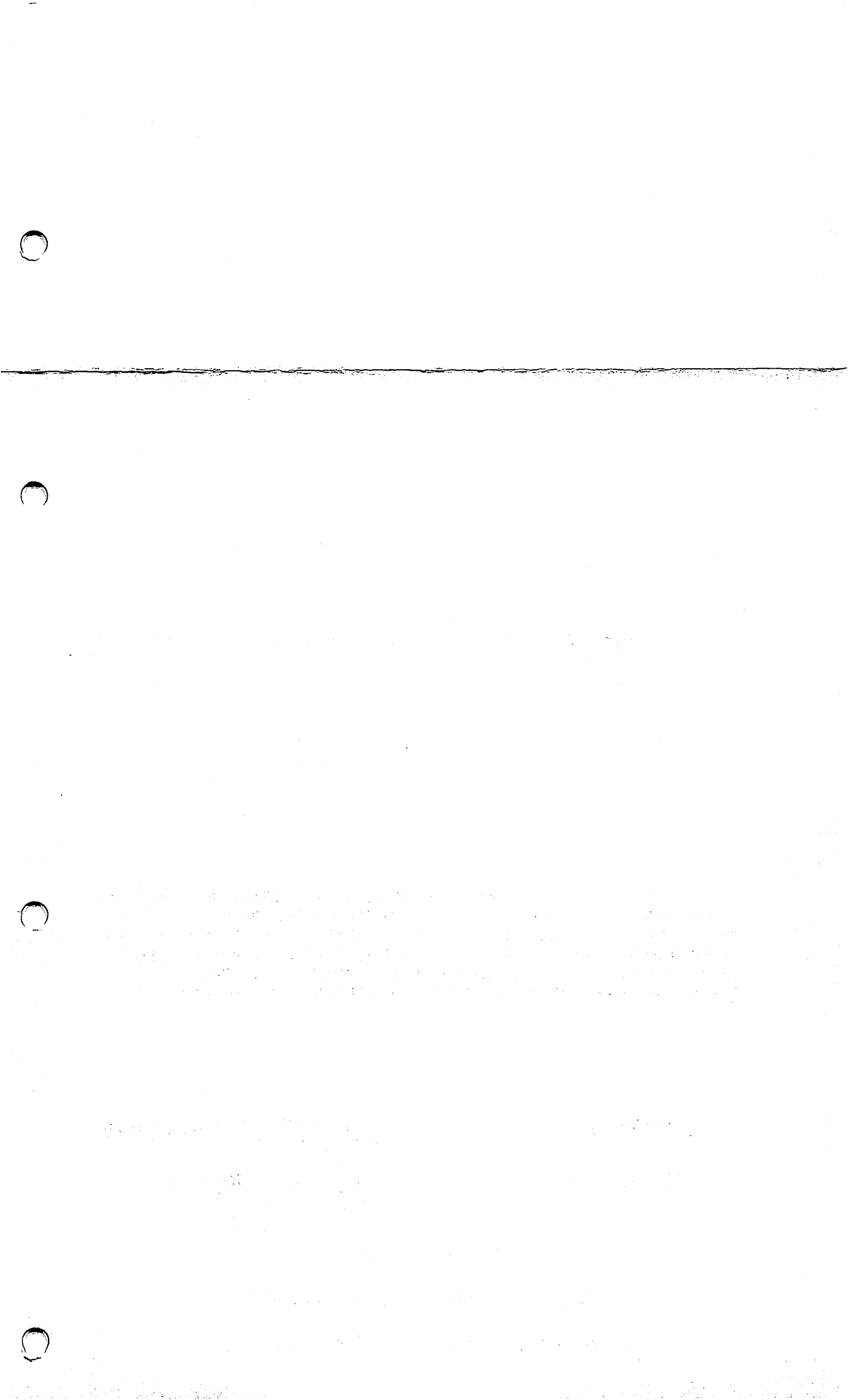
That the Committee of Adjustment accept the price of \$5500.00 as per the Transfer/Deed of land for Part Lot 8, Conc. 1 Parts 1,2,3,4 & 5 on Plan 13R-9748 and Part 2 on Plan 13R-5790; subject to a right-of-way over Parts 4 & 5 on Plan 13R-9748, and over Part 2 on Plan 13R-5790 as well as a right-of-way over Part 3 on Plan 13R5412 and Part 3 on Plan 13R4832 Oso District. This is required to determine the 5% parkland fee payable to the Township of Central Frontenac which is \$275.00 for consent application B-15-99-OS (Leverne Barker).

() CARRIED () LOST () TABLED

L Hee
CHAIRMAN

RECORDED VOTE: *In Favor:*

Opposed:



TOWNSHIP OF CENTRAL FRONTENAC

COMMITTEE OF ADJUSTMENT

RESOLUTION

MOVED BY: *Red Harwood*

FILE #: B-21-99-OS

SECONDED BY: *L. Hill*

DATE: _____

That the Committee of Adjustment accept the price of \$5500.00 as per the Transfer/Deed of land for Part Lot 8, Conc. 1 Parts 5, 6 & 11 on Plan 13R-4832 together with a right-of-way over Part 3 on Plan 13R5412 and Part 3 on Plan 13R4832 Oso District. This is required to determine the 5% parkland fee payable to the Township of Central Frontenac which is \$275.00 for consent application B-21-99-OS (Leverne Barker).

CARRIED () LOST () TABLED

L. Hill
CHAIRMAN

RECORDED VOTE: *In Favor:*

Opposed:


TOWNSHIP OF CENTRAL FRONTENAC

COMMITTEE OF ADJUSTMENT

RESOLUTION

MOVED BY: 

FILE #: B-60-97-OS

SECONDED BY: 

DATE: Sept. 30, 1999

That the Committee of Adjustment accept the price of \$9000.00 as per the applicants solicitor Donald Schlichter for Part Lot 1, Conc. 7, Part 1 on Plan 13R-15069 together with a right-of-way over Parts 2 & 3 on Plan 13R-15069 and Part 10 on Plan 13R-3173 Oso District. This is required to determine the 5% parkland fee payable to the Township of Central Frontenac which is \$450.00 for consent application B-60-97-OS (Lawrence Kennedy).

CARRIED () LOST () TABLED


CHAIRMAN

RECORDED VOTE: In Favor:

Opposed:

TOWNSHIP OF CENTRAL FRONTENAC

COMMITTEE OF ADJUSTMENT

RESOLUTION

MOVED BY: *R. Howard*

FILE #: B-16-98-H

SECONDED BY: *Shee*

DATE: Sept 30, 1999

That the Committee of Adjustment accept the price of \$3500.00 as per the Transfer/Deed of Land for Part Lot 25, Conc. 1, being Parts 6, 7 and 8 on Plan 13R-15079 together with a right-of-way over Part 3 on Plan 13R-5757 and Parts 9 & 11 on Plan 13R-15079 Hinchinbrooke District. This is required to determine the 5% parkland fee payable to the Township of Central Frontenac which is \$175.00 for consent application B-16-98-H (Robert Noldner).

CARRIED () LOST () TABLED

Shee
CHAIRMAN

RECORDED VOTE: In Favor:

Opposed:



COMMITTEE OF ADJUSTMENT

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SEPTEMBER 30, 1999

AGENDA

9:00 a.m. REVIEW MINOR VARIANCE APPLICATIONS:

9:30a.m.

MINOR VARIANCE:

- ✓ A-4/99 (Marjorie Hitz)
- ✓ A-5/99 (Rosemary Swan)

OTHER ITEMS:

- Approval of 5% Parkland Fee:
 - ✓ B-14, 15 & 21-99-OS (Leverne Barker)
 - ✓ B-60-97-OS (Lawrence Kennedy)
 - ✓ B-16-98-HI (Robert Noldner)

- ✓ Draft Official Plan Response:
 - ✓ Township of South Frontenac
 - ✓ Township of Stone Mills

Next Meeting – ~~November 11th~~ ? Since this is Remembrance day what if we have the meeting Either on the 4th or Oct. 28th. *Nov. 18th /99*

- ✓ *Minutes from the meeting w Ministers*
- ✓ *Tay River Watershed Plan*
- ✓ *Database*

COMMITTEE OF ADJUSTMENT

AUGUST 19, 1999

AGENDA

9:00 a.m. **REVIEW SEVERANCE APPLICATIONS:**

9:30a.m. **SEVERANCES:**

B-23-99-HI (Alex Hamilton) ✓

MINOR VARIANCE:

A-3/99 (Denise & Rick Lombardo) ✓

PREVIOUS SEVERANCE:

B-11-99-HI (Doreen Davis) ✓

OTHER ITEMS:

Approval of 5% parkland fee
B-4-99-KE; B-16&17-99-KE (Weese Resort) ✓

✓ Sign motion re: McCullough ✓

Approval of Robert Tchegus of Cunningham, Swan
etc. confirming the wording for the refusal decision ✓
on the Pyle severances.

Mississippi Valley Conservation Authority Fees ✓

Next Meeting – September 30? – 9:00 a.m.

COMMITTEE OF ADJUSTMENT MINUTES – August 19th, 1999

Committee of Adjustment met on August 19th, 1999 at 9:00 a.m. Members present were Lloyd Lee, Doug Bearance, Richard Harwood. Staff members Ian Trickett and Cathy MacMunn were also in attendance.

The meeting was called to entertain one consent application and one minor variance.

At 9:00 a.m. the committee reviewed the applications.

