

Minutes of Committee Of Adjustment
October, 8, 2020

Time: 7:00 PM

Location: Council Chambers/Virtual

Meeting # 08

Present: Alan Revill, Mike Nolan, Ray Leonard, Norm Roberts, Ken Gee, Mike Howe

Absent With Regrets: Tom Bruce

Staff: Claire Dodds, Director of Development Services, Christine Woods, Senior Planner, Anna Geladi, Planner & Michelle Hannah, Planning Assistant.

1 Electronic Meeting Information

- a) The meeting will be live streamed at the following link:

<http://www.facebook.com/SouthFrontenacTwp/>

Please visit the Virtual Committee of Adjustment Meetings page on the Township website for the link to register to be a participant in this meeting:

<https://www.southfrontenac.net/en/open-for-business/virtual-committee-of-adjustment-meetings.aspx>

Instructions about participating via Computer, Laptop, Smartphone, Tablet and Telephone can be found at the above noted link as well.

- b) During the Committee of Adjustment meeting staff will be following a PowerPoint Presentation, this presentation will be live-streamed on Facebook at the above noted link, but can also be viewed in the attached document (will be attached closer to the meeting date).

2 Call to Order

Resolution No. 2020:08:01

Moved by Mike Howe

Seconded by Ray Leonard

THAT the October 8, 2020 meeting of the Township of South Frontenac Committee of Adjustment is hereby called to order at 7:00 p.m.

3 Adoption of Agenda

- a) Resolution

Resolution No. 2020:08:02

Moved by Ken Gee

Seconded by Norm Roberts

THAT the Township of South Frontenac Committee of Adjustment hereby adopts the agenda for the October 8, 2020 Committee of Adjustment meeting.

Carried

4 Declaration of pecuniary interest

5 Approval of Minutes – September 10, 2020

- a) Resolution

Resolution No. 2020:08:03

Moved by Ray Leonard

Seconded by Mike Nolan

THAT the Township of South Frontenac Committee of Adjustment hereby approves the minutes of the September 10, 2020 meeting of the Committee.

Carried

6 Consent Applications from Previous Meetings:

a) S-32-19-P Taylor

Location: Part Lot 11, Concession 5, District of Portland, Township of South Frontenac, municipally known as Bradford Road

Purpose of Application: Consent for the creation of one new residential lot consisting of approximately 0.8 hectares (2 acres) of land, with the required 76 metres (250 feet) of road frontage along Bradford Road. The retained lands will consist of approximately 46.97 acres (19 hectares) with approximately 140 metres (460 feet) of frontage on Bradford Road.

The Planner delivered her report to the Committee.

R. Leonard advised that he has gone to look at the property several times and everything looks good, there should be no reason to deny it.

Resolution No. 2020:08:04

Moved by Norm Roberts

Seconded by Ken Gee

THAT the Township of South Frontenac Committee of Adjustment hereby approves Consent Application S-32-19-P by Reg and Brenda Taylor located at Part Lot 11, Concession 5, District of Portland, Township of South Frontenac, Bradford Road to create one new residential lot consisting of approximately 0.8 hectares (2 acres) of land, with the required 76 metres (250 feet) of road frontage along Bradford Road. The retained lands will consist of approximately 46.97 acres (19 hectares) with approximately 140 metres (460 feet) of frontage on Bradford Road, subject to conditions.

Carried

b) **Location of Property:** Part of Lot 23, concession 7, being parts 1-6 on Plan 13R16540, District of Storrington, Township of South Frontenac, municipally known as 3467 Latimer Road

Purpose of Application: Consent for the creation of a new residential lot with an area of 2.6 hectares (6.4 acres) and having frontage of approximately 80 metres (262.5 feet) on Latimer Road.

The Senior Planner Delivered her report to the Committee.

N. Roberts advised he appreciates all of the work staff have put into this. N. Roberts raised concerns of surrounding farmers, he asked if the surrounding farms will still be able to increase their cattle count and build barns in the future, or will the new residential development make it hard for them to expand?

