



Rideau Lakes

1439 County Road 8, Delta, ON K0E 1G0
T. 613.928.2251 | 1.800.928.2250 | F. 613.928.3097
rideaulakes.ca

File Number: A-18-2021

COMMITTEE OF ADJUSTMENT

*Planning Act, R.S.O., c. P.13, s. 45(5)
1994, c. 23, s. 26(1)*

NOTICE OF PUBLIC HEARING RE APPLICATION FOR ✓ Minor Variance – s.45(1) ✓ Permission – s.45(2)

NAME OF OWNER(S): **GALE, WILLIAM**
LOCATION OF PROPERTY: **CON 4 PT LOT 23** (Civic Address: 20 Warner Lane)

PURPOSE: This is an application under Section 45 of the Ontario Planning Act requesting a permission to expand a non-conforming use & a minor variance from the provisions of the Township of Rideau Lakes' Zoning By-law #2005-6 as amended. The applicant is proposing to demolish all existing development on the property (827sqft 1-storey dwelling, 256sqft deck, and 80sqft 1-storey accessory structure) and rebuild the non-conforming dwelling with an expansion. The previous dwelling was non-conforming as a result of the location in relation to the water setback at 3m whereas 30m is required. The applicant is proposing to construct a 1434sqft 1.5-storey dwelling (including attached screened porch) at 14.6m from the high water mark. The proposed expansions are shown in the table below:

	Existing	Proposed	Total Expansion
Ground Floor Area	607sqft	1040sqft	433sqft
Gross Floor Area	827sqft	1434sqft	607sqft
Height	12ft	20ft	8ft

The applicant is also requesting a variance in regards to the eastern side yard setback as this performance standard was previously conforming to the Zoning By-Law:

- **Section 5.2.2** – Relief of 2.6m from the 6m eastern side lot line setback to allow for a 3.4m eastern side lot line setback for the proposed dwelling.

TAKE NOTICE THAT an application under the above file number will be heard by the 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-26-2021) under the authority of Section 41 of the Planning Act where the applicant is proposing to undertake the works as described above.

MEETING DATE: WEDNESDAY, May 12, 2021	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:

DATE: DAILY BY APPOINTMENT	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 Brittany Mulhern, Manager of Development Services at bmulhern@rideaulakes.ca or 613-928-2251 ext. 244.

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. Attendance will be as set out under the “COVID-19 Information” section below; no in-person attendance at this meeting is permitted. 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.

COVID-19 INFORMATION – In an effort to curb possible transmission of COVID-19, the Public Meeting will be live streamed at <http://video.isilive.ca/rideaulakes/live.html>. You are encouraged to submit the written feedback prior to the scheduled meeting to the Secretary-Treasurer. Additionally, 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 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. The Local Planning Appeals Tribunal may dismiss an appeal if a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed variance does not make written submissions to the Committee of Adjustment before a decision is made.

Brittany Mulhern, Secretary 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.