

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

The Township of Rideau Lakes Committee of Adjustment held a Regular Meeting on Wednesday, March 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, and Mayor Ron Holman. Councillor Linda Carr arrived at 1:05. 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: 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 was declared.

ADOPTION OF MINUTES:

Minutes of the Committee of Adjustment Regular Meeting held February 22, 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 Livingston

That this Committee approve the Committee of Adjustment Regular Meeting Minutes of February 22, 2017, as submitted.

Carried:

NEW BUSINESS:

A-3-2017 – JARED RHINES AND KAREN RHINES – WARD OF SOUTH CROSBY
Concession 8, Part Lot 12 and 13, Civic Address: 57 Maggies Lane

Owner Jared Rhines attended this meeting to discuss the Minor Variance Application.

Tom Fehr, Associate Planner, reviewed the application to demolish and rebuild a 564sqft waterside portion of an existing non-complying 2232sqft dwelling which increases the height of the rebuilt portion from 12.7ft to 21ft.

The RWDRT had no objections.

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

RESOLUTION #3

Moved By: Linda Carr
Seconded By: Arie Hoogenboom

That Minor Variance A-3-2017, by Jared Rhines & Karen Rhines, of the Ward of South Crosby is approved as submitted for the following reasons provided the attached conditions are complied with:

REASONS:

1. The development within the 30m water setback does not significantly change the form, scope or intensity of the existing non-complying dwelling;
2. The potential water setbacks for the development have been maximized given the pattern of development of the lot;
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. Existing vegetation within the 30m setback shall be generally maintained, 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;
3. That storm water runoff be captured and directed away from the lake to an area of infiltration;
4. That all outdoor lighting be downward cast, and as minimal as required to meet the required objectives;
5. That all materials used on the exterior of the structure be of a natural material or a colour reflective of the surrounding environment;
6. That the applicant maintain all on site drainage patterns;
7. 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);
8. 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

9. 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 1:22 p.m., until the next Regular Meeting.

Ron Pollard
Chairperson

Brittany Mulhern
Secretary