

## **PLANNING ADVISORY COMMITTEE REGULAR MEETING MINUTES**

**Wednesday, August 8, 2018**

The Township of Rideau Lakes Planning Advisory Committee held a Regular Meeting on Wednesday, August 8, 2018 at the Municipal Office in Chantry, Ontario.

The following Committee members were in attendance: Chair Ron Pollard, Mayor Holman, Councillors Linda Carr, Arie Hoogenboom, Cathy Livingston and Cathy Monck. 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: Linda Carr

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 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 July 25, 2018 were distributed to the Committee. Chairperson Pollard asked for any errors, omissions or questions and none were noted.

#### **RECOMMENDATION #2**

Moved By: Arie Hoogenboom

Seconded By: Cathy Livingston

That this Committee approve the Planning Advisory Committee Regular Meeting Minutes of July 25, 2018, as submitted.

Carried.

### **NEW BUSINESS:**

#### **SP-24-2018 – JOSEPH AND SUSAN BEAL – WARD OF SOUTH CROSBY**

Concession 8 Part Lot 18 Plan 213 Part Lot 9 Registered Plan 28R8505 Parts 1, 2, 3 & 4,  
Civic Address: 151 Indian Lake Road

The applicants were not in attendance.

Malcolm Norwood, Senior Planner, verbally reviewed the application to construct a 285sqft 1-storey side addition (screened in porch) to an existing 1-storey 1184sqft non-complying dwelling which is in the midst of being rebuilt at its exact same size, volume and height as stipulated in a previous Site Plan Application SP-23-2017. The dwelling is nearing completion of construction and the applicants are requesting to make small amendments now that construction is underway to add a small screened in porch. Mr. Norwood explained that the applicant's lot is unique due to an unopened road allowance that traverses the centre of the subject property, ostensibly splitting it in two parcels. The applicant has confirmed their willingness to put a restriction on title to tie the two lots together, but staff are unclear as to the permanency of the restriction. Staff are awaiting confirmation from the applicant's surveyor verifying the lot area within 60m of Indian Lake. The Cataraqui Region Conservation Authority has also requested more time to review the application.

The Committee thanked Mr. Norwood for his presentation and asked whether the Township would consider relinquishing the road allowance. Staff confirmed that the Township policy is generally not to relinquish road allowances leading to water.

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

**RECOMMENDATION #3**

Moved By: Linda Carr

Seconded By: Cathy Monck

That the Planning Advisory Committee recommends to the Council of the Corporation of the Township of Rideau Lakes that SP-24-2018 – Joseph and Susan Beal, of the Ward of South Crosby, be deferred for the following reasons:

1. To provide more time to investigate a restriction on title to merge the two parcels and the official status of Melgus Drive as it relates to Plan #213, to coordinate with the applicant's surveyor to verify the lot area within 60m of Indian Lake (not including the Right of Way), and to consult further with the Conservation Authority.

Carried.

**SP-26-2018 – DAVID AND NANCY WISEHAUPT - WARD OF SOUTH CROSBY**

Concession 7 Part Lot 19 Registered Plan 28R616; Part 1 Island 242 & Concession 7 Part Lot 19 Registered Plan 28R67 Part, Civic Address: 293A Isthmus Road

The owners' representative Adam McGill was in attendance to discuss the Site Plan application.

Malcolm Norwood, Senior Planner, verbally reviewed the application to construct a 360sqft side addition to an existing 1-storey 1392sqft non-complying dwelling. The proposed addition is setback 2ft from the front of the existing dwelling to ensure the water setback is not worsened from the proposal. The Rideau Waterway Development Review Team has no objections to the proposal.

The agent noted that his clients have no further development plans. The Committee had no questions and thanked Mr. Norwood for his presentation.

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

**RECOMMENDATION #4**

Moved By: Linda Carr

Seconded By: Cathy Livingston

That the Planning Advisory Committee recommends to the Council of the Corporation of the Township of Rideau Lakes that SP-26-2018 – David and Nancy Wisehaupt, of the Ward of South Crosby, 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 the applicant agrees that no further footprint expansions of the existing dwelling shall be permitted, and future additions shall be either through upper-storeys to the existing dwelling or by the inclusion of a basement with the appropriate approvals;
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. A moderate shoreline access path through this area is permitted;
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.

**DEEMING BY-LAW REQUEST – JAMES AND CAROL ROBINSON – WARD OF SOUTH ELMSLEY**

Plan 222 Lot 3 and Registered Plan 28R7818 Part 29 Bacchus Island 305 & Island Bacchus 305 Plan 222; Lot 2, Civic Address: 4 R1 and 6 R1

The applicants James and Carol Robinson were in attendance to discuss the deeming request.

