

PLANNING ADVISORY COMMITTEE REGULAR MEETING MINUTES

Wednesday, August 22, 2018

The Township of Rideau Lakes Planning Advisory Committee held a Regular Meeting on Wednesday, August 22, 2018 at the Municipal Office in Chantry, Ontario.

The following Committee members were in attendance: Chair Ron Pollard, Councillors Linda Carr, Arie Hoogenboom, Cathy Livingston and Cathy Monck. Mayor Holman was absent with prior notice. Brittany Mulhern, Manager of Development Services, Malcolm Norwood, Senior Planner and Meg McCallum, Development and Emergency Management Coordinator were also in attendance.

ADOPTION OF THE AGENDA:

RECOMMENDATION #1

Moved By: Cathy Livingston
Seconded By: Arie Hoogenboom

That this Committee adopt the Agenda 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 regarding any of the applications and none were heard.

ADOPTION OF MINUTES:

Minutes of the Planning Advisory Committee Regular Meeting held August 8, 2018 were distributed to the Committee. Chairperson Pollard asked for any errors, omissions or questions and none were noted.

RECOMMENDATION #2

Moved By: Linda Carr
Seconded By: Cathy Monck

That this Committee approve the Planning Advisory Committee Regular Meeting Minutes of August 8, 2018, as submitted.

Carried.

NEW BUSINESS:

SP-28-2018 – MARK AND TRACY AIRHART - WARD OF SOUTH ELMSLEY

Rideau Lakes Concession 5 Part Lot 27; Plan 295 Lot 1
Civic Address: 120 R12

The applicants were in attendance to discuss the Site Plan Application.

Malcolm Norwood, Senior Planner, verbally reviewed the application to demolish a 1067sqft 2-storey non-complying dwelling with 668sqft of attached, uncovered decking, a 408sqft non-complying sleeping cabin, and 2 accessory structures (sheds) which are 56sqft and 140sqft respectively; and to

construct a 2358sqft 2-storey dwelling and an 1154sqft 2-storey accessory structure (detached garage). Mr. Norwood noted that trade-offs are key in this application: the removal of non-complying structures helps to justify the consolidation of all development on the property into 2 much larger structures. He noted that conditions 2, 3 and 4 deal with title issues to address confusing/inconsistent land title claims of the back portion of the lot, along with recently added shoreline, that make it impossible for staff to accurately determine the property area.

The applicant Mr. Airhart thanked Mr. Norwood for his work and noted that it has been a good experience working with Township Development Services staff. He had requests about two conditions:

- He requested the removal of condition 4, requiring confirmation from an Ontario Land Surveyor, because of concerns about cost and wait time and his opinion that the impact of a survey is not consequential to the application.
- He requested an amendment to condition 6 to have permission to leave one storage shed on the property for the duration of construction, and suggests tying the shed demolition to the occupancy permit.

Staff responded that both of these conditions relate to lot coverage. The proposed construction is at the maximum of 10% lot coverage. Fulfilling condition 4 allows the Township to confirm with certainty that the proposed development does not exceed 10%. With regard to condition 6, leaving the shed while constructing both new buildings would exceed the 10%.

Committee members considered these two requests and after discussion, the following recommendation was duly moved and seconded:

RECOMMENDATION #3

Moved By: Cathy Monck

Seconded By: Cathy Livingston

That the Planning Advisory Committee recommends to the Council of the Corporation of the Township of Rideau Lakes that **SP-28-2018, by Mark and Tracy Airhart**, of the Ward of South Elmsley, be approved subject to the subsequent conditions and amendments:

AMENDMENT(S):

That the interior side yard setback for the proposed 1154sqft accessory structure shall be 2m.

