



TOWNSHIP OF SOUTH FRONTENAC
PLANNING DEPARTMENT



MINUTES 17:08
October 12, 2017

LOCATION: South Frontenac Municipal Offices, Sydenham

IN ATTENDANCE: Ron Sleeth (Storrington District-C)
Ken Gee (Storrington District)
Alan Revill (Bedford District-C)
David Hahn (Bedford District)
Larry Redden (Portland District)
Ross Sutherland (Loughborough District-C)
John McDougall (Portland District-C)

ABSENT WITH REGRETS: John Sherbino (Loughborough District)

STAFF: Lindsay Mills – Secretary-Treasurer/Planner
Jennie Kapusta – Deputy Secretary Treasurer

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Item #1: Call to Order

RESOLUTION: C of A: 17:09:01

Moved by: R. Sutherland

Seconded by: R. Sleeth

THAT the October 12, 2017 meeting of the South Frontenac Township Committee of Adjustment is hereby called to order at 7:00 p.m. with Alan Revill in the Chair.

Carried

Item #2: Adoption of the Agenda

Approved as circulated

Item #3: Declaration of Pecuniary Interest

None declared

Item #4: Approval of Minutes

RESOLUTION: C of A: 17:09:02

Moved By: K. Gee

Seconded By: R. Sutherland

THAT the South Frontenac Township Committee of Adjustment hereby approves the minutes of the September 14, 2017 meeting of the Committee, as circulated.

Carried

Item #5: S-53-13-S, S-54-13-S (Pilon)

Speaking to the Application: Michael Keen (agent, Fotenn Planning consultants)

Discussion:

This application was originally brought to the Committee in November 2013, but was deferred pending further analysis and comments by Cataraqui Region Conservation Authority.

Original Proposal: The subject lands consist of 101+ acres fronting on Washburn & Sunbury Roads. Applications S-53-13-S and S-54-13-S are for the creation of a 3.7 acre and a 2 acre residential lot.

There is a large drain running along the west side of S-53-13-S, with run-off running under Washburn Road. A condition has been included which requires that the owner of the lot created through consent application S-53-13-S maintain the portion of the drain which runs through that lot.

The applicant has adjusted the frontage on Washburn Road for S-53-13-S based on results from further environmental assessments. The frontage proposed now is 97.8 metres. The frontage on Washburn Road for S-54-13-S remains unchanged at 76 metres. This adjustment of frontage reduces the frontage of the retained parcel on Washburn Road to 26.8 metres.

The planning department is able to support the applications for the creation of both new lots. Cataraqui Region Conservation Authority has completed a detailed analysis of the proposal. The drain running through the western proposed lot (S-53-13-S) created a situation where there insufficient space for a building envelope which met all the required setbacks. The applicant hired Greer Galloway Group to determine a location for a building envelope on this lot as well as determine an appropriate driveway location. The result of this study was provided to CRCA for review. The CRCA agreed to permit cut and fill on the proposed lot to allow for the construction of a new driveway based on an entrance approved by Public Works. As a result CRCA now have no objections to the proposal based on the revised size of the western lot.

KFL&A public health has no objections to the proposal.

Public Works has no objections.

The building department has no objections.

RESOLUTION: C of A: 17:09:03

Moved by: R. Sleeth

Seconded by: K. Gee

THAT the South Frontenac Township Committee of Adjustment hereby APPROVES consent application S-53-13-S by Ben and Michelle Pilon, to create a new lot, in Concession 7, Part Lot 16, Washburn Road, District of Storrington, subject to conditions.

RESOLUTION: C of A: 17:09:04

Moved by: R. Sleeth

Seconded by: K. Gee

THAT the South Frontenac Township Committee of Adjustment hereby APPROVES consent application S-54-13-S by Ben and Michelle Pilon, to create a new lot, in Concession 7, Part Lot 16, Washburn Road, District of Storrington, subject to conditions.

Carried

Application No: S-53-17-S, S-54-13-S
Owner: Ben and Michelle Pilon
Location of Property: Concession 7, Part Lot 16, Washburn Road, District of Storrington, Township of South Frontenac
Purpose of Application: Consent to create two new lots
Date of Hearing: October 12, 2017
Date of Decision: October 12, 2017

DECISION: PROVISIONAL CONSENT BE GRANTED, subject to conditions

CONDITIONS:

1. An acceptable reference plan or legal description of the severed lands in duplicate [Registry Act, s.81, Land Titles Act, s. 150], and the deed or instrument conveying the severed lands

shall be submitted to the Secretary-Treasurer for review and consent endorsement within a period of one year [Planning Act, s. 53(41)] after the "Notice of Decision" is given [Planning Act, ss. 53(17) and 53(24)].

