

COMMITTEE OF ADJUSTMENT REGULAR MEETING MINUTES

Wednesday, April 26, 2017

The Township of Rideau Lakes Committee of Adjustment held a Regular Meeting on Wednesday, April 26, 2017 at the Municipal Office in Chantry, Ontario.

The following Committee members were in attendance: Councillors Cathy Livingston, Ron Pollard, Arie Hoogenboom, Linda Carr and Cathy Monck. Mayor Ron Holman arrived at 1:10. Brittany Mulhern, Manager of Development Services and Malcolm Norwood, Associate Planner were also in attendance.

The following resolution was duly moved and seconded:

ADOPTION OF THE AGENDA:

RESOLUTION #1

Moved By: Cathy Livingston

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.

Councillor Livingston declared pecuniary interest in regards to Minor Variance application A-5-2017.

ADOPTION OF MINUTES:

Minutes of the Committee of Adjustment Regular Meeting held April 12, 2017 were distributed to the Committee. Chairperson Pollard asked for any errors, omissions or questions.

Malcolm Norwood, Associate Planner noted an error in the meeting date.

The following resolution was duly moved and seconded:

RESOLUTION #2

Moved By: Arie Hoogenboom

Seconded By: Cathy Livingston

That this Committee approve the Committee of Adjustment Regular Meeting Minutes of April 12, 2017, as amended.

Carried:

NEW BUSINESS:

**A-5-2017 – PAT HAMILTON & JOSEE MARTINEAU (Agent: GUY KELLY) – WARD OF SOUTH CROSBY
Concession 8, Part Lot 21, Civic Address: 683 Indian Lake Road**

Agent Guy Kelly attended this meeting to discuss the Minor Variance Application.

Brittany Mulhern, Manager of Development Services, reviewed the application to demolish an existing 484sqft 1 storey accessory structure (garage) and construct a 1320sqft 2 storey accessory structure (garage).

The RWDRT had no objections.

One letter of support was received.

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

RESOLUTION #3

Moved By: Linda Carr
Seconded By: Arie Hoogenboom

That Minor Variance A-5-2017, by Pat Hamilton & Josee Martineau (Agent: Guy Kelly), of the Ward of South Crosby is approved as submitted for the following reasons provided the attached conditions are complied with:

REASONS:

1. The proposed development is not anticipated to generate negative landscape massing or cultural heritage impacts;
2. The overall lot coverage maximum is being adhered to;
3. There are no known land use compatibility concerns.

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 site plan drawing;
 - b. All setbacks and development parameters shall be consistent with the details noted in the approved site plan and compliant with Zoning By-law 2005-6 where no variance has been granted;
2. That the existing accessory structure (garage) be removed with the appropriate approvals prior to (or concurrently with) the issuance of a building permit for the new accessory structure (garage);
3. That the applicants acknowledge that a condition of approval is that the accessory structure cannot be used for habitation. Similar wording shall be placed on the required building permit;
4. Existing vegetation within the 30m setback from the water shall be maintained and enhanced, 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;
5. That storm water runoff be captured and directed away from the lake to an area of infiltration;

6. That all outdoor lighting be downward cast, and as minimal as required to meet the required objectives;
7. That all materials used on the exterior of the structure be of a natural material or a colour reflective of the surrounding environment;
8. That the applicant maintain all on site drainage patterns;
9. 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);
10. 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
11. 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 1:18 p.m., until the next Regular Meeting.

Ron Pollard
Chairperson

Brittany Mulhern
Secretary