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 the applicants submit a revised drawing that removes the right-of-way label on the abutting lands to the west, unless the applicants demonstrate that those lands are in fact an established right-of-way, and should that be the case, an additional Minor Variance from the right-of-way will be required;
3. That confirmation be received from the applicants' lawyer to the satisfaction of the Manager of Development Services that all lands owned by the applicant have been consolidated into one parcel and are not separately conveyable as per the Planning Act prior to the issuance of a building permit for either the proposed dwelling or accessory structure;
4. That the applicants acknowledge that their lot coverage is at the maximum permitted 10% lot coverage within 60m of a waterbody, and that any future development within that area will most likely require a planning approval;
5. That all structures which are proposed to be removed, be removed prior to the issuance of a building permit for the proposed dwelling or accessory structure; alternatively the 140sqft accessory structure may remain, provided it is removed prior to the issuance of an occupancy permit for the proposed dwelling and prior to the issuance of a building permit for the proposed 1154sqft accessory structure;
6. That the applicants acknowledge that a condition of approval is that the accessory structure cannot be used for habitation. Similar wording shall be placed on the required building permit;
7. That the applicants acknowledge that the only plumbing that is to be permitted in the proposed accessory structure is a small wash sink;
8. 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;
9. That a buffer of natural vegetation between the area of development of the proposed 1154sqft accessory structure on the subject property and the abutting property to the east be developed, and that the existing buffer of natural vegetation along the western interior side lot line be maintained and enhanced;
10. That storm water runoff be captured and directed away from the lake to an area of infiltration;
11. That all outdoor lighting be downward cast, and as minimal as required to meet the required objectives;
12. That all materials used on the exterior of the structure be of a natural material or a colour reflective of the surrounding environment;
13. That the applicant maintain all on site drainage patterns;
14. 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);
15. 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
16. 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

SP-30-2018 – JOHN AND SUZANNE SELIGA - WARD OF SOUTH CROSBY

Concession 9 Part Lot 13 Part Lot 14 Registered Plan 28R4010 Parts 1 and 2
Civic Address: 299A Deadlock Bay Road

The applicant Suzanne Seliga was in attendance to discuss the Site Plan Application.

Malcolm Norwood, Senior Planner, verbally reviewed the application to construct an 894.2sqft addition which will merge an existing 1-storey 875sqft non-complying and non-conforming dwelling with a 370sqft non-complying and non-conforming dwelling that will result in a single 1-storey 2139sqft dwelling on the subject property; and to also construct 292.5sqft of attached, uncovered decking.

The applicant thanked staff for their work and had no comments to add regarding the proposal.

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

RECOMMENDATION #4

Moved By: Arie Hoogenboom

Seconded By: Cathy Monck

That the Planning Advisory Committee recommends to the Council of the Corporation of the Township of Rideau Lakes that **SP-30-2018, by John and Suzanne Seliga**, of the Ward of South Elmsley, be approved, subject to the subsequent conditions:

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. That all development not included in this application which was built without proper approvals, including but not limited to the noted roof expansion, be removed with the proper approvals prior to the issuance of final occupancy for the proposed 894.2sqft addition and 294sqft of attached, uncovered decking;
3. 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;
4. That storm water runoff be captured and directed away from the lake to an area of infiltration;
5. That all outdoor lighting be downward cast, and as minimal as required to meet the required objectives;

6. That all materials used on the exterior of the structure be of a natural material or a colour reflective of the surrounding environment;
7. That the applicant maintain all on site drainage patterns;
8. 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);
9. 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
10. 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.

MANAGER'S REPORTS:

1. Manager Approved Site Plans:

SP-25-2018 –2879 R28, Ward of Bastard and South Burgess
SP-27-2018, 582 Delong Road, Ward of South Crosby

2. Manager Approved Consents:

B-68-18, 128 Otter Lake Road, Ward of South Elmsley

3. Updates, Notices & Communications:

OACA workshop in Guelph

RECOMMENDATION #5

Moved By: Cathy Monck

Seconded By: Cathy Livingston

That the Planning Advisory Committee acknowledges the written and verbal Manager's reports of Brittany Mulhern, Manager, Development Services, regarding matters provided for information purposes.

Carried.

ADJOURNMENT:

The Chairperson declared the Planning Advisory Committee Meeting adjourned at 3:52 p.m. until the next Regular Meeting.

Ron Pollard
Chairperson

Brittany Mulhern
Secretary