



Committee of Adjustment Minutes

1:00 PM - Monday, February 26, 2024
Council Chambers

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

Also Present: Tara Mieske, Secretary/Treasurer; Brooke Drechsler, Deputy Clerk/Assistant to the Planning Manager; Sonya Bolton, Manager of Community Planning, County of Frontenac; Dmitry Kurylovich, Community Planner, County of Frontenac; and Councillor Roy Huetl, Council Liaison

1. Call to Order

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

2. Approval of Agenda

a) *February 26, 2024*

1-24 Moved by Committee of Adjustment Member Jim Ogilvie, Seconded by Committee of Adjustment Member Garry Wood

Be It Resolved That the Committee approves the Agenda dated February 26, 2024, as circulated.

Carried

3. Disclosure of Pecuniary Interest and General Nature Thereof

None declared.

4. Delegations

None.

5. Adoption of Minutes

a) *December 18, 2023*

2-24 Moved by Committee of Adjustment Member Jim Ogilvie, Seconded by Committee of Adjustment Member Garry Wood

Be It Resolved That the Committee adopts the Minutes dated December 18, 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 #A09/23 - Part of Lot 32, Concession 5, Geographic Township of Palmerston - Minor Variance for reduced setback from high water mark of Palmerston Lake and reduced setback from private lane for an accessory structure***

Carl Moulds, Applicant, was present for the hearing.

Dmitry Kurylovich, Community Planner, provided an overview of the application. He advised the applicant was proposing to construct a 384 square foot garage with a setback of 64 feet from the high water mark of Palmerston Lake and a setback of 8.50 feet from Young Lane. Kurylovich advised a Minor Variance application was required for a reduced setback from the private lane and the high water mark.

Kurylovich advised the property is currently developed with one storey dwelling with an area of 516 square feet and a setback of 46 metres from the lake; and a shed with an area of 216 square feet. He noted the property is fairly sloped towards the water, with a width of approximately 30 metres on one side, making it challenging to meet the required setbacks in the Zoning By-law.

Kurylovich advised the application was provided to the Ministry of Environment, Conservation and Parks (MECP) for review, as Palmerston Lake is designated a Lake Trout Lake (not at capacity). He noted MECP had no issues with the proposed development. Kurylovich advised North Frontenac Chief Building Official reviewed the site plan and advised the development complies with required setbacks under the Ontario Building Code between structures and septic systems.

Kurylovich advised a slope stability assessment was submitted due to the proximity of the garage to the crest of a steep slope. He advised Mississippi Valley Conservation Authority (MVCA) conducted a peer review of the assessment and advised the assessment demonstrated the proposed development will not impact the integrity of the slope. He noted MVCA recommended approval of the application, subject to the conditions included in the planning report.

Kurylovich noted a neighbour provided comments in support of the application. He advised that, due to the width of the lot, no development envelope appears to exist

outside the required setbacks. He advised the proposed structure will provide additional storage space; the existing structures are modest in size; and there will be no removal of shoreline vegetation during the construction. He advised the application meets the four test of a Minor Variance and recommended approval subject to the conditions included in the planning report.

Tooley advised he attended the site on June 14, 2023 and the required marking cards were posted at that time. He recommended approval of the application, subject to the conditions included in the planning report.

3-24 Moved by Committee of Adjustment Member Garry Wood, Seconded by Committee of Adjustment Member Jim Ogilvie

Be It Resolved That Planning Application File #A09/23 – Application for Minor Variance – Carl Moulds, 1104 Young Lane - shall be approved subject to the conditions noted 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 March 8, 2024.

Carried

10. Other Business

- a) ***Site Visit Policy***
- b) ***Delegated Authority for Undisputed Consents***
- c) ***March 25, 2024 - Training for Decision Makers for Planning Applications***
- d) ***2024 OACA Conference June 2-5, 2024***

11. Adjournment

- a) ***Adjournment of the Committee Meeting***

4-24 Moved by Committee of Adjustment Member Garry Wood, Seconded by Committee of Adjustment Member Jim Ogilvie

Be It Resolved That the meeting adjourns at 1:55 p.m. until March 25, 2024, at 1:00 p.m. or at the call of the Chair.

Carried

Chair

Secretary/Treasurer