The Senior Planner advised that each of the farms surrounding the subject lands have different situations associated with them, and in some cases whether these lots are created and houses are built, will not change what they can and cannot do with their property. For example, the goat and sheep farm to the north has a very small land base and they are already surrounded by residential uses, so there is limited expansion available already. The other farms, it is possible that there could be restrictions associated with having two more houses, but in all cases, whether they can expand their livestock facilities is based on all residential uses around the farms, not just the new ones that would be created through application S-34-19-S and S-35-19-S. It also has to take in to account the Nutrient Management Strategy if the farm. There are a number of considerations that come into play. These two lots may or may not have an impact on where a new livestock facility could or could not be placed.

R. Leonard has a concern with S-35-19-S where the ditch runs through, and he has seen a good portion of this lot be under water in the spring due to the flooding of the ditch. He understands that there was a beaver damn and trees removed to help with the flooding and new culverts were installed, but two years ago when we had major flooding it did flood. As long as the ditch is maintained, it should be ok.

R. Ruttan advised that he has several concerns about the number of farms surrounding the area and the dissecting of the land. He indicated he believes it goes against what was heard in the strategic planning process, being that development should be directed to Settlement Areas and farms should be protected, and the creation of these lots does neither. He advised that he believes when MDS is considered, the minimums become the maximums and he does not agree with that, if we are protecting the farms, and that is what he is hearing from the constituents, at the end of the day, the circles shown are the minimums and we should be erring on the side of larger setbacks. There is a chance that one lot might work, but two lots would not work.

C. Wicke advised he hopes that Committee Members had a chance to review the correspondence that he sent. From his perspective, in his review of the Provincial Policy Statement and the Township of South Frontenac Official Plan, he does not believe a fulsome review was completed, and the thing that concerns him are some of the same things that the committee member have brought up and the potential impacts on the surrounding farms, and one thing he would like to highlight is section 4.3 are the agriculture and rural goals which state one of the intentions is to maintain agriculture and protect fragmenting the lands. He believes the applications are contrary to the Provincial Policy Statement and the goals and the intent of the Official Plan and it is going to fracture and sterilize the surrounding active farmland. He does not think it is the applicant's intent, but he feels like this is what will happen in the future and there is the potential for the surrounding agriculture operations to be restricted in the future.

K. MacKay advised that they severed a small piece of the land for their home to ensure there is a substantial area left for farm use if that is what someone wants in the future. She believes Mr. Wicke was upset because he was not offered the land. She advised she has hired an engineer and has spent three times the amount of money she should have re-adjusting everything, the driveway will not come over the ditch, the setback from the watercourse has been shown by the engineer and approved by the Conservation Authority. She advised that everything that has been asked of her has been completed.

K. Bovey asked about MDS for the Carshaw barn, the property directly to the south, and the MDS now is factored into this but he believes it is smaller than it should be, and it should be taken into account for the size of its capacity. Right now it is considered as just a small operation with a few horses, but he does not see it on the report and it is as large as his barns. He also wanted to note that this is a time that agriculture is as important as any because of the current demand of local food, and the concept here of putting homes in the middle of agriculture use and prohibiting their expansion.

J. Ellis advised that they live a little bit down the road on Latimer, but she is concerned about the vision for South Frontenac, if we are not protecting agriculture land right now it seems like a slippery slope in the future to set this precedent and she would like to see it be protected.

C. Wicke advised that his house is 200 years old but he is glad that others are echoing his concerns.

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C. Woods advised that MDS I was calculated based on different scenarios for the surrounding farms and the information that was received was different. The number that was included in the planning report was based on what the barn could hold as advised by the owner. In all of the scenarios, none of the instances were greater than 300 metres, the size of the barn based on MDS I calculations would impact the subject lands for this particular barn.

A. Revill advised it is his understanding that if one of the farm owners wished to expand their current structure, they might be limited to their current structure, but if their lands supported it they could build an additional barn further away, as long as it met MDS guidelines.

