



COMMITTEE OF ADJUSTMENT MINUTES

Date: May 27, 2025, 1:00 p.m.
Location: Lansdowne Council Chambers

Members Present: Jim Kehoe
Bruce Craig
Katherine Graham
Todd Robertson
Paul Veenstra

Staff Present: Planner Kyle Peel
Senior Planner Lindsay Lambert
Secretary-Treasurer Amanda Wener-Mackeler

1. **Call to Order**

The hearing was called to order at 1 pm.

2. **Adoption of Agenda**

Resolution Number: COA-2025-032

Moved by: Katherine Graham

Seconded by: Paul Veenstra

THAT the Agenda be adopted as circulated.

Carried

3. **Adoption of Minutes**

3.1 **April 29, 2025 Minutes - Draft**

Resolution Number: COA-2025-033

Moved by: Bruce Craig

Seconded by: Todd Robertson

That the minutes of the April 29, 2025 hearing of the Committee of Adjustment be adopted as circulated.

Carried

4. Declaration of Pecuniary Interest and the General Nature Thereof

There was no pecuniary or other interest declared.

5. Outstanding Applications

None.

6. New Applications

6.1 D13-2025-017 - 855 Coyote Lane

The application was introduced to permit the construction of an accessory building (storage shed). The following variances from Zoning By-Law 07-079 are required:

| Section | Provision | Proposed Building | Relief Requested |
|---------|--|------------------------------------|-------------------------------------|
| 3.32(b) | Minimum setback required from a waterbody shall be 30m (98.43 ft) | Storage shed: 12 metres(39.4 feet) | Storage Shed: 18 metres (59.1 feet) |
| 3.32(d) | Minimum setback from a seasonal or permanent wetland shall be 30m (98.43 ft) | Storage Shed: 12 metres(39.4 feet) | Storage Shed: 18 metres (59.1 feet) |

Written Agency Comments:

Cataraqui Region Conservation Authority - Recommended that the proposed development be relocated further upland, outside of the area at risk to natural hazards, however, staff have no overall concerns with the relatively low risk proposal from a natural hazards and regulatory perspective and therefore no objections.

Written Public Comments:

None.

Written Staff Comments:

Planner, Kyle Peel - Recommended approval, subject to conditions.

Verbal Correspondence:

Alexander Brzotowski, owner, appeared before the Committee.

Planner, Kyle Peel reviewed the proposal noting that the application is seeking relief to construct a storage shed within the 30 metre setback of the high water mark. Due to the topography of the subject property, there is limited area for the location of an accessory structure which will be used to store items accessory to the marine facility. The official plan permits small structures within the 30 metre setback. The size of the structure is and the CRCA has no concerns with respect to natural hazards. The application has been found to be consistent with the applicable policies and regulations of the Land Use planning documents of the Township. Planning Staff recommend approval of this application per the details and conditions enclosed within the staff report.

Chair Kehoe asked for comments from the in person and virtual audience and no comments were received.

The Committee discussed the application and noted no concerns as the structure is proposed to be used for the storage of marine accessories.

Resolution Number: COA-2025-034

Moved by: Katherine Graham

Seconded by: Paul Veenstra

That application D13-2025-017 be approved subject to the conditions as included in the Planner's Report and the decision of the Committee.

Carried

6.2 D13-2025-018 - 1641 Blue Mountain Road

The application was introduced to permit the construction of a swimming pool with an attached uncovered deck. The following variance from Zoning By-Law 07-079 is required:

| Section | Provision | Proposed Structures | Relief Requested |
|---------|---|--|--|
| 3.32(c) | Minimum setback required from a flood plain shall be 5m (16.4 ft) | Swimming Pool & Attached Uncovered Deck: 0 metres (0 feet) | Swimming Pool & Attached Uncovered Deck: 0 metres (0 feet) |

Written Agency Comments:

Cataraqui Region Conservation Authority - No objections.

Written Public Comments:

Addison Brennan, neighbour - No objections

Written Staff Comments:

Planner, Kyle Peel - Recommended approval, subject to conditions.

Verbal Correspondence:

Lee-Anne Dickson, owner appeared before the Committee.

Planner, Kyle Peel reviewed the proposal noting that the application is seeking relief to the flood plain. The structure is proposed to be inside the flood plain. The property is largely zoned flood plain. When considering development in relation to flood plains, no buildings or structures shall occur without the written permission of the CRCA. The CRCA have no concerns with the location of the structures with regard to natural hazards and regulatory policies. Alterations within a flood can only be permitted if it meets certain criteria including that the proposal be limited in scale in which the pool and deck meet these criteria. The access to the property is in the front of the lot and the development will be to the rear of the property. The application has been found to be consistent with the applicable policies and regulations of the Land Use planning documents of the Township. Planning Staff recommend approval of this application per the details and conditions enclosed within the staff report.

Chair Kehoe asked for comments from the in person and virtual audience and no comments were received.

The Committee discussed the application and noted it was an improvement to the property and that the house appeared to have been built a hundred years ago before the regulations came into effect. The Committee discussed the flood plain and questioned if the location of it is accurate and if the mapping has been recently updated. The Committee had no concerns with the proposal.

Resolution Number: COA-2025-035

Moved by: Katherine Graham

Seconded by: Todd Robertson

That application D13-2025-018 be approved subject to the conditions as included in the Planner's Report and the decision of the Committee.

Carried

6.3 D13-2025-019 - 116 Selton Rd

The application was introduced to permit the construction of a swimming pool. The following variance from Zoning By-Law 07-079 is required:

| Section | Provision | Proposed Structures | Relief Requested |
|---------|---|--|--|
| 3.32(b) | Minimum setback required from the high-water mark shall be 30m (98.43 feet) | Above-Ground Swimming Pool: 16 metres (52.49 feet) | Above-Ground Swimming Pool: 14 metres (45.93 feet) |

Written Agency Comments:

Cataraqui Region Conservation Authority - No objections.

Written Public Comments:

None.

Written Staff Comments:

Planner, Kyle Peel - Recommended approval, subject to conditions.

Verbal Correspondence:

Luke Waddell, owner, appeared before the Committee.

Planner, Kyle Peel reviewed the proposal noting that the application is seeking relief from the setback to the high water mark. The pool will not be encroaching any closer to the high water mark than the existing accessory structures. The structure is small in scale. A condition is proposed to be placed on the decision to note that water and any chemicals used in connection with the swimming pool are disposed of at a location setback from the watercourse, in order to prevent runoff and/or the introduction of foreign materials into the watercourse. The CRCA has no concerns from a natural hazards perspective. The application has been found to be consistent with the applicable policies and regulations of the Land Use planning documents of the Township. Planning Staff recommend approval of this application per the details and conditions enclosed within the staff report.

Chair Kehoe asked for comments from the in person and virtual audience and no comments were received.

The Committee discussed the application and expressed no concerns.

Resolution Number: COA-2025-036

Moved by: Bruce Craig

Seconded by: Paul Veenstra

That application D13-2025-019 be approved subject to the conditions as included in the Planner's Report and the decision of the Committee.

Carried

7. Other Business

7.1 Discussion: Small Accessory Structures within 30m of the high water mark

Secretary-Treasurer Amanda Werner-Mackeler advised that staff are working on the report, and it will be brought forward for discussion at the June Hearing.

8. Adjournment

The hearing adjourned at 1:18 pm.

Resolution Number: COA-2025-037

Moved by: Katherine Graham

Seconded by: Paul Veenstra

THAT the Committee of Adjustment will adjourn to meet again at the call of Secretary-Treasurer.

Carried

Chair

Secretary-Treasurer