

**COMMITTEE OF ADJUSTMENT REGULAR MEETING MINUTES**  
**Wednesday, August 23, 2017**

The Township of Rideau Lakes Committee of Adjustment held a Regular Meeting on Wednesday, August 23, 2017 at the Municipal Office in Chantry, Ontario.

The following Committee members were in attendance: Councillors Ron Pollard, Cathy Livingston, Linda Carr, and Mayor Ron Holman. Councillors Arie Hoogenboom and Cathy Monck were absent with prior notice. Michael Otis, 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: Linda Carr  
Seconded By: Cathy Livingston

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 were heard.

**ADOPTION OF MINUTES:**

Minutes of the Committee of Adjustment Regular Meeting held August 9, 2017 were distributed to the Committee. Chairperson Pollard asked for any errors or omissions and none were heard.

The following resolution was duly moved and seconded:

**RESOLUTION #2**

Moved By: Cathy Livingston  
Seconded By: Ron Holman

That this Committee approve the Committee of Adjustment Regular Meeting Minutes of August 9, 2017, as submitted.

Carried:

**NEW BUSINESS:**

**A-12-2017 – PATRICIA McINTYRE (Agent: JOHN FLINN) – WARD OF SOUTH ELMSLEY**  
**Concession 2, Part Lot 5**  
**Civic Address: 39 Gold Club Road**

Agent John Flinn attended this meeting to discuss the Minor Variance Application.

Malcolm Norwood, Associate Planner, reviewed the application to construct a 576sqft attached garage.

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

**RESOLUTION #3**

Moved By: Linda Carr

Seconded By: Cathy Livingston

That Minor Variance A-12-2017, by Patricia McIntyre (Agent: John Flinn), of the Ward of South Elmsley is approved as submitted for the following reasons provided the attached conditions are complied with:

**REASONS:**

1. The potential side yard setback for the development have been maximized given the pattern of development of the lot;
2. There are no known land use compatibility concerns anticipated by the proposed side addition;
3. Meets the purpose and intent of the Rural, and Village and Hamlet policies of the Official Plan.

**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 buffer of natural vegetation between the proposed side addition and the side lot line be maintained and enhanced;
3. That all outdoor lighting be downward cast, and as minimal as required to meet the required objectives;
4. That all materials used on the exterior of the structure be of a natural material or a colour reflective of the surrounding environment;
5. That the applicant maintain all on site drainage patterns;
6. 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:

**BUSINESS ARISING FROM MINUTES:**

**A-8-2017 – DAVID WISEHAUPT – WARD OF SOUTH CROSBY**  
**Concession 7, Part Lot 19, RP 28R616, Part 1, Island 242**  
**Concession 7, Part Lot 19, RP 28R67, Part 5, Island 242 Part**  
**Civic Address: 293A Isthmus Road**

Malcolm Norwood, Associate Planner, reviewed the application first discussed at the July 26, 2017 Planning Advisory Committee meeting. Mr. Norwood advised that the applicants had amended their application to construct a 528sqft side addition.

The CRCA has no objections.

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

**RESOLUTION #4**

Moved By: Linda Carr  
Seconded By: Ron Holman

That Minor Variance A-8-2017, by David Wisehaupt, of the Ward of South Crosby is approved as submitted for the following reasons provided the attached conditions are complied with:

**REASONS:**

1. There are no known land use compatibility concerns anticipated;
2. All lot intensity provisions are being adhered to;
3. The application is consistent with the Waterfront Development Policies of the Official Plan.

**CONDITIONS:**

1. That any remaining roof construction built within the 20.7m water setback be removed prior, or concurrently with, the issuance of a building permit for the proposed enclosure of the existing deck;
2. 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;
3. Existing vegetation between the proposed addition and the abutting property to the north be maintained and enhanced to mitigate against any potential land use compatibility issues;
4. Existing vegetation within the 30m setback 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. A moderate shoreline access path through this area is permitted;
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 1:30p.m.

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Ron Pollard  
Chairperson

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Michael Otis  
Secretary