

Minutes of Committee Of Adjustment

June, 11, 2020

Time: 7:00 PM

Location: Council Chambers / Virtual Meeting via Zoom

Meeting # 05

Present: Alan Revill, Mike Howe, Randy Ruttan, Ken Gee, Norm Roberts, Tom Bruce, Ray Leonard, Mike Nolan

Staff: Tess Gilchrist, Contract Planner, Anna Geladi, Planner, Clair Dodds, Director of Development Services, Michelle Hannah, Planning Assistant & Angela Maddocks, Clerk.

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 at the link below:

2 Call to Order

3 Adoption of Agenda

a)

Resolution No. 2013-14-2

Moved by Ray Leonard Seconded by Tom Bruce

THAT the Township of South Frontenac Committee of Adjustment hereby adopts the agenda for the June 11, 2020 Committee of Adjustment Meeting.

Carried

4 Declaration of pecuniary interest

- a) Committee Member Randy Ruttan declared a perceived interest with the Seguin Minor Variance Application MV-41-19-L.

5 Approval of Minutes – March 12, 2020

a)

Resolution No. 2013-14-4

Moved by Norm Roberts Seconded by Ken Gee

THAT the Township of South Frontenac Committee of Adjustment hereby approves the minutes of the May 28, 2020 meeting of the Committee.

Carried

6 Consent Applications from Previous Meetings:

- a) S-31-19-S (Stand Fast Homes Ltd.)

Location: Part Lot 7, Concession 9, being part 1 on Plan 13R1524 District of Storrington, Township of South Frontenac, Larry York Road and Keller Road.
Purpose of Application S-31-19-S: Consent for the creation of one new residential lot consisting of approximately 0.827 hectares (2.044 acres) with approximately 76.20 metres (250 feet) of road frontage on Keller Road and a depth of approximately 158.340 metres (519 feet) from a vacant property. The retained lands will be approximately 1.066 hectares (2.634 acres) in area with approximately 72.130 metres (236.6 feet) of frontage along Keller Road and Larry York Road.

The Planner delivered her planning report to the committee.

The Clerk advised that the applicant registered for the meeting but he did not join via zoom or telephone.

There were no comments from members of the committee or members of the public.

Resolution No. 2013-14-5

Moved by Randy Ruttan Seconded by Mike Howe

THAT the South Frontenac Committee of Adjustment hereby approves Consent Application S-31-19-S by Stand Fast Homes Ltd., located at Part Lot 7, Concession 9, being part 1 on Plan 13R1524 District of Storrington, Township of South Frontenac, Larry York Road and Keller Road, to create one new residential lot consisting of approximately 0.827 hectares (2.044 acres) with approximately 76.20 metres (250 feet) of road frontage on Keller Road and a depth of approximately 158.340 metres (519 feet) from a vacant property, subject to conditions.

Carried

b)

7 New Minor Variance Applications:

a) MV-42-19-S (Stand Fast Homes Ltd.)

Location: Part Lot 7, Concession 9, being part 1 on Plan 13R1524 District of Storrington, Township of South Frontenac, Larry York Road and Keller Road.
Purpose of Application To reduce the minimum lot frontage from 76 metres (250 feet) to 72 metres (236 feet) for the retained parcel of land. The applicant is seeking relief from section 14.3 Urban Residential – First Density Zone (UR1) Zone Regulations for the lot frontage minimum which requires 76 metres (250) of frontage on a public road for all severed and retained properties. The severed and retained properties will meet and/or exceed the required 2 acres (8,000 square metres) of land.

The planner delivered her report to the committee.

There were no comments from the committee or public.

Resolution No. 2013-14-6

Moved by Mike Howe Seconded by Randy Ruttan

THAT the South Frontenac Committee of Adjustment hereby approves Minor Variance Application MV-42-19-S by Stand Fast Homes Ltd. located at Part Lot 7, Concession 9, being part 1 on Plan 13R1524 District of Storrington, Township of South Frontenac, Larry York Road and Keller Road, to allow a reduction to the minimum lot frontage from 76 metres (250 feet) to 72 metres (236 feet) for the retained parcel of land in Consent Application S-31-19-S, subject to conditions.

