

COMMITTEE OF ADJUSTMENT REGULAR MEETING MINUTES

Wednesday, June 13, 2018

The Township of Rideau Lakes Committee of Adjustment held a Regular Meeting on Wednesday, June 13, 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 and Cathy Monck. Malcolm Norwood, Senior Planner, and Ginny Okum, Departmental Secretary, were also in attendance.

Councillor Cathy Livingston was absent with prior notice.

The following resolution was duly moved and seconded:

ADOPTION OF THE AGENDA:

RESOLUTION #1

Moved By: Linda Carr

Seconded By: Ron Holman

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 May 9, 2018 were distributed to the Committee. Chairperson Pollard asked for any errors or omissions and none were noted.

The following resolution was duly moved and seconded:

RESOLUTION #2

Moved By: Arie Hoogenboom

Seconded By: Cathy Monck

That this Committee approve the Committee of Adjustment Regular Meeting Minutes of May 9, 2018, as submitted.

Carried:

NEW BUSINESS:

MINOR VARIANCE APPLICATIONS:

A-9-2018 - CLAIRE GREENBERG (Agent: NOVATECH) - WARD OF BASTARD & SOUTH BURGESS

Concession 1, Part Lot 23 RP 28R4355, Parts 1 and 2; RP 28R9270 Parts 6 to 11; Civic Address: 3928 R39

Agent Greg Mignon of Novatech Engineering Consultants Inc. was in attendance to discuss the Minor Variance application.

Mr. Mignon requested that in light of an objection being received from the neighbour who had initially supported the application that the application be deferred to a later meeting to allow time to revise the proposal.

Malcolm Norwood, Senior Planner, advised Committee that the application had been duly noticed for this meeting and that several interested parties were in attendance prepared to provide comments. He also noted that the applicant had been advised of the objections by the Township and the RVCA in a timely manner allowing sufficient time for revisions to have been made.

Chairperson Pollard ruled that the Committee would proceed to hear the application.

Malcolm Norwood, Senior Planner, verbally reviewed the application to replace the existing 2-storey 1150sqft non-complying dwelling with a 2-storey 3433sqft single dwelling. The applicant is requesting the following: relief of 7.5m from the required 30m water setback; relief of 0.543m from the maximum 0.6m eaves projection into the required interior yard setback; and relief of 3m from the required 6m interior side yard setback.

Mr. Norwood advised Committee that two site visits had been conducted, on May 4 and June 1, the first in conjunction with RVCA Staff. Mr. Norwood recommended that the application be denied because the variances sought are not minor in nature; the plan of development is not compatible with surrounding land uses, in particular the neighbour's property on the west; and the setbacks could clearly be complied with by relocating the proposed dwelling to another part of the 5.2 acre lot.

Tim Poupore of 3942 R39 and Mary Ann Calzonetti of 3940 R39 were in attendance to comment on the application. Mr. Poupore presented a PowerPoint demonstrating the negative impact the proposed building would have on his neighbour's (Vince Calzonetti) property, and his opinion that the design could easily be rescaled to make it compliant.

Ms. Calzonetti, who had initially submitted a letter of support, told Committee that she was now very concerned by the closeness of the proposed dwelling to her father's cottage, and by the size of the proposed dwelling which seems "imposing" and "overwhelming". She also detailed concerns regarding blocking of sunlight and potential drainage issues, expressing her hope for a revision of the application toward compromise.

Members of the Committee asked questions regarding the location of the proposed septic system, the possible relocation of the Bell easement, and the intent of the applicants in revising the proposal.

Malcolm Norwood expressed his expectation that the revised application would address the concerns laid out in his report as well as those of the RVCA.

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

RESOLUTION #3

Moved By: Ron Holman

Seconded By: Cathy Monck

That Minor Variance A-9-2018, by Claire Greenberg, of the Ward of Bastard and South Burgess, is deferred to allow for more time for revisions to the application to be made.

Carried:

A-10-2018 - KEITH DAVIES - WARD OF BASTARD & SOUTH BURGESS

BAST CON 6 PT LOT 21 PT LOT;22; Civic Address: 1413 County Road 8

The applicant was in attendance to discuss the Minor Variance Application.

Malcolm Norwood, Senior Planner, verbally reviewed the application to develop an outdoor woodburning furnace, seeking relief of 21m on the western interior side and relief of 26m from the eastern interior side from the required 100m yard.

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

RESOLUTION #4

Moved By: Arie Hoogenboom

Seconded By: Cathy Monck

That Minor Variance A-10-2018, by Keith Davies, of the Ward of Bastard and South Burgess, is approved as submitted for the following reasons provided the attached conditions are complied with:

REASONS:

1. The interior yard setbacks have been maximized given the pattern of development on the lot;
2. The proposed development is considered to be desirable and appropriate on the subject property;
3. The application is consistent with the Land Use Compatibility Policies of the Official Plan.

CONDITIONS:

- 1) That the outdoor woodburning unit shall meet Canadian Standards Association (CSA) standard B415.1 or EIA Phase 2 Qualified related to the control of emissions; and
- 2) The applicant shall for the life of the unit maintain the unit in good repair and use in accordance with the manufacturer's recommendations.

Carried:

ADJOURNMENT

The Chair declared the Committee of Adjustment Meeting adjourned at 2:00 p.m.

Ron Pollard
Chairperson

Malcolm Norwood
Secretary