

PLANNING ADVISORY COMMITTEE REGULAR MEETING MINUTES

Wednesday, August 9, 2017

The Township of Rideau Lakes Planning Advisory Committee held a Regular Meeting on Wednesday, August 9, 2017 at the Municipal Office in Chantry, Ontario.

The following Committee members were in attendance: Councillors Ron Pollard, Arie Hoogenboom, Cathy Livingston, Linda Carr, and Mayor Ron Holman. Councillor Cathy Monck was absent with prior notice. Michael Otis, Manager of Development Services and Malcolm Norwood, Associate Planner were also in attendance.

ADOPTION OF THE AGENDA:

RECOMMENDATION #1

Moved By: Arie Hoogenboom

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 declaration of pecuniary interest and the general nature thereof regarding any of the applications and none were heard.

ADOPTION OF MINUTES:

Minutes of the Planning Advisory Committee Regular Meeting held July 26, 2017 were distributed to the Committee. Chairperson Pollard asked for any errors, omissions or questions.

Councillor Carr noted an error regarding the Manager's Report where a delegated Site Plan was recorded as being in the Ward North Crosby where the property is actually in the Ward of South Crosby.

RECOMMENDATION #2

Moved By: Linda Carr

Seconded By: Ron Holman

That this Committee approve the Planning Advisory Committee Public Meeting Minutes of July 26, 2017, as amended.

Carried:

NEW BUSINESS:

SITE PLAN APPLICATIONS

**SP-32-2017 – MARTHA PARKES & DAVID PARKES (Agent: JOHN RILEY) – WARD OF BASTARD & SOUTH BURGESS
Concession 4, Part Lot 4 and Part Lot 5, RP 28R8049, Part Part 3, Civic Address: 842 R8**

Agent John Riley was in attendance to discuss the Site Plan application.

Malcolm Norwood, Associate Planner, verbally reviewed the application to construct a 580sqft side addition to an existing 2091sqft non-complying dwelling. The applications are also proposing to replace an existing non-complying sewage disposal system with a tertiary septic system.

The following Recommendation was duly moved and seconded:

RECOMMENDATION #3

Moved By: Cathy Livingston
Seconded By: Arie Hoogenboom

That the Planning Advisory Committee recommends to the Council of the Corporation of the Township of Rideau Lakes that SP-32-2017 – Martha Parkes & David Parkes (Agent: John Riley), of the Ward of Bastard & South Burgess, 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 a tertiary sewage disposal system be installed in accordance with the requirements of the Ontario Building Code;
3. 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;
4. That storm water runoff be captured and directed away from the lake to an area of infiltration;
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. 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:

ROAD CLOSURE REQUESTS

RC-2-2017 – NASRENE MACDONALD (Agent: JANE MONAGHAN) – WARD OF SOUTH CROSBY
Concession 10, Part Lot 16, RP 28R3091, Part 1, Part 2, Civic Address: 1 Opinicon-Hughson Island

Agent Jane Monaghan was in attendance to discuss the Road Closure Request application.

Malcolm Norwood, Associate Planner, verbally reviewed the application to consider a road allowance closure of Hughsons Island on Lake Opinicon which also forms the boundary with the Township of South Frontenac. Mr. Norwood stated that the island is composed of one property with a structure being built on the current road allowance.

Mr. Norwood continued to state that the Township of South Frontenac has received an application about closing their portion of the road allowance along Hughsons Island.

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 the request for the road allowance closure by Nasrene MacDonald proceed with the following condition:

CONDITIONS:

1. That the Township of South Frontenac agrees to proceed with the applicant’s proposal to stop up and close the road allowance on Hughsons Island that is under joint jurisdiction with the Township of Rideau Lakes.

Carried:

MANAGER’S REPORT:

The Manager’s Report was not distributed due to computer issues.

ADJOURNMENT:

The Chairperson declared the Planning Advisory Committee Meeting adjourned at 2:27 p.m. until the next Regular Meeting.

Ron Pollard
Chairperson

Michael Otis
Secretary