

PLANNING ADVISORY COMMITTEE REGULAR MEETING MINUTES

Wednesday, June 27, 2018

The Township of Rideau Lakes Planning Advisory Committee 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 Holman, Councillors Linda Carr, Arie Hoogenboom, Cathy Livingston and Cathy Monck. Malcolm Norwood, Senior Planner and Mary Ellen Truelove, Clerk, were also in attendance.

ADOPTION OF THE AGENDA:

RECOMMENDATION #1

Moved By: Cathy Livingston

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 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 June 13, 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: Ron Holman

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

Carried:

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

NEW BUSINESS:

SP-18-2018 – SARAH JAMES & DAVID CARLSON - WARD OF SOUTH CROSBY

Concession 8 Pt Lot 21; Civic Address: 721 Indian Lake Road

Applicant, Sarah James was in attendance.

Malcolm Norwood, Senior Planner, reviewed the application proposal to demolish an existing 1-storey 1633sqft single dwelling and construct a 2-storey 3334sqft single dwelling; and to construct a complying 720sqft accessory structure (detached garage) and a complying 200sqft marine facility.

No concerns were raised by the Committee and the applicant thanked Mr. Norwood for his time spent on this project.

RECOMMENDATION #3

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-18-2018 – Sarah James and David Carlson, of the Ward of South Crosby, 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 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:

SP-19-2018 – STEPHEN & STEPHANIE FOURNIER - WARD OF BASTARD & SOUTH BURGESS

Plan Pt Lot 16 Pt Island 86; Rideau Lakes; Civic Address: 6116 Bowers Island

The applicants and their agents were in attendance.

Malcolm Norwood, Senior Planner, reviewed the application proposal 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 on the subject property; and to install a new complying septic system.

No concerns were raised by the Committee.

The applicants thanked Mr. Norwood for his attention to their project.

RECOMMENDATION #4

Moved By: Cathy Livingston

Seconded By: Ron Holman

That the Planning Advisory Committee Recommends to the Council of The Corporation of the Township of Rideau Lakes that that SP-19-2018 – Stephen and Stephanie Fournier, 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;
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:

BUSINESS ARISING FROM MINUTES:

SEVERANCE APPLICATIONS:

B-68-17 – MELINDA WARREN and SUSAN WARREN (Agent: DAVID WARREN) - WARD OF SOUTH CROSBY

SOUTH CROSBY CON 8 W PART LOT 17 AND RP 28R3897 PART 16 RP 28R12683 PART 5

The applicants and their agent were not in attendance.

Malcolm Norwood, Senior Planner, reviewed the application to create a 4.16acre property with approximately 182.88m (600ft) of frontage on Opinicon Road, currently vacant and to be used for residential purposes. The retained lands are to be approximately 9.17acres in size with 131m (430ft) of frontage on Opinicon Road and 121.92m (400ft) of frontage on Lake Opinicon, currently used for residential purposes and consisting of a single dwelling and four accessory structures.

Cathy Monck inquired about butternut trees that are diseased on the property and why they wouldn't be cut down. Malcolm Norwood explained that if the trees are diseased they are more vulnerable which provides more reasoning for them to be protected.

Linda Carr inquired about the entrance to the retained lands and clarity was provided by Malcolm Norwood.

RECOMMENDATION #5

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 it be further Recommended to the Consent Granting Authority that B-68-17 be approved with the following conditions:

CONDITIONS:

- 1) That an Ontario Land Surveyor identify a building envelope that is outside the minimum 50m no disturbance zone of the butternut trees that were found on the proposed severed lands, or a surveyor identify a building envelope on the severed lands with a reduced setback from the identified butternut trees on the subject property which would need to be accompanied by additional approvals from the MNRF which permits said lesser setback;
- 2) That an Ontario Land Surveyor confirm that all accessory structures on the retained lands are a minimum 6m setback from the proposed lot line of the newly severed lot;
- 3) That a copy of the registered plan for the newly severed lot be submitted to the Township;

