

July 30, 2025

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):
LOCATION OF PROPERTY:

GAFFNEY, LORI
CON 1 PT LOT 27 OTTER LAKE
Civic Address: 20 09, Ward of South Elmsley

PURPOSE: This is an application under Section 45 of the Ontario Planning Act requesting permission to expand a non-conforming use. The applicants are proposing to demolish an existing 147.6sqm (1589sqft) 1 storey dwelling with an attached 27.4sqm (295sqft) deck in order to construct a new 356.3sqm (3835.3sqft) 2 storey dwelling [footprint of 229.5sqm (2470.4sqft)] and an attached 20.7sqm (223.2sqft) deck. The existing dwelling is non-conforming with the required 30m water setback at a water setback of 13m, and non-conforming with the required 6m interior side yard setback (north) at 1.8m. The existing deck is non-conforming with the permitted maximum 2m deck projection from the dwelling into the water setback at a projection of 3.25m. The proposed dwelling is to be set back 15.1m from the water and 1.8m from the north side yard.

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-16-2025) 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, removal of an existing 18.6sqm (200sqft) sleeping cabin and a 5.8sqm (63sqft) accessory building (shed). A new septic system is also proposed to accommodate the proposed dwelling.

MEETING DATE:	WEDNESDAY, August 13, 2025	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

