



Rideau Lakes

Planning Advisory and Committee of Adjustment

Minutes

**April 15, 2026, 1:00 p.m.
Municipal Office, Chantry**

Members Present: Councillor Jeff Banks, Councillor Paula Banks, Councillor Sue Dunfield, Councillor Ron Pollard, Councillor Deborah Anne Hutchings, George Bracken, Public Member, Councillor Dustin Bulloch

Members Absent: Mayor Arie Hoogenboom

Staff Present: Tom Fehr, Manager of Development Services, Foster Elliott, Associate Planner, Amy Schur, Development Services Analyst

Call to Order

Chair Dunfield called the meeting to order at 1:00pm.

Roll Call

Amy Schur, Development Services Analyst noted that Councillors Jeff Banks and Paula Banks were joining by phone, Public Member George Bracken was running late, Councillor Debbie Hutchings was late but joining virtually and that Mayor Hoogenboom was absent with prior notice, all other members were in person.

Adoption of Agenda

Chair Dunfield asked if there were any changes to the Agenda and none were noted.

RESOLUTION 25-2026

Moved by Jeff Banks
Seconded by Dustin Bulloch

That the Planning Advisory and Committee of Adjustment adopt the Agenda as submitted.

Carried

Declaration of Pecuniary Interest and the General Nature Thereof

The Chair asked if any Committee Member had a Pecuniary Interest in any Item on the Agenda and if so, the Nature of that Interest. None were received.

Councillor Debbie Hutchings joined the meeting virtually at 1:03pm.

Adoption of Minutes: March 18, 2026

Minutes of the Planning Advisory and Committee of Adjustment Meeting held March 18, 2026 were reviewed by the Committee. Chair Dunfield asked for any errors or omissions and none were heard.

RESOLUTION 26-2026

Moved by Ron Pollard
Seconded by Paula Banks

That this Committee approve the Planning Advisory and Committee of Adjustment Minutes of Wednesday, March 18, 2026 as submitted.

Carried

New Business

Zoning By-Law Amendment Applications

ZBA-3-2026 LAIDLAW & LYNDHURST LAKE SHORE INC

Owner - Guy Laidlaw was present in Council Chambers in person.

Foster Elliott, Associate Planner, verbally reviewed the request to change the zoning classification on a portion of the subject properties from Rural (RU) to Waterfront Residential Special Exception (RW-X) to require a 40m water setback where a standard 30m water setback is called for in the Township's Zoning By-law. This application is required as a condition of consent approval for consent applications B-48-22 to B-50-22 and applies to the RU zoned area only. The Flood Plain (FP) and Environmental Protection B (EP-B) zones on the property will remain zoned FP and EP-B. Mr. Elliott mentioned that the CRCA had no objections, the CBO and Fire Chief had no concerns and that one public comment had been received noting no objections.

Chair Dunfield asked if the owner had anything to add. Mr. Laidlaw had nothing to add at this time. Mr. Elliott confirmed no online comments were received.

Chair Dunfield asked the public in attendance if anyone would like to speak to this application. No comments were heard.

Discussion opened - No comments were heard.

RESOLUTION 27-2026

Moved by Dustin Bulloch
Seconded by Deborah Anne Hutchings

That the Planning Advisory & Committee of Adjustment recommend to the Council of the Corporation of the Township of Rideau Lakes that Zoning By-Law Amendment application ZBA-3-2026 by Guy Laidlaw & Lyndhurst Lake Shores Inc. in the Ward of Bastard & South Burgess, be approved as submitted which will rezone the subject properties from Rural (RU) to Waterfront Residential Special Exception (RW-X) to set a site specific 40m water setback where generally a 30m setback is required.

Carried

Section 45 Applications

A-6-2026 ALLAIN, GOLDIE and WALSH

Agent/Owner – Jordan Allain & Breanne Goldie were present in Council Chambers in person.

Foster Elliott, Associate Planner, verbally reviewed the request to construct a 24.5sqm (264sqft) one storey addition to an existing 128.6sqm (1384sqft) 2 storey dwelling. The existing dwelling is non-conforming as it is located 3.2m from the front lot line where a 6m setback is required, the 16m centreline of the Township street setback (no distance provided), and 5.4m from the side lot line (southeast) where a 6m setback is required. The proposed addition is located in a conforming location with the front lot line and centreline of the road setback, however maintains the non-conforming 5.4m side lot line setback. The addition has already been constructed. This property is also subject to Site Plan Control Application (SP-6-2026). Mr. Elliott mentioned that the CBO had no concerns with the addition, however noted concerns with the already constructed decking. The Fire Chief & the Manager of Roads and Drainage had no concerns, no comments had been received from the RVCA or Parks Canada and that one public comment had been received noting no objections.

Public Member George Bracken joined the meeting at 1:12pm.

