



Rideau Lakes

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

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

October 1, 2026

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

NAME OF OWNER(S): O'NEILL, MARY & ZIA, SALMAN
LOCATION OF PROPERTY: PLAN 249 LOT 10 AND PT BLK A-6, BLK A-7, BLK A-12
Civic Address: 80 R5, Ward of South Elmsley

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 demolish a 106.8sqm (1150sqft) two storey dwelling [footprint of 57.6sqm (620sqft)] including all attached decking and stairs totaling 70.3sqm (757sqft) in order to construct a new 245.2sqm (2639sqft) two storey dwelling with walkout basement [footprint of 105.2sqm (1132sqft)] as well as a total of 46.5sqm (501sqft) of decking including an access ramp. The existing dwelling is non-conforming with the required 30m water setback at a setback of 11.5m, as well as non-conforming with the required 6m side yard setback (east) at a setback of 1.7m. The proposed new dwelling is to be located at the same setbacks of 11.5m to the water and 1.7m to the side lot line (east) as well as a 5.1m setback to the side lot line (west) where the current dwelling is 8m. The front deck on the existing dwelling (271sqft) is non-conforming with the maximum 2m deck projection into the water setback at a projection of 3.5m. The proposed new front deck (271sqft) is proposed to project from the dwelling 3.5m into the water setback. The applicant is also installing a new septic system through this proposal which is to be located in conformance with the required 30m water setback where the current septic system does not meet the 30m water setback. The applicants are also seeking permission to change the use of the existing sleeping cabin that is non-conforming with the required 6m side yard setback (west) at 1.13m and 30m water setback at a setback of 15m into a marine facility which requires a minimum 4.5m interior side yard setback.

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-3-2026) under the authority of Section 41 of the Planning Act where the applicants are proposing to undertake the works as described above as well as, removal of an existing 12.5sqm (135sqft) attached uncovered decking that is attached to an accessory structure (sleeping cabin proposed to be converted).

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:

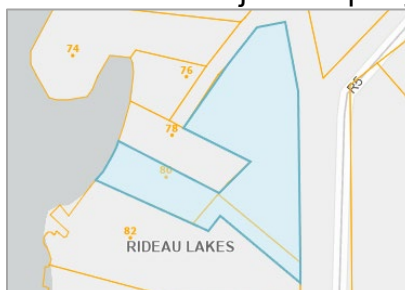
DATE: DAILY	TIME: 9:00 a.m. – 4:30 p.m.
PLACE: Township of Rideau Lakes Municipal Office	PHONE: (613) 928-2251
ADDRESS: 1439 County Road #8 Delta, ON, K0E 1G0	1-800-928-2250

FOR MORE INFORMATION about this matter, including information about appeal rights, contact Tom Fehr, Secretary-Treasurer of the Planning Advisory & Committee of Adjustment & 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 PACA in respect to this application, you must submit a written request to the Secretary-Treasurer at the above noted address.

Tom Fehr, Secretary Planning Advisory & Committee of Adjustment
Schedule A: Subject Property



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.



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