

**COMMITTEE OF ADJUSTMENT REGULAR MEETING MINUTES  
Wednesday, September 27, 2017**

The Township of Rideau Lakes Committee of Adjustment held a Regular Meeting on Wednesday, September 27, 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. Malcolm Norwood, Associate Planner was also in attendance.

The following resolution was duly moved and seconded:

**APPOINTMENT OF TEMPORARY SECRETARY-TREASURER**

**RESOLUTION #1**

Moved By: Ron Holman  
Seconded By: Cathy Livingston

That this Committee appoint Malcolm Norwood as temporary Secretary-Treasurer of the Committee of Adjustment until July 2018.

Carried:

**ADOPTION OF THE AGENDA:**

**RESOLUTION #2**

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 September 13, 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 #3**

Moved By: Cathy Monck  
Seconded By: Ron Holman

That this Committee approve the Committee of Adjustment Regular Meeting Minutes of September 13, 2017, as submitted.

Carried:

**NEW BUSINESS:**

**A-18-2017 – OPINICON INC. (Agent: LINEBOX STUDIO) – WARD OF SOUTH CROSBY**

**Concession 8, Part Lot 16 & Part Lot 17**

**Civic Address: 1697 Chaffey's Lock Road**

Agents Biron Brunelle and Peter McFarland attended this meeting to discuss the Minor Variance Application.

Malcolm Norwood, Associate Planner, reviewed the application related to Phase 2 of the Opinicon Inc. development plans. The proposed developments of Phase 2 included the construction of five addition 69.31m<sup>2</sup> cabins, two 813m<sup>2</sup> cabin/hotel buildings, the demolition of one 84.52m<sup>2</sup> cabin, and the addition of parking. The minor variance related to two of the five 69.31m<sup>2</sup> cabins.

Mr. Norwood stated that both the CRCA and UCLG have requested additional time to review the "Storm Water Management Preliminary Report" provided by the applicants. He continued to state that comments from these agencies regarding the preliminary report may have effect on the Opinicon Inc. Site Plan Control SP-41-2017, however will not affect the minor variance request.

The agents stated that they are working towards providing year-round accommodations through the proposed developments and are designing the buildings to complement the heritage of the area.

The Committee members discussed the amount of parking at the Opinicon Resort for both overnight guests and day visitors.

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

**RESOLUTION #4**

Moved By: Linda Carr

Seconded By: Ron Holman

That Minor Variance A-18-2017, by Opinicon Inc. (Agent: Linebox Studio), of the Ward of South Crosby 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. Meets the intent and purpose of the Zoning By-Law.

**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 of the proposed structures shall be consistent with the information noted in the site plan application and the approved updated site plan drawing;
  - b. All setbacks shall be consistent with the setbacks noted in the approved updated site plan and compliant with Zoning By-law 2005-6;

2. That the applicants generally maintain all existing vegetation and vegetative buffers between the area of development and the interior side lot line that the variance is requested from, except for the areas disturbed by the proposed developments;
3. 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).

Carried:

**A-28-2016 – MARGARET TIMBERG (Agent: IAIN ROBB) – WARD OF NORTH CROSBY**

**Concession 2, Part Lot 7, RP 28R11839, Part 3 and RP 28R11526, Part 21**

**Civic Address: 1185 North Shore Road, Unit 48**

Agent Tracy Gallipeau attended this meeting to discuss the Minor Variance Application.

Malcolm Norwood, Associate Planner, reviewed the application to construct a 735sqft side/rear addition to an existing 1400sqft non-complying dwelling, replacing existing decking, and constructing a 1392sqft garage.

Mr. Norwood stated that new information regarding the proposed development requires the application to be recirculated with an amended notice.

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

**RESOLUTION #5**

Moved By: Cathy Monck

Seconded By: Linda Carr

That Minor Variance A-28-2016, by Margaret Timberg (Agent: Iain Robb), of the Ward of North Crosby, is deferred to allow for:

1. The application is required to be re-submitted and re-noticed to reflect the proposed height increase of the existing non-complying dwelling.

Carried:

**A-16-2017 – CATHERINE GRAY, ELIZABETH RIOPELLE & BARBARA SMITH**

**WARD OF BASTARD & SOUTH BURGESS**

**Concession 1, Part Lot 3, RP 28R2278, Part 2**

**Civic Address: 107 Deuces Lane**

Owner Catherine Gray attended this meeting to discuss the Minor Variance Application.

Malcolm Norwood, Associate Planner, reviewed the application to construct a 240sqft sleeping cabin.

Mr. Norwood stated that the configuration of the lot and pattern of development prevent the proposed development from being located in a complying location.

The RVCA had no objections.

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

**RESOLUTION #6**

Moved By: Cathy Livingston

Seconded By: Cathy Monck

That Minor Variance A-15-2017, by Catherine Gray, Elizabeth Riopelle & Barbara Smith, 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 reduced side yard will not impede the functionality of the site, and is not expected to create a negative impact;
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 sleeping cabin 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:

**ADJOURNMENT**

The Chair declared the Committee of Adjustment Meeting adjourned at 2:08p.m.

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Ron Pollard  
Chairperson

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Malcolm Norwood  
Secretary