

## **COMMITTEE OF ADJUSTMENT REGULAR MEETING MINUTES**

**Wednesday, March 26, 2014**

The Township of Rideau Lakes Committee of Adjustment held a meeting on Wednesday, March 26, 2014 at the Municipal Office in Chantry, Ontario.

The following committee members were in attendance: Councillors Rob Dunfield, Robert Taylor, Ron Pollard and Paul Smith, as well as Mayor Holman. Councillor Cathy Monck was absent with prior notice. Michael Dwyer, Manager of Development Services, and Brittany Mulhern, Associate Planner were also in attendance.

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

### **ADOPTION OF THE AGENDA:**

#### **RESOLUTION #1**

Moved By: Robert Taylor  
Seconded By: Cathy Monck

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 March 12, 2014 were distributed to the Committee. Chairperson Pollard asked for any errors, omissions or questions and none were heard.

#### **RESOLUTION #2**

Moved By: Paul Smith  
Seconded By: Rob Dunfield

That this committee approve the Committee of Adjustment Regular Meeting Minutes of March 12, 2014, as submitted.

Carried:

### **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, as well as her agent Brian Miller were in attendance to discuss Minor Variance Application A-4-2014.

Brittany Mulhern, Associate Planner, reviewed the application to demolish an existing one-storey dwelling and build a two-storey dwelling with an attached garage. The proposed dwelling will be going no closer to the water than the existing structure. As part of the application the applicant is intending to remove two accessory structures (sheds) and an open deck.

Staff outlined concerns with the scale of redevelopment and the proposed location. These concerns had been previously discussed with the applicant and Cataraqui Region Conservation Authority. A meeting had been held

to review options and it was agreed by all parties to defer to allow a site inspection once the snow was gone to allow for a more detailed assessment of potential lot constraints.

A letter of concern was received from Heather Arnold, an adjacent property owner. Ms Arnold attended the meeting and spoke regarding the slope from the development to her property; accessibility and that she would like to be present when the site is re-inspected.

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

**RESOLUTION #3**

Moved By: Robert Taylor  
Seconded By: Ron Holman

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

1. To allow for a joint site inspection pending weather conditions with the applicant, Township staff and the Rideau Waterfront Development Review Team (RWDRT).

Carried:

**A-5-2014 and SP-5-2015 - BLAIR GEMMELL and KIM GEMMELL – Ward of South Elmsley**  
**Concession 1, Part of Lots 29 and 30, Otter Lake, Ward of South Elmsley**

Mr. and Mrs. Gemmell were in attendance to discuss Minor Variance Application A-5-2014.

Brittany Mulhern, Associate Planner reviewed the application to develop a rear addition and add a full-height basement under both the proposed addition and the existing dwelling. The proposed additions will be going no closer to the water than the existing structure.

Kevin Roy, an adjacent owner, also attended this meeting for clarification regarding the proximity of the project to his property line and protection of the local water quality.

Staff noted that an updated site sketch was submitted by the applicant before this meeting which detailed reduced water setbacks. Staff advised that as the new information showed greater reductions, the notice must be re-noticed outlining the relief now being requested.

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

**RESOLUTION #4**

Moved By: Paul Smith  
Seconded By: Rob Dunfield

That Minor Variance **A-5-2014**, by Blair Gemmell and Kim Gemmell, of the Ward of South Elmsley, is deferred for the following reason(s):

1. An updated drawing with revised measurements was recently received which requires re-noticing of the proposal as per the *Planning Act*.

Carried:

**ADJOURNMENT**

The Chair declared the Committee of Adjustment Meeting adjourned at 1:40 p.m., until the next Regular Meeting.

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Ron Pollard  
Chairperson

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Michael W. Dwyer  
Secretary