

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

NAME OF OWNER(S): **PARKER, DAVID & SHANNON**
LOCATION OF PROPERTY: **CON 2 PT LOT 24 AND RP;28R1686 PARTS 7 AND 18 AND;RP**
 28R12373 PARTS 5 AND 6
 Ward of South Elmsley
 Civic Address: 50 O12

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 #2005-6 as amended. The applicants are proposing to demolish an existing 83.2sqm (896sqft) 1 storey dwelling in order to construct a 366.2sqm (3942sqft) 1 storey dwelling with a walkout basement (2200sqft footprint with 1742sqft basement) and 43.2sqm (465sqft) of attached uncovered decking. The existing dwelling is located 10m from the high water mark and the new dwelling is to be located 13m from the high water mark. The proposed dwelling is also to encroach closer to the existing municipal road allowance* than the existing dwelling. The applicants are additionally proposing to construct a 93.9sqm (1011sqft) 1.5 storey accessory structure (garage) (675sqft footprint with 322sqft partial second storey). The following variances are requested:

- **Section 3.23** – Relief of 1.5m from the required minimum 6m edge of private right-of-way setback to allow for a 4.5m edge of private right-of-way setback for the proposed 93.9sqm accessory structure.
- **Section 3.26.2** – Relief of 17m from the required minimum 30m water setback to allow for a 13m water setback for the proposed dwelling.
- **Section 3.28** - Relief of 3.2% from the required maximum 10% lot coverage within 60m of the high water mark to allow for a 13.2% lot coverage.
- **Section 5.2.2** – Relief of 2.3% from the required maximum 10% lot coverage to allow for a 12.3% total lot coverage.
- **Section 5.2.2** – Relief of 2.5m from the required minimum 6m exterior side yard setback to allow for a 3.5m exterior side yard 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 an application under Section 41 of the Planning Act for Site Plan Control (SP-45-2022) has also been submitted. As part of Site Plan Control the applicants intend to demolish all existing structures on the property: 62.6sqm (674sqft) of attached decking, 1.7sqm (18sqft) accessory structure (privy), 8.9sqm (96sqft) accessory structure (shed) and 41.8sqm (450sqft) of unattached waterfront decking. The applicants are also proposing to construct 11.2sqm (120sqft) of unattached waterfront decking, with only 7.8sqm (84sqft) on land, with the remainder over the water.

***TAKE NOTICE THAT** an application (RC-5-2022) to close and convey a portion of a municipal road allowance that abuts the subject property has been made concurrent to this application.

MEETING DATE: WEDNESDAY, September 28, 2022	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 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.

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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-23-2022**
Planning Act, R.S.O., c. P.13, s. 45(5)
1994, c. 23, s. 26(1)

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 Ontario Land 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.