

PLANNING ADVISORY COMMITTEE PUBLIC MEETING MINUTES

Wednesday April 12, 2017

The Planning Advisory Committee held a Public Meeting at the Municipal Office, in Chantry on Wednesday, April 12, 2017.

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

ADOPTION OF THE AGENDA

RECOMMENDATION #1

Moved By: Ron Holman
Seconded By: Cathy Livingston

That the Agenda be approved, 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, and none was declared.

NEW BUSINESS:

ZONING AMENDMENT APPLICATION

ZBA-2-2017 – DONALD PATTERSON – WARD OF SOUTH ELMSLEY

Concession 4, Part Lot 14, RP 28R12117 Part 1 Bay Rd N/S

Civic Address: 98 Bay Road

Applicant Don Patterson was present for discussion regarding Zoning Amendment Application ZBA-2-2017.

Brittany Mulhern, Manager of Development Services reviewed the application to change the zoning classification of the property from Rural (RU) to Rural Special Exception (RU-X). The proposed zoning would allow for the additional use of a Personal Service. The Personal Service is proposed to be a fitness studio.

Ms. Mulhern continued to state that the Roads Department and RVCA had no concerns regarding the proposed zoning amendment. Ms. Mulhern stated that two letters were received, one supported and one objected to the proposed changes.

The Chair asked if the any of the public present had any comments regarding the application. Daughter and occupant of the property, Sarah Patterson, stated that she agrees with the conditions recommended by staff. Neighbours Dan LaForest, Linda Price, and Heidi Bedor each stated their support for the proposed amendment.

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

RECOMMENDATION #2

Moved By: Arie Hoogenboom
Seconded By: Ron Holman

That the Planning Advisory Committee recommends to the Council of the Corporation of the Township of Rideau Lakes that ZBA-2-2017, by Donald Patterson of the Ward of South Elmsley, be approved as amended.

The amendment shall be from Section 3.7.1 and 3.7.6 of the Zoning By-Law:

- Notwithstanding Section 3.7.1, no more than 83.6m² of the floor area of the dwelling unit shall be used for the home-based business; and
- Notwithstanding Section 3.7.6, where instruction is provided, there will be no more than twelve persons, other than the instructor, in attendance at any one time.

The recommendation is subject to the following condition prior to the passing of a By-law:

1. That the applicant enter into a site plan agreement with the Township including, but not limited to, the hours of operation, buffering between adjacent residential land uses and the layout of the proposed parking area.

Carried:

ADJOURNMENT:

Chairperson Pollard declared the Planning Advisory Committee Public Meeting adjourned at 1:41 p.m.

Carried:

Ron Pollard
Chairperson

Brittany Mulhern
Secretary