



COMMITTEE OF ADJUSTMENT AGENDA

Monday, April 22nd, 2024 – 5:00 p.m.
Municipal Office – Council Chambers – 217 Harper Road

Chair, Larry Sparks

1. CALL TO ORDER

2. AMENDMENTS/APPROVAL OF AGENDA

*Suggested Motion by Richard Schooley/Peter Siemons:
“THAT, the agenda be adopted as presented.”*

3. APPOINTMENT OF SECRETARY TREASURER

*Suggested Motion by Ron Running/Peter Siemons:
“THAT, Aaron Watt be appointed as Secretary/Treasurer of the Committee of Adjustment for the Committee of Adjustment Meeting on April 22nd, 2024.”*

4. DISCLOSURE OF PECUNIARY INTEREST AND/OR CONFLICT OF INTEREST AND GENERAL NATURE THEREOF

5. APPROVAL OF MINUTES

- i) **Committee of Adjustment Meeting – March 18th, 2024 - *attached, page 5.***

*Suggested Motion by Peter Siemons/Richard Schooley:
“THAT, the minutes of the Committee of Adjustment meeting held March 18th, 2024 be approved as circulated.”*

6. INTRODUCTION

- The purpose of this meeting is to hear application for Minor Variance:
 - **Robertson and Patti**
- The Committee is charged with making a decision on the applications on the agenda. The decision will be based on both oral and written input received and understandings gained.

- The Planner will provide a brief overview of the details of the file. The applicant will then be given an opportunity to explain the need for the variance. Then, any person or public body, in opposition and then in favour, to the application will be heard.
- If you wish to be notified of the decision of the Committee of Adjustment in respect to the below listed application(s), you must submit a written request to the Secretary-Treasurer of the Committee of Adjustment at adminassistant@tayvalleytwp.ca.
- The Secretary/Treasurer must provide notice of the Committee's decision to all those who request a copy.

7. APPLICATIONS

i) **FILE #:** **MV24-05 ROBERTSON AND PATTI – attached, page 12.**
520 MacGowan Lane
Concession 8, Part Lot 2
Geographic Township of North Burgess

- (a) PLANNER FILE REVIEW
- (b) APPLICANT COMMENTS
- (c) ORAL & WRITTEN SUBMISSIONS
- (d) DECISION OF COMMITTEE

*Recommended Decision by Peter Siemons/Richard Schooley:
 “THAT, in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, that Minor Variance Application MV24-05 is approved, to allow a variance from the requirements of Section 3.30 (Yard and Water Setback Encroachments) of Zoning By-Law 2002-121, for the lands legally described as 520 MacGowan Lane, Concession 8, Part Lot 2, in the geographic Township of North Burgess, now known as Tay Valley Township in the County of Lanark – Roll Number 0911-911-010-22400;*

- *To permit the construction of screened-in and open and unroofed porch additions to a cottage, at a minimum water setback of 9.06m (29.7 ft) rather than the 30m required.*
- *To permit the construction of open and unroofed porch additions to a cottage with a combined horizontal surface area of 36.3m² (390.7 sq ft) rather than the 14m² permitted.*

AND THAT, *the owners enter into a Site Plan Control Agreement prepared by the Township.”*

8. NEW/OTHER BUSINESS

None.

9. ADJOURNMENT

MINUTES

COMMITTEE OF ADJUSTMENT MINUTES

Monday, March 18th, 2024

5:00 p.m.

Tay Valley Municipal Office – 217 Harper Road, Perth, Ontario
Council Chambers

ATTENDANCE:

Members Present: Chair, Larry Sparks
Peter Siemons
Richard Schooley

Members Absent: None

Staff Present: Noelle Reeve, Planner
Garry Welsh, Secretary/Treasurer
Amanda Mabo, Chief Administrative Officer/Clerk

Staff Absent: None

Applicants/Agents Present: Chris Clarke, ZanderPlan Inc., Agent/Applicant
Spencer Kell, Owner

Public Present: Dr. Jessica Younes
Sara Simpson
Garry Dean
Simon Spanchak
Danny Jollimore
Teri McKay
Josh Simpson
Christa Haddad
Roland Spuehler
Genevieve Gallant
Linzi Schofield

1. CALL TO ORDER

The Chair called the meeting to order at 5:00 p.m.
A quorum was present.