Carried

b) MV-41-19-L (Seguin)

Minutes of Committee Of Adjustment
June, 11, 2020

Location: Part Lot 22, Concession 11, District of Loughborough, Township of South Frontenac, municipally known as 1179 Hidden Valley Lane, Buck Lake.
Purpose of Application: To reduce the highwater mark and front yard setback from 30 metres to 15.7 metres (51.51 feet) to permit the construction of an accessory building, being a detached garage on the subject property, to allow a portion of the primary dwelling to be raised to accommodate the addition of a foundation within the highwater mark setback, to permit an increase in lot coverage for the primary dwelling from 5% to 15.3% and accessory buildings from 5% to 6%. The applicant is seeking relief from Section 10.3.1 and 10.3.2, Limited Service Residential – Waterfront Zone Regulations and Section 5.8.2 Flooding and Shoreline Erosion Hazards which require a 30 metre setback from the high water mark and sections 5.24.1 and 10.3.1 which allows for 5% lot coverage for accessory buildings and principal buildings respectively and section 5.10.2 which does not allow for an increase in height to an existing building within the highwater mark setback.

The planner delivered the planning report to the committee.

Perceived interest by Committee member Ruttan was declared during Agenda Item 4. a) of this meeting.

Mike Nolan agreed that it is a tight site, and asked that staff and members of the committee consider that any runoff of the garage or the main building should be directed away from the lake.

Alan Revill noted that he anticipates that the comment Mr. Nolan made is a standard condition that is very common and will be added as a Development Agreement which is noted as a condition of approval.

Ken Gee noted that he looked at the site and it is a very small lot – the lot coverage is excessive it is more than double the by-law allowance for the lot and he hopes it is not a precedent moving forward.

Tess Gilchrist spoke to Mr. Gees concerns and advised that the specific lot coverage numbers of the revised proposal and the renovation and adjustments to the principal dwelling and reconstruction of the west deck. The lot coverage for the dwelling would be 11.8 % and that is to recognize an existing condition today, the applicants are not proposing to increase lot coverage for the principal dwelling, that it is a reduction, it was even higher with the inclusion of the previous deck. Tess noted that the applicants are removing the existing shed and therefore the only accessory building is the new garage and the lot coverage would be 4.3% which is under the maximum permitted lot coverage of 5% for the accessory buildings, so the total lot coverage on the property adding the principal dwelling and existing situation with the proposed garage would be a lot coverage of 16.1%.

Ken Gee – I understand. How close is the proposed garage to the lane?

Tess Gilchrist – I am not sure I can read it on the screen, but I did check it for compliance with the zoning by-law so it is in excess of 5 metres.

Alan Revill – it appears to be 5.5 metres

The clerk advised that the applicant, Mr. Seguin was on the line

Mr. Seguin – just mentioning a comment on the application is that we were working quite closely with the Environmental Impact and working to ensure we met all the applicable conditions with this property to add the garage and make the necessary renovations to this property and working with the CRCA that if we were to remove the deck and remove the sheds to bring our accessory building coverage down to a reasonable percentage that it would be well

Minutes of Committee Of Adjustment
June, 11, 2020

received and by removing the deck we are actually reducing the original size of the principal building. If there are any additional concerns, I can review them as well.

Resolution No. 2013-14-7

Moved by Ken Gee Seconded by Norm Roberts

THAT the South Frontenac Committee of Adjustment hereby approves Minor Variance MV-41-19-L by David and Christie Seguin, located at Part Lot 22, Concession 11, District of Loughborough, Township of South Frontenac, municipally known as 1179 Hidden Valley Lane, Buck Lake, to construct a new 44.65 m² (480.6 ft²) detached garage adjacent to the lane at 15.7 m (51.5 ft) from the highway mark, raise a section of the existing 102.19 m² (1,1000 ft²) dwelling for new foundation and add floor space to second storey at 8.6 m (28.2 ft) from the highway mark, reconstruct the 20.4 m² (219.6 ft²) west deck at 6.2 m from highway mark, and add a 2.7m x 1.2m (3.24 m²/34.9 ft²) roof over the new entrance on east (non-waterfront) side of dwelling, lot coverage for the principal dwelling and west deck will increase from the allowable 5% to 11.8% and a proposed lot coverage for accessory buildings of 4.3 % for a total lot coverage of 16.1%, subject to conditions.

