Rideau Lakes
1439 County Road 8, Delta, ON K0E 1G0
rideaulakes.ca 1-800-928-2250 F.613-928-3097

File Number: **A-26-2026**
Planning Act, R.S.O., c. P.13, s. 45(5)
1994, c. 23, s. 26(1)

November 26, 2026

PLANNING ADVISORY & COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
RE: APPLICATION FOR Minor Variance – s.45(1) ✓ Permission – s.45(2)

NAME OF OWNER(S): **DEKLEIN, PETER**
LOCATION OF PROPERTY: **PLAN 72 PT LOT D**
Civic Address: 4 Lakeside Lane, Newboro
Ward of North Crosby-Newboro

PURPOSE: This is an application under Section 45 of the Ontario Planning Act requesting permission to expand a legal non-conforming use. The applicants are proposing to demolish an existing 90.7sqm (976sqft) 1 storey dwelling and attached uncovered 11.9sqm (128sqft) deck in order to construct a new a new 181.3sqm (1952sqft) 1 storey dwelling with walkout basement [footprint of 90.7sqm (976sqft)] and an attached 11.9sqm (128sqft) uncovered deck. The proposed expansion to the dwelling is through a basement addition and overall height increase from 3.3m (11ft) to a total of 4.9m (16ft), there is no proposed change or expansion to the deck. The existing dwelling is non-conforming with the required 3m side yard setback to both side lot lines at 0.76m to the west and 1.05m to the east, the required 30m water setback at a setback of 7.3m (24.2ft). Further the property is currently non-conforming with the maximum 10% lot coverage at a lot coverage of 28.7% which is proposed to remain unchanged. The dwelling is also non-conforming with the permitted maximum 15% floor space index at an existing 28%.

TAKE NOTICE THAT an application under the above file number will be heard by the Planning Advisory & Committee of Adjustment on the date, and at the time and place shown below, under the authority of Section 45 of the Planning Act.

TAKE NOTICE THAT this property is also subject to a Site Plan Control Application (SP-39-2026) under the authority of Section 41 of the Planning Act where the applicants are proposing to undertake the works as described above as well as, re-installing the existing holding tank to service the dwelling.

MEETING DATE: WEDNESDAY, December 16, 2026	**TIME: 1:00 p.m.**
PLACE: Chantry Municipal Office	**CIVIC ADDRESS: 1439 County Road 8**

ADDITIONAL INFORMATION - regarding the application is available for public inspection by appointment:

DATE: DAILY	**TIME: 9:00 a.m. – 4:30 p.m.**
PLACE: Township of Rideau Lakes Municipal Office	**PHONE: (613) 928-2251**
ADDRESS: 1439 County Road #8 Delta, ON, K0E 1G0	**1-800-928-2250**

FOR MORE INFORMATION about this matter, including information about appeal rights, contact Tom Fehr, Secretary-Treasurer & Manager of Development Services at 613-928-2251 ext. 236 or by email at developmentmanager@rideaulakes.ca .

PUBLIC HEARING – You are entitled to participate in the public hearing on your own or you may be represented by counsel or an agent to give evidence about this application. Written submissions that relate to an application shall be accepted by the Secretary-Treasurer before the hearing of the application and shall be made available electronically to any interested person for inspection the day of the hearing by contacting the Secretary-Treasurer during regular office hours**.** The Public Meeting will be live streamed at https://pub-rideaulakes.escribemeetings.com/?FillWidth=1. If you wish to provide comments during the live stream on the subject application you are encouraged to do so to planning@rideaulakes.ca.

If you wish to be notified of the Decision of the Planning Advisory & Committee of Adjustment in respect of this application, you must submit a written request to the Secretary-Treasurer of the Committee of Adjustment at the above noted address.

Tom Fehr, Secretary Planning Advisory & Committee of Adjustment

Personal Information contained on this form, collected pursuant to the Planning Act, will be used for the purposes of that Act. Questions should be directed to the Freedom of Information and Privacy Coordinator at the institution conducting the procedures under the Act.

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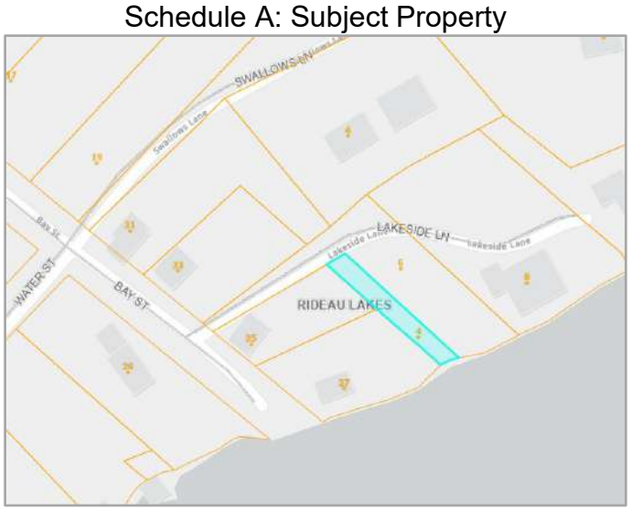
Schedule A: Subject Property



Schedule B: Proposed Site Plan

