



July 3, 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):** TOSWELL, DUNCAN & WEISS, WENDA  
**LOCATION OF PROPERTY:** CON 8 PT LOT 20  
**Civic Address:** 8 TALL PINES LANE  
**Ward of South Crosby**

**PURPOSE:** This is an application under Section 45 of the Ontario Planning Act requesting permission to expand a non-conforming use. The applicant is proposing to construct a 15.6sqm (167.9sqft) 1 storey addition to an existing dwelling. The existing 80.5sqm (866.5sqft) one storey dwelling is non-conforming with the required 30m water setback at a current setback of 14.8m. The proposed addition is to be at the rear of the dwelling and will have a water setback of 16m.

**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.

<b>MEETING DATE:</b> WEDNESDAY, July 15, 2026	<b>TIME:</b> 1:00 p.m.
<b>PLACE:</b> Chantry Municipal Office	<b>CIVIC ADDRESS:</b> 1439 County Road 8

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

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

**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](mailto:developmentmanager@rideaulakes.ca).

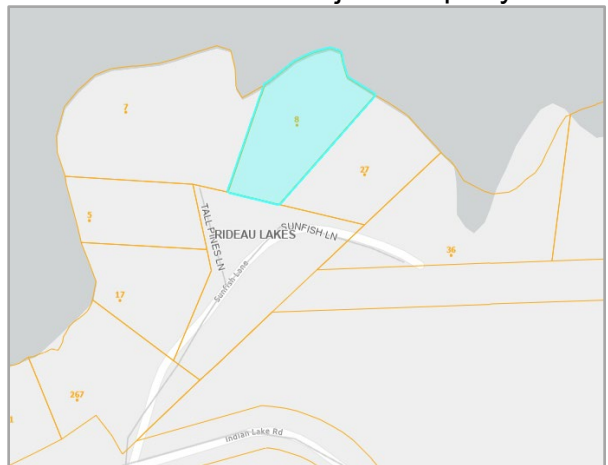
**PUBLIC HEARING** – You are entitled to participate in the public hearing on your own or you may be represented by counsel or an agent to give evidence about this application. Written submissions that relate to an application shall be accepted by the Secretary-Treasurer before the hearing of the application 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](mailto: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**

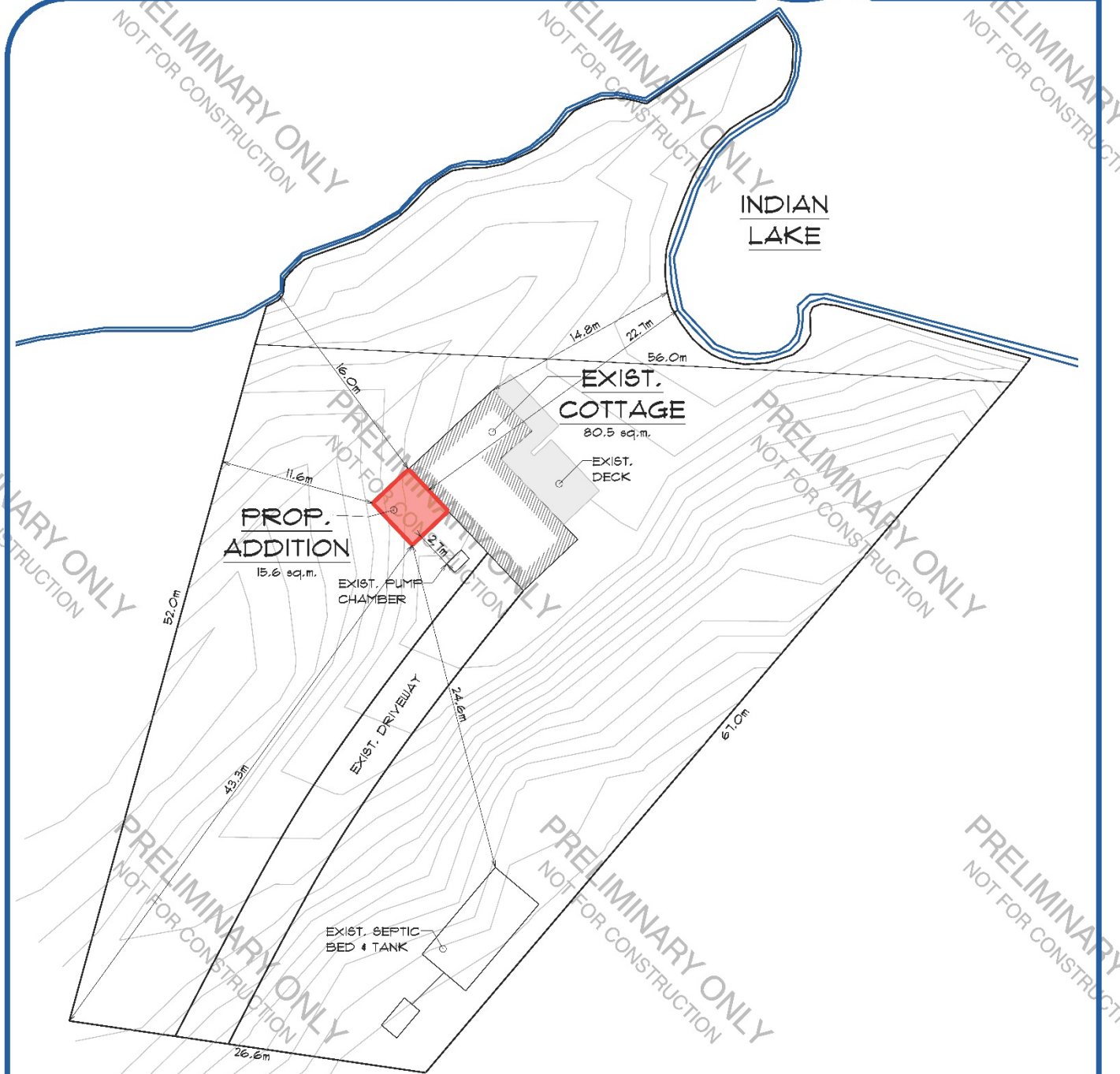
**Personal Information contained on this form, collected pursuant to the Planning Act, will be used for the purposes of that Act. Questions should be directed to the Freedom of Information and Privacy Coordinator at the institution conducting the procedures under the Act**