C. Dodds advised that she thinks it is important to explain the technical components of MDS calculations, it is a calculation that is completed when a new lot is being created in proximity to agricultural uses. MDS I has a number of factors that go into the calculation, including tillable hectares and it also incorporates a 1.1 times expansion factor to ensure there is a preservation of the lands and the means to expand on the livestock operation. There is also a number of other dwellings currently in the area that would be taken into consideration in an MDS II calculation if any farm wished to expand their livestock facility.

N. Roberts asked if it is possible if only one lot was approved and not two, would that help the farmers in the area.

C. Woods advised that where a house is built on the land and the location on the property, it may not matter if there was one house or two depending on the location.

K. MacKay added that the MDS was calculated and that is why the houses are a rough drawing and that does not interfere with any other farms if they choose to expand, one house or two houses does not matter.

C. Wicke mentioned that there would be a difference if there was one or two houses, the furthest house to the south, if it was not there, the MDS II would provide a greater allowance for expansion. He advised that he used the MDS calculator available to the province, and his calculations were different than what were provided by the applicant and the planning staff.

M. Howe asked if planning staff are satisfied with their recommendation after what has been heard tonight.

C. Woods advised that she stands by her recommendations.

K. MacKay advised that the drawing was just a rough estimate of where the houses could be placed.

Resolution No. 2020:08:05

Moved by Randy Ruttan

Seconded by Mike Howe

THAT THAT the Township of South Frontenac Committee of Adjustment hereby approves Consent Application S-34-19-S by Kevin & Kerstin MacKay located at art of Lot 23, Concession 7, Geographic Township of Kingston, being Parts 1, 2, 3, 4, 5 & 6 on Plan 13R16540, District of Storrington, Township of South Frontenac, municipally known as 3467 Latimer Road to create one new residential lot consisting of approximately 6.4 acres (2.6 hectares) with approximately 80 metres (262 feet) of road frontage along Latimer Road. The retained lands will consist of approximately 11.6 acres (4.7 hectares) with approximately 440 metres (1444 feet) of frontage along Latimer Road, subject to conditions.

Defeated

- c) S-35-19-S (MacKay)
Location: Part Lots 23 & 24, Concession 7, being Parts 1 & 2 on Plan 13R16716, District of Storrington, Township of South Frontenac, municipally known as 3467 Latimer Road.
Purpose of Application: Consent to create one new residential lot consisting of 9.34 acres (3.8 hectares) with approximately 360 metres (1181 feet) of road frontage along Latimer Road. The retained lands will consist of approximately 3 acres (1.21 hectares) with approximately 80 metres (262 feet) of frontage along Latimer Road.

Please see Minute item from Agenda item 6. b).

Resolution No. 2020:08:06

Moved by Mike Nolan

Seconded by Ray Leonard

THAT the Township of South Frontenac Committee of Adjustment hereby approves Consent Application S-35-19-S by Kevin & Kerstin MacKay located at Part Lots 23 & 24, Concession 7, being Parts 1 & 2 on Plan 13R16716, District of Storrington, Township of South Frontenac, municipally known as 3467 Latimer Road. To create one new residential lot consisting of 9.34 acres (3.8 hectares) with approximately 360 metres (1181 feet) of road frontage along Latimer Road. The retained lands will consist of approximately 3 acres (1.21 hectares) with approximately 80 metres (262 feet) of frontage along Latimer Road, subject to conditions.

Defeated

7 Minor Variance Applications from Previous Meetings:

- a) MV-07-20-B (Boville)
Location: Part Lot 25, Concession 5, Part 1 on Plan 13R-10390, District of Bedford, Township of South Frontenac, municipally known as 757 Burns Lane, Bobs Lake, Green Bay.
Purpose: To permit an attached deck and a garage, which require variances from Zoning By-law 2003-75. The 53.3 square metre (574 square foot) deck to be attached to the existing dwelling would be set back a minimum of 26.2 metres (85.9 feet) from the high water mark of Bobs Lake. The 72 square metre (775 square foot), two-storey garage would be 7 metres (23 feet) in height. The garage would be located outside the 30 metre setback from the high water mark.

