

COMMITTEE OF ADJUSTMENT REGULAR MEETING MINUTES

Wednesday, July 11, 2018

The Township of Rideau Lakes Committee of Adjustment held a Regular Meeting on Wednesday, July 11, 2018 at the Municipal Office in Chantry, Ontario.

The following Committee members were in attendance: Chair Ron Pollard; Mayor Ron Holman, Councillors Arie Hoogenboom, Linda Carr, Cathy Livingston and Cathy Monck. Brittany Mulhern, Manager of Development Services and Malcolm Norwood, Senior Planner, were also in attendance.

APPOINTMENT OF SECRETARY TREASURER

RESOLUTION #1

Moved By: Ron Holman
Seconded By: Cathy Monck

That this Committee appoint Brittany Mulhern as Secretary-Treasurer of the Committee of Adjustment

Carried:

ADOPTION OF THE AGENDA:

RESOLUTION #2

Moved By: Arie Hoogenboom
Seconded By: Linda Carr

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 were heard.

ADOPTION OF MINUTES:

Minutes of the Committee of Adjustment Regular Meeting held June 27, 2018 were distributed to the Committee. Chairperson Pollard asked for any errors or omissions and none were heard.

RESOLUTION #3

Moved By: Arie Hoogenboom
Seconded By: Ron Holman

That this Committee approve the Committee of Adjustment Regular Meeting Minutes of June 27, 2018, as submitted.

Carried:

NEW BUSINESS:

MINOR VARIANCE APPLICATIONS:

A-13-2018 – DAVID CHAMPAGNE & DIANE VAN DORSSELAER - WARD OF BASTARD & SOUTH BURGESS

Concession 9, Part Lot 29; Civic Address: 1108 LB9 Road

The applicants were not in attendance to discuss the Minor Variance application.

Malcolm Norwood, Senior Planner, verbally reviewed the application to replace an existing non-complying sewage disposal system closer than permitted to the water. The applicants had noted constraints in meeting the water setback that included an existing accessory building, a well and a rock outcropping. Mr. Norwood and the Township Chief Building Official attended the site and stated that there may be potential to achieve the required setback, or a greater setback, and therefore the applicants should look at alternative options to comply. Additionally, the CBO comments noted that the proposed location is not viable as the system is underneath a hydro line.

The Committee discussed the location of the existing system, which is also under the hydro line. The Committee also confirmed with staff that the existing system is currently functioning and is not a failed system.

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

RESOLUTION #4

Moved By: Linda Carr

Seconded By: Cathy Monck

That Minor Variance A-13-2018, by David Champagne and Diane Van Dorsseleer, of the Ward of Bastard and South Burgess, is deferred for the following reason:

To provide more time to discuss options with Hydro One for replacing the proposed septic system under a hydro line and to investigate alternative options to comply, or have greater compliance, on the subject property.

Carried:

A-14-2018 – TARA COX & COLIN GSCHWIND - WARD OF BASTARD & SOUTH BURGESS

Concession 2 Part Lot 20 Registered Plan 28R602 Part 1 Rideau Lake, Civic Address: 3730 R37

Applicants were not in attendance to discuss the Minor Variance Application.

Malcolm Norwood, Senior Planner, verbally reviewed the application to develop a 655sqft 1.5 storey side addition to an existing 1 storey 821sqft non-complying dwelling, and to construct a 126sqft attached, uncovered deck. Staff identified inconsistencies with the drawing measurements submitted and therefore the application will be required to be re-noticed to meet the Planning Act requirements.

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

RESOLUTION #5

Moved By: Ron Holman

Seconded By: Arie Hoogenboom

That Minor Variance A-14-2018, by Tara Cox and Colin Gschwind, of the Ward of Bastard & South Burgess is deferred for the following reason:

To provide more time to verify setbacks from the side lot line / right of way and to notice the additional attached, uncovered decking encroachment into the side lot line.

Carried:

ADJOURNMENT:

The Chair declared the Committee of Adjustment Meeting adjourned at 1:31 p.m.

Ron Pollard
Chairperson

Brittany Mulhern
Secretary