

COMMITTEE OF ADJUSTMENT REGULAR MEETING MINUTES

Wednesday, November 22, 2017

The Township of Rideau Lakes Committee of Adjustment held a Regular Meeting on Wednesday, November 22, 2017 at the Municipal Office in Chantry, Ontario.

The following Committee members were in attendance: Councillors Ron Pollard, Arie Hoogenboom, Cathy Livingston, and Linda Carr. Mayor Ron Holman and Councillor Cathy Monck were absent with prior notice. Malcolm Norwood, Associate Planner was also in attendance.

The following resolution was duly moved and seconded:

ADOPTION OF THE AGENDA:

RESOLUTION #1

Moved By: Linda Carr
Seconded By: Arie Hoogenboom

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 November 8, 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: Arie Hoogenboom

That this Committee approve the Committee of Adjustment Regular Meeting Minutes of November 8, 2017, as submitted.

Carried:

NEW BUSINESS:

A-21-2017 – JARIUS ROGER MAUS – WARD OF BASTARD & SOUTH BURGESS

Concession 1, Part Lot 10, RP 28R10535, Parts 1 to 3, Rideau Lakes

Civic Address: 2934 R29

Owner Jarius Roger Maus and son John Maus attended this meeting to discuss the Minor Variance Application.

Malcolm Norwood, Associate Planner, reviewed the application to demolish an existing 1050sqft dwelling and construct a 1550sqft dwelling with a 500sqft and a 165sqft attached, uncovered deck. Mr. Norwood stated that the property has both non-complying and non-conforming uses, as the property has two legal dwellings within the water setback area. Mr. Norwood stated that the development is considered an expansion of a non-conforming use as it is increasing in floor space and is for year round use.

Mr. Norwood stated that staff have proposed alternative options to the applicant to allow the development to be considered more appropriate to the Township. The options included severing the property to allow each lot to have one dwelling, or to decrease the size of the proposed development so that it is not increasing in size. Mr. Norwood also stated that the applicant could also increase the water setback to have the development occur in a complying location, as other nearby properties have built on similar slopes and terrain.

The RWDRT objected to the application.

Owner Jarius Roger Maus provided a brief history of the property and the unique terrain which prevents the proposed second dwelling to be located further from the water. Mr. Maus indicated the location of two high water inlets on the sides of the peninsula, and the drainage pathway which intersects the property. Mr. Maus also stated that relocating the proposed second dwelling would require a second septic system to be installed in a non-complying location.

The Committee discussed the option of severing the lot to allow each parcel to have one dwelling and one septic system.

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

RESOLUTION #3

Moved By: Cathy Livingston
Seconded By: Arie Hoogenboom

That Minor Variance A-21-2017, by Jarius Roger Maus, of the Ward of Bastard & South Burgess is deferred to allow for:

1. The applicant to meet with the conservation authority and potentially amend their application.

Carried:

ADJOURNMENT

The Chair declared the Committee of Adjustment Meeting adjourned at 2:10 p.m.

Ron Pollard
Chairperson

Malcolm Norwood
Secretary