The Senior Planner delivered her report to the Committee.

M. Nolan advised he visited the site and he agrees with the recommendations by the planning department with the recommended conditions being included.

Resolution No. 2020:08:07

Moved by Ken Gee

Seconded by Norm Roberts

THAT the Township of South Frontenac Committee of Adjustment hereby approves Minor Variance Application MV-07-20-B by Doreen Boville, located at Part Lot 25, Concession 5, Part 1 on Plan 13R-10390, District of Bedford, Township of South Frontenac, municipally known as 757 Burns Lane, Bobs Lake, Green Bay. To permit an attached deck, and a garage, which require variances from Zoning By-law 2003-75. The 53.3 square metre (574 square foot) deck to be attached to the existing dwelling would be set back a minimum of 26.2 metres (85.9 feet) from the high water mark of Bobs Lake. The 72 square metre (775 square foot), two-storey garage would be 7 metres (23 feet) in height. The garage would be located outside the 30 metre setback from the high water mark, subject to conditions.

Carried

- b) MV-22-20-B (Semple & Messenger)
Location: Part of Lot 4, Concession 11, Part 3 on Plan 13R4213, District of Bedford, Township of South Frontenac, municipally known as 243 Clear Lake Road, Big Clear Lake
Purpose of Application: To permit a 188.3 square metre (2,026.5 square foot) seasonal dwelling with a 34.4 square metre (370 square foot) located a minimum of 27.1 metres (89 feet) and 25.3 metres (83 feet) from the highwater mark respectively and 12.1 metres (83 feet) and 10.5 metres (34.4 feet) from the top of bank.

The Senior Planner Delivered her report to the Committee.

M. Nolan agrees with the planning recommendation with the documented conditions.

Resolution No. 2020:08:08

Moved by Randy Ruttan

Seconded by Mike Howe

THAT the Township of South Frontenac Committee of Adjustment hereby approves Minor Variance MV-22-20-B by Ian Semple and David Messenger located at Part of Lot 4, Concession 11, Part 3 on Plan 13R4213, District of Bedford, Township of South Frontenac, municipally known as 243 Clear Lake Road, Big Clear Lake. To permit a 188.3 square metre (2,026.5 square foot) seasonal dwelling with a 34.4 square metre (370 square foot) located a minimum of 26.2 metres and 22.5 metres from the highwater mark respectively and 12.7 metres and 15 metres from the top of bank, subject to conditions.

Carried

- c) MV-28-20-B (Mulrooney) (Gervan)
Location: Part Lot 4, Concession 3, being Parts 1, 2 & 3 on Plan 13R14863, District of Bedford, Township of South Frontenac, 33A Swain Lane, Sand Lake.
Purpose of Application: To permit the construction of a 191.5 square metre (2,061.3 square foot) dwelling including front and back porches setback a minimum of 24.96 metres (81.9 feet) from the highwater mark. The proposal will result in a total lot coverage for the principal dwelling of 7%. The existing dwelling set at 11.61 metres (38 feet) from the water is proposed to be removed, as well as the existing sleeping cabin.

The Planner delivered her report to the Committee.

M. Nolan advised he visited the site and he thinks when you look at the design of the building, the calculations are difficult. He indicated they will be demolishing 96 square metres and will be constructing around 284 square metres of covered building. M. Nolan advised he appreciates the efforts to get lot coverage down, but he is struggling because the increase is so much and he cannot support the application.

M. Gervan (Agent) advised the owners have owned the property for several years and they would like to extend the period of the year they can stay there. The existing cottage is approximately 70 years old and needs to be replaced. M. Gervan advised they had an original proposal that consisted of a rebuild with an addition to the cottage where it currently sits. The current proposal is much further from the water and maintains the amount of bedrooms on the property. M. Gervan believes the intent of the 5% lot coverage is meant for the creation of new lots currently that are very large. M. Gervan advised he does not think this is an unreasonable proposal, an existing bunkie and existing cottage will be removed and the new dwelling will be much further back from the water than what currently exists.

