

Minutes of Committee Of Adjustment
July, 8, 2021

Time: 7:00 PM

Location: Council Chambers/Virtual via Zoom

Meeting # 06

Present: Mike Howe, Randy Ruttan, Ken Gee, Norm Roberts, Doug Morey, Pat Barr, Mike Nolan

Absent with regrets: Tom Bruce

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

1 Call to Order and Roll Call

2 Adoption of Agenda

a) Resolution

Resolution No. 2021:06:2

Moved by Norm Roberts Seconded by Mike Nolan

THAT the South Frontenac Committee of Adjustment hereby adopts the agenda for the July 8, 2021 Committee of Adjustment meeting.

Carried

3 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) PowerPoint Presentation

Staff has prepared a PowerPoint Presentation that will be displayed on the screen of the meeting, you can also follow along with the PDF version that is in the attachment of this agenda item.

4 Declaration of pecuniary interest

5 Approval of Minutes – May 13, 2021

a) Resolution

Resolution No. 2021:06:3

Moved by Pat Barr Seconded by Doug Morey

THAT the Township of South Frontenac Committee of Adjustment hereby approves the minutes of the June 10, 2021 meeting of the Committee.

Carried

6 New Minor Variance Applications:

a) MV-25-21-L (Stockermans)

Location: 1045 Hummingbird Lane, Desert Lake, Loughborough District

Purpose of Application: To vary sections 5.8.2(a) and 10.3.2 of Zoning By-law No. 2003-75 to permit an accessory detached garage to be set back 18.8 metres from the highwater mark of Desert Lake, whereas a minimum 30 metre

setback is required. Also, to permit the garage to have a maximum building height of 6.6 metres instead of 6 metres. The proposed garage would replace an existing garage on the property. The proposed garage would be constructed on the same footprint as the existing garage but would be a taller building to accommodate a second storey loft.

The Senior Planner delivered her report to the Committee.

Committee member Gee inquired if the loft in the garage is intended for storage or accommodation?

The Senior Planner advised that the application indicates that the second story is for storage and for a workshop.

Committee member Nolan advised he had the same question as Committee Member Gee and he was satisfied with the response.

Committee member Howe advised he attended the property and believes that as long as the recommendations are followed, he sees no problems.

Committee member Ruttan inquired about the engineering report that was mentioned in the Senior Planner's report and asked if it pertains to the building or the retaining wall.

The Senior Planner advised that the Engineer report is specific to the fill material and the retaining wall, ensuring the area is structurally sound with respect to a new building twice the size being placed near the retaining wall.

The applicant advised that he had an Engineer design the slab for the new garage with considerations for the retaining wall, and inquired if it was now a requirement for an analysis of the structural integrity of the retaining wall and the fill material itself.

The Senior Planner advised that yes, the analysis would be for the retaining wall and the material behind the retaining wall that the garage will be sitting on. She advised that the building department would be able to provide more information with respect to this requirement.

Resolution No. 2021:06:4

Moved by Doug Morey Seconded by Mike Nolan

THAT the Township of South Frontenac Committee of Adjustment hereby approves Minor Variance Application MV-25-21-L By Raymond and Martha Stockerman square metres located at 1045 Hummingbird Lane, Desert Lake, District of Loughborough. To permit a 63.8 square metre accessory building, being a detached garage to have a setback of 18.8 metres from the highwater of Desert Lake, and to establish a maximum 6.6 building height, consistent with the drawing submitted, subject to conditions.

Carried

b) MV-26-21-L (Champagne)

Location: Part Lot 3, Concession 1, being Part 1 on Plan 13R22168, District of Loughborough, Township of South Frontenac, municipally known as 2949 Forest Road.

Purpose of Application: To vary section 5.24.2 of the Zoning By-law to permit the construction of a detached garage being located in the projected front yard whereas the Zoning by-law requires an accessory building to be erected to the rear of the projected front or exterior side wall of the main building.

The Planner delivered her report to the Committee.

Resolution No. 2021:06:5

Moved by Norm Roberts Seconded by Ken Gee

THAT the Township of South Frontenac Committee of Adjustment hereby approves Minor Variance Application MV-26-21-L by David and Sara Champagne, located at 2949 Forest Road, District of Loughborough. To permit an accessory building, being a detached garage to be located in the projected front yard of a Rural property, to be set back a minimum of 20 metres from the front lot line, as per the drawings submitted with the application, subject to conditions.

Carried

c) MV-29-21-P (Gardiner & Kay)

Location: Part Lot 16, Concession 10, being Parts 1 – 2 on Plan 13R10042, District of Portland, Township of South Frontenac, municipally known as 4760 Bellrock Road.

Purpose of Application: To vary section 5.24.2 of the Zoning By-law to permit the construction of a detached garage being located in the projected front yard whereas the Zoning by-law requires an accessory building to be erected to the rear of the projected front or exterior side wall of the main building.

The Planner delivered her report to the Committee.

Resolution No. 2021:06:6

Moved by Pat Barr Seconded by Mike Howe

THAT the Township of South Frontenac Committee of Adjustment hereby approves Minor Variance Application MV-29-21-P By Timothy Kay and Kimberly Gardiner, located at 4760 Bellrock Road, District of Portland. To permit an accessory building, being a detached garage to be located in the projected front yard of a Rural property, to be setback a minimum of 20 metres from the front lot line and to permit a distance between the accessory building and the principal building to be 1.5 metres, as per the drawings submitted with the application, subject to conditions.

Carried

7 Other Business

a) Report to Committee: Decisions on Delegated Consents

8 Adjournment

a) Resolution

Resolution No. 2021:06:7

Moved by Mike Howe Seconded by Ken Gee

THAT the July 8, 2021 meeting of the Township of South Frontenac Committee of Adjustment is hereby adjourned at 7:27 p.m., to reconvene on Thursday, August 12, 2021, at 7:00 p.m. or at the call of the Chair.

Carried

