

## **COMMITTEE OF ADJUSTMENT REGULAR MEETING MINUTES**

**Wednesday, June 27, 2018**

The Township of Rideau Lakes Committee of Adjustment held a Regular Meeting on Wednesday, June 27, 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. Malcolm Norwood, Senior Planner, and Mary Ellen Truelove, Clerk, were also in attendance.

### **ADOPTION OF THE AGENDA:**

#### **RESOLUTION #1**

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 13, 2018 were distributed to the Committee. Chairperson Pollard asked for any errors or omissions and none were heard.

#### **RESOLUTION #2**

Moved By: Linda Carr

Seconded By: Ron Holman

That this Committee approve the Committee of Adjustment Regular Meeting Minutes of June 13, 2018, as submitted.

Carried:

Cathy Monck joined the meeting at 1:06 p.m.

### **NEW BUSINESS:**

#### **MINOR VARIANCE APPLICATIONS:**

##### **A-11-2018 – SARAH JAMES & DAVID CARLSON - WARD OF SOUTH CROSBY**

Concession 8, Part Lot 21; Civic Address: 721 Indian lake Road

Applicant Sarah James was in attendance to discuss the Minor Variance application.

Malcolm Norwood, Senior Planner, verbally reviewed the application to demolish an existing 1-storey 1633sqft single dwelling and construct a 2-storey 3334sqft single dwelling, seeking relief of 14.6m from the required 30m water setback to allow for a 15.4m water setback for the proposed 3334sqft single dwelling.

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

**RESOLUTION #3**

Moved By: Cathy Livingston  
Seconded By: Arie Hoogenboom

That Minor Variance A-11-2018, by Sarah James and David Carlson, of the Ward of South Crosby, is approved as submitted provided the attached conditions are complied with:

**REASONS:**

1. The proposed water setback has been maximized considering the existing pattern of development on the subject property;
2. The proposed development is within all lot coverage and floor space index maximums;
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/revised 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. That all recommendations contained within the submitted slope stability geotechnical report titled, "Slope Stability Investigation Report, 721 Indian Lake Road, Elgin Ontario" that was prepared by Ainley Graham & Associates Ltd. and dated June 18, 2018 be adhered to;
3. That the CRCA's concerns with the submitted slope stability geotechnical report indicated in condition #2 be addressed to the satisfaction of the Township;
4. Existing vegetation within the 30m setback shall be generally 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;
5. That storm water runoff be captured and directed away from the lake to an area of infiltration;
6. That all outdoor lighting be downward cast, and as minimal as required to meet the required objectives;
7. That all materials used on the exterior of the structure be of a natural material or a colour reflective of the surrounding environment;
8. That the applicant maintain all on site drainage patterns;

9. 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);
10. 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
11. 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:

**A-12-2018 – STEPHEN and STEPHANIE FOURNIER - WARD OF BASTARD & SOUTH BURGESS**

PLAN PT LOT 16 PT ISLAND 86, BIG RIDEAU LAKES; Civic Address: 6116 Bowers Island

The applicants were in attendance to discuss the Minor Variance Application.

Malcolm Norwood, Senior Planner, verbally reviewed the application to merge two existing 1-storey 925sqft non-complying and non-conforming dwellings with a 378.2sqft addition that will result in one 1-storey 2228.2sqft dwelling, seeking relief of 12.94m from the required 30m water setback to allow for a 17.06m water setback for the proposed 378.2sqft addition.

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

**RESOLUTION #4**

Moved By: Cathy Monck

Seconded By: Linda Carr

That Minor Variance A-12-2018, by Stephen and Stephanie Fournier, of the Ward of Bastard & South Burgess is approved as submitted subject to the subsequent conditions:

**REASONS:**

1. The proposed water setback has been maximized considering the existing pattern of development on the subject property;
2. The proposed development is within all lot coverage and floor space index maximums;
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;
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 maintains 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 1:30 p.m.

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Ron Pollard  
Chairperson

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Malcolm Norwood  
Secretary