

**PLANNING ADVISORY COMMITTEE REGULAR MEETING MINUTES
Wednesday, November 22, 2017**

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

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

ADOPTION OF THE AGENDA:

RECOMMENDATION #1

Moved By: Cathy Livingston

Seconded By: Linda Carr

That the following item be added to the Agenda:

1. The Opinicon Inc. Site Plan Amendment as item 8.3.1 under the Manager's Report

Carried:

RECOMMENDATION #2

Moved By: Cathy Livingston

Seconded By: Linda Carr

That this Committee adopt the Agenda, as amended.

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 November 8, 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: Cathy Livingston

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

Carried:

NEW BUSINESS:

SITE PLAN APPLICATIONS

SP-49-2017 – 1557168 ONTARIO LTD. (Agent: STEVE RILEY) – WARD OF SOUTH CROSBY
Plan 88, Part Lot N, RP 28R9978, Part 2
Civic Address: 96 Perth Street

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

Malcolm Norwood, Associate Planner, stated the site plan control is related to zoning by-law amendment application ZBA-9-2017.

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-49-2017 - 1557168 Ontario Ltd. (Agent: Steve Riley), 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, existing structure and services shall be consistent with the information noted in the site plan application and the approved site plan drawing;
2. That a storm water management report be prepared by a qualified Professional Engineer, to the satisfaction of the Municipality and the Ministry of Transportation, and that the owner carry out the recommendations of the report;
3. That a landscaping plan be submitted for the subject property to the satisfaction of the Township;
4. That exterior renovations to the existing structure be outlined in detail to the satisfaction of the Township and included in the Site Plan Agreement;
5. That the applicant acknowledge that no outdoor storage shall be permitted on the subject property;
6. That the applicant maintain and enhance the existing vegetation at the interior side lot lines and rear lot line to assist with buffering between properties through the use of coniferous and/or deciduous trees or shrubs;
7. That a loading area for each structure be identified on the submitted drawing that complies with Section 3.8 of the Township's Zoning By-law prior to entering into a Site Plan Agreement with the Township;
8. That the proposed parking spaces comply with sections 3.15.3 of the Zoning By-law
9. That the driveway and parking surface shall be comprised of asphalt or a compacted, low dust gravel, or another surface as recommended in a storm water management report;
10. That the driveway and parking access approach shall comply with Section 3.15.5 Accordingly the driveway width shall be a minimum of 6m and the parking access approach shall be a minimum of 6m;
11. That any lighting used be downcast in nature and as minimal as required to meet safety and functional needs for the site;
12. Commercial signage on the building, if applicable, shall be completed in accordance with Section 4.10 of the Township's Commercial Design Guidelines; and
13. Future development not included in this application will be subject to review and approval be the Township, Conservation Authority, and or any other governing agency or regulations where applicable.

Carried:

SP-51-2017 – JARIUS ROGER MAUS – WARD OF BASTARD & SOUTH BURGESS
Concession 1, Part Lot 10, RP 28R10535, Parts 1 to 3, Rideau Lakes
Civic Address: 2934 R29

Owner Jarius Roger Maus and son John Maus were in attendance to discuss the Site Plan application.

Malcolm Norwood, Associate Planner, reviewed the application to demolish an existing 1050sqft dwelling and construct a 1550sqft dwelling with a 500sqft and a 165sqft attached, uncovered deck.

The following Recommendation was duly moved and seconded:

RECOMMENDATION #5

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-51-2017 – Jarius Roger Maus, of the Ward of Bastard & South Burgess, is deferred to allow for:

1. The applicant to meet with the conservation authority and potentially amend their application.

Carried:

MANAGER'S REPORT:

1. **Manager Approved Site Plans:**
 - 1.1 SP-50-2017, 410 Whites Point Road, Ward of South Crosby
 - 1.2 SP-52-2017, 358 McNamee Lane, Ward of Bastard & South Burgess
 - 1.3 SP-53-2017, 211 Indian Lake Road, Ward of South Crosby
2. **Manager Approved Consents:**

None during period.
3. **Updates, Notices & Communications:**
 - 3.1 Opinicon Inc. Site Plan Amendment

The following Recommendation was duly moved and seconded:

RECOMMENDATION #6

Moved By: Arie Hoogenboom
Seconded By: Linda Carr

That the Planning Advisory Committee acknowledges the written and verbal reports of Malcolm Norwood, Associate Planner, regarding matters provided for information purposes.

Carried:

ADJOURNMENT:

The Chairperson declared the Planning Advisory Committee Meeting adjourned at 2:16 p.m. until the next Regular Meeting.

Ron Pollard
Chairperson

Malcolm Norwood
Secretary