

COMMITTEE OF ADJUSTMENT REGULAR MEETING MINUTES

Wednesday, November 8, 2017

The Township of Rideau Lakes Committee of Adjustment held a Regular Meeting on Wednesday, November 8, 2017 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.

The following resolution was duly moved and seconded:

ADOPTION OF THE AGENDA:

RESOLUTION #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 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 October 25, 2017 were distributed to the Committee. Chairperson Pollard asked for any errors or omissions and none were heard.

The following resolution was duly moved and seconded:

RESOLUTION #2

Moved By: Linda Carr

Seconded By: Ron Holman

That this Committee approve the Committee of Adjustment Regular Meeting Minutes of October 25, 2017, as submitted.

Carried:

NEW BUSINESS:

A-20-2017 – HUGH MCDONALD & DEANNA MCDONALD – WARD OF BASTARD & SOUTH BURGESS

Concession 2, Part Lot 25, Rideau Lake

Civic Address: 4525 R45

Owners Hugh McDonald and Deanna McDonald attended this meeting to discuss the Minor Variance Application.

Malcolm Norwood, Associate Planner, reviewed the application to construct a 600sqft rear addition to an existing dwelling.

The RWDRT had no objections.

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

RESOLUTION #3

Moved By: Cathy Livingston
Seconded By: Arie Hoogenboom

That Minor Variance A-20-2017, by Hugh McDonald & Deanna McDonald, of the Ward of Bastard & South Burgess is approved as submitted for the following reasons provided the attached conditions are complied with:

REASONS:

1. The setbacks for the proposed development have been maximized given the pattern of development of the lot;
2. There are no known land use compatibility concerns.
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. A moderate shoreline access path through this area is permitted;
3. That the accessory structure (shed) that is to be relocated on the property be setback a minimum 30m from the High Water Mark and a minimum 3m from all other applicable lot lines;
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:

BUSINESS ARISING FROM MINUTES:

A-19-2017 – MARGARET TIMBERG (Agent: TRACY GALLIPEAU) – WARD OF NORTH CROSBY

Concession 2, Part Lot 7, RP 28R11839, Part 3, RP 28R11526, Part 21

Civic Address: 1185 North Shore Road, Unit 48

Agent Tracy Gallipeau attended this meeting to discuss the Minor Variance Application.

Malcolm Norwood, Associate Planner, reviewed the application that was deferred at the September 27, 2017 meeting. Mr. Norwood stated that the proposal has been broken down into two Phases and that Phase 1, the 1312sqft accessory structure, has been approved through a delegated site plan.

Mr. Norwood stated that Phase 2 required renotification to reflect the 3ft increase in height of the existing non-complying structure, as well as the proposed 735sqft side rear addition. Mr. Norwood also stated that rebuilding the existing decks to the same dimensions is also proposed.

The RWDRT had no objections.

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

RESOLUTION #4

Moved By: Cathy Monck

Seconded By: Cathy Livingston

That Minor Variance A-28-2016, by Margaret Timberg (Agent: Tracy Gallipeau), of the Ward of North Crosby is approved as submitted for the following reasons provided the attached conditions are complied with:

REASONS:

1. The setbacks for the proposed development have been maximized given the pattern of development of the lot;
2. There are no known land use compatibility concerns.
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. The foundation of the existing cottage can only be altered at the exact locations where the proposed addition is to be attached to the existing foundation, and the 3ft increase in height is to be added to the existing foundation and does not necessitate the removal of existing foundation walls;
3. The walls/framing of the existing dwelling can only be altered at the exact locations where the proposed addition is to be attached to the existing dwelling. This does not include the replacement of existing siding on the dwelling;
4. The roof of the existing dwelling shall only be altered as required by the Ontario Building Code;

5. The existing attached uncovered decking is to be rebuilt to the exact size, dimensions, and layout of the existing attached uncovered decking that is attached to the dwelling, except for the proposed 3ft increase in height to accommodate the proposed increase in height of the existing non-complying dwelling;
6. 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;
7. That storm water runoff be captured and directed away from the lake to an area of infiltration;
8. That all outdoor lighting be downward cast, and as minimal as required to meet the required objectives;
9. That all materials used on the exterior of the structure be of a natural material or a colour reflective of the surrounding environment;
10. That the applicant maintain all on site drainage patterns;
11. 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);
12. 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; an
13. 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 1:41p.m.

Ron Pollard
Chairperson

Malcolm Norwood
Secretary