Schedule A: Subject Property



## Schedule B: Proposed Site Plan

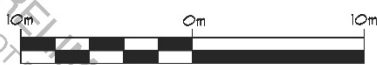
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### RW - PERMITTED USES - SINGLE DETACHED DWELLING

ZONE PROVISIONS	REQ'D	EXISTING	PROPOSED
LOT AREA	4050 m.sq. (min.)	2172 m.sq.	2172 m.sq.
LOT FRONTAGE	60.0m (min.)	56.0m	56.0m
YARD REQ.			
FRONT	10m (min.)	14.8m	14.8m
EXTERIOR SIDE	6.0m (min.)	N/A	N/A
INTERIOR SIDE	6.0 m (min.)	17.0m	11.7m
REAR	7.5m (min.)	38.9m	43.3m
DWELLING UNIT AREA	75.0 m.sq. (min.)	80.0 m.sq.	80.0 m.sq.
ADDITION AREA	N/A	N/A	15.6 m.sq.
BUILDING HEIGHT	10m (max.)	4.0m	4.0m
LOT COVERAGE	10% (max.)	0.036%	0.04%
FLOOR SPACE INDEX	15% (max.)	0.036%	0.04%
DWELLINGS PER LOT	(max.)	1	1
NON-ACCESSORY DECK		32.3 m.sq.	32.3 m.sq.

NOTE:  
THIS SITE PLAN IS NOT A LEGAL SURVEY  
ALL BOUNDARY INFORMATION TAKEN  
FROM CALLON DIETZ INC. FILE NO.  
20-0729



### SKETCH SITE PLAN

SCALE: 1:300

#### COPYRIGHT

All drawings, specifications and related documents are the copyright property of Seaway Design Group and must be returned upon request. Reproduction of drawings, specifications, and related documents in whole or in part is forbidden without the written permission of Seaway Design Group.

These plans form the basis for permit issuance and any conditions from these plans and details, including the ventilation system, heating system, woodstove, fireplace, decks, balconies and finished basements, will require a revised drawing and clearance by the Building Department.

Engineered floor system and engineered truss system designed by others and not by us. These systems are covered as permitted in the OBC, S.2.1.1 (6)cc.

The undersigned has reviewed this design, has his qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

REGISTRATION INFORMATION:  
Anthony Wielomaker;  
Individual BCIN# 28341  
Seaway Design Group;  
Firm BCIN# 116151

#### REVISIONS:

NO.	DATE	DESCRIPTION
1.	26/05/14	FOR REVIEW

#### RESIDENCE FOR

**JAMES  
RESIDENCE**  
8 TALL PINES LN.  
ELGIN, ON.  
K0G 1E0

#### PROJECT TITLE

**PROPOSED  
ADDITION**

#### DRAWING TITLE

**SKETCH SITE  
PLAN**

DATE:	APPROVED:
MAY, 2026	A.M.L.
DRAWN BY:	SCALE:
E.H.	AS SHOWN
PROJECT No.:	
26-RCC-Tall Pines	



UNIT 10 - 4503 SOUTH AVENUE,  
BROCKVILLE ON tel: 613-704-8797  
www.seawaydg.ca

