



October 30, 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): HORTON, ALLISON

LOCATION OF PROPERTY: CON 2 PT LOT 19

Civic Address: 21 Blacksmith Rd, 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 187.3sqm (2016sqft) 2-storey duplex [footprint of 93.6sqm (1008sqft)], as well as a 55.7sqm (600sqft) 1-storey detached additional residential unit (ARU), and to install a new septic system to service the duplex and ARU. The following variances are requested:

Section:	Relief of:	Minimum Required:	To Allow For:
3.2.2.2	6m	40m of lot frontage	34m of lot frontage for a lot to be used for a duplex
3.2.2.2	246sqm	4050sqm lot size	3804sqm lot size for a lot to be used for a duplex
5.1.2	4.8m	6m front yard setback	1.2m front yard setback for the duplex
5.1.2	4.8m	6m side yard setback (west)	1.2m side yard setback (west) for the duplex
3.27	5.8m	16m centreline of the Township street setback	10.2m centreline of the Township street setback for the duplex
3.30.2	5.6m	30m water setback	24.4m water setback for the duplex
5.1.2	3m	6m side yard setback (west)	3m side yard setback (west) for the ARU
3.30.2	2.6m	30m water setback	27.4m water setback for the ARU
3.30.2	8.7m	30m water setback	21.3m water setback for the proposed 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-48-2025) 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, November 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:

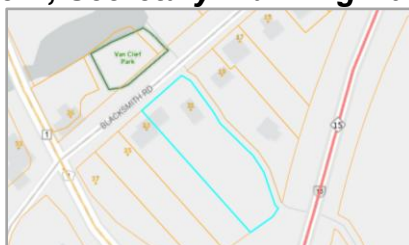
DATE: DAILY	TIME: 9:00 a.m. – 4:30 p.m.
PLACE: Township of Rideau Lakes Municipal Office	PHONE: (613) 928-2251
ADDRESS: 1439 County Road #8 Delta, ON, K0E 1G0	1-800-928-2250

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.