Carried

c) MV-46-19-L (Jefferies)

Location: Part Lot 1, Concession 12, being Lot 7 on Plan 1937, District of Loughborough, Township of South Frontenac, municipally known as 1020 Deer Park Lane.

Purpose of Application: To permit an increase to the allowable height of an accessory building, being a detached garage, from 6 metres (19.7 feet) to 9.45 metres (31 feet). The applicant is seeking relief from Section 10.3.2 of the Township of South Frontenac Comprehensive Zoning By-Law which allows for the maximum height of an accessory building to be 6 metres (19.7 feet).

The Planner delivered the planning report to the committee.

No comments from the committee members were heard.

The Clerk advised that the applicant, Ms. Jefferies was on the line.

The applicant did not speak to the matter.

Resolution No. 2013-14-8

Moved by Tom Bruce Seconded by Ray Leonard

THAT the Township of South Frontenac hereby approves Minor Variance Application MV-46-19-L By David and Gail Jefferies located at Part Lot 1, Concession 12, being Lot 7 on Plan 1937, District of Loughborough, Township of South Frontenac, municipally known as 1020 Deer Park Lane, to permit an increase in the allowable height of an accessory building, being a detached garage, from 6 metres (19.7 feet) to 9.45 metres (31 feet), subject to conditions.

Carried

d) MV-01-20-L (Leonard)

Location: Part Lot 1, Concession 8, being Parts 1, 2 & 5 on Plan 13R2250, District of Loughborough, Township of South Frontenac, municipally known as 1004 Goslin Lane.

Purpose of Application: To reduce the setback from the highwater mark from 30 metres to 22.2 metres (73 feet) to permit the construction of a 85.5 square metre (920 square foot) addition to the existing cottage and to allow for an increase in height to an existing legal non-complying structure to allow for the addition of a proper foundation. The applicant is seeking relief from Section 10.3.1 Limited Service Residential – Waterfront Zone Regulations and Section 5.8.2 a. Flooding and Shoreline Erosion Hazards which both require a 30 metre

Minutes of Committee Of Adjustment
June, 11, 2020

setback from the high water mark and section 5.10.2 to allow for an increase in the height of the building.

The planner delivered the planning report to the committee.

No comments from the members of the committee were received.

The Clerk advised that the applicant, Bradley Leonard wished to speak.

B. Leonard – I would just like to thank the committee for looking at my application.

Resolution No. 2013-14-9

Moved by Mike Nolan Seconded by Tom Bruce
THAT the South Frontenac Committee of Adjustment hereby approves Minor Variance Application MV-01-20-L by Bradley and Stephanie Leonard, located at Part Lot 1, Concession 8, being Parts 1, 2 & 5 on Plan 13R2250, District of Loughborough, Township of South Frontenac, municipally known as Goslin Lane, Knowlton Lake, to reduce the setback from the highwater mark from 30 metres to 22.25 metres (73 feet) to permit the construction of a 85.5 square metre (920 square foot) addition to the existing cottage and to allow for an increase in height to an existing legal non-complying structure to allow for the addition of a proper foundation, subject to conditions.

Carried

8 Other Business

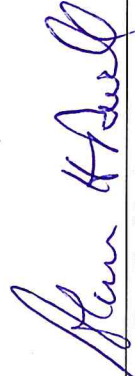
9 Adjournment

a)

Resolution No. 2013-14-10

Moved by Norm Roberts Seconded By Ken Gee
THAT the June 11, 2020 meeting of the Township of South Frontenac Committee of Adjustment is hereby adjourned at 7:55 p.m., to reconvene on Thursday, July 9th, 2020 at 7:00 p.m., or at the call of the Chair.

Carried



Alan Revill, Chair