At 9:30 a.m. Chairperson Lloyd Lee opened the meeting.

Present: Marc Beaune

The first consent being dealt with was B-23-99-HI (Alex Hamilton)

There was no one present regarding this severance. The Quinte Conservation Authority has no concerns with its approval however, the owners should be advised that the shoreline and floodplain of the unnamed watercourse(s) located on the severed and retained lands are regulated by the Conservation Authority by virtue of Ontario Regulation #160/90 (Fill, Construction & Alteration to Waterways Regulation). The Health Unit also had no objection as it is a lot addition only.

The committee then reviewed the Minor Variance for Denise & Rick Lombardo. Mr. Marc Beaune was representing Margaret Ann Code. It seems her only concern is noise. Mr. Beaune mentioned that Mrs. Code only comes to her cottage occasionally and when she does it seems that the Lombardo's are always working on their cottage and or property which causes some noise. Her concerns were noted and Mr. Beaune was aware that the committee could not address this issue as they have no control over when people are working on their cottage.

The next item addressed was the previous severance for B-11-99-HI (Doreen Davis). Cathy mentioned to the committee that she had not received any correspondence written or verbally on this application.

The committee reviewed the amount of the 5% parkland fee payable regarding the following severances: B-4-99-KE; B-16&17-99-KE (Weese Resort Enterprises Ltd.)


Cathy informed the committee that she contacted Mr. Robert Tchegus of the law firm of Cunningham, Swan, Carty etc. regarding the wording of the Notice of Decision for the Pyle Severances that the committee denied. Since, these were the first applications the committee denied she wanted to make sure that the wording was correct in case they decided to appeal to the OMB. The committee agreed with this decision.

Cathy gave a copy of the Mississippi Valley Conservation Authority fee schedule for 1999.

The resolutions are attached in response to the above consents.

The next meeting will be September 30 1999 at 9:00 a.m.

The meeting adjourned at approximately 10:30.



Chairperson



Secretary-Treasurer

TOWNSHIP OF CENTRAL FRONTENAC

COMMITTEE OF ADJUSTMENT

RESOLUTION

MOVED BY: *R. Wood*

FILE #: A-3/99 (Lombardo)

SECONDED BY: *L. Lee*

DATE: August 19, 1999

IN MAKING THE DECISION UPON THIS APPLICATION, THE COMMITTEE CONSIDERED WHETHER OR NOT THE VARIANCE REQUESTED WAS MINOR AND DESIRABLE FOR THE APPROPRIATE DEVELOPMENT OR USE OF THE LAND, BUILDING OR STRUCTURE, AND THAT THE GENERAL INTENT AND PURPOSE OF THE ZONING BY-LAW AND THE OFFICIAL PLAN WILL BE MAINTAINED OR, IN THE CASE OF A CHANGE IN A USE OF PROPERTY WHICH IS LAWFULLY NON-CONFORMING UNDER THE BY-LAW, AS TO WHETHER OR NOT THIS APPLICATION HAS MET THE REQUIREMENTS OF SUBSECTION 45 (2) OF THE PLANNING ACT, CONCUR IN THE FOLLOWING DECISION AND REASONS FOR DECISION.

#1. That Minor Variance Application A-3/99 Lombardo, Lot 13, Conc. 9 – Olden District, be approved subject to the owner submitting an application to renovate prior to the issuance of a building permit from the Health Unit.

CARRIED () LOST () TABLED

L. Lee
CHAIRMAN

RECORDED VOTE: *In Favor:*

Opposed:

TOWNSHIP OF CENTRAL FRONTENAC

COMMITTEE OF ADJUSTMENT

RESOLUTION

MOVED BY: 

FILE #: B-23-99-HI
Alex Hamilton

SECONDED BY: 

DATE: August 19, 1999

THAT THE CONSENT REQUESTED IN THE ABOVE-NOTED APPLICATION IS APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

#1. That all conditions are satisfied and the deed is presented in triplicate, to the Secretary-Treasurer for certification under Section 53(21) of the Planning Act, within one year from the date of the sending of the notice.

#2. That the land being severed is described by a Reference Plan deposited in the Land Registry Office, or an exemption is obtained from the Land Registry Office, waiving the need for a Reference Plan.

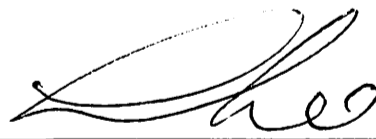
#3. That the description of the parcel being severed and the names of the transferor and transferee are included on the schedule attached to the deed of land.

#4. With the condition that the payment of any outstanding taxes is to be made to the Township Treasurer.

#5. That the Township of Central Frontenac receives an amount satisfactory to the Township of up to 5% of the value of the land pursuant to Section 51.1 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended.

#6. That the severed parcel is a lot addition only to the adjacent parcel owned by Dale & Cheryl Hicks and therefore any subsequent conveyance of this parcel is subject to Section 50 (42) of the Planning Act (Section 50(5) if in a subdivision). The Form 5 Schedule shall include a statement to the effect that this parcel is a lot addition only to the adjacent lands previously described in Instrument No. _____, and neither the lands to be severed nor the lot to be enlarged is to be conveyed without the other.

CARRIED LOST TABLED


CHAIRMAN

RECORDED VOTE: *In Favor:*

 Opposed:

TOWNSHIP OF CENTRAL FRONTENAC

COMMITTEE OF ADJUSTMENT

RESOLUTION

MOVED BY: *Red Howard*

FILE #: B-11-99-HI (Doreen Davis)

SECONDED BY: *[Signature]*

DATE: August 19, 1999

THAT THE CONSENT REQUESTED IN THE ABOVE-NOTED APPLICATION BE DENIED SUBJECT TO THE FOLLOWING CONDITIONS:

- #1. As the owners have not supplied the information requested by the Health Unit and the ^{quite} Conservation Authority. as previously notified.

CARRIED () LOST () TABLED

[Signature]
CHAIRMAN

RECORDED VOTE: In Favor:

Opposed:

TOWNSHIP OF CENTRAL FRONTENAC

COMMITTEE OF ADJUSTMENT

RESOLUTION

MOVED BY: 


FILE #: B-4-99-KE (Weese Resort Enterprises)

SECONDED BY: 

DATE: August 19, 1999

That the Committee of Adjustment accept the Opinion of Value from Lake District Realty in the amount of \$55,000.00 for Part Lot 31, Concession 8, Parts 6,7,8,10 & 11 on Plan 13R15003 Kennebec District. This is required to determine the 5% parkland fee payable to the Township of Central Frontenac as per Severance Application B-4-99-KE (Weese Resort Enterprises).

() ~~CARRIED~~ () LOST () TABLED


CHAIRMAN

RECORDED VOTE: *In Favor:*

Opposed:

TOWNSHIP OF CENTRAL FRONTENAC

COMMITTEE OF ADJUSTMENT

RESOLUTION

MOVED BY: 


FILE #: B-16-99-KE (Weese Resort Enterprises)

SECONDED BY: 

DATE: August 19, 1999

That the Committee of Adjustment accept the price of \$56,074.77 for Part Lot 31, Concession 8, and part of the road allowance between Concessions 7 and 8 designated as Parts 1, 2 and 3 on Plan 13R15003 Kennebec District, together with a right of way in common with all those entitled over Part 12 on 13R15003 and Parts 1, 3, 4, 5 and 6 on 13R13340 and subject to a right of way over Part 1 on 13R15003 in favour of all those entitled as per the Transfer/Deed of Land. This is required to determine the 5% parkland fee payable to the Township of Central Frontenac which is \$2,803.74.

() CARRIED () LOST () TABLED


CHAIRMAN

RECORDED VOTE: In Favor:

Opposed:



TOWNSHIP OF CENTRAL FRONTENAC

COMMITTEE OF ADJUSTMENT

RESOLUTION

MOVED BY: *Bob Woodward*

FILE #: B-17-99-KE (Weese Resort Enterprises)

SECONDED BY: *[Signature]*

DATE: August 19, 1999

That the Committee of Adjustment accept the price of \$60,747.67 for Part Lot 31, Concession 8, designated as Parts 4 on Plan 13R15003 Kennebec District, together with a right of way in common with all those entitled over Part 12 on 13R15003 and Parts 1,3,4,5 and 6 on 13R13340 as per the Transfer/Deed of Land. This is required to determine the 5% parkland fee payable to the Township of Central Frontenac which is \$3,037.38.

() CARRIED () LOST () TABLED

[Signature]
CHAIRMAN

RECORDED VOTE: *In Favor:*

Opposed:

COMMITTEE OF ADJUSTMENT

JULY 8, 1999

AGENDA

9:00 a.m. **REVIEW SEVERANCE APPLICATIONS:**

9:30a.m. **SEVERANCES FROM PREVIOUS MEETING:**

- B-5, 6-99-OL (Pyle) ✓ *refused*
- B-11-99-HI (Doreen Davis) ✓ *deferred*
- B-13-99-OS – Amended (Lawrence Kennedy) ✓ *approved new lot*
- B-21-98-OS (Harris Garrett) ✓ *refused*

SEVERANCES:

- B-19-99-KE (Estate of June Baker) ✓ *approved new lot*
- B-20-99-OS (Lawrence Kennedy) ✓ *approved right of way*
- B-21-99-OS (Leverne Barker) ✓ *approved - lot addition*
- B-22-99-HI (David Ackerman) ✓ *approved - lot addition*

OTHER ITEMS:

- B-8-99-OL (Stephen & Patricia McCullough)
Determination of the 5% parkland fee ✓
- B-12-99-KE (Norman Mitchell)
Not the only owner of this property ✓
- Proposal sketch from Kathy Hawley – Elbow Lake ✓
- Conservation Authority Fees ✓

Next, Meeting – August 19? – Is in 6 weeks

9:00 a.m.

