



Rideau Lakes

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

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

January 21, 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): **DONKERS, MARY & MOFFAT, STEPHEN**
LOCATION OF PROPERTY: **PLAN 282 LOT 35 RP 28R15882;PART 1**
 Civic Address: 30 B12
 Ward of South Elmsley

PURPOSE: This is an application under Section 45 of the Ontario Planning Act requesting minor variances from the provisions of the Township of Rideau Lakes' Zoning By-law #2023-50 as amended. The applicants are proposing to construct a 22.3sqm (240sqft) one storey accessory building (shed), through which the lot coverage for the property would be exceeded. The following variances are requested:

- **Section 5.2.2** – Relief of 1% from the permitted maximum 10% lot coverage to allow for an 11% lot coverage for the property.
- **Section 3.3** – Relief of 1.2% from the permitted maximum 10% lot coverage for the portion of the property within 60m of the water, to permit an 11.2% lot coverage for this portion of the property.

This property previously received approval through A-34-2022 to expand the existing non-conforming dwelling and remove a 55.7sqm (600sqft) shed. The expansion and removal of the previous shed maintained the maximum 10% maximum lot coverage requirements.

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.

MEETING DATE: WEDNESDAY, February 18, 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 <http://video.isilive.ca/rideaulakes/live.html>. 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

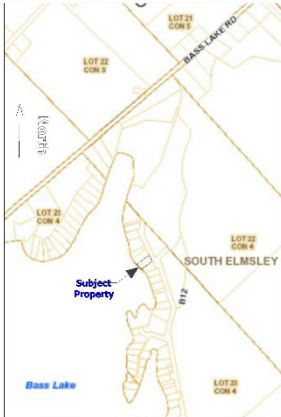
Personal Information contained on this form, collected pursuant to the Planning Act, will be used for the purposes of that Act. Questions should be directed to the Freedom of Information and Privacy Coordinator at the institution conducting the procedures under the Act.

Site Plan

Revision: Jan. 8, 2026

Donkers & Moffat 30 B12, Lombardy

Part Lot 23, Concession 4
Lot 35 of Registered Plan 282
Township of Rideau Lake
Leeds and Grenville



Legend

- Existing Dwelling (2025)
- Existing Septic (2024)
- Proposed Shed

Large Sloped Rock Slabs

Existing large Trees

Notes:

Location of existing septic shown approx.
based on discussion with neighbours.

Shoreline Buffer Planting Plan

- A Kodiak Orange Honeysuckle
- B Northern Bush Honeysuckle
- C Wild Bergamot
- D Wild Red Columbine
- E Butterflyweed
- F Iris - Blue Flag
- G Potentilla - Mango
- H Potentilla - White
- I Cranesbill
- J Purple Coneflower
- K Cardinal Flower
- L Lance-Leaved Coreopsis
- M Black-Eyed Susan
- N Prairie Dropseed
- No Mow

