

May 23, 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:
Civic Address:

ROURKE, DIANA LYNN
CON 5 PT LOT 26 RP 28R11059 PART 1
527 Yvon Lane, Ward of North Crosby

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 87.8sqm (945sqft) non-conforming 1 storey dwelling to construct a new 173.8sqm (1870sqft) 1 storey dwelling with walkout basement [footprint of 87.8sqm (945sqft)] in the same location as the existing dwelling. The existing dwelling is non-conforming with the minimum required 30m water setback with a water setback of 12.8m (42ft), as well as non-conforming with the minimum 6m interior side yard setback (east) at a setback of 1.8m (6ft). The proposed new dwelling will maintain the existing setbacks. The proposal results in a height increase from the existing dwelling’s 3.9m to a proposed 5m height.

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-23-2025) 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 reconstruction of an existing 23.8sqm (256sqft) attached uncovered deck to the dwelling which complies with the Zoning By-law.

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:

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.