

File Number: <u>A-29-2024</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): DOLAND, DEBRA

LOCATION OF PROPERTY: CON 5 PT LOT 16 RIDEAU LAKE

Civic Address: 78 R2, 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 demolish an existing 159.3sqm (1715sqft) 2-storey non-conforming dwelling, that includes an attached 17.8sqm (192sqft) garage to construct a 163.6sqm (1761sqft) 1 storey dwelling. The existing dwelling is non-conforming with the required 30m minimum water setback at a setback of 8.53m (28ft). The existing dwelling is also non-conforming with the required minimum 6m side yard setbacks to the northeast and southwest lot lines at setbacks of 5.18m to the northeast and 0.9m to the southwest. The existing dwelling contains a covered enclosed deck, which is to be removed and replaced with an uncovered unenclosed deck on the water side. This removal and replacement provides an increased water setback for the proposed dwelling to be 9.75m (32ft). The existing dwelling also contains an area at the rear on the southwest side that is angled, the applicants are proposing to fill in this area in the rebuild.

The following variances are requested:

- **Section 3.30.2** Relief of 11.0m from the required minimum 30m water setback to allow for 19.0m water setback for the proposed dwelling addition (rear corner fill in).
- Section 5.2.2 Relief of 5.1m from the required minimum 6m side yard setback to allow for a 0.9m side yard setback for the proposed dwelling addition (rear corner fill in).
- Section 3.31.3 Relief of 0.44m from the maximum permitted 2m deck projection where the main building is equal to or greater than 8m but less than 15m from the high water mark to permit a 2.44m maximum deck projection into the water setback from the main building for the proposed deck.

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-50-2024) 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 the second storey on the dwelling & removal of three accessory structures (sheds) with sizes of 9.66sqm (104sqft), 5.9sqm (64sqft) & 5.9sqm (64sqft).

MEETING DAT	E: 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:

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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

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.