2. The land to be severed by Consent Application S-53-13-S shall be for the creation of a 3.7 acre lot, with a minimum of 97.8 metres of frontage on Washburn Road.
3. The land to be severed by Consent Application S-54-14-S shall be for the creation of a minimum 2 acre lot, with a minimum of 76 metres of frontage on Washburn Road.
4. Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. This includes all taxes levied as of the date of the stamping of the deeds.
5. In the event that there are abandoned wells located on the property being severed, and the retained property, they be sealed in accordance with the requirements of the Ministry of the Environment and that this work be accomplished prior to the stamping of the deeds.
6. The surveyor who prepares the reference plan referred to in condition #1 shall also determine by survey the width of the public road abutting the severed lands measured from the centre line of the traveled portion of the road to the lot line of the owner's property. If such width is less than 33 ft., the owner shall dedicate to the Township land along the frontage of the severed and/or retained lands as the case may be in the following manner:
 - a. The land to be dedicated shall be the width required to provide 33 ft. from the centre of the existing travelled road;
 - b. The land to be dedicated shall be described as a separate part on a Reference Plan of Survey to be prepared and deposited at the Owner's expense and filed with the Secretary-Treasurer prior to the stamping of the deeds;
 - c. The Transfer/Deed from the Owner for the land to be dedicated shall be engrossed in the name of "The Corporation of the Township of South Frontenac", and shall include the following attached to the Transfer/Deed as a Schedule:

The Transferor hereby transfers the lands to the municipality for the purpose of widening the adjacent highway pursuant to Section 31(6) of the Municipal Act, 2001, Chapter 25, as amended.
 - d. The Transfer/Deed for the land to be dedicated shall be registered by the Owner at the Owner's expense;
 - e. The duplicate registered Transfer/Deed for the land to be dedicated together with a letter of opinion of a solicitor qualified to practice law in the Province of Ontario addressed to the Secretary-Treasurer confirming that the municipality acquired good and marketable title to the land free and clear of all liens and encumbrances shall be delivered to the Secretary-Treasurer prior to stamping of Deeds.
7. The applicant must submit a well driller's report demonstrating a potable water pumping capacity of 3.5 gallons per minute sustained over a 6-hour pump test for the parcel severed through consent application S-53-13-S.
8. The applicant must submit a well driller's report demonstrating a potable water pumping capacity of 3.5 gallons per minute sustained over a 6-hour pump test for the parcel severed through consent application S-54-13-S.
9. The owner of the lot created through consent S-53-13-S shall be responsible for the ongoing maintenance of the drain which runs through the west side of the lot.
10. The applicant shall enter into a development agreement to be registered on title to the parcel to be severed through consent application S-53-13-S, which deals with the Township's environmental policies, as well as the requirement for the owner to contact the Cataraqui Region Conservation Authority prior to any development on the property, to determine the need for a permit.

Item #6: S-47-17-B (Phillips)

Speaking to the Application: None Speaking

Discussion:

The subject land consists of 110 +/- acres with frontage on Burrige Road, Sellers Lane and Green Lake. The lot is currently developed with a seasonal dwelling and a detached accessory building. The proposal is for the creation of a 2.8 acre waterfront residential lot with 100 metres of frontage on Green Lake and 77 metres of frontage on Sellers Lane. This new lot would encompass both of the existing structures on the property.

The applicant has also proposed to create a new 6.1 metre wide right-of-way from Sellers Lane along the existing driveway access to 109 Sellers Lane. Section 5.7.7 (ii) c) of the current Official Plan states that "Severances for new waterfront limited service residential lots may be permitted on newly created private roads provided the new private road intersects with an existing public road and is designed and constructed in accordance with Township standards for new private roads." The proposal for the right-of-way has the effect of creating a new private lane off an existing private lane and does not comply with Official Plan. As the proposed lot has the required minimum frontage on Sellers Lane there is sufficient space to accommodate a driveway from Sellers Lane without creating a new right-of-way.

