

1439 County Road 8, Delta, ON K0E 1G0
T. 613.928.2251 | 1.800.928.2250 | F. 613.928.3097

File Number: <u>A-8-2024</u> Planning Act, R.S.O., c. P.13, s. 45(5) 1994, c. 23, s. 26(1)

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): HANSEN, PAUL & LYN

LOCATION OF PROPERTY: CON 1 PT LOT 7 RP 28R4628; PART 1 RP 28R11871 PARTS 1; TO 3

Civic Address: 102 Scott Lane, Ward of North Crosby-Newboro

PURPOSE: This is an application under Section 45 of the Ontario Planning Act requesting permission to expand an existing non-conforming use, as well as minor variances from the provisions of the Township of Rideau Lakes' Zoning By-law #2023-50 as amended. The applicants are proposing to expand the existing non-conforming dwelling through a roofline adjustment resulting in an increase in volume, but no increase in height or floor area, of the existing 70sqm (753.5sqft) 1.5 storey dwelling that is non-conforming with the required 30m water setback at a setback of 1.3m (4.2ft), and the required interior west side yard setback setback 6m at а of

The applicant is also proposing to construct a 50sqm (538.2sqft) 2 storey addition to the rear of the existing non-conforming dwelling that does not meet the required minimum 30m water setback or 6m minimum interior side yard setback. The property currently contains a 10sqm (108sqft) single storey sleeping cabin that is in the location of the proposed addition, and therefore is proposed to be relocated on the property to a location that brings the previously non-conforming side yard setback into conformity, and increases but does not meet the minimum required 30m water setback. The following variances are requested:

- **Section 3.30.2 –** Relief of 25.4m from the required minimum 30m water setback to allow a 4.6m water setback for the proposed 2 storey addition.
- **Section 5.2.2** Relief of 4.7m from the required minimum 6m interior side yard setback to permit a 1.3m west side yard setback for the proposed 2 storey addition.
- **Section 3.30.2** Relief of 15.3m from the required minimum 30m water setback to allow for a 14.7m water setback for the proposed relocation of the sleeping cabin.

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-11-2024) 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, construct a new 78sqm (839.6sqft) 1 storey accessory structure (garage) that complies with Zoning By-law 2023-50.

MEETING DATE:	WEDNESDAY, April 24, 2024	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	S: 1439 County Road #8 Delta, ON, K0E 1G0		1-800-928-2250

FOR MORE INFORMATION about this matter, including information about appeal rights, contact Malcolm Norwood, Secretary-Treasurer & Manager of Development Services at 613-928-2251 ext. 236 or by email at mnorwood@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.



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1994, c. 23, s. 26(1)

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.

Malcolm Norwood, 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.