

COMMITTEE OF ADJUSTMENT REGULAR MEETING MINUTES
Wednesday, February 8, 2017

The Township of Rideau Lakes Committee of Adjustment held a Regular Meeting on Wednesday, February 8, 2017 at the Municipal Office in Chantry, Ontario.

The following Committee members were in attendance: Councillors Cathy Monck, Cathy Livingston, Ron Pollard, Arie Hoogenboom, Linda Carr, and Mayor Ron Holman. Brittany Mulhern, Manager of Development Services and Tom Fehr, 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 was declared.

ADOPTION OF MINUTES:

Minutes of the Committee of Adjustment Regular Meeting held January 25, 2017 were distributed to the Committee. Chairperson Pollard asked for any errors, omissions or questions and none were heard.

The following resolution was duly moved and seconded:

RESOLUTION #2

Moved By: Ron Holman
Seconded By: Cathy Monck

That this Committee approve the Committee of Adjustment Regular Meeting Minutes of January 25, 2017, as submitted.

Carried:

NEW BUSINESS:

A-1-2017 – MARC FORTIER & WENDY FORTIER (AGENT: JAMESVIEW BUILDERS) – WARD OF SOUTH ELMSLEY
Concession 1, Part Lot 30, Civic Address: 30 O8B

Agents Fred James and Janet James from Jamesview Builders attended this meeting to discuss the Minor Variance Application.

Tom Fehr, Associate Planner, reviewed the application to remove an existing non-complying 700sqft one storey dwelling and construct a 1600sqft two storey dwelling further from the water than the existing structure.

The Associate Planner stated that staff and the RVCA have recommended the application be deferred to allow the applicants to relocate their proposed development further from the water. As the applicants are able to increase the water setback, the proposed development does not meet the intent and purpose of the Zoning By-Law or the Waterfront Development Policies of the Official Plan.

The applicants have amended their application to increase the water setback by 5 additional feet and agent Fred James stated that the topography of the landscape prevents a larger setback.

The Committee asked if the RVCA had reviewed the amended setback. Mr. Fehr stated that new comments were not received prior to the meeting.

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

RESOLUTION #3

Moved By: Arie Hoogenboom
Seconded By: Ron Holman

That Minor Variance A-1-2017, by Marc & Wendy Fortier (Agent: Jamesview Builders), of the Ward of South Elmsley, is deferred to allow for:

REASONS:

1. Review of the revised site plan drawing by the Rideau Valley Conservation Authority.

Carried:

ADJOURNMENT

The Chair declared the Committee of Adjustment Meeting adjourned at 1:28 p.m., until the next Regular Meeting.

Ron Pollard
Chairperson

Brittany Mulhern
Secretary