



**Township of South Frontenac
Committee of Adjustment Meeting
Minutes**



Meeting # 2025-02

Time: 7:00 PM

Location: Storrington Centre/Virtual Via Zoom

Present: Norm Roberts, Ray Leonard, Steve Pegrum, Scott Trueman, Alan Reville, Brett Moreland, Kevin Fox, Mike Howe

Absent:

Staff: Christine Woods, Manager of Planning, Noah Perron, Planner, Colin Herrewynen, Planner, Kate Kaestner, Planning Clerk & Secretary--Treasurer

- 1 Call to Order
- a) Resolution.

Resolution No. 2025-02-01

Moved by: Kevin Fox

Seconded by: Norm Roberts

THAT the March 13, 2025 meeting of the Committee of Adjustment for the Township of South Frontenac is hereby called to order at 7:00 PM.

- 2 Adoption of Agenda
- a) Resolution.

Resolution No. 2025-02-02

Moved by: Ray Leonard

Seconded by: Brett Moreland

THAT the Committee hereby adopts the Agenda for the March 13, 2025 Committee of Adjustment meeting.

Carried

- 3 Electronic Meeting Information
- a) The meeting was live streamed at the following link:
<http://www.facebook.com/SouthFrontenacTwp/>
- b) PowerPoint Presentation Staff prepared a PowerPoint Presentation that was displayed on the screen of the meeting.
- 4 Declaration of pecuniary interest
- a) There were none.

Minutes of Committee Of Adjustment
March, 13, 2025

5 Approval of Minutes – February 13, 2025

a) Resolution.

Resolution No. 2025-02-03
Moved by: Alan Revill
Seconded by: Mike Howe

THAT the Committee hereby approves the minutes of the February 13, 2025
Committee of Adjustment meeting.

Carried

6 Consent Applications from a Previous Meetings: (if applicable)

7 New Consent Applications:

8 Minor Variance / Permission Applications from a Previous Meetings: (if applicable)

9 New Minor Variance / Permission Applications:

a) PL-ZNA-2023-0004 (Vowles) - Storrington District

Property Address: 4938 Alex McLean Lane

Purpose & Effect of the Application:

The applicant proposes to demolish the house and garage on the property and to construct a new house and detached garage. The house would be 26m from the highwater mark of Loughborough Lake to the south and 17m from the highwater mark to the east. A minor variance is being requested to allow the house to be setback less than the 30m from the highwater mark required by the Zoning By-law.

Christine Woods, Manager of Planning, delivered her report to the Committee with a staff recommendation that the application be approved, subject to conditions.

Steve Pegrum, Chair of the Committee, asked whether the applicant or their agent wished to address the Committee.

Scott Vowles, applicant, thanked Ms. Woods for her presentation. He stated that the proposed location of the dwelling is the only possible location that would be outside of the floodplain. He stated that by moving the dwelling further from the lake, it will improve the overall condition of the property and protect the lake.

Mr. Pegrum inquired (3 times) as to whether there were any members of the public who wished to comment or ask questions regarding the application. None heard.

The Chair asked the Committee if they had any questions regarding the proposal. None heard.

Kate Kaestner, Planning Clerk & Secretary-Treasurer, read the resolution for approval of the application, subject to conditions.

Mr. Pegrum inquired as to whether there were any comments from Committee members regarding the resolution. None heard.

Minutes of Committee Of Adjustment
March, 13, 2025

Resolution No. 2025-02-04
Moved by: Brett Moreland
Seconded by: Ray Leonard

THAT the Committee of Adjustment hereby approves minor variance application PL-ZNA-2023-0004, for property municipally addressed as 4938 Alex McLean Lane, permitting a 325 square metre single detached dwelling to be constructed 26 metres and 1.7m from the highwater mark of Loughborough Lake, and to establish a 5.8% lot coverage for the principal building, subject to conditions.

Carried

b) PL-ZNA-2025-0010 (Widrow) - Bedford District

Property Address: 1125 James Wilson Road

Purpose & Effect of the Application:

To request permission under section 45(2) of the *Planning Act* to enlarge the legal non-conforming dwelling within 30m of the highwater mark of Canoe Lake. The applicant proposes to enlarge the existing 142sqm dwelling with attached deck. The proposed enlargement would involve renovating and adding area to the existing main floor (primarily the eastern side), adding a partial second storey above the renovated eastern side, and screening in a portion of the renovated attached deck on the western side. The enlarged dwelling would have a gross floor area of ~272sqm, a building height of 10m, and would be setback ~24.8m from the highwater mark, with the attached deck being setback ~19.1m from the highwater mark.

Noah Perron, Planner, delivered his report to the Committee with a staff recommendation that the application be approved, subject to conditions.

Mr. Pegrum inquired as to whether the applicant or their agent wished to address the Committee.

Martin Mack (Concord Homes), agent for the applicant, commended Mr. Perron's presentation of their proposal. Mr. Mack stated that there was a large granite outcrop on the subject property, which really limits the development envelope. He stated that they intended on installing anew septic system on the property which will be located outside of the 30 metre setback, and stated that he was happy to answer any questions that may arise.

Mr. Pegrum inquired (3 times) as to whether there were any members of the public who wished to comment or ask questions regarding the application. None heard.

The Chair asked the Committee if they had any questions regarding the proposal. None heard.

Ms. Kaestner read the resolution for approval of the application, subject to conditions.

Mr. Pegrum inquired as to whether there were any comments from Committee members regarding the resolution. None heard.

Minutes of Committee Of Adjustment
March, 13, 2025

Resolution No. 2025-02-05
Moved by: Norm Roberts
Seconded by: Kevin Fox

THAT the Committee hereby approves application PL-ZNA-2025-0010, for property municipally addressed as 1125 James Wilson Road, granting permission to enlarge the existing legal non-conforming dwelling within 30 metres of the highwater mark of Canoe Lake, subject to conditions.

Carried

10 Other Business

a) Delegated Consent Authority Report

Kate Kaestner delivered her report to the Committee.

There were no questions brought forth by Committee members.

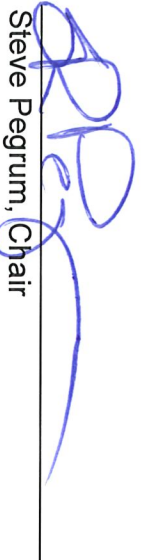
11 Adjournment

a) Resolution.

Resolution No. 2025-02-06
Moved by: Mike Howe
Seconded by: Alan Revill

THAT the March 13, 2025 meeting of the Committee of Adjustment for the Township of South Frontenac is hereby adjourned at 7:24 PM, to reconvene on Thursday, April 10, 2025 at 7:00 PM or at the call of the Chair.

Carried



Steve Pegrum, Chair