COMMITTEE OF ADJUSTMENT MINUTES – July 8th, 1999

Committee of Adjustment met on July 8th, 1999, at 9:00 a.m. Members present were Lloyd Lee, Doug Bearance, Richard Harwood. Staff members Ian Trickett and Cathy MacMunn were also in attendance.

The meeting was called to entertain four consent applications plus four others that were deferred from previous meetings:

B-19-99-KE (Estate of June Baker); B-20-99-OS (Lawrence Kennedy)
B-21-99-OS (Leverne Barker); B-22-99-HI (David Ackerman)

Previous Severances

B-5&6-99-OL (Pyle); B-11-99-HI (Doreen Davis)
B-13-99-OS- Amended (Lawrence Kennedy); B-21-98-OS (Harris Garrett)

At 9:00 a.m. the committee reviewed the severance applications.

At 9:30 a.m. Chairperson Lloyd Lee opened the meeting.

Present: Leverne Barker

The first consent being dealt with was B-19-99-KE (Estate of June Baker)

There was no one present regarding this severance. The Quinte Conservation Authority and the Health Unit had no problem with approving this application. This is being done to settle the estate.

Mr. Kennedy was not present to review his application B-20-99-OS with the committee. This application is for a new 66 foot right of way off of the Crow Lake Road which will replace the existing entrance.

Comments were received from Carolyn A Desjardins and Anna Knapp who were in favour of the proposed changes to the road. Loren, Elinor and David Cragle were also in favour of this change as long as this change will be of no expense to them now or in future years.

The Health Unit had no objection to this proposal as it is for a right of way. The Public Works Manager stated that the new road should be constructed fulfilling all requirements of the private road construction standards. In addition, the intersection to the Crow Lake Road should be constructed in accordance with the applicable Provincial Specifications, which would maintain a safe grade to the township road. Upon construction of the new road, the old road should be closed, and physically removed and the existing access to Crow Lake Road would be for residential purposes only. That he obtain an entrance permit.

Page 2 COMMITTEE OF ADJUSTMENT MINUTES – CONTINUED

Mr. Barker was present to review his application with the committee which is for a lot addition to the adjacent lot owned by Gordon Lindsay. The Health Unit has no objection to this proposal as it is for a lot addition. Mississippi Valley Conservation Authority stated verbally they had no problem with this application as it is for a lot addition. They looked at this the last time they were on site for his previous consent applications.

The committee then reviewed application B-22-99-HI (David Ackerman) who was also not present. The Health Unit has no objection to the proposed severance as it is for a lot addition. The Quinte Conservation Authority has no concerns with the approval of this application as it recognizes the title of an existing garage. However, the owners should be advised that the shoreline and floodplain of the unnamed watercourse located on the subject lands are regulated by the Conservation Authority by virtue of Ontario Regulation #160/90.

The next severances to be dealt with were from previous meetings.

B-5 & 6-99-OL (Pyle) After considerable time reviewing both of these applications and the comments received the committee refused these applications. This was based on the fact they do not conform to Olden districts Zoning By-law and that the Mississippi Valley Conservation Authority has serious concerns with respect to the lot boundaries of the proposed severed lot and the effect on the wetland that subsequent development may have and that these concerns had not been addressed.

B-11-99-HI (Doreen Davis) Mrs. Davis was not present and did not submit any plans to see how they are going to achieve the 30.0 metre minimum frontage for the retained lot. The committee decided to defer this until the meeting in August at which time if no response is received this application will be denied.

B-13-99-OS Amended (Lawrence Kennedy) Mr. Kennedy revised his original application and submitted a new application along with a drawing to make two larger lots instead of 3.

B-21-98-OS (Harris Garrett) Cathy sent a letter to Mr. Garrett back on May 6th to find out if he had made any progress regarding his severance application. The committee deferred this application to give him time to meet with the agencies involved regarding the impact on the water body. Mr. Garrett came into the office and verbally told Cathy that he will be abandoning this application as he did not think he would get anywhere with the agencies.

OTHER ITEMS:

The 5% parkland fee for Stephen and Patricia McCullough.

Norman Mitchell severance application B-12-99-KE: Cathy informed the committee that Mr. Mitchell was not the only registered owner of this property as per his application. One of the owners has come forth and is not in favour of this application. Cathy informed them that when the deeds are presented for stamping all the registered owners would have to sign off and if this did not happen then the application would lapse.

Kathy Hawley sent in a sketch of a severance proposal on Elbow Lake. The way it was presented would not meet the requirements of Hinchinbrooke District's Zoning By-law, therefore could not be approved. The sketch is to be handed back with some suggestions.

Cathy gave the committee a copy of the new fees for the Rideau Valley Conservation Authority and Quinte Conservation Authority.

The resolutions are attached in response to the above consents.

The next meeting will be August 19, 1999 at 9:00 a.m.

The meeting adjourned at approximately 12:00 noon.

Chairperson

Secretary-Treasurer

N ←

PART LOT 19 CONC 3

HIGHWAY 38

225' ENTRANCE

225' ENTRANCE

ENTRANCE

BARTLETT

HAWLEY



HOUSE

HAWLEY

MURPHY

RETAINED LOT

PROPOSED SEVERANCE

350'

350'

1.8 AC.
APPROX

2.00 AC
APPROX

430'

Has 4 trailers →

has 3 cottages
5 trailers



COTTAGE

PUMP
X

200'

MIDDLE 200'
OF
SANDY BEACH

ELBOW LAKE

TOWNSHIP OF CENTRAL FRONTENAC

COMMITTEE OF ADJUSTMENT

RESOLUTION

MOVED BY: *R. Woodward*

FILE #: B-11-99-HI
Doreen Davis

SECONDED BY: *DJ*

DATE: July 8, 1999

THAT THE CONSENT REQUESTED IN THE ABOVE-NOTED APPLICATION BE ~~DENIED~~ DEFERRED SUBJECT TO THE FOLLOWING CONDITIONS:

- #1. That this application will be heard at our August 19, 1999 meeting and if no response has been received ~~prior to the~~ by this date this application will be denied.

CARRIED () LOST () TABLED

[Signature]
CHAIRMAN

RECORDED VOTE: In Favor:

Opposed:

TOWNSHIP OF CENTRAL FRONTENAC

COMMITTEE OF ADJUSTMENT

RESOLUTION

MOVED BY: 

FILE #: B-13-99-05 (Amended)
Lawrence Kennedy

SECONDED BY: 

DATE: July 8, 1999

THAT THE CONSENT REQUESTED IN THE ABOVE-NOTED APPLICATION BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

#1. That all conditions are satisfied and the deed is presented in triplicate, to the Secretary-Treasurer for certification under Section 53(21) of the Planning Act, within one year from the date of the sending of the notice.

#2. That the land being severed is described by a Reference Plan deposited in the Land Registry Office, or an exemption is obtained from the Land Registry Office, waiving the need for a Reference Plan.


#3. That the description of the parcel being severed and the names of the transferor and transferee are included on the schedule attached to the deed of land.

#4. With the condition that the payment of any outstanding taxes is to be made to the Township Treasurer.

#5. That the Township of Central Frontenac receives \$100.00 pursuant to Section 51.1 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended, and that the following covenants are registered on the deed.

If the lands herein are conveyed to any other third party within 5 years of the stamping of the deed by the Committee of Adjustment, the Township of Central Frontenac shall receive the balance of the fee payable under Section 51.1 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended.

That if the lands herein are sold to any other party within 5 years of the stamping of the deed by the Committee of Adjustment, an agreement of purchase and sale shall bear notice of this condition.

#6. Subject to final approval from the Health Unit. 

CARRIED () LOST () TABLED


CHAIRMAN

RECORDED VOTE: In Favor:

Opposed:

TOWNSHIP OF CENTRAL FRONTENAC
COMMITTEE OF ADJUSTMENT
RESOLUTION

MOVED BY: 

FILE #: B-21-98-05
Harris Garrett

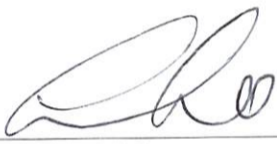
SECONDED BY: 

DATE: July 8, 1999

THAT THE CONSENT REQUESTED IN THE ABOVE-NOTED APPLICATION IS DENIED AS PER THE FOLLOWING CONDITIONS:

#1. This application is being denied as it is being created on Silver Lake which is classified as a highly sensitive lake trout lake as reported in the Inland Lake Trout Management for Southeastern Ontario.

() CARRIED () LOST () TABLED


CHAIRMAN

RECORDED VOTE: *In Favor:*

Opposed:

TOWNSHIP OF CENTRAL FRONTENAC

COMMITTEE OF ADJUSTMENT

RESOLUTION

MOVED BY: *R. Woodward*

FILE #: B-19-99-KE

Estate of June Baker

SECONDED BY: *LB*

DATE: July 8, 1999

THAT THE CONSENT REQUESTED IN THE ABOVE-NOTED APPLICATION BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

- #1. That all conditions are satisfied and the deed is presented in triplicate, to the Secretary-Treasurer for certification under Section 53(21) of the Planning Act, within one year from the date of the sending of the notice.
- #2. That the land being severed is described by a Reference Plan deposited in the Land Registry Office, or an exemption is obtained from the Land Registry Office, waiving the need for a Reference Plan.
- #3. That the description of the parcel being severed and the names of the transferor and transferee are included on the schedule attached to the deed of land.
- #4. With the condition that the payment of any outstanding taxes is to be made to the Township Treasurer.
- #5. That the Township of Central Frontenac receives \$100.00 pursuant to Section 51.1 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended, and that the following covenants are registered on the deed.