The applicant has submitted a Preliminary Environmental Impact Assessment completed by Ontario Lake Assessments which evaluated both the proposed lot and right-of-way. It examined the potential impact on the natural environment and looked at species-at-risk, including Blanding's turtles and eastern rat snakes. While the presence of both species in the area was discussed, the areas of concern with regards to these species are located away from any potential building areas. This report was favourable for the applicant.

The planning department is able to support the application for the proposed new lot but not the application for the proposed right-of-way.

This item is required to be deferred and re-advertised as the applicants agent advised the planning department that the signs were not posted in accordance with the Planning Act. The applicant also wished to alter the original submission, including lot dimensions. Once a new proposal has been received, along with comments from KFL&A Public Health, this application will be re-advertised and a new public meeting will be held.

Rideau Valley Conservation Authority has no objections to the creation of either the proposed lot or right-of-way, provided some specific recommendations are addressed, including site plan agreement and discussion with Ministry of Natural Resources regarding potential species-at-risk.

KFL&A Public Health requested a deferral of the application as they had not yet been able to visit the site or complete their evaluation.

Comments from Public Works were not required.

The building department has no objections.

RESOLUTION: C of A: 17:08:04

Moved by: D. Hahn

Seconded by: J. McDougall

THAT the South Frontenac Township Committee of Adjustment hereby DEFERS consent application S-47-17-B by Karen and Larry Phillips, to create a new lot, in Concession 9, Part Lot 27/28, Sellers Lane, District of Bedford, subject to receipt of a revised proposal and comments from KFL&A Public Health.

Carried

Item #7: S-48-17-S (Thompson)

Speaking to the Application: Anne Levac (agent)

Discussion:

The subject land consists of 4.2 +/- acres with frontage on Thompson Lane, Goldfinch Lane and Dog Lake. The lot is currently developed with a seasonal dwelling, a temporary dwelling, a sleeping cabin and a detached accessory building. The proposal is for the addition of a 1.3 acre parcel of land to 1490 Thompson Lane, which is currently only 0.5 acres in size. The addition to 1490 Thompson Lane would significantly increase the size of the lot and bring it much closer to conformity with the size required by the Comprehensive Zoning By-Law 2003-75. This lot addition parcel would encompass the detached accessory building and the sleeping cabin. The retained parcel would be 2.9 acres in size and retain the required frontage on both Thompson Lane and Dog Lake.

The planning department is able to support the application for the proposed lot addition.

Rideau Waterway Development Review Team has evaluated the proposal and has no objections to the proposal. Parks Canada – Rideau Canal Office noted that there is no permit for the existing oversized dock that would form part of the severed parcel. They have indicated the applicant should contact their office to discuss how to bring this structure into conformity.

Comments from KFL&A Public Health and Public Works were not required.

The building department has no objections.

RESOLUTION: C of A: 17:09:06

Moved by: R. Sleeth

Seconded by: K. Gee

THAT the South Frontenac Township Committee of Adjustment hereby APPROVES consent application S-48-17-S by Earle and Patricia Thompson, to approve a lot addition, in Concession 9, Part Lot 20, Thompson Lane, District of Storrington, subject to conditions.

Carried

Application No: S-48-17-S
Owner: Earle Thompson, Patricia Thompson
Location of Property: Concession 9, Part Lot 20, Thompson Lane, District of Storrington, Township of South Frontenac
Purpose of Application: Consent to create a lot addition
Date of Hearing: October 12, 2017
Date of Decision: October 12, 2017

DECISION: PROVISIONAL CONSENT BE GRANTED, subject to conditions

CONDITIONS:

1. An acceptable reference plan or legal description of the severed lands in duplicate [Registry Act, s.81, Land Titles Act, s. 150], and the deed or instrument conveying the severed lands shall be submitted to the Secretary-Treasurer for review and consent endorsement within a period of one year [Planning Act, s. 53(41)] after the "Notice of Decision" is given [Planning Act, ss. 53(17) and 53(24)].
2. The land to be severed by Consent Application S-48-17-S shall be for the creation of a 1.3 +/- acre lot addition only, to 1409 Thompson Lane (ARN 102907006025700).
3. Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. This includes all taxes levied as of the date of the stamping of the deeds.
4. In the event that there are abandoned wells located on the property being severed, and the retained property, they be sealed in accordance with the requirements of the Ministry of the Environment and that this work be accomplished prior to the stamping of the deeds.