R. Ruttan asked for clarification that if this application was to pass, could the applicants apply for another variance, could the 7% be allowed for accessory buildings?

A Geladi advised that the applicants could have up to 5% for accessory buildings, but there is very little room for accessory buildings outside the 30 metre setback, so planning relief would be required.

M. Nolan advised there are four buildings on the property, the committee saw the cottage and the bunkie and there is also a garage, a covered deck and a very large firepit. M. Nolan advised that he feels the coverage of the lot is too much.

M. Gervan advised that the applicant has no plans to build more accessory buildings, and the fire pit is landscaping so it does not count for lot coverage. He advised the applicants may be okay with taking down the garage and the small shed, if that will make a difference.

Resolution No. 2020:08:09

Moved by Norm Roberts

Seconded by Ray Leonard

THAT the Township of South Frontenac Committee of Adjustment hereby approves Minor Variance Application MV-28-20-B by Daniel & Debra Mulrooney located at Part Lot 4, Concession 3, being Parts 1, 2 & 3 on Plan 13R14863, District of Bedford, Township of South Frontenac, 33A Swain Lane, Sand Lake. To permit the construction of a 191.5 square metre (2,061.3 square foot) dwelling including front and back porches setback a minimum of 24.96 metres (81.9 feet) from the highwater mark and 46.7 metres from the rear property line. The proposal will result in a total lot coverage for the principal dwelling of 7%. The existing dwelling set at 11.61 metres (38 feet) from the water is proposed to be removed, as well as the existing sleeping cabin, subject to conditions.

Defeated

d) MV-29-20-L (Dunn)

Location: Part Lots 9-10, Concession 12, District of Loughborough, Township of South Frontenac, municipally known as 1138A Otter Point Lane, North Otter Lake.

Purpose of Application: To permit the construction of a one storey 76 square metre (816 square foot) dwelling with an attached deck (10.3 square metres) (112 square feet) and walkout basement. The proposed construction will be located at 21 metres from the highwater mark. The development will result in a 5.6% lot coverage for the primary building. The existing dwelling located at approximately 8 metres from the water will be removed and a new septic system is also proposed.

The Planner delivered her report to the Committee.

R. Ruttan advised he does not believe this application is not a minor variance, he appreciates that the coverage is down to 5.6%, but he thinks that what you look at exists now, and what is proposed is a huge increase. He is concerned with the disbursement bed being within 50 feet of the shoreline, and the fact that the Strategic Plan speaks to protecting the shoreline.

M. Howe agrees with R. Ruttans comments and he cannot believe how small the lot is and what they are trying to put on the lot, he believes it is too large for the lot and the comments from the community speak to the frustration of the size of buildings in the area and he cannot support the application.

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M. Nolan is concerned with the design of the building being a walk-out basement, and it is not being built into a hill, it is going to start from the ground and go up. He does not know how high it is going to go and if they hit rock it is going to be high.

A. Dunn advised they live near the proposed lot and some of what they are doing is to build a small guest cabin for their children. The extra shed is for storage because their current property has no flat land. A. Dunn advised they have watched this dwelling deteriorate over the last few years to something that is dangerous. A. Dunn feels that the cabin that is proposed is only 4 feet larger and should not be considered an overbuild. All of the lots are small in the area and their proposal is modest compared to the surrounding area.

Mr. Stewart advised that the building next door is in disrepair and they are thrilled that they are going to build a nice place for their family, and they have been assured by the Applicants that there will be no blasting during construction. Some trees may need to be taken down, but it would just be the dangerous ones, and he is very disappointed that some individuals are opposed to this application.