If the lands herein are conveyed to any other third party within 5 years of the stamping of the deed by the Committee of Adjustment, the Township of Central Frontenac shall receive the balance of the fee payable under Section 51.1 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended.

That if the lands herein are sold to any other party within 5 years of the stamping of the deed by the Committee of Adjustment, an agreement of purchase and sale shall bear notice of this condition.

() CARRIED () LOST () TABLED

[Signature]
CHAIRMAN

RECORDED VOTE: *In Favor:*

Opposed:

TOWNSHIP OF CENTRAL FRONTENAC

COMMITTEE OF ADJUSTMENT

RESOLUTION



MOVED BY: 

FILE #: B-20-99-05
Lawrence Kennedy

SECONDED BY: 

DATE: July 8, 1999

THAT THE CONSENT REQUESTED IN THE ABOVE-NOTED APPLICATION BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

- #1. That all conditions are satisfied and the deed is presented in triplicate, to the Secretary-Treasurer for certification under Section 53(21) of the Planning Act, within one year from the date of the sending of the notice.
- #2. That the land being severed is described by a Reference Plan deposited in the Land Registry Office, or an exemption is obtained from the Land Registry Office, waiving the need for a Reference Plan.
- #3. That the description of the parcel being severed and the names of the transferor and transferee are included on the schedule attached to the deed of land.
- #4. With the condition that the payment of any outstanding taxes is to be made to the Township Treasurer.
- #5. That the lands to be severed be for the purpose of a right-of-way only for the benefit of those existing properties already having a legal right-of-way over the existing right-of-way.
- #6. That the new road be constructed fulfilling all requirements of the private road construction standards.
- #7. That the intersection to the Crow Lake Road be constructed in accordance with the applicable Provincial Specifications which would maintain a safe grade to the township road.
- #8. That upon construction of the new road, the old road should be closed, ~~and physically removed~~, and the existing access to Crow Lake Road would be for residential purposes only. 

- #9. That an entrance permit will be required prior to construction.

TOWNSHIP OF CENTRAL FRONTENAC
COMMITTEE OF ADJUSTMENT
RESOLUTION

#10. ~~That the Township of Central Frontenac receives \$100.00 pursuant to Section 51.1 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended, and that the following covenants are registered on the deed.~~

~~If the lands herein are conveyed to any other third party within 5 years of the stamping of the deed by the Committee of Adjustment, the Township of Central Frontenac shall receive the balance of the fee payable under Section 51.1 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended.~~

~~That if the lands herein are sold to any other party within 5 years of the stamping of the deed by the Committee of Adjustment, an agreement of purchase and sale shall bear notice of this condition.~~



() CARRIED () LOST () TABLED



CHAIRMAN

RECORDED VOTE: *In Favor:*

Opposed:

TOWNSHIP OF CENTRAL FRONTENAC

COMMITTEE OF ADJUSTMENT

RESOLUTION

MOVED BY: 

FILE #: B-21-99-OS

Leverne Barker

SECONDED BY: 

DATE: July 8, 1999

THAT THE CONSENT REQUESTED IN THE ABOVE-NOTED APPLICATION IS APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

- #1. That all conditions are satisfied and the deed is presented in triplicate, to the Secretary-Treasurer for certification under Section 53(21) of the Planning Act, within one year from the date of the sending of the notice.
- #2. That the land being severed is described by a Reference Plan deposited in the Land Registry Office, or an exemption is obtained from the Land Registry Office, waiving the need for a Reference Plan.
- #3. That the description of the parcel being severed and the names of the transferor and transferee are included on the schedule attached to the deed of land.
- #4. With the condition that the payment of any outstanding taxes is to be made to the Township Treasurer.
- #5. That the Township of Central Frontenac receives an amount satisfactory to the Township of up to 5% of the value of the land pursuant to Section 51.1 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended.
- #6. That the severed parcel is a lot addition only to the adjacent parcel owned by Gordon Lindsay and therefore any subsequent conveyance of this parcel is subject to Section 50 (42) of the Planning Act (Section 50(5) if in a subdivision). The Form 5 Schedule shall include a statement to the effect that this parcel is a lot addition only to the adjacent lands previously described in Instrument No. _____, and neither the lands to be severed nor the lot to be enlarged is to be conveyed without the other.

CARRIED LOST TABLED


CHAIRMAN

RECORDED VOTE: *In Favor:*

Opposed:

TOWNSHIP OF CENTRAL FRONTENAC

COMMITTEE OF ADJUSTMENT

RESOLUTION

MOVED BY: ✓ *David Ackerman*

FILE #: B-22-99-HI
David Ackerman

SECONDED BY: *[Signature]*

DATE: July 8, 1999

THAT THE CONSENT REQUESTED IN THE ABOVE-NOTED APPLICATION IS APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

- #1. That all conditions are satisfied and the deed is presented in triplicate, to the Secretary-Treasurer for certification under Section 53(21) of the Planning Act, within one year from the date of the sending of the notice.
- #2. That the land being severed is described by a Reference Plan deposited in the Land Registry Office, or an exemption is obtained from the Land Registry Office, waiving the need for a Reference Plan.
- #3. That the description of the parcel being severed and the names of the transferor and transferee are included on the schedule attached to the deed of land.
- #4. With the condition that the payment of any outstanding taxes is to be made to the Township Treasurer.
- #5. That the Township of Central Frontenac receives \$100.00 pursuant to Section 51.1 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended, and that the following covenants are registered on the deed.

If the lands herein are conveyed to any other third party within 5 years of the stamping of the deed by the Committee of Adjustment, the Township of Central Frontenac shall receive the balance of the fee payable under Section 51.1 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended.

That if the lands herein are sold to any other party within 5 years of the stamping of the deed by the Committee of Adjustment, an agreement of purchase and sale shall bear notice of this condition.

- #6. That the severed parcel is a lot addition only to the adjacent parcel owned by Ken Gorter and therefore any subsequent conveyance of this parcel is subject to Section 50 (42) of the Planning Act (Section 50(5) if in a subdivision). The Form 5 Schedule shall include a statement to the effect that this parcel is a lot addition only to the adjacent lands previously described in Instrument No. _____, and neither the lands to be severed nor the lot to be enlarged is to be conveyed without the other.

- #7. Subject to Health Unit approval.

CARRIED LOST TABLED

[Signature]
CHAIRMAN

RECORDED VOTE: In Favor:

Opposed:

TOWNSHIP OF CENTRAL FRONTENAC
COMMITTEE OF ADJUSTMENT
RESOLUTION

MOVED BY: _____

FILE #: B-8-99-OL

(McCullough)

SECONDED BY: _____

DATE: July 8, 1999

1. That the Committee of Adjustment accept the Opinion of Value in the amount of \$7,000.00 for Part Lot 6, Concession 5, being Part 1, 2 & 3 on Plan 13R14899 Olden District as per Severance Application B-8-99-OL (Stephen and Patricia McCullough).

2. The 5% parkland fee payable on the above application is \$350.00 less \$100.00 already paid. The actual amount paid to Central Frontenac was \$2,250.00 causing an overpayment of \$2,000.00, therefore, the committee has agreed to reimburse this fee to the appropriate person.

CARRIED () LOST () TABLED

CHAIRMAN

RECORDED VOTE: In Favor:

Opposed:

MEETING WITH THE MINISTRIES

WED. JULY 7, 1999

11:00 A.M.

MUNICIPAL BUILDING, SHARBOT LAKE

ATTENDANCE:

MMAH – Chris Thompson and Linda Johnstone
MNR - Dan Radoja
OMAFRA – Ray Valaitis
MNDM

CONSERVATION AUTHORITIES

MISSISSIPPI – Trevor Hesselink
RIDEAU - Martha Bradburn
QUINTE - Mark Phillips

Glenn Tunnock
Staff Members – Heather Fox, Ian Trickett, Cathy MacMunn
Council Members – Lloyd Lee, Doug Bearance, Dick Harwood,
Jack Nicolson
Public – Connie Broebeck

This meeting was arranged by Chris Thompson of the Ministry of Municipal Affairs so that we could hear first hand from the Ministries and Conservation Authorities on what should be included in our Official Plan. By doing this at the beginning of the process it will save a considerable amount of time once the document goes to these agencies for comments.

Chris opened the meeting by welcoming everyone in attendance. He gave an overview of the Official Plan Process and what we are trying to achieve today. He then turned the meeting over to Glenn Tunnock.

Glenn explained that to date we have had 2 public meetings in which he explained the process of preparing and implementing an Official Plan and Zoning By-law. Glenn then asked each Ministry to address what they feel should be incorporated into the Official Plan and he will record them accordingly.

Ray Valaitis from the Ministry of Agriculture, Food & Rural Affairs mentioned that within Central Frontenac there are no provincially significant agricultural lands. He also touched on Minimum Distance Separation and that in rural areas it could be a class 1, 2 or 3. Ray would like to see a statement in the Official Plan that Nutrient Management Planning is encouraged by the Municipality.