Item #8: S-49-17-B (Doornekamp)

Speaking to the Application: Katherine Doornekamp

Discussion:

This application was previously submitted to the Committee and granted Provisional Consent in May 2014. The applicant did not fulfill the conditions of severance within the required one year time period and the application lapsed. This resubmitted application is exactly the same as was approved in 2014.

The subject land consists of 103 +/- acres with frontage on Devil Lake Road. The lot is currently vacant. The proposal is for the creation of a 20 acre lot at the south end of the subject land. The retained parcel will be approximately 83 acres in size.

The planning department is able to support the application for the proposed new lot.

Comments were not required from Cataraqui Region Conservation Authority.

KFL&A public health has no objections and stand by their prior approval

Public Works has no objections.

The building department has no objections.

RESOLUTION: C of A: 17:09:07

Moved by: J. McDougall

Seconded by: D. Hahn

THAT the South Frontenac Township Committee of Adjustment hereby APPROVES consent application S-49-17-B by Arie and Katherine Doornekamp, to create a new lot, in Concession 12, Part Lot 13, Devil Lake Road, District of Bedford, subject to conditions.

Carried

Application No: S-49-17-B
Owner: Arie Doornekamp and Katherine Doornekamp
Location of Property: Concession 12, Part Lot 13, Devil Lake Road, District of Bedford, Township of South Frontenac
Purpose of Application: Consent to create a new lot
Date of Hearing: October 12, 2017
Date of Decision: October 12, 2017

DECISION: PROVISIONAL CONSENT BE GRANTED, subject to conditions

CONDITIONS:

1. An acceptable reference plan or legal description of the severed lands in duplicate [Registry Act, s.81, Land Titles Act, s. 150], and the deed or instrument conveying the severed lands shall be submitted to the Secretary-Treasurer for review and consent endorsement within a period of one year [Planning Act, s. 53(41)] after the "Notice of Decision" is given [Planning Act, ss. 53(17) and 53(24)].
2. The land to be severed by Consent Application S-49-17-B shall be for the creation of a 20 +/- acre lot, with approximately 335 metres of frontage on Devil Lake Road.
3. Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. This includes all taxes levied as of the date of the stamping of the deeds.
4. In the event that there are abandoned wells located on the property being severed, and the retained property, they be sealed in accordance with the requirements of the Ministry of the Environment and that this work be accomplished prior to the stamping of the deeds.
5. The surveyor who prepares the reference plan referred to in condition #1 shall also determine by survey the width of the public road abutting the severed lands measured from the centre line of the traveled portion of the road to the lot line of the owner's property. If such width is less than 33 ft., the owner shall dedicate to the Township land along the frontage of the severed and/or retained lands as the case may be in the following manner:
 - a. The land to be dedicated shall be the width required to provide 33 ft. from the centre of the existing travelled road;
 - b. The land to be dedicated shall be described as a separate part on a Reference Plan of Survey to be prepared and deposited at the Owner's expense and filed with the Secretary-Treasurer prior to the stamping of the deeds;
 - c. The Transfer/Deed from the Owner for the land to be dedicated shall be engrossed in the name of "The Corporation of the Township of South Frontenac", and shall include the following attached to the Transfer/Deed as a Schedule:

The Transferor hereby transfers the lands to the municipality for the purpose of widening the adjacent highway pursuant to Section 31(6) of the Municipal Act, 2001, Chapter 25, as amended.
 - d. The Transfer/Deed for the land to be dedicated shall be registered by the Owner at the Owner's expense;
 - e. The duplicate registered Transfer/Deed for the land to be dedicated together with a letter of opinion of a solicitor qualified to practice law in the Province of Ontario addressed to the Secretary-Treasurer confirming that the municipality acquired good and marketable title to the land free and clear of all liens and encumbrances shall be delivered to the Secretary-Treasurer prior to stamping of Deeds.

Item #9: S-50-17-P (Morey)

Speaking to the Application: Neil Morey

Discussion:

The subject land consists of 180 +/- acres (72.8 hectares) with frontage on Hinchinbrooke Road North. The lot is currently developed with a single detached dwelling and accessory building. The proposal is for the creation of a minimum 2 acre residential lot with a minimum of 76 metres of frontage on Hinchinbrooke Road North. The retained parcel will be approximately 178 +/- acres in size and retain all the existing structures.

The planning department is able to support the application for the proposed new lot.

Comments were not required from Quinte Conservation Authority.

