

**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): FLEMING, DAVID & MARIE
LOCATION OF PROPERTY: BURG CON 4 PT LOT 2 RIDEAU
Civic Address: 130 McLaren Lane,
Ward of Bastard & South Burgess

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 demolish an existing 64.437.9sqm (408sqft) 1-storey sleeping cabin to construct a 325.7sqm (3506sqft) 2 storey dwelling with a footprint of 235.7sqm (2537sqft). The existing sleeping cabin is non-conforming with the required 30m water setback at a setback of 17.6m (58ft). The following variances are requested:

- **Section 3.30.2** – Relief of 14.0m from the required minimum 30m water setback to allow for 16.0m water setback for the proposed dwelling.
- **Section 3.3.1** – Relief of 1.4% from the permitted maximum 10% lot coverage for the portion of the lot within 60m of the water to permit a 11.4% lot coverage for the portion of the lot within 60m of the water for the proposed dwelling.

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-49-2024) 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, removal of an existing 9.75sqm (105sqft) accessory building (shed) and an 18.4sqm (198sqft) deck.

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: 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 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

