Rideau Lakes
1439 County Road 8, Delta, ON K0E 1G0
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rideaulakes.ca

File Number: **A-23-2024**
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): **MCEWEN, JAMES & ADRIENNE**
LOCATION OF PROPERTY: **ISLAND BACCHUS 305 CON 5 PT;LOTS 10 AND 11 PLAN 222 LOTS; 15 AND 16 PT BED LOWER;RIDEAU LAKE AND RP 28R7818**
Civic Address: 32 R1, 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 new 57.97sqm (624sqft) accessory building (garage). The existing property exceeds the permitted 10% lot coverage. The entire lot including the portion of the lot within 60m of the water is at 11.14%. The following variances are requested:

- **Section 5.2.2** – Relief of 3.31% from the permitted maximum 10% lot coverage to allow for 13.31% lot coverage for the proposed accessory building (garage).
- **Section 3.3** – Relief of 3.31% from the permitted maximum 10% lot coverage for the portion of the lot within 60m of the water to allow for 13.31% lot coverage for the portion of the lot within 60m of the water for the proposed accessory building (garage).

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-37-2024) 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, January 8, 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:

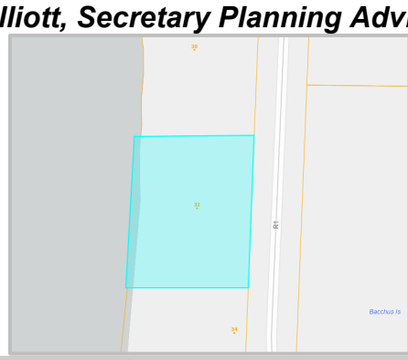
DATE: DAILY	**TIME: 9:00 a.m. – 4:30 p.m.**
PLACE: Township of Rideau Lakes Municipal Office	**PHONE: (613) 928-2251**
ADDRESS: 1439 County Road #8 Delta, ON, K0E 1G0	**1-800-928-2250**

FOR MORE INFORMATION about this matter, including information about appeal rights, contact Foster Elliott, Secretary-Treasurer & Manager of Development Services at 613-928-2251 ext. 234 or by email at felliott@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.

Foster Elliott, 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.