Northern Development and Mines mentioned that we should be aware that there are two significant zinc mines in our municipality one in Kennebec district and one in Olden district.

Dan Radoja from the Ministry of Natural Resources touched on many areas: Natural Heritage Features the significant ones are : wetlands, Ansi's, wildlife, valley and woodlands. For wetlands, development may be permitted but an impact study would have to be done. The provincially significant wetlands have not been identified but need to be. Dan also mentioned that if a development is proposed within 50 metres of an endangered species we are to get their input. For Ansi's, Todd Norris will have information and detailed reports. If development is being proposed within 50 metres of an Ansi an impact assessment needs to be done. For Highly Sensitive Lake Trout Lakes development has to be setback 300 metres.

Trevor Hesselink, Mark Phillips and Martha Bradburn all representing the three Conservation Authorities within Central Frontenac boundaries mentioned that they provide the municipality with technical advise. Martha informed us that the Tay Watershed Plan is on going and they are hoping to have it completed next year and possibly we can incorporate in our plan.

Chris Thompson representing the Ministry of Municipal Affairs & Housing spoke on Growth and Settlement Patterns, Lots of record, Private roads – existing development, and potential development with more room for local solutions and road standards.

Glenn thanked everyone for their input and Chris concluded by stating that he felt the meeting was worthwhile and very productive.

The meeting finished at approximately 1:45 p.m.

COMMITTEE OF ADJUSTMENT

MAY 20, 1999

AGENDA

9:00 a.m. **REVIEW SEVERANCE APPLICATIONS:**

9:30a.m. **SEVERANCES FROM PREVIOUS MEETING:**

Alan Thomson - Agent
B-4-99-KE (Weese Resort Enterprises) ✓

B-5, 6-99-OL (Pyle) ✓

SEVERANCES:

B-11-99-HI (Doreen Davis)

B-12-99-KE (Norman Mitchell) ✓

B-13-99-OS (Lawrence Kennedy) ✓

B-14, 15-99-OS (Leverne Barker) ✓

B-16, 17, 18-99-KE (Weese Resort Enterprises) ✓

MINOR VARIANCE: A-2-99 (James Rose) ✓

11:00 a.m.

J. Feenstra re: Arden Gardens

Joan Shepherd – Severance Proposal

Next mtg - July 8, 1999

COMMITTEE OF ADJUSTMENT MINUTES – May 20th, 1999

Committee of Adjustment met on May 20th, 1999, at 9:00 a.m. Members present were Lloyd Lee, Doug Bearance, Richard Harwood. Staff members Ian Trickett and Cathy MacMunn were also in attendance.

The meeting was called to entertain ten consent applications:

B-4-99-KE (Weese Resort Enterprises) B-5 & 6-99-OL (Pyle)
B-11-99-HI (Doreen Davis); B-12-99-KE (Norman Mitchell)
B-13-99-OS (Lawrence Kennedy); B-14 & 15-99-OS (Leverne Barker)
B-16, 17 & 18-99-KE (Weese Resort Enterprises)
and one minor variance A-2-99 (James Rose).

At 9:00 a.m. the committee reviewed the severance applications and the minor variance.

At 9:30 a.m. Chairperson Lloyd Lee opened the meeting.

Present: Alan Thomson – Agent for Pyle and Weese
Alan Pyle, Bonnie Weese, Leverne Barker, Norman Mitchell, Lawrence
Kennedy and James Rose

The first consent being dealt with was Application B-4-99-KE (Weese Resort Enterprises Ltd.) Mr. Alan Thomson and Bonnie Weese approached the committee.

Richard Harwood declared a conflict on this application as he is an adjacent landowner and refrained from the discussion.

Alan Thomson presented a brief from Peter Hannah which confirms that this consent would be in conflict with the requirement of Section 3(c) of Kennebec's zoning by-law No. 3-84. He mentions that if the application is amended to ensure that the minimum area for the severed lot is 8,094 sq. m, it would then conform to this section of the By-law. Copy of this letter is attached.

Therefore, if the lot is increased to 2 acres and a right of way continue for access to the other lots it could be approved.

The next consents dealt with were B-16, 17 & 18-99-KE (Weese Resort Enterprises) since Alan Thomson and Bonnie Weese were already before the committee.

COMMITTEE OF ADJUSTMENT MINUTES – May 20th, 1999

Cathy read the comments received regarding these applications. Mike Hyde only wanted to be informed of the Committee's decisions regarding all three applications. Richard & Jeanine Bowering were in full consent of these severances and conveyance of these parcels and would also like to be informed of the committee decision.

Mississippi Valley Conservation Authority had no concerns therefore, no objection to their approval but understand that the proponents are considering a slightly new lot configuration for the lots adding approximately 100 ft to B-17 from proposed lot B-18. It was their opinion that this would improve the overall pattern of the proposal and the building and septic opportunities available for each lot.

Health Unit comments were not received as their fee had not been paid.

We continued with Alan Thomson on the Pyle applications B-5 & 6-99-OL. Mr. Alan Pyle joined in on the discussion regarding their access. It seems that Mr. Pyle would like to use the road allowance to access his property.

At 10:25 a.m. the committee went over Mr. Norman Mitchell's application with him. The committee did not see any problems with his application, but that the Health Unit comments were not received as they had not received their fee. The Quinte Conservation Authority had no concerns with the approval of this application.

Mr. Lawrence Kennedy appeared before the committee to review his application. It was explained to Mr. Kennedy that he could not split the middle lot which the trailer is on and have two retained parcels. As it happens the retained parcel to the west as per his application is largely wet and not suitable as a building lot. Therefore, he will have to amend his application and revisit his plans. The Health Unit asked if this could be deferred until an amended application was submitted then they will submit their recommendations. During our site visit we met Rideau Valley Conservation Authority on site and they would also like it deferred until an amended application is submitted.

Mr. Leverne Barker then appeared before the committee to review his two applications. Both of these are for lot additions to existing lots. The only concern the committee had was that existing right of way continue for Mr. Grass. Mr. Barker mentioned that yes this would continue. Both the Health Unit and Mississippi Valley Conservation Authority did not have any concerns as they were lot additions for existing lots.

COMMITTEE OF ADJUSTMENT MINUTES – May 20th, 1999

Mr. James Rose then approached the committee regarding his Minor Variance Application A-2-99. Comments received were from Mr. Arthur Fee who had spoken with Mr. Rose on site and confirmed for him that there will be no construction of any sort on the 20' strip bordering Part 3. On this basis he did not have any objection to the approval of this application. The Health Unit mentioned that the proposed addition would not reduce the performance level of the existing sewage system therefore they had no objections. Mississippi Valley Conservation Authority had no concerns with the approval of the application but suggested to the proponent that natural vegetation added to the shoreline would help to compensate for the implied increase in use of the property implied by the addition proposed. Copy of the OMNR's Extension Notes, "Preserving and Restoring Natural Shorelines" was given to Mr. Rose.

The following decisions were passed:

1. That Consent Application B-4-99-KE, Weese Resort Enterprises, Lot 31, Concession 8 – Kennebec District, to create a new lot be approved with the following conditions that the lot be increased to be a minimum of 2 acres or 8,094 sq.m. and since the existing right of way will be vested in the new lot a right of way will have to continue for the other lots. Cathy was instructed to contact Bob Tchegus on the proper wording for the condition.
2. That Consent Application B-5 & 6-99-OL, Pyle, Lot 5, Concession 5 – Olden District, be deferred until the July 8, 1999 meeting to give the committee more time to explore the possibilities and the approach that needs to be taken on them using the road allowance as access for their property.
3. That Consent Application B-11-99-HI, Doreen Davis, Lot 6, Concession 1 – Hinchinbrooke District, be deferred until the July 8, 1999 meeting, to allow the applicants more time to revisit their plans to see if they can reconfigure the lot line to attain the 100 foot road frontage for both the severed and retained lot.
4. That Consent Application B-12-99-KE, Norman Mitchell, Pt. Lot 8, Concession 6 – Kennebec District, to create a new lot be approved.
5. That Consent Application B-13-99-OS, Lawrence Kennedy, Pt. Lot 2, Concession 7 – Oso District, to create a new lot be deferred until the July 8, 1999 meeting to allow that applicant to amend his application as discussed.
6. That Consent Applications B-14 & 15-99-OS, Leverne Barker, Pt. Lot 8, Concession 1 – Oso District, be approved as lot additions to the adjacent lots owned by Mary Ferguson and Robert Grass with the condition that application B-14-99 continue to have a deeded right of way over the existing right of way which crosses over Part of B-15-99-OS application.


COMMITTEE OF ADJUSTMENT MINUTES – May 20th, 1999

7. That Consent Application B-16-99-KE, Weese Resort Enterprises, Lot 31, Concession 8 – Kennebec District, to create a new lot be approved with the condition that the adjacent lot owners continue to have a deeded right of way along the existing right of way.
8. That Consent Application B-17 & 18-99-KE, Weese Resort Enterprises, Lot 31, Concession 8 – Kennebec District, to create two new lots be approved subject to the acceptability of the reconfigured lot line between these two lots.

Richard Harwood had to leave at 11:00 a.m.

