



Committee of Adjustment Minutes

1:00 PM - Monday, April 28, 2025
Council Chambers

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

Also Present: Brooke Drechsler, Secretary/Treasurer; Dmitry Kurylovich, Project Manager/Senior Planner, County of Frontenac; Councillor Roy Huettl (Council Liaison); Corey Klatt, Chief Administrative Officer (CAO); and Katelyn Ronfeld, CAO's Executive Assistant (CEA)

1. Call to Order

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

2. Traditional Land Acknowledgement

We begin this gathering by acknowledging and celebrating these traditional lands as a gathering place of the first peoples and their ancestors who are entrusted to care for Mother Earth since time immemorial. We do so respecting both the land and the Indigenous People who continue to walk with us through this world. Today, the Township of North Frontenac is committed to working with Indigenous Peoples and all residents to pursue a united path of reconciliation.

3. Approval of Agenda

a) *April 28, 2025*

11-25 Moved by Carl Tooley, Seconded by Jim Ogilvie

Be It Resolved That the Committee approves the Agenda dated April 28, 2025, as circulated.

Carried

4. Disclosure of Pecuniary Interest and General Nature Thereof

Carl Tooley, Member, declared a Pecuniary Interest in File #A03/25.

Carl Tooley, Member, declared a Pecuniary Interest in File #A03/25.

[2025-04-28 Tooley \(CofA\)](#)

5. Delegations

None.

6. Adoption of Minutes

- a) ***Minutes of Meeting held March 24, 2025***
12-25 Moved by Carl Tooley, Seconded by Jim Ogilvie

Be It Resolved That the Committee adopts the Minutes of a Meeting held on March 24, 2025, as circulated.

Carried

7. Business Arising Out of Minutes

None.

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

None.

9. Consent Applications

None.

10. Minor Variance Applications

- a) ***File #A03/25 - Part of Lot 37, Concession 12 - Minor Variance for Reduced Setback from Licenced Aggregate Pit***

Laurie Clark, applicant, was present for the meeting.

Dmitry Kurylovich, Senior Planner, provided an overview of the Minor Variance application requesting a reduced setback of 60 metres for a 36 square metre dwelling from a licenced aggregate pit.

Kurylovich advised the Zoning By-law requires a minimum setback of 70 metres from the licenced boundary of the aggregate operation to the lot line of the sensitive land use. He noted the subject property is zoned Rural, with an area of 7.34 acres and approximately 1,150 feet of road frontage onto Sand Lake Road. He noted the property is developed with the following structures:

- A 7.4 square metre (80 square foot) gazebo
- A 11.14 square metre (120 square foot) storage shed
- A 4.46 square metre (48 square foot) woodshed
- A sauna
- A privy and well

Kurylovich advised Mississippi Valley Conservation Authority noted there is an unregulated area of wetland on the property, which requires a 30 metre setback.

Kurylovich noted aggregate resources are protected by the Province of Ontario. He advised all new sensitive land use within 300 metres of an aggregate site must complete

an Impact Study, to demonstrate the sensitive land use will not negatively impact the operation. He advised a compatibility study was completed and peer reviewed, with no indication of negative impacts on the operation or the sensitive land use.

Kurylovich advised that, based on the site visit and aerial photography, a 70 metre setback is achievable but creates a limited development envelope. He advised if development occurred at the 70 metre setback, this would likely result in an encroachment into the wetland area and require permits from MVCA, as well as additional planning approvals from the Township. He noted a reduction in the setback to 60 metres provides a more suitable development envelope.

Kurylovich advised the compatibility study did not address vibrations as a result of periodic blasting at the licenced aggregate site. He advised vibrations could potentially result in cracks in the foundation and/or pose a safety risk. He noted the applicant is proposing to construct the dwelling on piers, which may reduce any impact. He advised a Development Agreement could be registered on title to indicate if a dwelling is ever built on a concrete foundation, a vibration study would be required prior to the issuance of a building permit.

Kurylovich advised the property is constrained due to the wetland area; and that the proposed building envelope is the only area that would support development. He recommended approval of the application subject to the conditions included in the Planning Report.

Garry Wood advised he attended the site on April 7, 2025. He noted the property is large and open, with a slope towards the pond. He noted there are three structures on the property. Wood advised the application meets the four tests of a Minor Variance and recommended approval subject to conditions.

Jim Ogilvie asked if it was possible to add a vibration system to the dwelling during construction to absorb any potential vibrations. Kurylovich advised that would have been identified during the vibration study, with mitigating measures included in the report. He noted the vibration study had not been completed; therefore Kurylovich could not provide comments regarding a vibration system.

Kate Ronfeld, CEA, advised there were no comments from the public.

13-25 Moved by Jim Ogilvie, Seconded by Brent Smith

Be It Resolved That Planning Application File #A03/25 – Minor Variance – 1316 Sand Lake Road - 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 May 8, 2025.

Carried

11. Other Business

- a) *Ask The Planner*

12. Adjournment

- a) *Adjournment of the Committee Meeting*
14-25 Moved by Carl Tooley, Seconded by Jim Ogilvie

Be It Resolved That the meeting adjourns at 2:29 p.m. until May 26, 2025 at 1:00 p.m. or at the call of the Chair.

Carried

Chair

Secretary/Treasurer



Township of North Frontenac



Declaration of Pecuniary Interest

As per Section 5.1 of the Municipal Conflict of Interest Act, at a meeting at which a member discloses an interest, the member must file a written statement on the form provided by the Clerk of the member's interest at the meeting or as soon as possible afterwards.

I, Carl Tooley, declare a pecuniary interest in
(Print full name)

Agenda Item # A03/25 on the April 28, 2025 Meeting
(Date of Meeting)

I am making this declaration due to (general nature of pecuniary interest):

A family member is the owner of the licensed aggregate pit adjacent to the applicant's property

I confirm that I will not vote on the matter, I will not take part on discussion on any question in respect of the matter, and I will not attempt in any way whether before, during or after the meeting to influence the voting on any such question.

Carl Tooley
(Signature of Council Member)

April 28, 2025
(Date)

Clerk's Acknowledgement:

Brooke Drechsler
Clerk Deputy Clerk

2025/04/28
Date

BDrechsler
Signature of Clerk or Designate