



TOWNSHIP OF SOUTH FRONTENAC
Committee Of Adjustment Meeting
Minutes



Meeting # 6

Time: 7:00 PM

Location: Council Chambers/Virtual via Zoom

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

Absent: n/a

Staff: Christine Woods, Senior Planner, Anna Geladi, Planner, Michelle Hannah, Planning Assistant

1. Call to Order

a) Resolution

Resolution No. 2022:06:1

Moved by Norm Roberts
Seconded by Tom Bruce

THAT the July 14, 2022 meeting of the Township of South Frontenac Committee of Adjustment is hereby called to order at 7:00 p.m.

Carried

2. Adoption of Agenda

a) Resolution

Resolution No. 2022:06:2

Moved by Tom Bruce
Seconded by Norm Roberts

THAT the South Frontenac Committee of Adjustment hereby adopts the agenda for the July 14, 2022, 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.

Minutes of Committee Of Adjustment
July, 14, 2022

- 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
- a) None Declared
5. Approval of Minutes – June 9, 2022
- a) Resolution

Resolution No. 2022:06:3

Moved by Norm Roberts
Seconded by Tom Bruce

THAT the South Frontenac Committee of Adjustment hereby approves the minutes for the June 9, 2022, Committee of Adjustment meeting.

Carried

6. New Consent Applications:

- a) S-71-21-S (Stoness) (Bohlmann)
Location: 4954 Carrying Place Road, District of Storrington
Proposal: The creation of one new rural residential lot. The application will also need to recognize the existing right-of-way.

The Planner delivered the planning report to the Committee.

A member of the public spoke and advised that she does not have a problem with the hobby farm, she just wants to be sure that the sewage isn't going to leak into her well. She advised that she is getting a water sample done and will provide that to staff.

The Planner advised that if a barn is going to be located on the severed parcel, the owner will need to have Minimum Distance Separation calculations completed to ensure the barn is far enough away from surrounding residential uses.

Resolution No. 2022:06:4

Moved by Mike Howe
Seconded by Ken Gee

THAT the Township of South Frontenac Committee of Adjustment hereby approves consent application S-71-21-S for the creation of one new rural residential lot consisting of 5.5 hectares (13.6 acres) with 132 metres (433 feet) of road frontage on Carrying Place Road, subject to conditions.

Carried

- b) PL-BDJ-2022-0067 (Campbell)
Location: 4797 Latimer Road, Storrington District
Proposal: This application is for the creation of one residential lot.

The Senior Planner delivered her report to the Committee.

Minutes of Committee Of Adjustment
July, 14, 2022

The applicant spoke to the matter and advised that the house has been in the hamlet of Inverary for over 100 years, and they would like the Committee to not turn down the proposal, he is willing to work with the Township to make this work. He noted that the parcel is over the 2 acre minimum, and if the worry is about animals, there is a chart in the by-law that states from 3-5 acres properties are only allowed 2 animals, so there wouldn't be able to be 30 head of cattle on this property. He advised that there are many places in the community that have livestock that are not zoned for it. He advised that to tear the barn down and not have this facility would be crazy as it could be used for a storage building, there are certain guidelines that could be used to prevent the use of livestock. He noted that he has been told development is big in the hamlet, and he is trying to sever in the hamlet. He advised that five acres is a large piece of property for this area.

Committee member Gee advised it is a unique application and he advised the lot has already been developed and all the applicant wants to do is separate the developed residential portion from the agriculture portion of the land. He advised the barn has basically been decommissioned and could be used as storage. He advised that he cannot see it being used for agriculture purposes.

Committee member Roberts asked to make a motion to defer and to have the committee members go visit the site and he would like to see the application be brought back to the committee on August 11th so it doesn't drag out.

Committee member Revill asked what options may be available to the applicant to work through the process, moving forward, if there is a current blockage, what might be available in other ways or in the future.