Mr. John Feenstra and Yvonne Gils appeared before the committee regarding Arden Gardens. This development was created as round lots and now they are trying to correct the situation and have each person responsible for their own lot. Therefore, they were inquiring to the committee to see what they could do to correct this situation. The committee suggested that they obtain a lawyer to help them sort this property out.

The meeting adjourned at approximately 12:00 noon.


Chairperson


Secretary-Treasurer

**DECISION OF THE TOWNSHIP OF CENTRAL FRONTENAC
COMMITTEE OF ADJUSTMENT**

We, the undersigned members of the Committee of Adjustment for the Township of Central Frontenac, certify that the following constitutes our decision to the consent application described below:

Application #: *B-4-99-KE*

Owner: *Weese Resort Enterprises*

Location of Property: *Lot 31, Conc. 8*

Purpose of Application: *To create a new lot*

DECISION: *To approve with the conditions that the lot be increased to be a minimum of 2 acres or 8,094 sq.m; and ^{since} ~~that~~ the existing right of way ^{will} be vested in the new lot a right of way will have to continue for the other lots.*

REASON:

Subject to proper wording taken on advice of our lawyer.

Lloyd Lee  (Chair)

Dated at the Township of
Central Frontenac,
County of Frontenac
This 20th day of May, 1999

Doug Bearance  (Member)

Richard Harwood _____ (Member)

**DECISION OF THE TOWNSHIP OF CENTRAL FRONTENAC
COMMITTEE OF ADJUSTMENT**

We, the undersigned members of the Committee of Adjustment for the Township of Central Frontenac, certify that the following constitutes our decision to the consent application described below:

Application #: B-14 & 15 - 99 - 05

Owner: Leverne Barker

Location of Property: Pt. Lot 8, Conc. 1 - Oso District

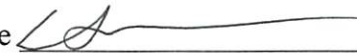
Purpose of Application: Lot additions

DECISION: ~~To allow~~ Be approved as a lot addition, with the condition that application B-~~14~~¹⁴-99-05 continue to have a deeded right of way ~~across~~ ^{to the existing right} of way ~~across~~ of way across part of B-15-99-05

REASON:

Lloyd Lee  (Chair)

Dated at the Township of
Central Frontenac,
County of Frontenac
This 20th day of May, 1999

Doug Bearance  (Member)

Richard Harwood  (Member)

**DECISION OF THE TOWNSHIP OF CENTRAL FRONTENAC
COMMITTEE OF ADJUSTMENT**

We, the undersigned members of the Committee of Adjustment for the Township of Central Frontenac, certify that the following constitutes our decision to the consent application described below:

Application #: B-13-99-05

Owner: Lawrence Kennedy

Location of Property: Pt. Lot 2, Conc. 7 - Oso District

Purpose of Application: To create a new lot

DECISION: To defer until the next meeting which will be July 8, 1999

REASON: To allow the applicant to amend his application to combine the western area of the retained lot with the proposed severed lot as it is not suitable as a building lot.

Lloyd Lee  (Chair)

Dated at the Township of
Central Frontenac,
County of Frontenac
This 20th day of May, 1999

Doug Bearance  (Member)

Richard Harwood  (Member)

**DECISION OF THE TOWNSHIP OF CENTRAL FRONTENAC
COMMITTEE OF ADJUSTMENT**

We, the undersigned members of the Committee of Adjustment for the Township of Central Frontenac, certify that the following constitutes our decision to the consent application described below:

Application #: *B-12-99-KE*

Owner: *Norman Mitchell*

Location of Property: *Pt. Lot 8, Conc. 6 - Kennebec District*

Purpose of Application: *To create a new lot*

DECISION: *Be approved as a new lot*

REASON:

Dated at the Township of
Central Frontenac,
County of Frontenac
This 20th day of May, 1999

Lloyd Lee  (Chair)

Doug Bearance  (Member)

Richard Harwood  (Member)

**DECISION OF THE TOWNSHIP OF CENTRAL FRONTENAC
COMMITTEE OF ADJUSTMENT**

We, the undersigned members of the Committee of Adjustment for the Township of Central Frontenac, certify that the following constitutes our decision to the consent application described below:

Application #: *B-11-99-HI*

Owner: *Doreen Davis*

Location of Property: *Lot 6, Conc. 1 - Hinchinbrooke District*

Purpose of Application: *To create a new lot*

DECISION: *To defer until the next meeting which will be July 8, 1999*

REASON: *To allow the applicants to revisit their plans to see if they can reconfigure the lot line to attain the 100' ^{road frontage} ~~setback~~ for both the severed and retained lot.*

Lloyd Lee *[Signature]* (Chair)

Dated at the Township of
Central Frontenac,
County of Frontenac
This 20th day of May, 1999

Doug Bearance *[Signature]* (Member)

Richard Harwood *[Signature]* (Member)

**DECISION OF THE TOWNSHIP OF CENTRAL FRONTENAC
COMMITTEE OF ADJUSTMENT**

We, the undersigned members of the Committee of Adjustment for the Township of Central Frontenac, certify that the following constitutes our decision to the consent application described below:

Application #: B-16-99-KE

Owner: Weese Resort Enterprises

Location of Property: Lot 31, Conc. 8

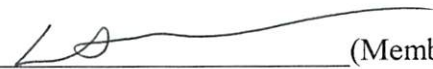
Purpose of Application: ~~#~~ To create a new lot

DECISION: To approve as a new lot, ^{with the} condition that the adjacent lot owners continue to have, a ^{deduced} right of way across the lot.

REASON:

Dated at the Township of
Central Frontenac,
County of Frontenac
This 20th day of May, 1999

Lloyd Lee  (Chair)

Doug Bearance  (Member)

Richard Harwood  (Member)

**DECISION OF THE TOWNSHIP OF CENTRAL FRONTENAC
COMMITTEE OF ADJUSTMENT**

We, the undersigned members of the Committee of Adjustment for the Township of Central Frontenac, certify that the following constitutes our decision to the consent application described below:

Application #: B-17 & 18-99-KE

Owner: Weese Resort Enterprises

Location of Property: ~~To create two new lots~~ Lot 31, Concession 8

Purpose of Application: To create two new lots

DECISION: To approve as two new lots subject to the acceptability of the reconfigured lot line between the two lots.

REASON:

Lloyd Lee  (Chair)

Dated at the Township of
Central Frontenac,
County of Frontenac
This 20th day of May, 1999

Doug Bearance  (Member)

Richard Harwood _____ (Member)

COMMITTEE OF ADJUSTMENT

APRIL 15, 1999

AGENDA

9:00 a.m. **REVIEW SEVERANCE APPLICATIONS:**

9:40a.m. **SEVERANCES:**

✓ Alan Thomson - Agent
B-5/6-99-OL (Pyle)

✓ Paul Fay -- Agent
B-7-99-HI (Olga Goodfellow)

B-8-99-OL (Stephen & Patricia McCullough)

B-9-99-OS (William White -- Agent)

B-10-99-HI (Whittamore/Cummings)

OTHER CORRESPONDENCE:

J. Feenstra re: Arden Gardens will attend the May 20th meeting.

Tunnock Consulting Ltd. Cannot make the interview on the 26th of April as he has prior commitment in North Western Ontario and cannot switch. He wondered if he could have another date to be interviewed? → → *Tues daytime - 9:00 a.m.*

John Lee's request

COMMITTEE OF ADJUSTMENT MINUTES – April 15th, 1999

Committee of Adjustment met on April 15th, 1999, at 9:00 a.m. Members present were Lloyd Lee, Doug Bearance, Dick Harwood. Staff members Ian Trickett and Cathy MacMunn were also in attendance.

The meeting was called to entertain six consent applications.

At 9:00 a.m. the committee reviewed the severance applications.

At 9:30 a.m. Chairperson Lloyd Lee opened the meeting.

Present: Keith Howitt
: Paul Fay, Agent for Olga Goodfellow

Mr. Howitt expressed his concerns over the granting of the applications for Pyle as his properties also border St. George's Lake and 2 unopened road allowances as does the subject property. This causes concern for him as he has no knowledge of what plans are being made for the use of the subject properties and what impact the plans will have on the use of his properties. If it is to buy up the road allowances then his access will be impaired and if the road allowances are available for sale he would also be interested in buying same. Copy of his letter is on file.

The comments from Mississippi Valley Conservation Authority stated that a decision on this proposed set of severances (Pyle) be deferred until such time as the proponent(s) can adjust the lotting, particularly around the retained lot proposed, to reflect the above concerns.

The comment from the Health Unit re: Pyle stated that this matter be deferred until a proper assessment of the property has been conducted.

Also, Alan Thomson the agent for Pyle's sent a fax during the morning of the meeting to ask if this matter could be deferred to the next hearing date to allow him to make a presentation about the access issue.

Mr. Paul Fay, Agent for Olga Goodfellow was present to address this severance which was for a lot addition to the adjacent parcel.

The following decisions were passed:

1. That Consent Application B-5-99-OL, Allan Pyle, Laurie Pyle and Donna Teal Lot 5, Concession 10, Olden District, to create a new lot be deferred as per the request of Mr. Alan Thomson Agent and the Mississippi Valley Conservation Authority until the next meeting which will be May 20, 1999 at 9:30 a.m.

