



Committee of Adjustment Minutes

1:00 PM - Monday, December 18, 2023
Council Chambers

The Committee of Adjustment met on Monday, December 18, 2023 at 1:00 PM in the Council Chambers.

Present: Carl Tooley, Chair; Garry Wood, Member (Electronic Participation); and Jim Ogilvie, Member (Electronic Participation)

Also Present: Tara Mieske, Clerk/Planning Manager (Secretary-Treasurer); Brooke Drechsler, Deputy Clerk/Assistant to the Planning Manager; and Dmitry Kurylovich, Community Planner, County of Frontenac

1. Call to Order

The Chair called the meeting to order at 1:00 p.m.

2. Approval of Agenda

a) *December 18, 2023*

67-23 Moved by Committee of Adjustment Member Garry Wood, Seconded by Committee of Adjustment Member Jim Ogilvie

Be It Resolved That the Committee approves the agenda dated December 18, 2023, as circulated.

Carried

3. Disclosure of Pecuniary Interest and General Nature Thereof

None declared.

4. Delegations

None.

5. Adoption of Minutes

a) *Minutes of Meeting held November 27, 2023*

68-23 Moved by Committee of Adjustment Member Garry Wood, Seconded by Committee of Adjustment Member Jim Ogilvie

Be It Resolved That the Committee adopts the Minutes of a Meeting dated November 27, 2023, as circulated.

Carried

6. Business Arising Out of Minutes

None.

7. Zoning By-law Amendment Application (Recommendation to Council)

None.

8. Consent Applications

None.

9. Minor Variance Applications

- a) ***File #A14/23 - Application for Minor Variance - Part of Lot 15, Plan 1115, Geographic Township of Barrie (10960 Mazinaw Lake)***

Matt Smith, Agent, was present for the meeting.

Dmitry Kurylovich, Community Planner, provided an overview of the proposed development. He advised the applicant is proposing the installation of a new Class 4 septic system with an approximate setback of 16 metres from the high water mark of Lower Mazinaw Lake. He noted the property is developed with a dwelling, sleep cabin and shed, with servicing provided by a Class 2 grey water pit and a Class 1 privy.

Kurylovich noted the Township's Official Plan provides that new development should be located 300 metres from an at capacity lake; however the topography of the subject lot prevents the septic system from moving any further back. He advised the proposed location is the only one that could reasonable accommodate the proposed new system.

Kurylovich advised it appears no major vegetation will be removed during the installation of the new system. He noted the septic system design was submitted with the application; and that details regarding the installation will be addressed at the building stage by the Township's Chief Building Official (CBO), as the septic approval authority.

Kurylovich noted Mississippi Valley Conservation Authority (MVCA) advised a slope stability assessment was required as the location of the proposed system is at the bottom of a steep slope. He advised the assessment was completed; followed by a peer review by MVCA. Kurylovich noted issues were identified by the peer review, which will be addressed prior to a building permit being issued; however the issues have no impact on the Committee's ability to consider the application.

Kurylovich advised Lower Mazinaw Lake is designated at capacity; therefore any additional development is subject to special precautions to ensure contamination from phosphorus is minimized. He noted the proposed system is more desirable and a better service option than the current septic system.

Kurylovich advised one public comment was received in support of the application. He advised the application meets the four tests under the Planning Act; and recommends approval of the application subject to the conditions included in the Planning Report.

Tooley advised he attended the site on December 5, 2023, and the required marking cards were posted. He noted the proposed system could not be set further back from the water due to the steep slope at the rear of the dwelling. He advised the proposed location appears suitable and recommended approval.

Ogilvie asked if the type of soil was considered during the application and review process. Kurylovich advised the proponent provided a septic report and design with the complete planning application. He noted the CBO, as septic approval authority, will ensure the soil is appropriate.

Drechsler advised there were no comments from the public.

69-23 Moved by Committee of Adjustment Member Garry Wood, Seconded by Committee of Adjustment Member Jim Ogilvie

Be It Resolved That Planning Application File #A14/23 – Application for Minor Variance – Gerry Hendricks, 10960 Mazinaw Lake - shall be approved subject to the conditions included in the Planning Report;

And That the Secretary shall forward a copy of the Notice of Decision to the Applicant and each person or public body that made a written request to be notified and any other person or public body prescribed by December 28, 2023.

Carried

10. Other Business

None.

11. Adjournment

a) *Adjournment of the Committee Meeting*

70-23 Moved by Committee of Adjustment Member Garry Wood, Seconded by Committee of Adjustment Member Jim Ogilvie

Be It Resolved That the meeting adjourns at 1:31 p.m. until January 22, 2024 at 1:00 p.m. or at the call of the Chair.

Carried

Chair

Secretary-Treasurer