The Senior Planner advised the Official Plan is clear that a maximum of 3 residential severances in a severance area. The option that may be available to the applicant that they may explore is to apply for a subdivision, to apply for an Official Plan amendment to allow for an additional severance, or to wait for the new Official Plan to be adopted because perhaps it will be of benefit to his situation. The Draft Official Plan is proposing to lift the cap on severances in the settlement areas.

The Planning Assistant read the new motion and asked for comments and clarification if it is acceptable with Committee.

Committee member Roberts advised that he would also like to see it coming back to the Committee on August 11.

The chair advised that he does not believe that a return date can be demanded as it would come back as soon as the options have been investigated and it will come back as soon as the applicant has addressed the options.

Committee member Roberts advised that he is okay with the motion as the Secretary-Treasurer read it.

Resolution No. 2022:06:5

Moved by Norm Roberts
Seconded by Ken Gee

THAT the Township of South Frontenac Committee of Adjustment hereby defers consent application PL-BDJ-2022-0067 by Jody Campbell to allow for the applicant to consider options for the land, and to allow Committee members to visit the site.

Carried

7. Other Business

a) Delegated Consent Authority Approvals - Report

The Planning Assistant gave an overview of the consents that have been approved over the last month.

Committee member Gee asked when the application was submitted.

The Planning Assistant advised that the application was received on April 20th and was revised on May 10th and then approved on July 6th.

Committee member Gee commented that if the delegated consents are taking longer to get approved, maybe some of them should be coming to the Committee to get approved, because they are dealt with in 30 days at the Committee and if there is a backlog of delegated consents and they are taking longer, perhaps they should come to the committee.

The senior planner advised that the amount of time that it takes an application to go through the delegated process is not related to it sitting on someone's desk, like the Director. Generally, if it takes time, it is because the applicant needs to do something or provide information to the Township to support or review the application. It could also have to do with the time the application is received, if they are received in the winter, test holes for sewage system approvals cannot be reviewed at this time.

The Planner added that Minor Variance circulations to the public are a minimum of 10 days, Consent applications are a minimum of 2 weeks and staff depend on the applicant to do their part, staff are not processing or reviewing the application until test holes are dug and sometimes the applicant is delayed.

Committee member Gee advised it was just a thought to improve the expediency of the applications.

The Chair advised that he is sure if the application is complete, the consent is granted quite expediently, the issue that we are having is that the applications are not complete and they go back and forth between staff and the applicant, but once they are complete whether they come here or there, incomplete applications don't come to the Committee. It wouldn't speed anything up because they wouldn't be heard by Committee either.

The Senior Planner advised that Council passed a by-law delegating approval authority to the Director for applications that meet certain criteria, those are ones that are listed at the beginning of the Planning Reports, they have to conform with the Planning Act, Official Plans, Zoning and no outstanding concerns are raised. If these criteria are met, they go to the Director, if one or more of the criteria are not met, they come to the Committee. The applications that were heard tonight came to the Committee for approval because they were considered "disputed" and could not be approved by the Director. To have more applications come to the committee, it will require more applications not meeting the criteria or Council would need to re-visit the by-law.

The Chair asked how the committee felt about the new process of how the applications are reviewed.

Committee member Revill advised it worked well but he would like to see a few more applications run through.

Committee member How advised it went well, but he feels like he needs to hear from the district members to be able to get a better sense of the application. He also advised that there are rules in place and he depends on

Minutes of Committee Of Adjustment
July, 14, 2022

the planning department to tell him what the rules are and he then will decide if it works for the community.

8. Adjournment

a) Resolution

Resolution No. 2022:06:6

Moved by Ken Gee

Seconded by Tom Bruce

THAT the July 14, 2022 meeting of the Township of South Frontenac Committee of Adjustment is hereby adjourned at 7:44 p.m., to reconvene on Thursday, August 11, 2022, at 7:00 p.m. or at the call of the Chair.

Carried



Randy Ruttan, Chair