KFL&A public health has no objections to the proposal. They have indicated that while the site is flexible in siting a sewage system, it will have to be located in an area of the lot where soil exists at a minimum depth of 0.25 m² over an area of 400m².

Public Works has no objections.

The building department has no objections.

RESOLUTION: C of A: 17:09:08

Moved by: L. Redden

Seconded by: J. McDougall

THAT the South Frontenac Township Committee of Adjustment hereby APPROVES consent application S-50-17-P by Neil Morey, to create a new lot, in Concession 14, Part Lot 3/4/5, Hinchinbrooke Road North, District of Portland, subject to conditions.

Carried

Application No: S-50-17-P
Owner: Neil Morey
Location of Property: Concession 14, Part Lot 3/4/5, Hinchinbrooke Road North, District of Portland, Township of South Frontenac
Purpose of Application: Consent to create a new lot
Date of Hearing: October 12, 2017
Date of Decision: October 12, 2017

DECISION: PROVISIONAL CONSENT BE GRANTED, subject to conditions

CONDITIONS:

1. An acceptable reference plan or legal description of the severed lands in duplicate [Registry Act, s.81, Land Titles Act, s. 150], and the deed or instrument conveying the severed lands shall be submitted to the Secretary-Treasurer for review and consent endorsement within a period of one year [Planning Act, s. 53(41)] after the "Notice of Decision" is given [Planning Act, ss. 53(17) and 53(24)].
2. The land to be severed by Consent Application S-50-17-P shall be for the creation of a minimum 2 acre lot, with a minimum of 76 metres of frontage on Hinchinbrooke Road North.
3. Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. This includes all taxes levied as of the date of the stamping of the deeds.
4. In the event that there are abandoned wells located on the property being severed, and the retained property, they be sealed in accordance with the requirements of the Ministry of the Environment and that this work be accomplished prior to the stamping of the deeds.
5. The surveyor who prepares the reference plan referred to in condition #1 shall also determine by survey the width of the public road abutting the severed lands measured from the centre line of the traveled portion of the road to the lot line of the owner's property. If such width is less than 33 ft., the owner shall dedicate to the Township land along the frontage of the severed and/or retained lands as the case may be in the following manner:
 - a. The land to be dedicated shall be the width required to provide 33 ft. from the centre of the existing travelled road;
 - b. The land to be dedicated shall be described as a separate part on a Reference Plan of Survey to be prepared and deposited at the Owner's expense and filed with the Secretary-Treasurer prior to the stamping of the deeds;

- c. The Transfer/Deed from the Owner for the land to be dedicated shall be engrossed in the name of "The Corporation of the Township of South Frontenac", and shall include the following attached to the Transfer/Deed as a Schedule:

The Transferor hereby transfers the lands to the municipality for the purpose of widening the adjacent highway pursuant to Section 31(6) of the Municipal Act, 2001, Chapter 25, as amended.

- d. The Transfer/Deed for the land to be dedicated shall be registered by the Owner at the Owner's expense;
- e. The duplicate registered Transfer/Deed for the land to be dedicated together with a letter of opinion of a solicitor qualified to practice law in the Province of Ontario addressed to the Secretary-Treasurer confirming that the municipality acquired good and marketable title to the land free and clear of all liens and encumbrances shall be delivered to the Secretary-Treasurer prior to stamping of Deeds.
6. The applicant must submit a well driller's report demonstrating a potable water pumping capacity of 3.5 gallons per minute sustained over a 6-hour pump test for the parcel severed through consent application S-50-17-P.

Item #10: MV-40-17-S (Floyd)

Speaking to the Application: None Speaking

Discussion:

The subject land consists of 0.43 +/- acres with frontage on Red Maple Lane and Loughborough Lake. The property is currently vacant. The proposal is for the construction of a 915 square foot single detached dwelling to be located a minimum of 24 feet from the rear property line. The proposed location for the dwelling is outside the 30m required setback from the high water mark of Loughborough Lake and meets all other requirements of the zoning by-law. Given the small size of the lot and the location of the existing garage and septic system there is limited space on the lot to meet all the required setbacks.

The Planning Department is able to support the application.

Comments from KFL&A Public Health were not required.

Comments from Cataraqui Region Conservation Authority were not required.

The building department has no objections.

