

**COMMITTEE OF ADJUSTMENT REGULAR MEETING MINUTES
Wednesday, October 11, 2017**

The Township of Rideau Lakes Committee of Adjustment held a Regular Meeting on Wednesday, October 11, 2017 at the Municipal Office in Chantry, Ontario.

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

The following resolution was duly moved and seconded:

ADOPTION OF THE AGENDA:

RESOLUTION #1

Moved By: Cathy Monck
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 September 27, 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: Linda Carr

That this Committee approve the Committee of Adjustment Regular Meeting Minutes of September 27, 2017, as submitted.

Carried:

BUSINESS ARISING FROM MINUTES:

**A-17-2017 – MARGARET JAMESON & DEBORAH BURNS (Agent: PAUL BROWN) –
WARD OF BASTARD & SOUTH BURGESS**
Concession 10, Part Lot 17, RP 28R147, Part 4, Part 14, Upper Beverley NS
Civic Address: 273 UB2

Owners Margaret Jameson and Deborah Burns attended this meeting to discuss the Minor Variance Application.

Malcolm Norwood, Associate Planner, reviewed the application that was originally deferred during the September 13th meeting as the applicants amended their proposal which required an amended notice to be circulated.

Mr. Norwood stated that the property is zoned Floodplain and that the applicants are now proposing the construction of a 312sqft uncovered deck attached to a non-complying and non-conforming dwelling.

The CRCA had no objections.

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

RESOLUTION #3

Moved By: Cathy Livingston
Seconded By: Linda Carr

That Minor Variance A-17-2017, by Margaret Jameson & Deborah Burns (Agent: Paul Brown), of the Ward of Bastard & South Burgess is approved as submitted for the following reasons provided the attached conditions are complied with:

REASONS:

1. The proposed development does not significantly change the form, scope or intensity of the existing non-complying dwelling.
2. The proposed encroachment is permitted under the Zoning By-law;
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 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;
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 1:32p.m.

Ron Pollard
Chairperson

Malcolm Norwood
Secretary