

**COMMITTEE OF ADJUSTMENT REGULAR MEETING MINUTES**

**Wednesday, May 14, 2014**

The Township of Rideau Lakes Committee of Adjustment held a meeting on Wednesday, May 14, 2014 at the Municipal Office in Chantry, Ontario.

The following committee members were in attendance: Councillors Rob Dunfield, Cathy Monck, Robert Taylor, Ron Pollard, and Mayor Holman. Brittany Mulhern, A/Manager of Development Services was also in attendance. Paul Smith arrived at 1:25 p.m., as per advanced notice.

Chairperson Ron Pollard called the meeting to order at 1:00 p.m.

**ADOPTION OF THE AGENDA:**

**RESOLUTION #1**

Moved By: Ron Holman  
Seconded By: Rob Dunfield

That this Committee adopt the Agenda, as submitted.

Carried:

**DECLARATION OF PECUNIARY INTEREST & GENERAL NATURE THEREOF:**

Chairperson Pollard asked if anyone had a pecuniary interest and the general nature thereof regarding any of the applications and none was declared.

**ADOPTION OF MINUTES:**

Minutes of the Committee of Adjustment Regular Meeting held April 23, 2014 were distributed to the Committee. Chairperson Pollard asked for any errors, omissions or questions and none were heard.

**RESOLUTION #2**

Moved By: Cathy Monck  
Seconded By: Robert Taylor

That this committee approve the Committee of Adjustment Regular Meeting Minutes of April 23, 2014, as submitted.

Carried:

**BUSINESS ARISING FROM MINUTES:**

**A-4-2014 – RUTH DEAVY (Agent – Brian Miller) – Ward of South Crosby  
Concession 8, Part Lot 20, Civic Address: 425 Indian Lake Road**

Ruth Deavy, with her agent Brian Miller and contractor Blair Beach attended this Committee of Adjustment.

Brittany Mulhern, A/Manager of Development Services stated that Minor Variance Application A-4-2014 was deferred at the Committee of Adjustment Meeting on March 26<sup>th</sup> to allow the applicants to meet with Cataraqui Region Conservation Authority (CRCA) and Township staff onsite to discuss locating the proposed dwelling in an alternate location. The applicants submitted a revised site sketch after the site meeting with CRCA and Township staff which was re-noticed as per *Planning Act* requirements. At the meeting the Committee reviewed the revised proposal.

After discussion, the following resolution was duly moved and seconded:

**RESOLUTION #3**

Moved By: Robert Taylor  
Seconded By: Paul Smith

That Minor Variance **A-4-2014**, by Ruth Deavy (Agent – Brian Miller) of the Ward of South Crosby is approved as amended for the following reasons:

**AMENDMENT:**

To include the revised location of the proposed dwelling with updated distances to the water.

**REASONS:**

- The potential setbacks for the structure have been maximized given the lot configuration, location of septic system, well and slopes on the property.
- The lot configuration and servicing on site represent reasonable physical constraints that would preclude meeting the 30m water setback.
- The end effect of the development will blend in well with the vegetated landscape and the overall proposed lot intensity is appropriate.

**CONDITIONS:**

1. That this approval is based on the following specifications and that any deviation from these specifications will require subsequent review and approval by the Township:
  - a. The dimensions and location of the proposed structure(s) shall be consistent with the information noted in the site plan application (and updated information) and/or minor variance and the approved updated site plan drawing;
  - b. All setbacks and development parameters shall be consistent with the details noted in the approved updated site plan and compliant with Zoning By-law 2005-6 where no variance has been granted;
2. That the two accessory structures and open deck be removed with the required permits prior to final inspection of the proposed dwelling;
3. Existing vegetation within the 30m setback shall be generally maintained, except for that disturbed by the proposed development. The applicant shall encourage the development of a shoreline naturalization buffer (no disturbance area) extending 15m back from the high water mark. A moderate shoreline access path through this area is permitted;
4. That storm water runoff be directed away from the lake to an infiltration or settlement area;
5. That all outdoor lighting be downward cast, and as minimal as required to meet the required objectives;
6. That all materials used on the exterior of the structure be of a natural material or a colour reflective of the surrounding environment;
7. That the applicant maintain all on site drainage patterns;

*(Resolution #3 re A-4-2014 cont'd)*

8. That sediment and erosion control measures be implemented during all stages of construction. This must include some form of silt fencing between the areas of development and the lake. This fencing must remain in place until all areas that were disrupted are fully stabilized (i.e. no bare soils remain);
9. All excavated material is to be disposed of away from the lake, and all construction material shall be stored in a location well away from the lake; and
10. Future development not included in this application will be subject to review and approval by the Township, Conservation Authority and/or Parks Canada and any other governing agency or regulations where applicable.

Carried:

#### **ADJOURNMENT**

The Chair declared the Committee of Adjustment Meeting adjourned at 1:45 p.m., until the next Regular Meeting.

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Ron Pollard  
Chairperson

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Brittany Mulhern  
Secretary