Resolution No. 2020:08:10

Moved by Ken Gee

Seconded by Norm Roberts

THAT the Township of South Frontenac Committee of Adjustment hereby approves Minor Variance Application MV-29-20-L by Keith & Anita Dunn, located at Part Lots 9-10, Concession 12, District of Loughborough, Township of South Frontenac, municipally known as 1138A Otter Point Lane, North Otter Lake. To permit the construction of a one storey 76 square metre (816 square foot) dwelling with an attached deck (10.3 square metres) (112 square feet) and walkout basement. The proposed construction will be located at 20.5 metres from the highwater mark. The development will result in a 5.6% lot coverage for the primary building. The existing dwelling located at approximately 8 metres from the water will be removed and a new septic system is also proposed, subject to conditions.

Defeated

8 New Minor Variance Applications:

a) MV-32-20-B (Rademacher) (Gurr)

Location: Part Lot 7, Concession 6, being Part 2, 4 and 5 Canoe Lake, District of Bedford, Township of South Frontenac, Abbey Lane, Canoe Lake.

Purpose of Application: To permit the construction of a new single-detached dwelling with attached sunroom, attached deck and attached garage having dimensions of 20.72 metres (68 feet) by 17.67 metres (58 feet) totally 366.12 square metres (3,944 square feet) with a highwater mark setback of 22.86 metres (75 feet).

The Planner delivered her report to the Committee.

M. Nolan advised he visited the site and he agrees with the recommendation for deferral.

Resolution No. 2020:08:11

Moved by Mike Howe

Seconded by Randy Ruttan

THAT the Township of South Frontenac Committee of Adjustment hereby defers making a decision on Minor Variance Application MV-32-20-B by Paul Rademacher, located at Part Lot 7, Concession 6, being Part 2, 4 and 5 Canoe Lake, District of Bedford, Township of South Frontenac, Abbey Lane, Canoe

Lake. To provide the applicants time to consider and respond to Cataraqui Conservation comments, and to revise their proposal as may be appropriate.

Carried

b) MV-33-20-L (Paul)

Location: Part Lot 13, on Plan 1540 Eel Bay, District of Loughborough, Township of South Frontenac, municipally known as 2133 Eel Bay Road, Sydenham Lake.

Purpose of Application: To permit the construction of an attached deck with stairs located having dimensions of 17.8 metres (58.4 feet) by 4.26 metres (15.1 feet) and 4.16 metres (13.6 feet) by 2.43 metres (8 feet) respectively. 25.6 metres (84 feet) and 22.9 metres (75 feet) respectively from the highwater mark, and to allow 8.5% lot coverage on the property.

The Planner delivered her report to the Committee.

R. Ruttan advised he sees no concerns with this application, it is replacing what was there.

M. Howe advised his concern is the size of the coverage, and he is having trouble visualizing the increase of lot coverage.

K. Gee asked if the deck is being increased in size.

A. Geladi confirmed that the deck is increasing by 1.2 metres closer to the high water mark and increasing in size by 32.7 square metres.

K. Gee advised that he is concerned with lot coverage.

A. Geladi noted that the present lot coverage is nearly 8.5% and the small increase is just being recognized in the Minor Variance.

Resolution No. 2020:08:12

Moved by Ray Leonard

Seconded by Mike Nolan

THAT the Township of South Frontenac Committee of Adjustment hereby approves Minor Variance Application MV-33-20-L by Christopher Paul, located at Part Lot 13, on Plan 1540 Eel Bay, District of Loughborough, Township of South Frontenac, municipally known as 2133 Eel Bay Road, Sydenham Lake. To permit the construction of an attached deck with stairs located having dimensions of 17.8 metres (58.4 feet) by 4.26 metres (15.1 feet) and 4.16 metres (13.6 feet) by 2.43 metres (8 feet) respectively. 25.6 metres (84 feet) and 22.9 metres (75 feet) respectively from the highwater mark, and to allow 8.5% lot coverage on the property, subject to conditions.

Carried

c) MV-34-20-B (Fraser & Stables)

Location: Part Lot 12, Concession 4, District of Bedford, Township of South Frontenac, municipally known as 2160 Westport Road, Potspoon Lake.