COMMITTEE OF ADJUSTMENT MINUTES – April 15th, 1999

2. That Consent Application B-6-99-OL, Pyle Lot 5, Concession 10, Olden District, to create a new lot be deferred as per the request of Mr. Alan Thomson Agent, and the Mississippi Valley Conservation Authority until the next meeting which will be May 20, 1999 at 9:30 a.m.
3. That Consent Application B-7-99-HI, Olga Goodfellow, Lot 26, Concession 3, Hinchinbrooke District, be approved as a lot addition to the adjacent lot owned by Jennifer Lillian Aird.
4. That Consent Application B-8-99-OL, Stephen and Patricia McCullough, Lot 5, Concession 5 - Olden District, to create a new lot be approved.
5. That Consent Application B-9-99-OS, Cairine Lusignan, Lot 2, Concession 4, Oso District be approved as a right of way as per the recommendation on the previous severance application B-3-99-OS.
6. That Consent Application B-10-99-HI, Gayle Whittamore/Peter Cummings, Lot 26, Concession 2 – Hinchinbrooke District, be approved as a lot addition to the adjacent lot owned by Robert Cummings.

OTHER BUSINESS

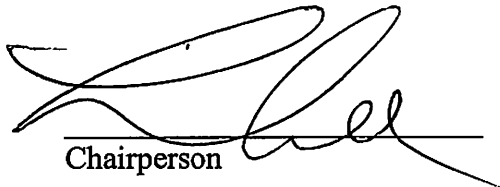
Cathy brought to the committee's attention that Glenn Tunnock of Tunnock Consulting Ltd. could not attend for an interview on April 26th as he has a prior commitment in North Western Ontario. It was decided that the committee would go ahead and interview him on Tuesday April 20th at 10:30 a.m.

Mr. J. Feenstra regarding Arden Gardens will be attending our May 20th meeting.

John Lee has brought forward a request regarding the parking lot across from the Stedman's store. Mr. Lee still owns this piece along with the section behind the parking lot which is adjacent to the United Church. It seems he is looking at selling the land to the church and was wondering if the Township is interested in the parking lot as the church is not. If so, a severance will need to be done to separate these two parcels and was wondering if the committee of adjustment would absorb the cost of severance since they will be receiving the parking lot at no cost. The committee decided that yes they are interested in getting the parking lot and they will absorb the cost of the severance but will not be responsible for any surveying costs, legal costs etc.

COMMITTEE OF ADJUSTMENT MINUTES – April 15th, 1999

The meeting adjourned at approximately 12:00 noon.


Chairperson


Secretary-Treasurer

**DECISION OF THE TOWNSHIP OF CENTRAL FRONTENAC
COMMITTEE OF ADJUSTMENT**

We, the undersigned members of the Committee of Adjustment for the Township of Central Frontenac, certify that the following constitutes our decision to the consent application described below:

Application #: *B-5-99-OL*

Owner: *Allan, Pyle, Laurie Pyle and Donna Teal*

Location of Property: *Lot 5, Concession 10 - Olden District*

Purpose of Application: *Creation of new lot*

DECISION: *To defer until the May 20th, 1999 meeting*

REASON: *As requested by the Agent - Alan Thomson and Mississippi Valley Conservation Authority*

Lloyd Lee  (Chair)

Dated at the Township of
Central Frontenac,
County of Frontenac
This 15th day of April, 1999

Doug Bearance  (Member)

Richard Harwood  (Member)

**DECISION OF THE TOWNSHIP OF CENTRAL FRONTENAC
COMMITTEE OF ADJUSTMENT**

We, the undersigned members of the Committee of Adjustment for the Township of Central Frontenac, certify that the following constitutes our decision to the consent application described below:

Application #: B-6-99-0L

Owner: Allan Pyle, Laurie Pyle and Donna Teal

Location of Property: Lot 5, Concession 10 - Olden District

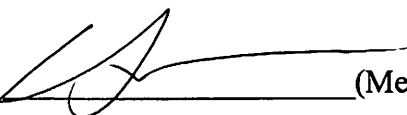
Purpose of Application: Creation of new lot

DECISION: To defer until the May 20, 1999 meeting

REASON: As requested by the Agent - Alan Thomson and ~~Missipp~~ Mississippi Valley Conservation Authority.

Lloyd Lee  (Chair)

Dated at the Township of
Central Frontenac,
County of Frontenac
This 15th day of April, 1999

Doug Bearance  (Member)

Richard Harwood _____ (Member)

**DECISION OF THE TOWNSHIP OF CENTRAL FRONTENAC
COMMITTEE OF ADJUSTMENT**

We, the undersigned members of the Committee of Adjustment for the Township of Central Frontenac, certify that the following constitutes our decision to the consent application described below:

Application #: ~~B-7-99-HI~~ B-7-99-HI

Owner: Olga Goodfellow

Location of Property: Lot 26, Concession 3 - Hinckiabrook District

Purpose of Application: Lot addition

DECISION: That the lot addition be approved, ~~subject to the recommended conditions.~~ ^{as}

REASON: The lot addition is being added to the adjacent lot owned by Jennifer Lillian Aird.

Lloyd Lee  (Chair)

Dated at the Township of
Central Frontenac,
County of Frontenac
This 15th day of April, 1999

Doug Bearance  (Member)

Richard Harwood  (Member)

**DECISION OF THE TOWNSHIP OF CENTRAL FRONTENAC
COMMITTEE OF ADJUSTMENT**

We, the undersigned members of the Committee of Adjustment for the Township of Central Frontenac, certify that the following constitutes our decision to the consent application described below:

Application #: *B-8-99-0L*

Owner: *Stephen & Patricia McCullough*

Location of Property: *Lot 5, Concession 5 - Olden District*

Purpose of Application: *Creation of a new lot*

DECISION: *That the new lot be approved as presented*

REASON:

Dated at the Township of
Central Frontenac,
County of Frontenac
This 15th day of April, 1999

Lloyd Lee  (Chair)

Doug Bearance  (Member)

Richard Harwood  (Member)

**DECISION OF THE TOWNSHIP OF CENTRAL FRONTENAC
COMMITTEE OF ADJUSTMENT**

We, the undersigned members of the Committee of Adjustment for the Township of Central Frontenac, certify that the following constitutes our decision to the consent application described below:

Application #: *B-9-99-05*

Owner: *Cairine Lusignan*

Location of Property: *Lot 2, Concession 4- 050 District*

Purpose of Application: *Right of way*

DECISION: *To approve as a right of way. as per ~~per~~ recommendation on previous severance application B-3-99-05*

REASON:

Dated at the Township of
Central Frontenac,
County of Frontenac
This 15th day of April, 1999

Lloyd Lee *L Lee* (Chair)

Doug Bearance *DB* (Member)

Richard Harwood *R Harwood* (Member)

**DECISION OF THE TOWNSHIP OF CENTRAL FRONTENAC
COMMITTEE OF ADJUSTMENT**

We, the undersigned members of the Committee of Adjustment for the Township of Central Frontenac, certify that the following constitutes our decision to the consent application described below:

Application #: *B-10-99-HI*

Owner: *Gayle Whittamore/Peter Cummings*


Location of Property: *Lot 26, Concession 2 - Hinchinbrooke District*

Purpose of Application: *Lot addition*

DECISION: *To approve as a lot addition as presented.*

REASON:

Dated at the Township of
Central Frontenac,
County of Frontenac
This 15th day of April, 1999

Lloyd Lee  (Chair)

Doug Bearance  (Member)

Richard Harwood  (Member)

COMMITTEE OF ADJUSTMENT MINUTES – March 8th, 1999

Committee of Adjustment met on March 8th, 1999, at 9:00 a.m. Members present were Lloyd Lee, Doug Bearance, Dick Harwood. Staff members Ian Trickett and Cathy MacMunn were also in attendance.

The meeting was called to entertain one consent application. We will also be finalizing the Terms of Reference as it will be presented to council this evening. A letter was received from J. Feenstra pertaining to Arden Gardens.

At 9:00 a.m. the committee reviewed the severance application.

At 9:30 a.m. Chairperson Lloyd Lee opened the meeting.

Present: Mr. Alan Thomson, Agent for Weese Resort Enterprises.

Mr. Richard Harwood declared a conflict on the following consent application and did not participate in the discussion.

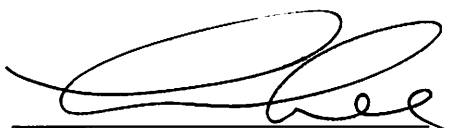
At 9:55 a.m. the committee went over the Weese Resort Enterprises consent application with their agent Alan Thomson. The committee explained to Mr. Thomson that they would have to deny this application on the fact that under Kennebec's Zoning By-law it requires a minimum lot size of 1 acre, and restricts the number of residential units to one, with other units only being allowed if the lot size is increased by 1 acre per unit to a maximum of three units per property. Therefore, the newly created lot would be non-conforming due to the number of residential units.

Mr. Thomson asked the Committee if they would defer their decision until their next meeting to give him an opportunity to discuss this with his clients.

The following decisions were passed:

1. That Consent Application B-4-99-KE, Weese Resort Enterprises Lot 31, Concession 8, Kennebec District, to create a new lot be deferred as per the request of Mr. Alan Thomson, Agent until the next meeting which will be May 20, 1999 at 9:30 a.m.

The meeting adjourned at approximately 12:00 noon.



