

PLANNING ADVISORY COMMITTEE REGULAR MEETING MINUTES

Wednesday, April 12, 2017

The Township of Rideau Lakes Planning Advisory Committee held a Regular Meeting on Wednesday, April 12, 2017 at the Municipal Office in Chantry, Ontario.

The following Committee members were in attendance: Councillors Cathy Livingston, Ron Pollard, Arie Hoogenboom, Linda Carr, and Mayor Ron Holman. Councillor Cathy Monck was absent. Brittany Mulhern, Manager of Development Services was also in attendance.

ADOPTION OF THE AGENDA:

RECOMMENDATION #1

Moved By: Ron Holman
Seconded By: Cathy Livingston

That the following item be added to the Agenda:

The review of the legal opinion for the 3 Main Street Bed and Breakfast proposal.

This shall be added as item 5.

Carried:

RECOMMENDATION #2

Moved By: Ron Holman
Seconded By: Cathy Livingston

That this Committee adopt the Agenda, as amended.

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 Planning Advisory Committee Regular Meeting held March 22, 2017 were distributed to the Committee. Chairperson Pollard asked for any errors, omissions or questions and none were heard.

RECOMMENDATION #3

Moved By: Arie Hoogenboom
Seconded By: Linda Carr

That this Committee approve the Planning Advisory Committee Regular Meeting Minutes of March 22, 2017, as submitted.

Carried:

DELEGATION

TAMAS BRUMMER

3 Main Street, Elgin

Owner of 3 Main Street, Elgin, Tamas Brummer, stated his position that the definition of bed & breakfast (B&B) within the Township of Rideau Lakes' Zoning By-Law should be amended to allow for his proposed B&B and other potential ones to be permitted. Mr. Brummer stated that the current definition is too restrictive and places limitation on potential businesses.

LEGAL OPINION

3 Main Street, Elgin

Brittany Mulhern, Manager of Development Services, stated at the March 22, 2017 meeting, the Committee agreed to obtain a legal opinion from a third party and that the opinion has been received. Ms. Mulhern stated that the opinion is supportive of staff's previous opinion that a B&B is not permitted as of right at 3 Main Street due to the definition.

Ms. Mulhern stated that Tamas Brummer, the property owner, has the option to submit an application to have a tourist lodging establishment become a permitted use. Ms. Mulhern also stated that the owner had previously asked that any application fees be waived, however it was her opinion that they should not be waived due to the amount of resources already provided to the owner.

The Committee discussed the need for the property owner to follow proper procedure to have his proposed B&B be permitted in the existing structure.

Mr. Brummer acknowledged the legal opinion but stated that he will seek Council to make an exception.

The following Recommendation was duly moved and seconded:

RECOMMENDATION #4

Moved By: Ron Holman
Seconded By: Arie Hoogenboom

That the Planning Advisory Committee acknowledges the delegation by Tamas Brummer regarding a bed & breakfast at 3 Main Street, Elgin.

And further that it be recommended to Council that the applicants apply for a Zoning By-Law Amendment to permit a Tourist Lodging Establishment, specifically a Lodge or Hotel, at 3 Main Street, Elgin.

And further that the applicants be required to pay all applicable Zoning Amendment fees.

Carried:

NEW BUSINESS

SP-10-2017 – TIMOTHY BOLGER & KIM BOLGER (Agent: SEAN McADOO) – WARD OF SOUTH ELMSLEY **Concession 5, Part Lot 15, Civic Address: 52 R2**

Agent Sean McAdoo was in attendance to discuss Site Plan SP-10-2017.

Brittany Mulhern, Manager of Development Services, reviewed the application to construct a 88sqft rear addition to be attached to an existing 823sqft non-complying dwelling. The applicants are also proposing to construct a 672sqft accessory structure (garage) and remove 2 existing accessory structures at 215sqft (garage and 126sqft (shed).

The following Recommendation was duly moved and seconded:

RECOMMENDATION #5

Moved By: Arie Hoogenboom
Seconded By: Linda Carr

That the Planning Advisory Committee recommends to the Council of the Corporation of the Township of Rideau Lakes that SP-10-2017 – Timothy Bolger & Kim Bolger (Agent: Sean McAdoo), of the Ward of South Elmsley, is approved as submitted provided the attached conditions are complied with:

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 application (and updated information) and/or minor variance and the approved drawing;
 - b. All setbacks and development parameters shall be consistent with the details noted in the application and compliant with Zoning By-law 2005-6 where no variance has been granted;
2. 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;
3. That the 2 accessory structures (215sqft garage and 126sqft wood shed) be removed concurrently with, or prior to, the issuance of a building permit for the proposed 672sqft accessory structure (garage);
4. 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;
5. That storm water runoff be captured and directed away from the lake to an area of infiltration;
6. That all outdoor lighting be downward cast, and as minimal as required to meet the required objectives;
7. That all materials used on the exterior of the structure be of a natural material or a colour reflective of the surrounding environment;
8. That the applicant maintain all on site drainage patterns;
9. 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);
10. 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
11. 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:

OTHER BUSINESS

MEETING RELOCATION
JULY 12, 2017 MEETING

Brittany Mulhern, Manager of Development Services, stated that the Council Chamber will not be available for the July 12, 2017 meeting and therefore would need to be relocated. It was recommended that it be relocated to the South Elmsley Municipal Complex.

The following Recommendation was duly moved and seconded:

RECOMMENDATION #6

Moved By: Arie Hoogenboom
Seconded By: Cathy Livingston

That the Planning Advisory Committee recommends to the Council of the Corporation of the Township of Rideau Lakes that the July 12, 2017 Planning Advisory Committee Meeting be relocated to the South Elmsley Municipal Complex.

And further that appropriate notice to the public be provided.

And further that this meeting begin at 1:30 p.m.

Carried:

MANAGER'S REPORT:

1. **Manager Approved Site Plans:**
 - 1.1 SP-11-2017, Ward of South Elmsley
 - 1.2 SP-14-2017, Ward of South Elmsley

2. **Manager Approved Consents:**
 - 2.1 B-18-2017, Ward of Newboro
 - 2.2 B-19-2017, Ward of South Elmsley

3. **Updates, Notices & Communications:**

None during period.

The following Recommendation was duly moved and seconded:

RECOMMENDATION #7

Moved By: Cathy Livingston
Seconded By: Linda Carr

That the Planning Advisory Committee acknowledges the written and verbal reports of Brittany Mulhern, Manager of Development Services regarding matters provided for information purposes.

Carried:

ADJOURNMENT

The Chairperson declared the Planning Advisory Committee Meeting adjourned at 2:35 p.m. until the next Regular Meeting.

Ron Pollard
Chairperson

Brittany Mulhern
Secretary