

File Number: <u>A-27-2024</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): NARBAITZ, PEDRO and CATHY

LOCATION OF PROPERTY: CON 2 PT LOT 29 RP 28R10392;PARTS 1 & 2

Civic Address: 47 O7B, 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 increase the height of a portion of an existing 80.7sqm (869sqft) 1 storey non-conforming dwelling by 0.89m (2.9ft) to an overall height of 4.73m (15.5ft). The existing dwelling is non-conforming with the minimum required 30m water setback at a water setback of 10.3m. The existing dwelling is also non-conforming with the required 6m interior side yard setbacks to both the north and south side at setbacks of 4.97m to the south side lot line and 3.65m to the north side. The following variances are requested:

- Section 3.30.2 Relief of 19.7m from the required minimum 30m water setback to allow for a 10.3m water setback for the proposed dwelling height increase.
- **Section 5.2.2** Relief of 1.03m from the required minimum 6m interior side yard setback to allow for a 4.97m interior side yard setback to the south for the proposed dwelling height increase.
- Section 5.2.2 Relief of 1.43m from the required minimum 6m interior side yard setback to allow for a 4.57m interior side yard setback to the north for the proposed dwelling height increase.

**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-48-2024) 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 22, 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	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 Foster Elliott, Secretary-Treasurer & Acting Manager of Development Services at 613-928-2251 ext. 234 or by email at <a href="mailto:felliott@rideaulakes.ca">felliott@rideaulakes.ca</a>.

**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 <a href="http://video.isilive.ca/rideaulakes/live.html">http://video.isilive.ca/rideaulakes/live.html</a>. If you wish to provide comments during the live stream on the subject application you are encouraged to do so to <a href="mailto:planning@rideaulakes.ca">planning@rideaulakes.ca</a>.

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.