



Rideau Lakes

1439 County Road 8, Delta, ON K0E 1G0
1-800-928-2250 F.613-928-3097

File Number: **A-21-2026**
Planning Act, R.S.O., c. P.13, s. 45(5)
1994, c. 23, s. 26(1)

October 7, 2026

AMENDED

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): THREE SISTERS NORTH
LOCATION OF PROPERTY: BAST CON 10 PT LOT 26 ISLAND; THREE SISTERS LOWER BEVERLEY
Civic Address: 7142 Lower Beverley Rd
Ward of Bastard & South Burgess

PURPOSE: This is an application under Section 45 of the Ontario Planning Act requesting permission to expand a non-conforming use. The applicants have demolished an existing 8.4sqm (90sqft) 1 storey accessory structure (ice house) and are proposing to expand it into a two storey sleeping cabin with a ground floor area of 22.6sqm (243sqft) and a gross floor area of 45.2sqm (486sqft). The applicants are also proposing a 2.4sqm (26.3sqft) external staircase to access the second storey of the sleeping cabin as well as an 11.3sqft (122sqft) walkway deck covered with a pergola to connect the sleeping cabin to the existing dwelling. The proposed work commenced prior to the applicants having obtained the required approvals. The existing accessory structure does not comply with the required 30m setback from Lower Beverley Lake as it is setback 1.2m (4ft) from the lake. This setback is proposed to be maintained for the sleeping cabin and attached walkway decking.

The applicants are also requesting a minor variance from the Township's Zoning By-law #2023-50 as amended. The applicants are proposing to install a new grey water septic system to service the property. The following variance is requested:

- **Section 3.30.2** – Relief of 26.1m from the minimum required 30m water setback to permit a 3.9m water setback for the proposed grey water septic system.

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-36-2026) under the authority of Section 41 of the Planning Act where the applicants are proposing to undertake the works as described above.

MEETING DATE: WEDNESDAY, October 21, 2026	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.

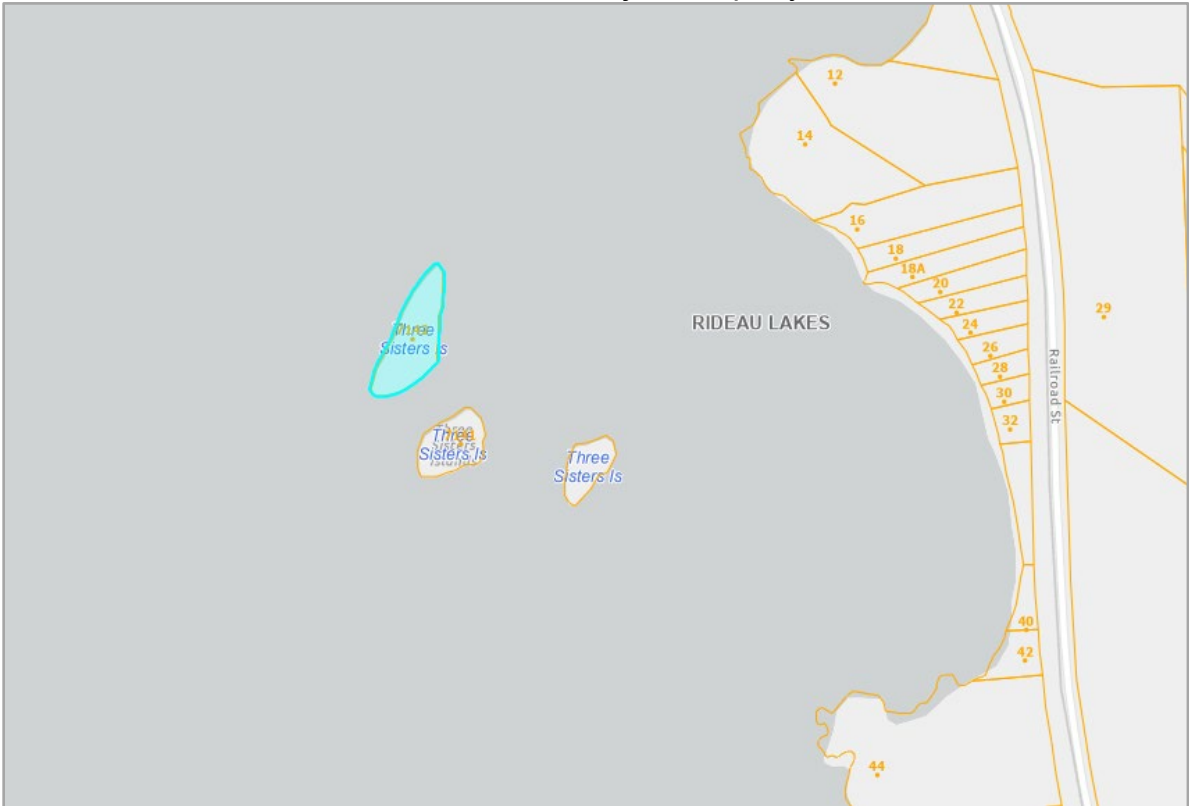
PUBLIC HEARING – You are entitled to participate in the public hearing on your own or you may be represented by counsel or an agent to give evidence about this application. Written submissions that relate to an application shall be accepted by the Secretary-Treasurer before the hearing of the application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

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