RESOLUTION: C of A: 17:09:09

Moved by: R. Sleeth

Seconded by: K. Gee

THAT the South Frontenac Township Committee of Adjustment hereby APPROVES minor variance application MV-40-17-S by Daniel and Jeanette Floyd to permit a reduction in rear yard, in Concession 2, Part Lot 13, Red Maple Lane, District of Storrington, subject to conditions.

Carried

Application No: MV-40-17-S
Owner: Daniel & Jeanette Floyd
Location of Property: Concession 2, Lot/Part Lot 13, Red Maple Lane, District of Storrington, Township of South Frontenac
Purpose of Application: To vary section 10.3.1 of the Comprehensive Zoning By-law 2003-75 to permit a reduction in rear yard
Date of Hearing: October 12, 2017
Date of Decision: October 12, 2017

Decision: MINOR VARIANCE APPROVED, subject to conditions

CONDITIONS:

1. This minor variance is for the construction of a 915 square foot detached accessory building to be located a minimum of 24 from the rear property line of 4464 Red Maple Lane.
2. Minor variance MV-40-17-S is applicable only to South Frontenac Township Comprehensive Zoning By-law 2003-75 and not to any subsequent zoning by-laws.

3. A building permit is required for ALL demolition and construction on the property. There shall be no additional development, or demolition of existing structures, on the property without approval from the Township of South Frontenac.

Item #11: MV-41-17-S (McKay)

Speaking to the Application: Rod and Margie McKay

Discussion:

The subject land consists of 2.77 +/- acres with frontage on Sydenham Road. The property is currently developed with a single detached dwelling and two detached accessory buildings. The proposal is for the demolition of the two accessory buildings and the construction of a new 26 foot by 28 foot storage garage with a finished height of 26 feet. The increase in height is to permit an upper level loft area for storage purposes only. The maximum permitted height for a detached accessory building is 19.7 feet

The Planning Department is able to support the application.

Comments from KFL&A Public Health, Cataraqui Region Conservation Authority and Public Works were not required.

The building department has no objections.

RESOLUTION: C of A: 17:09:10

Moved by: R. Sleeth

Seconded by: K. Gee

THAT the South Frontenac Township Committee of Adjustment hereby APPROVES minor variance application MV-41-17-S by Roderick and Margaret McKay, to permit an increase in height of an accessory building, in Concession 7, Part Lot 13, Sydenham Road, District of Storrington, subject to conditions.

Carried

Application No: MV-41-17-S
Owner: Roderick & Margaret McKay
Location of Property: Concession 7, Lot/Part Lot 13, Sydenham Road, District of Storrington, Township of South Frontenac
Purpose of Application: To vary section 7.3.2 of the Comprehensive Zoning By-law 2003-75 to permit an increase in height of a detached accessory building
Date of Hearing: October 12, 2017
Date of Decision: October 12, 2017

Decision: MINOR VARIANCE APPROVED, subject to conditions

CONDITIONS:

1. This minor variance is for the construction of a detached accessory building with a maximum finished height to the peak of 26 feet. There is no living space permitted in the upper level loft, it is for storage purposes only.
2. Minor variance MV-41-17-S is applicable only to South Frontenac Township Comprehensive Zoning By-law 2003-75 and not to any subsequent zoning by-laws.
3. A building permit is required for ALL demolition and construction on the property. There shall be no additional development, or demolition of existing structures, on the property without approval from the Township of South Frontenac.

Item #12: Other Business

Ross Sutherland inquired regarding training for Committee members regarding processes and responsibilities for Committees of Adjustment.

Alan Revill raised the issue regarding holding public meetings in the winter months, especially when applicants' properties are located on private lanes which often are not winter maintained. He suggested the possibility of postponing the hearing of applications and the holding of public meetings until all required comments had been received by the planning department. This would allow both the applicant and any interested public party to be present at the same time and hear the discussions of the Committee members rather than having to return at a later date due to deferral of application for

lack of information. David Hahn and Ron Sleeth agreed that the current system of advertising the public meetings then deferring for lack of information can be very confusing and frustrating.

Item #15: Adjournment

RESOLUTION: C of A: 17:09:11

Moved by: J. McDougall

Seconded by: L. Redden

THAT the October 12, 2017 meeting of the South Frontenac Township Committee of Adjustment is hereby adjourned at 7:30 p.m. to reconvene at 7:00 p.m. on Thursday, November 9, 2017 or at the call of the Chair.

Carried

Alan Revill
Chair

Lindsay Mills
Secretary-Treasurer