Purpose of Application: To permit the construction of a new seasonal dwelling with an area of 93.73 square metres (1,020 square feet) with attached covered porch with an area of 3.90 square metres (42 square feet) and attached deck with an area of 27.87 square metres (300 square feet) with a highwater mark setback and front yard setback of 11 metres (36 feet) and 8.5 metres (28 feet) respectively. And to vary the rear yard setback for the new seasonal dwelling with attached covered porch and deck to 6 metres (20 feet).

The Planner delivered her report to the Committee.

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M. Nolan advised that the addition they want to add to the brand new building is behind the building and the re-build is back on the same foot print. M. Nolan believes that what they are asking for is appropriate, and based on the data the Committee has in front of them he can support the application and the recommendation of the Planning Staff.

Resolution No. 2020:08:13

Moved by Ken Gee

Seconded by Norm Roberts

THAT the Township of South Frontenac Committee of Adjustment hereby approves Minor Variance Application MV-34-20-B by John Fraser and Cynthia Stables, located at Part Lot 12, Concession 4, District of Bedford, Township of South Frontenac, municipally known as 2160 Westport Road, Potspoon Lake. To permit the construction of a new seasonal dwelling with an area of 93.73 square metres (1,020 square feet) with attached covered porch with an area of 3.90 square metres (42 square feet) and attached deck with an area of 27.87 square metres (300 square feet) with a highwater mark setback and front yard setback of 11 metres (36 feet) and 8.5 metres (28 feet) respectively. And to vary the rear yard setback for the new seasonal dwelling with attached covered porch and deck to 6 metres (20 feet), subject to conditions.

Carried

d) MV-25-20-B (Monster)

Location: Part Lot 20, Concession 10, being Part 1 on Plan 13R5679, District of Bedford, Township of South Frontenac, 4407 Westport Road, Wolfe Lake.

Purpose of Application: To permit the construction of a new single-detached dwelling with covered porch having an area of 345.7 square metres (3,720.6 square feet) with a highwater mark setback and front yard setback of 18 metres (59.2 feet) to either shore.

The Planner Delivered her report to the Committee.

M. Nolan advised that there is an existing cottage on the peninsula that has been there for a very long time, it is to be removed. He noted that the new building is going to be placed in the very middle in a depression that seems made for the building, and he believes it is going in the exact right place and he fully supports the Planning recommendation.

K Gee inquired with respect to the lot coverage increase from the existing to the proposed.

A. Revill added that lot coverage may not be an issue due to the size of the property.

A. Geladi advised that lot coverage is 4%.

Resolution No. 2020:08:14

Moved by Norm Robert

Seconded by Ken Gee

THAT the Township of South Frontenac Committee of Adjustment hereby approves Minor Variance Application MV-35-20-B by Jęfta Monster, located at Part Lot 20, Concession 10, being Part 1 on Plan 13R5679, District of Bedford, Township of South Frontenac, 4407 Westport Road, Wolfe Lake. To permit the construction of a new single-detached dwelling with covered porch having an area of 345.7 square metres (3,720.6 square feet) with a highwater mark setback and front yard setback of 18 metres (59.2 feet) to either shore, subject to conditions.

Carried

e) MV-36-20-L (Palma)

Location: Part Lot 24, Concession 14, being Parts 1 & 3 on Plan 13R16931, District of Loughborough, Township of South Frontenac, municipally known as 1006 Shorter Lane, Buck Lake.

Purpose of Application: To permit construction of a 83.6 square metre (900 square foot) single detached dwelling with attached 6 square metre (64 square foot) covered deck with a front yard and highwater mark setback of 18.9 metres (62 feet) and 17.7 metres (58 feet) respectively. And to permit the construction of an accessory building, being a 22.3 square metre (240 square foot) detached garage with an interior side yard setback of 1.8 metres (6 feet) and with a highwater mark setback of 18.9 metres (62 feet). The lot coverage for the principal dwelling with attached deck is 5%.

The Planner delivered her report to the Committee.

R. Ruttan advised that he thought at first the proposal was a bit awkward, but after seeing the supporting documentation, he can see the lot is irregular and has no issues with the proposal.

