

**PLANNING ADVISORY COMMITTEE REGULAR MEETING MINUTES**

**Wednesday, April 26, 2017**

The Township of Rideau Lakes Planning Advisory Committee held a Regular Meeting on Wednesday, April 26, 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 Cathy Monck. Mayor Ron Holman arrived at 1:10. Brittany Mulhern, Manager of Development Services and Malcolm Norwood, Associate Planner were also in attendance.

**ADOPTION OF THE AGENDA:**

**RECOMMENDATION #1**

Moved By: Cathy Livingston

Seconded By: Cathy Monck

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.

Councillor Livingston declared pecuniary interest in regards to Site Plan application SP-7-2017.

**ADOPTION OF MINUTES:**

Minutes of the Planning Advisory Committee Public & Regular Meeting held April 12, 2017 were distributed to the Committee. Chairperson Pollard asked for any errors, omissions or questions and none were heard.

**RECOMMENDATION #2**

Moved By: Arie Hoogenboom

Seconded By: Cathy Livingston

That this Committee approve the Planning Advisory Committee Public Meeting Minutes of April 12, 2017, as submitted.

Carried:

**RECOMMENDATION #3**

Moved By: Arie Hoogenboom

Seconded By: Cathy Livingston

That this Committee approve the Planning Advisory Committee Regular Meeting Minutes of April 12, 2017, as submitted.

Carried:

**NEW BUSINESS**

**SP-7-2017 – PAT HAMILTON & JOSEE MARTINEAU (Agent: GUY KELLY) – WARD OF SOUTH CROSBY**

**Concession 8, Part Lot 21, Civic Address: 683 Indian Lake Road**

Agent Guy Kelly was in attendance to discuss Site Plan SP-7-2017.

Brittany Mulhern, Manager of Development Services, reviewed the application to demolish an existing 484sqft 1 storey accessory structure (garage) and construct a 1320sqft 2 storey accessory structure (garage).

The following Recommendation was duly moved and seconded:

**RECOMMENDATION #4**

Moved By: Linda Carr

Seconded By: Arie Hoogenboom

That the Planning Advisory Committee recommends to the Council of the Corporation of the Township of Rideau Lakes that SP-7-2017 – Pat Hamilton & Josee Martineau (Agent: Guy Kelly), of the Ward of South Crosby, 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 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 accessory structure (garage) be removed with the appropriate approvals prior to (or concurrently with) the issuance of a building permit for the new accessory structure (garage);
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. Existing vegetation within the 30m setback from the water 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;
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:

**MANAGER'S REPORT:**

1. **Manager Approved Site Plans:**

- 1.1 SP-12-2017, Ward of South Crosby
- 1.2 SP-13-2017, Ward of South Crosby
- 1.3 SP-16-2017, Ward of South Crosby

2. **Manager Approved Consents:**

None during period.

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

- 3.1 Town of Smiths Falls – Notice of Public Information Centre Regarding Lombard & Abbott Street Intersection Traffic Operations Review Recommendations & Municipal Class Environmental Assessment
- 3.2 Township of Elizabethtown-Kitley – Notice of Public Meeting Concerning Revisions to the Official Plan

The Committee also discussed the possibility of staff providing recent planning statistics broken down based on the decisions that were approved as submitted, approved as amended, and denied. Staff were directed to provide the stats at a future Planning Advisory Committee meeting.

The following Recommendation was duly moved and seconded:

**RECOMMENDATION #5**

Moved By: Cathy Livingston  
Seconded By: Arie Hoogenboom

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 1:25 p.m. until the next Regular Meeting.

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Ron Pollard  
Chairperson

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Brittany Mulhern  
Secretary