



Rideau Lakes

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

File Number: **A-34-2025**
Planning Act, R.S.O., c. P.13, s. 45(5)
1994, c. 23, s. 26(1)

November 14, 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): QUAILE, TIMOTHY & PAULA

LOCATION OF PROPERTY: NORTH CROSBY CON 1 PT LOT 6;AND RP 28R15732 PARTS 1 AND;6
Civic Address: 64 Scott Lane, Ward of North Crosby-Newboro

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 construct a 51.65sqm (556sqft) 1.5 storey rear addition (footprint of 20.3sqm (218.5sqft)) which also includes a full basement beneath the existing non-conforming dwelling. The dwelling will be increased in height by 3.25m to a total height of 7.52m. The applicants are also proposing to cover an existing 17.8sqm (191.6sqft) waterside deck on the dwelling. The existing non-conforming dwelling is 143.4sqm (1543.5sqft) in size and is 1.5 stories in height. The dwelling is currently non-conforming with the required 30m water setback at a setback of 17.5m, and the 6m edge of the private right-of-way setback at 4.7m. The proposed addition including the basement is to be setback at 17.5m from the water, and 1.7m from the edge of the right-of-way. The proposed deck to be covered is not changing in size or location, and is located 14.5m from the water. The applicants are also seeking a minor variance from the provisions of the Township of Rideau Lakes' Zoning By-law #2023-50 as amended. The applicants are also proposing to construct a new 187.2sqm (2015sqft) 1 storey garage at the rear of the property. The following variance is requested:

- **Section 5.2.2** – Relief of 4.76% from the permitted maximum 10% lot coverage for the whole lot to allow for a 14.76% lot coverage for the property.

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-53-2025) 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 26, 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.