Chairperson



Secretary-Treasurer

**DECISION OF THE TOWNSHIP OF CENTRAL FRONTENAC
COMMITTEE OF ADJUSTMENT**

We, the undersigned members of the Committee of Adjustment for the Township of Central Frontenac, certify that the following constitutes our decision to the consent application described below:

Application #: *B-4-99-KE*

Owner: *Weese Resort Enterprises Ltd.*

Location of Property: *Lot 31, Concession 8 - Kennebec District*

Purpose of Application: *To create a new lot*

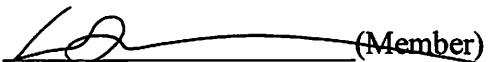
DECISION: *To defer on the request of their Agent - Alan Thomson until the next meeting which will be on May 20, 1999 at 9:30 a.m.*

REASON:

Lloyd Lee  (Chair)

Dated at the Township of
Central Frontenac,
County of Frontenac

This ~~13th~~ day of ~~April~~, 1999
8th March

Doug Bearance  (Member)

Richard Harwood _____ (Member)

COMMITTEE OF ADJUSTMENT

FEBRUARY 4, 1999

AGENDA

9:00 a.m. **REVIEW SEVERANCE APPLICATIONS:**

9:30 a.m.. **MINOR VARIANCES:** ✓ A-1/99 (David McJanet)
Don Lewis will be attending in Mr. McJanet's
absence

9:40 a.m. **SEVERANCES:** ✓ B-1-99-OL & B-2-99-OL (Michael MacDonald)
B-3-99-OS (William White)

OLD BUSINESS:

MINOR VARIANCE: ✓ A-8/98 (Brian & Marilyn Martin)

SEVERANCE: ✓ B-24-98-HI (John Hamilton)

✓ Letter from McIntyre & Sloan regarding a setback that was greater than the
required setback in Oso's Zoning By-law.

OTHER CORRESPONDENCE:

Official Plan & Zoning By-law- Terms of Reference

COMMITTEE OF ADJUSTMENT MINUTES – February 4th, 1999

Committee of Adjustment met on February 4th, 1999, at 9:00 a.m. Members present were Lloyd Lee, Doug Bearance, Dick Harwood. Staff members Ian Trickett and Cathy MacMunn were also in attendance.

The meeting was called to entertain three consent applications, one minor variance and two consent applications from the previous meeting. We will also be reviewing comments from Chris Thompson of the Ministry of Municipal Affairs and Housing pertaining to the Draft Terms of Reference.

At 9:00 a.m. the committee reviewed the severance and minor variance applications.

At 9:30 a.m. Chairperson Lloyd Lee opened the meeting.

Public Present: Don Lewis and Mike MacDonald.

The committee went over Mr. David McJanet's Minor Variance application with his agent Don Lewis. The committee would like this application be set back as far as practical from the high water mark but no closer than 55 feet, subject to the Health Unit's approval. Mr. Lewis would like a copy of the Committee's decision.

Michael MacDonald then appeared before the committee to review his severance applications.

The following decisions were passed:


1. That Minor Variance Application A-1/99 McJanet, Lot 14, Conc. 1 – Oso District, be approved subject to the septic system being setback as far back as practical from the high water mark, but no closer than 55 feet, subject to the Health Unit's approval.
2. That Consent Application B-1-99-OL Michael MacDonald, Lot 10, Concession 2, Olden District, to create a new lot be approved as a new lot but any further development may require an environmental impact study.
3. That Consent Application B-2-99-OL Michael MacDonald, Lot 10, Concession 2, Olden District, to create a new lot be approved as a new lot but any further development may require an environmental impact study.
4. That Consent Application B-3-99-OS Gordon Campbell, Lot 2, Conc. 4 – Oso District, be approved as a lot addition (Part 32 & Part of Part 28) to Part 33 on Plan 176. That the retained part of Part 28 on Plan 176 be retained as a right of way for Part 33 until an alternate right of way is established.

COMMITTEE OF ADJUSTMENT MINUTES – February 4th, 1999

5. That Minor Variance Application A-8/98 Martin Pt. Lot 9, Conc 2 – Lot 20 on Plan 753, Oso District, be approved subject to any new building face does not decrease the setback of the existing building face projected from as determined by the Chief Building Official. The exact setbacks from the high water mark are to be determined by the Chief Building Official prior to a building permit being issued.
6. That Consent Application B-24-98-HI John Hamilton, Lot 7, Conc. 2, Hinchinbrooke District be approved as a new lot since the site visit determined that it would be a suitable building lot.

The committee then reviewed the draft Terms of Reference and Chris Thompson's comments.

The meeting adjourned at approximately 12:00 noon.


Chairperson


Secretary-Treasurer

**DECISION OF THE TOWNSHIP OF CENTRAL FRONTENAC
COMMITTEE OF ADJUSTMENT**

We, the undersigned members of the Committee of Adjustment for the Township of Central Frontenac, certify that the following constitutes our decision to the minor variance application described below:

Application #: A-1/99


Owner: David McJanet

Location of Property: Lot 14, Conc. 1 - Oso District

Purpose of Application: Replacement of existing septic system within the required 100' setback

DECISION: *that the Minor Variance be approved subject to the following*
As To ~~locating~~ ^{be setback} the septic system, as far back as practical from the
high water mark, but no closer than 55 feet, also subject to the
Health Unit approval.

REASON:
To allow for the construction of a new septic system.

Lloyd Lee  (Chair)

Dated at the Township of
Central Frontenac,
County of Frontenac
This 4th day of February, 1999

Doug Bearance _____ (Member)

Richard Harwood  (Member)

**DECISION OF THE TOWNSHIP OF CENTRAL FRONTENAC
COMMITTEE OF ADJUSTMENT**

We, the undersigned members of the Committee of Adjustment for the Township of Central Frontenac, certify that the following constitutes our decision to the consent application described below:

Application #: B-1/99-OL

Owner: Michael MacDonald

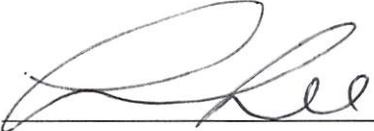
Location of Property: Lot 10, Conc. ²3 - Olden District

Purpose of Application: New lot

DECISION: Be approved as a new lot but any further development may require ~~an~~ ^{an} environmental impact study.

REASON:

Dated at the Township of
Central Frontenac,
County of Frontenac
This 4th day of February, 1999

Lloyd Lee  (Chair)

Doug Bearance _____ (Member)

Richard Harwood  (Member)

**DECISION OF THE TOWNSHIP OF CENTRAL FRONTENAC
COMMITTEE OF ADJUSTMENT**

We, the undersigned members of the Committee of Adjustment for the Township of Central Frontenac, certify that the following constitutes our decision to the consent application described below:

Application #: B-2/99-OL

Owner: Michael MacDonald

Location of Property: Lot 10, Conc. 3 - Olden District

Purpose of Application: New lot

DECISION: Be approved as a ^{new} lot but any further development may require an environmental impact study.

REASON:

Lloyd Lee  (Chair)

Dated at the Township of
Central Frontenac,
County of Frontenac
This 4th day of February, 1999

Doug Bearance _____ (Member)

Richard Harwood  (Member)

**DECISION OF THE TOWNSHIP OF CENTRAL FRONTENAC
COMMITTEE OF ADJUSTMENT**

We, the undersigned members of the Committee of Adjustment for the Township of Central Frontenac, certify that the following constitutes our decision to the consent application described below:

Application #: B-3-99-05


Owner: Gordon Campbell - (William White - Agent)

Location of Property: Lot 2, Conc. 4

Purpose of Application: Lot addition

DECISION: Approve as a lot addition (Part 32 + Part of ^{Part} 28) to Part 33 on plan 176, as shown on severance application. The retained part of Part 28 be retained as a right of way for Part 33 until an alternate right of way

REASON: is established.

Lloyd Lee  (Chair)

Dated at the Township of
Central Frontenac,
County of Frontenac
This 4th day of February, 1999

Doug Bearance _____ (Member)

Richard Harwood  (Member)

**DECISION OF THE TOWNSHIP OF CENTRAL FRONTENAC
COMMITTEE OF ADJUSTMENT**

We, the undersigned members of the Committee of Adjustment for the Township of Central Frontenac, certify that the following constitutes our decision to the minor variance application described below:

Application #: A-8/98

Owner: Brian & Marilyn Martin

Location of Property: Pt. Lot 9, Conc. 2 - Lot 20 Plan 753 - Oso District

Purpose of Application: Renovation to existing cottage within the required 100' setback

DECISION: ~~That~~ the Minor Variance be approved subject to any new building face does not decrease the setback of the existing building face projected from as determined ^{by the} building official. That

REASON: the exact setbacks from the high water mark to be determined ~~prior~~ by the building official prior to a building permit being issued.

Lloyd Lee  (Chair)

Dated at the Township of
Central Frontenac,
County of Frontenac
This 4th day of February, 1999

Doug Bearance _____ (Member)

Richard Harwood  (Member)

**DECISION OF THE TOWNSHIP OF CENTRAL FRONTENAC
COMMITTEE OF ADJUSTMENT**

We, the undersigned members of the Committee of Adjustment for the Township of Central Frontenac, certify that the following constitutes our decision to the consent application described below:

Application #: *B-24-98-H1*

Owner: *John Hamilton*

Location of Property: *Lot 7, Conc. 2 - Hinchinbrooke District*

Purpose of Application: *New lot*

DECISION: *That the new lot be approved as presented*

REASON: *After a review of the lot it was felt that this would make a suitable building lot.*

Lloyd Lee  _____ (Chair)

Dated at the Township of
Central Frontenac,
County of Frontenac
This 4th day of February, 1999

Doug Bearance _____ (Member)

Richard Harwood  _____ (Member)