

COMMITTEE OF ADJUSTMENT REGULAR MEETING MINUTES

Wednesday, January 10, 2018

The Township of Rideau Lakes Committee of Adjustment held a Regular Meeting on Wednesday, January 10, 2018 at the Municipal Office in Chantry, Ontario.

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

The following resolution was duly moved and seconded:

ADOPTION OF THE AGENDA:

RESOLUTION #1

Moved By: Cathy Livingston

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.

Councillor Livingston declared pecuniary interest in regards to adopting the December 13, 2017 minutes.

ADOPTION OF MINUTES:

Minutes of the Committee of Adjustment Regular Meeting held December 13, 2017 were distributed to the Committee. Chairperson Pollard asked for any errors or omissions and none were heard.

The following resolution was duly moved and seconded:

RESOLUTION #2

Moved By: Cathy Monck

Seconded By: Ron Holman

That this Committee approve the Committee of Adjustment Regular Meeting Minutes of December 13, 2017, as submitted.

Carried:

NEW BUSINESS:

A-24-2017 – JANET HOLDEN – WARD OF NORTH CROSBY

Concession 1, Part Lot 6

Civic Address: 9 Sparrow Lane

Malcolm Norwood, Associate Planner, reviewed the application to construct a 216sqft addition to an existing 936sqft non-complying dwelling. Mr. Norwood stated that setbacks have been maximized and that the proposed addition will not be going closer to the water than the existing dwelling.

The RWDRT had no objections.

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

RESOLUTION #3

Moved By: Linda Carr
Seconded By: Cathy Monck

That Minor Variance A-24-2017, by Janet Holden, of the Ward of North Crosby is approved as submitted for the following reasons provided the attached conditions are complied with:

REASONS:

1. The potential water setbacks for the development have been maximized given the lot configuration;
2. The proposed development does not significantly change the form, scope or intensity of the existing non-complying dwelling;
3. The application is consistent with the Waterfront Development Policies of the Official Plan.

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 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;
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:

ADJOURNMENT

The Chair declared the Committee of Adjustment Meeting adjourned at 1:18 p.m.

Ron Pollard
Chairperson

Malcolm Norwood
Secretary