

**COMMITTEE OF ADJUSTMENT REGULAR MEETING MINUTES
Wednesday, September 13, 2017**

The Township of Rideau Lakes Committee of Adjustment held a Regular Meeting on Wednesday, September 13, 2017 at the Municipal Office in Chantry, Ontario.

The following Committee members were in attendance: Councillors Ron Pollard, Cathy Livingston, Cathy Monck, Linda Carr, and Mayor Ron Holman. Councillor Arie Hoogenboom 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: Cathy Monck
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 August 23, 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 August 23, 2017, as submitted.

Carried:

NEW BUSINESS:

A-13-2017 – CAROLEE BEAUPRE – WARD OF SOUTH ELMSLEY
Concession 3, Part Lot 11, RP 28R3267, Part 1
Civic Address: 466 Highway 15

Blair Hurdis attended this meeting to discuss the Minor Variance Application.

Malcolm Norwood, Associate Planner, reviewed the application to construct a 168sqft addition to an existing 336sqft non-complying detached dwelling.

Mr. Norwood stated that part of the construction occurred prior to obtaining a building permit or planning approvals. He continued to state that the Ministry of Transportation has also indicated that they require the owner to obtain a land use permit.

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

RESOLUTION #3

Moved By: Linda Carr
Seconded By: Cathy Livingston

That Minor Variance A-13-2017, by Carolee Beaupre, of the Ward of South Elmsley is approved as submitted for the following reasons provided the attached conditions are complied with:

REASONS:

1. The reduced side yard will not impede functionality of the site, and is not expected to have a negative visual aesthetic impact given the existing condition and surrounding land use;
2. Meets the intent and purpose of the Official Plan;
3. There are no known land use compatibility concerns anticipated.

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 the existing buffer of natural vegetation between the proposed side addition and the side lot line be maintained and enhanced;
3. That the applicants acknowledge that a condition of approval is that the accessory structure cannot be used for habitation. Similar wording shall be placed on the required building permit;
4. That a land use permit be obtained from the Ministry of Transportation prior obtaining a building permit for the proposed addition to the non-complying accessory structure;
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. 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-14-2017 – KEVIN FORMAN & THERESA HOWE-FORMAN – WARD OF SOUTH CROSBY
Concession 6, Part Lot 20, RP 28R3054, Part 4
Civic Address: 160 Folly Road

Owner Kevin Forman attended this meeting to discuss the Minor Variance Application.

Malcolm Norwood, Associate Planner, reviewed the application to construct a 412.25sqft side addition to an existing 1250sqft non-complying dwelling.

The RWDRT has no objections.

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

RESOLUTION #4

Moved By: Linda Carr
Seconded By: Ron Holman

That Minor Variance A-14-2017, by Kevin Forman and Theresa Howe-Forman, of the Ward of South Crosby is approved as submitted for the following reasons provided the attached conditions are complied with:

REASONS:

1. The water setback has been maximized given the pattern of development on the lot;
2. There are no known land use compatibility concerns anticipated;
3. Meets the intent of 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:

A-16-2017 –TARA HODGDON & DALLAS HODGDON – WARD OF BASTARD & SOUTH BURGESS
Concession 1, Part Lot 3, RP 28R2278, Part 1, Otter Lake
Civic Address: 101 Deuces Lane

Owner Dallas Hodgdon attended this meeting to discuss the Minor Variance Application.

Malcolm Norwood, Associate Planner, reviewed the application to construct a 542.5sqft side addition to an existing 593sqft non-complying dwelling.

Mr. Norwood stated that the pattern of development prevent the proposed development from occurring further from the water.

Mr. Norwood stated that staff received four written and one verbal comment concerning the application. The majority of comments received were supportive of the proposed development.

The RVCA has no objections.

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

RESOLUTION #5

Moved By: Cathy Livingston

Seconded By: Cathy Monck

That Minor Variance A-16-2017, by Tara Hodgdon and Dallas Hodgdon, 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 water setback has been maximized given the pattern of development on the lot;
2. There are no known land use compatibility concerns anticipated;
3. Meets the intent of 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 the existing buffer of natural vegetation between the proposed side addition and the side lot line be maintained and enhanced;
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:

**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**

Malcolm Norwood, Associate Planner, stated that the applicants have amended their initial proposal. The changes made require a revision to the Notice of Public Hearing and its recirculation to nearby property owners, agencies, and other mandated parties.

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

RESOLUTION #6

Moved By: Cathy Livingston
Seconded By: Cathy Monck

That Minor Variance A-17-2017, by Margaret Jameson and Deborah Burns (Agent: Paul Brown), of the Ward of Bastard & South Burgess, is deferred to allow for:

1. The application is required to be re-noticed to reflect revised size and measurements for the variance request.

Carried:

ADJOURNMENT

The Chair declared the Committee of Adjustment Meeting adjourned at 2:00p.m.

Ron Pollard
Chairperson

Malcolm Norwood
Secretary