



<b>Report to the Planning Advisory &amp; Committee of Adjustment</b>	
<b>Date of Meeting:</b> August 28, 2024	<b>Date of Report:</b> August 22, 2024
<b>Subject of Report:</b> Manager's Report	
<b>Recommendation:</b> Be it resolved that the Planning Advisory and Committee of Adjustment receive the August 28, 2024 Managers Report for Information Purposes.	
<b>Report Prepared By:</b>	 <hr/> <b>Malcolm Norwood</b> <b>Manager of Development Services</b>
<b>Departmental Approval:</b>	 <hr/> <b>Malcolm Norwood</b> <b>Manager of Development Services</b>
<b>CAO Approval:</b>	<hr/> <b>Shellee Fournier, CAO</b>

### **Manager Site Plan Approvals**

#### **SP-22-2024 BONGIORNO**

54 R12, Ward of South Elmsley

- Construct a new 2 storey 111.5sqm (1200sqft) accessory structure (garage)
- Property currently contains an existing 148.87sqm (1602sqft) 2-storey dwelling with a height of 7.77m (25.5 ft)
- There is an existing site plan agreement from 2021 for the second storey that is registered on title to the property

#### **SP-27-2024 ARBUCKLE**

34 Rideau View Lane, Ward of North Crosby-Newboro

- Re-construct a one-storey 52.02sqm (560sqft) marine facility (boathouse) on land that was damaged by fire event and only the footprint remains
- Also to construct a new marine rail system located on the shoreline to the proposed marine facility
- Property currently contains a 187sqm (2012sqft) 2 storey dwelling with a 41.8sqm (450sqft) attached garage, a 10.9sqm (117sqft) shed and a 56sqm (603sqft) pool deck surrounding an above ground pool
- There is an existing 5.95sqm (64sqft) gazebo with a woodstove located next to the proposed accessory structure

#### **SP-28-2024 KAY**

64 R5, Ward of South Elmsley

- Construct a (183sqft) attached, uncovered deck and a 46.03sqm (495sqft) attached cantilevered balcony
- The original dimensions of the existing structures are 16sqm(172sqft) and 44sqm(473sqft) respectively
- Property is subject to a prior combined Minor Variance and Site Plan Application A-4-2009 and SP-14-2009 for a proposed 72.8sqm (784sqft) one-storey accessory structure (garage) that is not yet constructed

- Property currently contains a 181.9sqm(1958sqft) 1 storey dwelling with two accessory structures, a 29.2sqm(315sqft) detached one-storey accessory structure (garage) and a 14.9sqm(160sqft) utility shed
- There are two retaining walls located between the shoreline and development

### **Manager Consent Approvals**

#### **B-60-24 BUTCHER & DELANEY**

73 Indian Lake Rd, Ward of South Crosby

- 1 new lot from an existing parcel that is 5.96 hectares in size
- Lands to be severed are proposed to be 1 hectare with 65 metres of frontage on Indian Lake Road, are currently vacant and are proposed to be used for residential purposes
- Retained lands are proposed to be approximately 4.85 hectares with approximately 335.2 metres of frontage on Indian Lake and 20 metres of frontage on Indian Lake Road, contain a dwelling and accessory structure (garage) and are used for residential purposes

#### **B-71-24 BOND**

2102 Portland Road, Ward of Bastard & South Burgess

- 1 new lot from an existing 114.59 acre (46.37ha) parcel
- severed lands are proposed to be 4 acres (1.62 hectares) with 91.4m of frontage on Portland Road, are currently vacant and are proposed to be used for residential purposes
- Retained lands are proposed to be approximately 110.59 acres with approximately 932.5m of frontage on Portland Road split between two sections of 766.1m and 166.4m, contain a dwelling and accessory buildings and structures (garage/shed/wood furnace) and are used for residential and agricultural purposes

#### **B-76-24 JORDAN**

198 Townline Rd, Ward of South Elmsley

- 1 new lot from a parcel that is 176.69 acre (71.5 ha) in size
- Severed lands are proposed to be 7.12 acres (2.88 hectares) with 320m of frontage on Townline Road, are currently developed with a dwelling and associated residential and agricultural buildings and are proposed to be used to residential and agricultural purposes
- Retained lands are proposed to be approximately 169.57 acres (68.62 ha) in size, with three sections of road frontage that are: 347.7m on Townline Road west of the proposed new lot, 258m on Townline Road east of the proposed new low, and 142.8m on Anglican Church Road (County Road 1). The retained lands contain a hunting cabin and are proposed to be used for agricultural purposes

### **Updates, Notices & Communications**

#### *New Provincial Planning Statement (PPS)*

Staff provided a review of the draft PPS at the May 8 PACA meeting and identified some of the proposed changes that would affect planning in Rideau Lakes. On August 21 the final version of the proposed 2024 PPS was released that is to be in place for October 20, 2024. A 30 day comment period opened on August 20 for on any specific planning matters in process that might need to be addressed through a potential transition regulation under the Planning Act.

As this Manager's report is written on August 22<sup>nd</sup>, staff have not had time to review any meaningful changes to the PPS that may deviate from the report provided on May 8, 2024. However staff will continue to keep PACA apprised of any meaningful changes or impacts to planning at the Township as a result of the transition and new PPS.

The full 2024 PPS is found online here: <https://ero.ontario.ca/notice/019-8462>

*OLT-24-000534 Decision (B-14-24 DAVIES)*

A decision from the Ontario Land Tribunal was issued in a severance application that was reviewed earlier in 2024. In short, the Tribunal accepted all of the expert witness evidence provided by the Township's Manager of Development Services and the Planner at the United Counties of Leeds and Grenville, however did remove 4 of the recommended conditions originally proposed by staff while affirming 4 other conditions recommended by staff. The full decision is attached.

**Attachments**

1. OLT-24-000534 Decision