

PLANNING ADVISORY COMMITTEE REGULAR MEETING MINUTES

Wednesday, January 24, 2018

The Township of Rideau Lakes Planning Advisory Committee held a Regular Meeting on Wednesday, January 24, 2018 at the Municipal Office in Chantry, Ontario.

The following Committee members were in attendance: Councillors Ron Pollard, Arie Hoogenboom, Cathy Livingston, Cathy Monck, Linda Carr and Mayor Ron Holman. Malcolm Norwood, Associate Planner, was also in attendance.

ADOPTION OF THE AGENDA:

RECOMMENDATION #1

Moved By: Cathy Livingston

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 January 10, 2018 were distributed to the Committee. Chairperson Pollard asked for any errors, omissions or questions and none were heard.

RECOMMENDATION #2

Moved By: Cathy Monck

Seconded By: Arie Hoogenboom

That this Committee approve the Planning Advisory Committee Regular Meeting Minutes of January 10, 2018, as submitted.

Carried:

NEW BUSINESS

MINOR VARIANCE APPLICATIONS AND SITE PLAN APPLICATIONS

SP-1-2018 – DANA MELLON & SHARON MELLON – WARD OF BASTARD & SOUTH BURGESS

Concession 8, Part Lot 23, Plan 153, Block G Part Lot 51, Block H Lot 1, Lower Beverley

Civic Address: 180 Pilgrim Lane

The Owners' son, Joe Mellon, was in attendance to discuss Site Plan SP-1-2018.

Malcolm Norwood, Associate Planner, reviewed the application to demolish an existing 988sqft non-complying one-storey dwelling and 160sqft decking and construct a 1064sqft one-storey dwelling with a 340sqft decking further from the water. The applicants are also proposing to replace the existing complying sewage disposal system.

The CRCA had no objections.

The following Recommendation was duly moved and seconded:

RECOMMENDATION #3

Moved By: Cathy Livingston

Seconded By: Cathy Monck

That the Planning Advisory Committee recommends to the Council of the Corporation of the Township of Rideau Lakes that SP-1-2018 – Dana Mellon and Sharon Mellon, of the Ward of Bastard & South Burgess, is approved as submitted provided the attached conditions are complied with:

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 existing dwelling and existing uncovered attached decking be removed prior to, or concurrently with, the issuance of a building permit for the proposed dwelling;
3. That the applicant acknowledge that no habitation is permitted on the existing Recreational Vehicle that is currently being stored on the subject property;
4. That the existing buffer of natural vegetation between the subject property and the abutting property to the east be maintained and enhanced;
5. 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;
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:

SP-2-2018 – LAURA DIVINE & JOANNE HUNT – WARD OF BASTARD & SOUTH BURGESS

Concession 2, Part Lot 26, RP 28R594, Part 5, RP 28R5037, Part 9 to Part 11

Civic Address: 302 McNamee Lane

Owners Laura Divine and Joanne Hunt were in attendance to discuss Site Plan SP-2-2018.

Malcolm Norwood, Associate Planner, reviewed the application to construct a 1-storey 578sqft addition to the main non-complying dwelling, and a 2-storey 1290sqft attached garage with a 1290sqft studio addition. The applicants are also proposing to construct a 117.61sqft attached, uncovered decking in a complying location.

The RWDRT had no objections.

The following Recommendation was duly moved and seconded:

RECOMMENDATION #4

Moved By: Cathy Livingston

Seconded By: Arie Hoogenboom

That the Planning Advisory Committee recommends to the Council of the Corporation of the Township of Rideau Lakes that SP-2-2018 - Laura Divine and Joanne Hunt, of the Ward of Bastard & South Burgess, is approved as submitted provided the attached conditions are complied with:

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. A moderate shoreline access path through this area is permitted;
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 maintain 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:

CONSENT APPLICATIONS:

**B-89-17 & B-90-17 – TOWNSHIP OF RIDEAU LAKES, & CLARK, CONSTANT, JORGENSEN
– WARD OF SOUTH CROSBY**

Plan 88, Part Lot J, RP 28R4366, Part Part 1, RP 28R6269, Part Part 1, Civic Address: 85 Davis Lock Road

Plan 88, Part Lot J, RP 28R10457, Part Part 1, RP 28R13355, Part 2, Civic Address: Not yet assigned

Chris Clark of ZanderPlan Inc. was in attendance to discuss the consent applications.

Malcolm Norwood, Associate Planner, reviewed the applications for two 0.62 acre lot additions. The additions for a proposed land swap between the respective property owners.

The proposed addition for the lands owned by Clark, Constant, and Jorgensen, would allow for additional access to the properties from an established roadway.

The proposed addition to the Township of Rideau Lakes' land would allow for a greater buffer for the existing salt dome on the property and does not hinder existing municipal operations.

The CRCA had no objections.

The Committee was supportive of increasing the buffer area around the salt dome. The Committee discussed whether a 0.62 acre parcel has a higher value when fronting a roadway, and if a swap based on the parcels market value would be more appropriate. The Committee directed staff to investigate the value of the individual parcels of land.

The following Recommendation was duly moved and seconded:

RECOMMENDATION #5

Moved By: Linda Carr

Seconded By: Arie Hoogenboom

That the Planning Advisory Committee recommends to the Council of the Corporation of the Township of Rideau Lakes that it be further recommended to the Consent Granting Authority that B-89-17 – Township of Rideau Lakes, and B-90-17 – Clark, Constant, Jorgensen, both of the Ward of South Crosby, are deferred to allow for:

1. An independent assessment of the value of each lot addition be obtained to confirm the proposed parcels are of equal value.

Carried:

MANAGER'S REPORT:

1. **Manager Approved Site Plans:**
None during period.
2. **Manager Approved Consents:**
2.1 B-1-18, 138 bobcat Lane, Ward of North Crosby
3. **Updates, Notices & Communications:**
None during period.

The following Recommendation was duly moved and seconded:

RECOMMENDATION #6

Moved By: Arie Hoogenboom

Seconded By: Ron Holman

That the Planning Advisory Committee acknowledges the written and verbal reports of Malcolm Norwood, Associate Planner, regarding matters provided for information purposes.

Carried:

ADJOURNMENT:

The Chairperson declared the Planning Advisory Committee Meeting adjourned at 1:24 p.m. until the next Regular Meeting.

Ron Pollard
Chairperson

Malcolm Norwood
Secretary