Chair Dunfield asked if the owner had anything to add. Mr. Allain had nothing to add at this time. Mr. Elliott confirmed no online comments were received.

Chair Dunfield asked the public in attendance if anyone would like to speak to this application. No comments were heard.

Discussion opened - No comments were heard.

RESOLUTION 28-2026

Moved by Paula Banks
Seconded by Ron Pollard

That Section 45 application A-6-2026 by Jordan Allain, Breanne Goldie & David Walsh, of the Ward of Bastard & South Burgess, is approved as submitted for the following reasons provided the attached conditions are complied with:

REASONS:

1. The proposal is considered appropriate development for the property;
2. There are no anticipated impacts to the surrounding properties and neighbourhood.
3. There are no anticipated land use compatibility issues through the implementation of the conditions.

CONDITIONS:

1. That this approval is based on the following specifications and that any deviation from these specifications will require subsequent review and approval by the Township:
 - a. The dimensions and location of the proposed structure(s) shall be consistent with the approval;
 - b. All setbacks and development parameters shall be consistent with the details noted in the site plan and compliant with Zoning By-law 2023-50 where no approval has been granted;
2. That this approval is contingent upon the owners entering into a Site Plan Agreement (SP-6-2026) with the Township; and;
3. Future development not included in this approval will be subject to review and approval by the Township, Conservation Authority and/or Parks Canada and any other governing agency or regulations where applicable.

Carried

A-7-2026 FASANO

Agent– Emily Chan was present in Council Chambers in person.

Foster Elliott, Associate Planner, verbally reviewed the proposal to expand an existing 14.9sqm (160sqft) sunroom with a 5.6sqm (60sqft) addition. The addition is on the front of sunroom which is on the water side of a 60.3sqm (650sqft) 1 storey dwelling. Through this proposal the whole sunroom area will be reconstructed to include the addition. The existing dwelling is located 14.3m (47ft) from the water and Natural Heritage A designation where a standard of 30m is required. The proposed sunroom addition is to be located 13.4m (44ft) from the water and Natural Heritage A designation. The addition has already been constructed. This property is also subject to Site Plan Control Application (SP-7-2026). Mr. Elliott mentioned that the CRCA had no objections. The CBO and Fire Chief had no objections and no public comments had been received.

Chair Dunfield asked if the agent had anything to add. Ms. Chan had nothing to add at this time. Mr. Elliott confirmed no online comments were received.

Chair Dunfield asked the public in attendance if anyone would like to speak to this application. No comments were heard.

Discussion opened - Committee members asked questions and made comments.

RESOLUTION 29-2026

Moved by Deborah Anne Hutchings
Seconded by Jeff Banks

That Section 45 application A-7-2026 by Tina-Marie Fasano, of the Ward of Bastard & South Burgess, is approved as submitted for the following reasons provided the attached conditions are complied with:

REASONS:

1. The proposal is compatible with the neighbouring land uses;
2. There are no anticipated impacts to the environment through the implementation of the conditions.
3. The proposal is considered appropriate expansion.

CONDITIONS:

- 1) That this approval is based on the following specifications and that any deviation from these specifications will require subsequent review and approval by the Township:
 - a) The dimensions and location of the proposed structure(s) shall be consistent with the approval;
 - b) All setbacks and development parameters shall be consistent with the details noted in the site plan and compliant with Zoning By-law 2023-50 where no approval has been granted;
- 2) That this approval is contingent on the owners entering into a site plan agreement with the Township through SP-7-2026; and
- 3) Future development not included in this approval will be subject to review and approval by the Township, Conservation Authority, and any other governing agency or regulations where applicable.

Carried

Other Business

Zoning By-Law Amendments - Housekeeping Discussion

Tom Fehr, Manager of Development Services, gave a brief overview of the proposed Zoning By-Law Housekeeping Amendments.

Discussion opened - Committee members asked questions and made comments.

Councillor Paula Banks left the meeting at 1:40pm.

RESOLUTION 30-2026

Moved by Jeff Banks
Seconded by Dustin Bulloch

That the Planning Advisory & Committee of Adjustment acknowledge the discussion regarding the Zoning By-Law Housekeeping Amendments that staff be directed to prepare a Zoning By-law Amendment for a future PACA meeting.

Carried

Manager's Report

Tom Fehr, Manager of Development Services, gave a brief overview of the report.

RESOLUTION 31-2026

Moved by Ron Pollard
Seconded by George Bracken

That the Planning Advisory and Committee of Adjustment acknowledges the written and verbal report of Tom Fehr, Manager of Development Services, regarding matters provided for information purposes.

Carried

Adjournment

Chair Dunfield declared the Meeting adjourned at 2:12 p.m.

Sue Dunfield, Chair

Tom Fehr, Secretary/Treasurer