Malcolm Norwood, Senior Planner, verbally reviewed the request that would result in the consolidation of #4 R1 and #6 R1 into one property. The consolidation is to facilitate the development of an addition to the existing dwelling, which consists of an attached garage and additional living space above the garage. The applicant has submitted a proposed site plan which will be required to go through a Combined Minor Variance/ Site Plan approval if the Deeming By-law request is approved. Mr. Norwood noted that the proposed consolidation is good long-term planning because it brings the property into closer conformity with current zoning guidelines around water frontage and lot size.

The applicant expressed appreciation for staff's time and effort on this application and noted his opinion that this is the best option for the environment, aesthetically and to meet their needs as owners and residents.

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

**RECOMMENDATION #5**

Moved By: Arie Hoogenboom  
Seconded By: Ron Holman

That the Planning Advisory Committee recommends to the Council of the Corporation of the Township of Rideau Lakes that the request for a Deeming By-Law for #4 & #6 R1 be approved.

Carried.

**OTHER BUSINESS:**

**SP 0 51 – 2017 – JAIRUS ROGER MAUS – WARD OF BASTARD AND SOUTH BURGESS**

Concession 1, Part Lot 10, RP 28410535 Parts 1 TO 3, Rideau Lake, Civic Address: 2934 R29

The applicant Roger Maus and his son John Maus were in attendance to discuss the Site Plan application.

Malcolm Norwood, Senior Planner, verbally reviewed the application to demolish a 1050sqft non-conforming & non-complying second dwelling, in order to develop a 1550sqft dwelling, which will increase the height of the previous dwelling by 6ft to include a basement. This application was deferred at the November 22, 2017 PAC meeting. The applicant had requested staff to bring the application forward again at the exact same location but with the proposed basement height reduced to 2.05m, still resulting in a 6ft increase in overall height to the dwelling. Staff recommended that the Site Plan application be amended to include a complying water setback. The Rideau Waterfront Development Review Team (RWDRT) objected to the application.

Staff and the RWDRT believe that potential water setbacks have not been maximized. The applicant noted steep slopes, a driveway, trees, bell line and grading as physical constraints preventing relocation further back of the proposed dwelling. Staff disagreed with the applicant's findings and noted that the physical constraints did not preclude the reasonable possibility of achieving the required setback.

Committee members discussed the current septic system and whether the applicant could rebuild "as is – where is". Staff responded that the applicant could demolish the existing building and reconstruct to the same floor space, size, volume and height, which would still be non-complying but permitted as of right.

Committee members noted that they were less concerned with the increase in volume than with the reduced water set back, and noted the strong wording in the objection from the RWDRT. Committee members noted that grading issues can be addressed through construction site preparation.

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

**RECOMMENDATION #6**

Moved By: Cathy Livingston

Seconded By: Linda Carr

That the Planning Advisory Committee recommends to the Council of the Corporation of the Township of Rideau Lakes that SP-51-2017 – Jairus Roger Maus, of the Ward of Bastard & South Burgess, be approved as amended, subject to the subsequent conditions:

**AMENDMENT:**

The water setback shall be maximized for the proposed 1550sqft dwelling

**CONDITIONS:**

1. That a revised site plan drawing be submitted demonstrating a complying or maximized water setback for the proposed 1550sqft dwelling on the subject property to the satisfaction of the Manager of Development Services;
2. That all features of habitation be removed from the existing 96sqft accessory structure (shed) prior to the issuance of a building permit for the proposed dwelling;
3. That the existing 1050sqft dwelling be demolished with the proper approvals prior to the issuance of final occupancy for the proposed dwelling;
4. 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;

5. 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;
6. That storm water runoff be captured and directed away from the lake to an area of infiltration;
7. That all outdoor lighting be downward cast, and as minimal as required to meet the required objectives;
8. That all materials used on the exterior of the structure be of a natural material or a colour reflective of the surrounding environment;
9. That the applicant maintain all on site drainage patterns;
10. 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);
11. 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
12. 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-23-2018 – 78 R12, Ward of South Elmsley

**2. Manager Approved Consents:**

None reported

**3. Updates, Notices & Communications:**

Lloyd's Lane Condominium Environmental Compliance approval.

**RECOMMENDATION #7**

Moved By: Ron Holman

Seconded By: Arie Hoogenboom

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 2:54 p.m. until the next Regular Meeting.

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Ron Pollard  
Chairperson

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Brittany Mulhern  
Secretary