

May 29, 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:

LOUDON, MATTHEW
ISLAND BACCHUS 305 PLAN 222;LOT 10
Civic Address: 20 R1, 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 new 195.2sqm (2101sqft) 2 storey accessory building (garage) with a footprint of 97.6sqm (1050sqft). The proposed new garage is proposed to be 6.2m in height. The following variances are requested:

- **Section 3.1.8.2** – Relief of 0.2m from the permitted maximum 6m height for an accessory building on a residential property less than 1 hectare in size to allow for 6.2m height for the proposed accessory building (garage).
- **Section 5.2.2** – Relief of 3.2% from the permitted maximum 10% lot coverage to allow for a 13.2% lot coverage maximum.
- **Section 3.3.1** – Relief of 3.2% from the permitted maximum 10% lot coverage for the portion of the lot within 60m of the water to allow for a 13.2% lot coverage maximum within 60m of the water.

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-20-2025) 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 43sqm (463sqft) accessory building (barn).

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|----------------------|---------------------------------|-----------------------|---------------------------|
| MEETING DATE: | THURSDAY, June 12, 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:

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|-----------------|--|---------------|------------------------------|
| 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

