



June 5, 2026

**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):** ROLOFS, CHRISTOPHER & SARAH  
**LOCATION OF PROPERTY:** CON 2 PT LOT 7  
**Civic Address:** 11 TRADERS 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 28sqm (301sqft) one storey addition to the side of an existing 52.4sqm (564sqft) one storey dwelling, as well as raise the height of the whole dwelling by 0.3m (1ft) to a proposed height of 4.4m (14.5ft). The applicant is also proposing to construct a new 28.4sqm (305.5sqft) covered waterside deck to the existing dwelling, as well as a new attached uncovered 35.1sqm (378sqft) deck at the side of the dwelling. The existing dwelling is non-conforming with the required 30m water setback as it is currently setback at 10.2m. The addition to the dwelling is proposed to be at a water setback of 12m. The proposed new covered deck is to be located 8.2m from the lake. The applicant is also proposing to construct a new septic system which will meet the 30m water setback requirement.

**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-11-2026) 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 three buildings: a 3.7sqm (40sqft) accessory structure (shed), a 1.8sqm (20sqft) pumphouse, and a 3sqm (32sqft) accessory structure (shed), as well as construct a new 97.5sqm (1050sqft) one storey garage that meets the provisions of the Zoning By-law.

<b>MEETING DATE: WEDNESDAY, June 17, 2026</b>	<b>TIME: 1:00 p.m.</b>
<b>PLACE: Chantry Municipal Office</b>	<b>CIVIC ADDRESS: 1439 County Road 8</b>

**ADDITIONAL INFORMATION** - regarding the application is available for public inspection by appointment:

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

**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](mailto:developmentmanager@rideaulakes.ca).

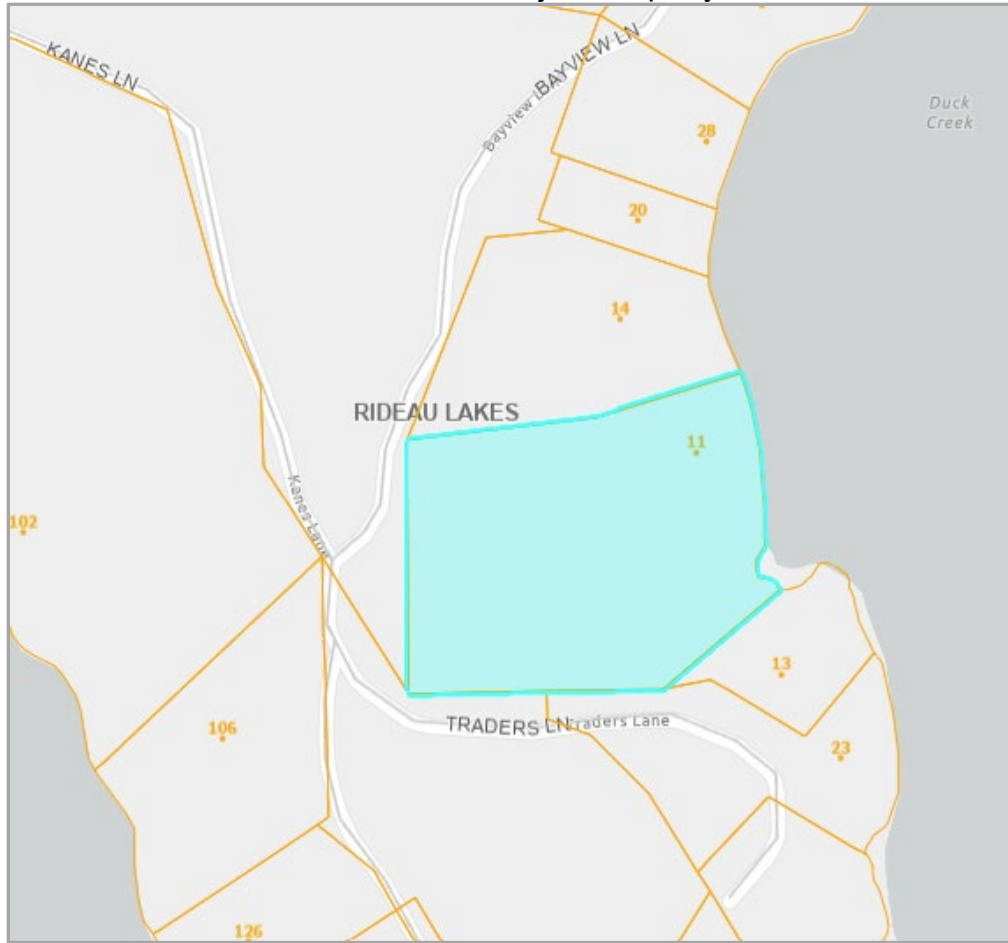
**PUBLIC HEARING** – You are entitled to participate in the public hearing on your own or you may be represented by counsel or an agent to give evidence about this application. Written submissions that relate to an application shall be accepted by the Secretary-Treasurer before the hearing of the application 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](mailto: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.**

Schedule A: Subject Property



Schedule B: Proposed Site Plan Zoomed in to Dwelling

