

COMMITTEE OF ADJUSTMENT REGULAR MEETING MINUTES
Wednesday, August 9, 2017

The Township of Rideau Lakes Committee of Adjustment held a Regular Meeting on Wednesday, August 9, 2017 at the Municipal Office in Chantry, Ontario.

The following Committee members were in attendance: Councillors Ron Pollard, Cathy Livingston, Linda Carr, Arie Hoogenboom, and Mayor Ron Holman. Councillor Cathy Monck was 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: Arie Hoogenboom

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 July 26, 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: Linda Carr

Seconded By: Ron Holman

That this Committee approve the Committee of Adjustment Regular Meeting Minutes of July 26, 2017, as submitted.

Carried:

NEW BUSINESS:

A-10-2017 – JEFFREY WHITEHEAD & KATHLEEN KELLY – WARD OF SOUTH CROSBY

Concession 6, Part Lot 21, RP 28R7035, Part 1

Civic Address: 247 Folly Road

Owners Jeffrey Whitehead and Kathleen Kelly attended this meeting to discuss the Minor Variance Application.

Malcolm Norwood, Associate Planner, verbally reviewed the application to construct a 200sqft one storey marine facility.

The RWDRT has no objections.

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

RESOLUTION #3

Moved By: Linda Carr
Seconded By: Cathy Livingston

That Minor Variance A-10-2017, by Jeffrey Whitehead & Kathleen Kelly, of the Ward of South Crosby is approved as submitted for the following reasons provided the attached conditions are complied with:

REASONS:

1. No negative impacts or land use compatibility concerns are anticipated from the proposed development;
2. The application meets the intent of Waterfront Residential zoning provisions;
3. The application is consistent with the Waterfront Development 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 minor variance 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 marine facility and the side lot line be maintained;
3. That the applicants acknowledge that a condition of approval is that that this structure cannot be used for habitation. Similar wording shall be placed on the required building permit;
4. Existing vegetation within the 30m setback shall be maintained and enhanced, except for that disturbed by the proposed development. The applicants 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 addressed through the installation of eavestroughs along the roof line of the proposed structure, and that captured water be directed away from the lake to an infiltration or settlement area;
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 applicants 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:

A-11-2017 – MARTHA PARKES & DAVID PARKES (Agent: JOHN RILEY) – WARD OF BASTARD & SOUTH BURGESS Concession 4, Part Lot 4 and Part Lot 5, RP 28R8049, Part Part 3, Civic Address: 842 R8

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

Malcolm Norwood, Associate Planner, verbally reviewed the application to construct a 580sqft side addition to an existing 2091sqft non-complying dwelling. The applications are also proposing to replace an existing non-complying sewage disposal system with a tertiary septic system.

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

RESOLUTION #4

Moved By: Cathy Livingston
Seconded By: Arie Hoogenboom

That Minor Variance A-11-2017, by Martha Parkes and David Parkes (Agent: John Riley), of the Ward of Bastard & South Burgess is approved as submitted for the following reasons provided the attached conditions are complied with:

REASONS:

1. No negative impacts or land use compatibility concerns are anticipated from the proposed development;
2. The application meets the intent of Waterfront Residential zoning provisions;
3. The application is consistent with the Waterfront Development 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 a tertiary sewage disposal system be installed in accordance with the requirements of the Ontario Building Code;

3. 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;
4. That storm water runoff be captured and directed away from the lake to an area of infiltration;
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;
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 2:12p.m.

Ron Pollard
Chairperson

Michael Otis
Secretary