

## **PLANNING ADVISORY COMMITTEE REGULAR MEETING MINUTES**

**Wednesday, March 8, 2017**

The Township of Rideau Lakes Planning Advisory Committee held a Regular Meeting on Wednesday, March 8, 2017 at the Municipal Office in Chantry, Ontario.

The following Committee members were in attendance: Councillors Cathy Monck, Cathy Livingston, Ron Pollard, Arie Hoogenboom, and Mayor Ron Holman. Councillor Linda Carr arrived at 1:05. Brittany Mulhern, Manager of Development Services and Tom Fehr, Associate Planner were also in attendance.

### **ADOPTION OF THE AGENDA:**

#### **RECOMMENDATION #1**

Moved By: Ron Holman

Seconded By: Arie Hoogenboom

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 22, 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: Cathy Monck

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

Carried:

### **NEW BUSINESS**

#### **SP-5-2017 – JARED RHINES AND KAREN RHINES – WARD OF SOUTH CROSBY**

**Concession 8, Part Lot 12 and 13, Civic Address: 57 Maggies Lane**

Owner Jared Rhines was in attendance to discuss Site Plan SP-5-2017.

Tom Fehr, Associate Planner, reviewed the application to demolish and rebuild a 564sqft waterside portion of an existing non-complying 2232sqft dwelling which increases the height of the rebuilt portion from 12.7ft to 21ft. The applicants are also proposing to demolish and rebuild a non-complying 264sqft uncovered attached front deck in the same footprint and location.

The following Recommendation was duly moved and seconded:

**RECOMMENDATION #3**

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-5-2017 – Jared Rhines and Karen Rhines, 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. 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;
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 all materials used on the exterior of the structure be of a natural material or a colour reflective of the surrounding environment;
6. That the applicant maintain all on site drainage patterns;
7. 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);
8. 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
9. 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-2-2017, Ward of North Crosby
2. **Manager Approved Consents:**

None during period.

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

- 3.1 Township of Smiths Falls – Notice of Passing Regarding Proposed Zoning By-law Amendment
- 3.2 Abundant Energy – Notice of FIT Contracts

Brittany Mulhern, Manager of Development Services verbally reviewed the Notice of Passing concerning a Smiths Falls property that was previously discussed at the January 25, 2017 meeting.

Ms. Mulhern stated that two notices of approved FIT projects were received and that one notice proposed access through an unopened Township owned road allowance. Ms. Mulhern stated that the Township has not been approached about access over the road allowance which would require Council approval.

Ms. Mulhern stated that she contacted the IESO who administers the FIT program, concerning whether Council would have to approve the relocation of solar panels related to previously granted municipal resolutions of support and was advised that new resolutions would not be required.

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 written and verbal reports of Brittany Mulhern, Manager of Development Services regarding matters provided for information purposes.

And further that staff be directed to discuss any solar proposals that request site access through Township unopened road allowances with the applicants related to the approved FIT contracts.

Carried:

**ADJOURNMENT**

The Chairperson declared the Planning Advisory Committee Meeting adjourned at 1:38 p.m. until the next Regular Meeting.

---

Ron Pollard  
Chairperson

---

Brittany Mulhern  
Secretary