M. Nolan advised he is concerned with the height of the building, and he is not seeing detailed plans and the applicants want to put in a walk-out basement, it is flat and there is no hill to be built into. He asked if the proposal meets the requirements for maximum height of the building.

A. Geladi advised that she has not seen building plans, but it is her understanding that the applicants want to build two years from now, but she does not believe that the applicants wish to build any higher than what is currently existing.

M. Nolan advised that he would like to see the building plans, knowing the topography and would like a deferral as he is concerned that the building will be quite high.

C. Dodds added that unless the applicants are requesting an increase in height, they will be held to the maximum allowable height as required by the Zoning By-Law. If the building application were to be submitted for something higher than what is permitted, which is measured from average grade to the top of the peak, it would trigger another minor variance. It is equally appropriate for the Committee to ask for building drawings if they feel that will satisfy their questions or concerns.

M. Nolan asked for clarity of the calculation for height.

C. Dodds advised that the height is measured from average grade to the peak.

Resolution No. 2020:08:15

Moved by Randy Ruttan

Seconded by Ken Gee

THAT the Township of South Frontenac Committee of Adjustment hereby approves Minor Variance Application MV-36-20-L by Joan & Leo Palma, located at Part Lot 24, Concession 14, being Parts 1 & 3 on Plan 13R16931, District of Loughborough, Township of South Frontenac, municipally known as 1006 Shorter Lane, Buck Lake. To permit construction of a 83.6 square metre (900 square foot) single detached dwelling with attached 6 square metre (64 square foot) covered deck with a front yard and highwater mark setback of 18.9 metres (62 feet) and 17.7 metres (58 feet) respectively. And to permit the construction of an accessory building, being a 22.3 square metre (240 square foot) detached garage with an interior side yard setback of 1.8 metres (6 feet) and with a highwater mark setback of 18.9 metres (62 feet). The lot coverage for the principal dwelling with attached deck is 5%, subject to conditions.

Carried

Minutes of Committee Of Adjustment
October, 8, 2020

- f) MV-37-20-L (Peck)
Location: Part Lot 5, on Plan 1986, being Parts 22 to 24 on Plan 13R14914, District of Loughborough, Township of South Frontenac, municipally known as 4586 Fox Ridge Trail, Sydenham Lake.
Purpose of Application: To permit the construction of an addition to the principal building being a 97.5 square metres (1,050 square foot) attached garage with a setback of 1.5 metres (5 feet) from the interior side lot line. The total lot coverage for the principal building will be 4.8%.

The Planner delivered her report to the Committee.

M. Howe advised he attended the property and he sees no issue, he advised that he liked to see the letter from the neighbour and believes it should be supported.

Resolution No. 2020:08:16

Moved by Ray Leonard

Seconded by Mike Nolan

THAT the Township of South Frontenac Committee of Adjustment hereby approves Minor Variance Application MV-37-20-L by Jeffrey Peck, located at Part Lot 5, on Plan 1986, being Parts 22 to 24 on Plan 13R14914, District of Loughborough, Township of South Frontenac, municipally known as 4586 Fox Ridge Trail, Sydenham Lake. To permit the construction of an addition to the principal building being a 97.5 square metres (1,050 square foot) attached garage with a setback of 1.5 metres (5 feet) from the interior side lot line, subject to conditions.

Carried

9 Other Business

Decisions on Delegated Consents

- a) Decisions on Delegated Consents
- b) Virtual Committee of Adjustment Meetings - Check-in
Discussion with Staff and Committee of Adjustment Members

10 Adjournment

- a)

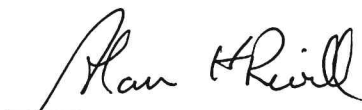
Resolution No. 2020:08:17

Moved by Mike Howe

Seconded by Randy Ruttan

THAT the October 8, 2020 meeting of the Township of South Frontenac Committee of Adjustment is hereby adjourned at 9:28 p.m., to reconvene on Thursday, November 12, 2020 at 7:00 p.m. or at the call of the Chair.

Carried



Alan Revill, Chair