

PLANNING ADVISORY COMMITTEE REGULAR MEETING MINUTES

Wednesday, February 22, 2017

The Township of Rideau Lakes Planning Advisory Committee held a Regular Meeting on Wednesday, February 22, 2017 at the Municipal Office in Chantry, Ontario.

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

ADOPTION OF THE AGENDA:

RECOMMENDATION #1

Moved By: Linda Carr
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 and none was declared.

ADOPTION OF MINUTES:

Minutes of the Planning Advisory Committee Regular Meeting held February 8, 2017 were distributed to the Committee. Chairperson Pollard asked for any errors, omissions or questions and none were heard.

RECOMMENDATION #2

Moved By: Ron Holman
Seconded By: Arie Hoogenboom

That this Committee approve the Planning Advisory Committee Regular Meeting Minutes of February 8, 2017, as submitted.

Carried:

NEW BUSINESS

CONSENT APPLICATIONS:

B-5-17 – MICHAEL HUDSON, LEIGH ANN HUDSON AND BURTON HUDSON (AGENT: BURTON HUDSON)

WARD OF BASTARD & SOUTH BURGESS: Concession 10, Part Lot 29

Civic Address: 362 Short Point Road

Applicant and agent Burton Hudson was in attendance to discuss Consent Application B-5-17.

Tom Fehr, Associate Planner, reviewed the application for a lot addition to provide road access for the lot to be added to from Short Point Road, and to extinguish an existing right-of-way that runs across the retained lands and provides access to the lot to be added to.

Mr. Fehr stated the limitations of the consent application and that there may be potential solutions, and therefore staff recommended a deferral.

The Committee asked whether alternative locations for road access could be achieved. Mr. Hudson stated that the wetlands found on the property prevents alternative access to the road.

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

RECOMMENDATION #3

Moved By: Cathy Livingston
Seconded By: Ron Holman

That the Planning Advisory Committee recommends to the Council of the Corporation of the Township of Rideau Lakes that B-5-17 – Michael Hudson, Leigh Ann Hudson and Burton Hudson (Agent: Burton Hudson), of the Ward of Bastard & South Burgess, is deferred to allow for:

1. Confirmation of whether or not the lands to be added to (083183604100200) have merged in title with the lands (083183604100209) immediately adjacent to the south of the retained lands, as both lands appear to be under the same ownership.

Should the noted lands be merged together it is recommended that the application be denied as the intent of the lot addition is to provide for access which would already be possible from the lands south of the retained property.

Should the noted lands not be merged it is recommended that the applicant explore a land swap option to maintain a minimum 1 acre lot size for the retained lands. Additionally, confirmation should be required to demonstrate that there is a minimum of 6m in width for a proposed access through the proposed severed lands to the lot to be added to. Alternatively a request to close a further portion of the road allowance should be made to the Township for further review.

Carried:

BUSINESS ARISING FROM MINUTES

**SP-3-2017 – MARC FORTIER & WENDY FORTIER (AGENT: JAMESVIEW BUILDERS) – WARD OF SOUTH ELMSLEY
Concession 1, Part Lot 30, Civic Address: 30 O8B**

Agents Fred James and Janet James from Jamesview Builders were in attendance to discuss Site Plan SP-3-2017.

Tom Fehr, Associate Planner, reviewed the application that was deferred at the February 8, 2017 meeting to allow for the review of the revised site plan drawing by the Rideau Valley Conservation Authority.

The following Recommendation was duly moved and seconded:

RECOMMENDATION #4

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-3-2017 – Marc Fortier and Wendy Fortier (Agent: Jamesview Builders), of the Ward of South Elmsley is approved as amended provided the attached conditions are complied with:

AMENDMENT(S):

1. That the proposed 1600sqft dwelling is to be built a minimum of 12.79m from the high water mark.

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 700sqft dwelling, 100sqft accessory structure (shed), 64sqft accessory structure (shed), and 61.6sqft unattached deck are removed prior to or concurrently with the issuance of a building permit for the proposed dwelling;
3. That the existing buffer of natural vegetation between the proposed dwelling and the reduced side lot line be maintained and enhanced;
4. That the existing large quantity of lumber and other construction items unrelated to the proposed construction, as well as the appliances, are removed from the subject property or properly stored in accordance with Zoning By-law 2005-6 and Safety of Properties By-law 2006-85 prior to the issuance of a building permit for the proposed dwelling;
5. Existing vegetation within the 30m setback shall be maintained and enhanced, except for that disturbed by the proposed development. The applicants 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;
6. That storm water runoff be captured and directed away from the lake to an area of infiltration;
7. That all outdoor lighting be downward cast, and as minimal as required to meet the required objectives;
8. That all materials used on the exterior of the structure be of a natural material or a colour reflective of the surrounding environment;
9. That the applicants maintain all on site drainage patterns;
10. 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);
11. 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;
12. 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; and
13. That a revised site plan drawing illustrating a minimum 12.79m water setback for the proposed dwelling is to be submitted.

Carried:

OTHER BUSINESS

HARVEY ROSEN FEE WAIVING REQUEST:

Harvey Rosen was in attendance.

Tom Fehr, Associate Planner, reviewed the request for fee waiving for the re-application of a lapsed severance (B-112-15). Staff recommended that 25% of the fee be waived for the re-application.

Brittany Mulhern, Manager of Development Services stated that staff would have to review the application again due to the changes in the United Counties Official Plan and the housekeeping amendments to the Township Zoning By-law. However it was noted that another site visit would most likely not be required.

The Committee discussed whether a portion of the fee should be waived. Councillor Carr requested that the vote be recorded.

RECORDED VOTE:

YES	NO
Councillor Hoogenboom	Councillor Carr
Councillor Monck	Councillor Livingston
Councillor Pollard	Mayor Holman

The following Recommendation was duly moved and seconded:

RECOMMENDATION #5

Moved By: Arie Hoogenboom

Seconded By: Ron Holman

That the Planning Advisory Committee further recommends to Council of the Corporation of the Township of Rideau Lakes that 25% of the fees associated to the Rosen severance re-application be waived, provided that the re-application is identical to the original application for B-112-15.

Defeated:

MANAGER'S REPORT:

1. **Manager Approved Site Plans:**
None during period.
2. **Manager Approved Consents:**
 - 2.1 B-95-16, Ward of South Crosby
3. **Updates, Notices & Communications:**
 - 3.1 Township of Drummond North Elmsley – Notice of Proposed Adoption to Drummond North Elmsley Official Plan
 - 3.2 Campground Expansion in South Frontenac
 - 3.3 Abundant Solar Energy Notices

Brittany Mulhern, Manager of Development Services verbally reviewed the proposed expansion of a campground in South Frontenac Township. Ms. Mulhern stated that staff have received letters of concern over the campground's proposed increase in size and potential impacts to Opinicon Lake. Ms. Mulhern continued to state that staff have requested South Frontenac to notify staff of any progression of the proposed development.

Ms. Mulhern provided an overview of notices received from Abundant Solar Energy concerning six approved FIT projects across the Township.

The following Recommendation was duly moved and seconded:

RECOMMENDATION #6

Moved By: Cathy Monck
Seconded By: Ron Holman

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

And further that staff be directed to submit formal comments to the Township of South Frontenac regarding the Skycroft Campground expansion. These comments are to request that South Frontenac keep the Township of Rideau Lakes involved with the process and to receive all relevant notices, reports and other information.

Carried:

ADJOURNMENT

The Chairperson declared the Planning Advisory Committee Meeting adjourned at 2:47 p.m. until the next Regular Meeting.

Ron Pollard
Chairperson

Brittany Mulhern
Secretary