- 4) That the applicants confirm by way of survey that the abutting Township road (Opinicon Road) is 33ft from centerline to the front lot line. If 33ft is not established, conveyance to the Township of an amount equal to the deficiency shall be required. The lands to be transferred for road widening purposes shall be free and clear of any and all encumbrances;
- 5) That the applicant supply the Township with a 5% cash in lieu of parkland fee for the newly created lot. Please contact the Township for a guide to completing this condition;
- 6) A residential entrance permit be obtained that incorporates recommendations in the submitted Environmental Impact Study titled, "Environmental Impact Statement for Mr. David Warren re: Severance, Opinicon Lake, Chaffey's Locks pt. Lot 17, Conc. IX, South Crosby" and is dated October 4, 2017 and prepared by Hans K. von Rosen (Pinegrove Biotechnical) and the supplementary Species at Risk Assessment titled "Addendum to Environmental Impact Statement for Mr. David Warren re: Severance, Opinicon Lake, Chaffey's Locks pt. Lot 17, Conc. IX, South Crosby" and is dated June 3, 2018 and prepared by Hans K. von Rosen (Pinegrove Biotechnical), and;
- 7) All other conditions contained in the submitted Environmental Impact Study titled, "Environmental Impact Statement for Mr. David Warren re: Severance, Opinicon Lake, Chaffey's Locks pt. Lot 17, Conc. IX, South Crosby" and is dated October 4, 2017 and prepared by Hans K. von Rosen (Pinegrove Biotechnical) and the supplementary Species at Risk Assessment titled "Addendum to Environmental Impact Statement for Mr. David Warren re: Severance, Opinicon Lake, Chaffey's Locks pt. Lot 17, Conc. IX, South Crosby" and is dated June 3, 2018 and prepared by Hans K. von Rosen (Pinegrove Biotechnical) be adhered to for the future residential use of the subject property.

Carried:

B-18-18 – MAITLAND MEADOWS FARMS LTD. - WARD OF SOUTH CROSBY

SOUTH CROSBY CON 8 W PART LOT 17 AND RP 28R3897 PART 16 RP 28R12683 PART 5

Agent Terrance Trist was in attendance.

Malcolm Norwood, Senior Planner, verbally reviewed the application, originally deferred at the March 28, 2018 Planning Advisory Committee meeting, to create a 2.47acre property with approximately 163m (535ft) of frontage on McCaw Road, and 60.96m (200ft) of frontage on County Road 17 (Jasper Road), to be used for residential purposes and currently containing a dwelling, a barn, 2 other accessory structures and several agricultural silos. The retained lands are to be approximately 85.2 acres in size with approximately 707.1m (2320ft) of frontage on Jasper Road (County Road 17). The proposed retained lands are currently used for agricultural purposes which is proposed to continue and currently contains 2 shipping containers which are proposed to be removed as a part of the subject application.

Committee discussed the requirement for the new lot to be limited to a minimum size needed to accommodate the use and appropriate sewage and water services and the proposal for the lot to be 2.47 acres.

Mr. Trist addressed the Committee regarding the road widening condition and clarity was provided by Malcolm Norwood.

Committee advised that it would be beneficial for the applicant to consult with the United Counties of Leeds and Grenville as they are the Granting Authority. The County maybe able to provide insight on the 2.47 proposed new lot.

RECOMMENDATION #6

Moved By: Cathy Monck
Seconded By: Ron Holman

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-18-18 – Maitland Meadows Farms Ltd., of the Ward of South Crosby be deferred to allow for more time for the applicant to consult with the United Counties of Leeds & Grenville.

Carried:

MANAGER’S REPORTS:

1. Manager Approved Site Plans:

3.1. **SP-16-2018** – VANDEWINT, 22 Swallows Lane, Ward of Newboro

2. Manager Approved Consents:

3. Updates, Notices & Communications:

3.1. Removal of Holding Designation (h) over the lands at corner of Broadview Avenue and Harold Street in Smiths Falls, ON

RECOMMENDATION #7

Moved By: Ron Holman
Seconded By: Cathy Monck

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 2:25 p.m. until the next Regular Meeting.

Ron Pollard
Chairperson

Malcolm Norwood
Secretary