2. AMENDMENTS/APPROVAL OF AGENDA

The Agenda was adopted as presented.

3. **DISCLOSURE OF PECUNIARY INTEREST AND/OR CONFLICT OF INTEREST AND GENERAL NATURE THEREOF**

None at this time.

4. **APPROVAL OF MINUTES**

i) **Committee of Adjustment Meeting – February 26th, 2024.**

The minutes of the Committee of Adjustment meeting held on February 26th, 2024, were approved as circulated.

5. **INTRODUCTION**

The Chair welcomed the attendees. The Chair then provided an overview of the Minor Variance application review process to be followed, including:

- the mandate and responsibilities of the Committee
- a review of available documentation
- the rules of natural justice, the rights of persons to be heard and to receive related documentation on request and the preservation of persons' rights.
- the flow and timing of documentation and the process that follows this meeting
- any person wanting a copy of the decision regarding this/these application(s) should leave their name and mailing address with the Secretary/Treasurer.

The Chair advised that this Committee of Adjustment is charged with making a decision on the applications tonight during this public meeting. The decision will be based on both the oral and written input received and understandings gained.

Based on the above, the Committee has four decision options:

- Approve – with or without conditions
- Deny – with reasons
- Defer – pending further input
- Return to Township Staff – application deemed not to be minor

The agenda for this meeting included the following application(s) for Minor Variance:

MV23-10 – Scobie, Concession 6, Part Lot 23, geographic Township of North Burgess

MV24-02 – March, Concession 3, Part Lot 12, geographic Township of North Burgess

MV24-02 – Kell, Concession 8, Part Lots 13 and 14, geographic Township of South Sherbrooke

6. APPLICATIONS

i) FILE #: MV23-10 - Scobie

a) PLANNER FILE REVIEW

The Planner reviewed the file and PowerPoint in the agenda package. The Planner noted that the applicant worked closely with the Rideau Valley Conservation Authority (RVCA) and Planner to revise the original application as the applicant was proposing a much larger expansion which would have encroached farther towards the lake. RVCA comments, received after the Planner's report was completed, supported the revised proposal submitted by the applicant.

b) APPLICANT COMMENTS

None.

c) ORAL & WRITTEN SUBMISSIONS

None.

d) DECISION OF COMMITTEE

RESOLUTION #COA-2024-03

MOVED BY: Richard Schooley
SECONDED BY: Peter Siemons

“THAT, in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, that Minor Variance Application MV23-10 is approved, to allow a variance from the requirements of Section 3.29 (Water Setbacks) and Section 5.2.2 (Zone Provisions) of Zoning By-Law 2002-121, for the lands legally described as 317 West Bay Drive, Concession 6, Part Lot 23, in the geographic Township of North Burgess, now known as Tay Valley Township in the County of Lanark – Roll Number 0911-911-020-78800;

- To permit a 44.2 m² (476 sq ft) addition to a cottage, at a setback of 19m from Black Lake, rather than the 30m required.
- To permit lot coverage of 11% rather than the 10% permitted.

AND THAT, the owners enter into a Site Plan Control Agreement prepared by the Township.”

ADOPTED

ii) **FILE #: MV24-02 - March**

a) **PLANNER FILE REVIEW**

The Planner reviewed the file and PowerPoint in the agenda package. The Planner confirmed that RVCA comments, received after the Planner's Report was completed, were supportive of the applicant's proposal. The Planner also noted that the existing Site Plan Control Agreement will be updated to include RVCA recommendations, and that replacement of the septic system will provide a net environmental gain.

b) **APPLICANT COMMENTS**

None.

c) **ORAL & WRITTEN SUBMISSIONS**

None.

d) **DECISION OF COMMITTEE**

RESOLUTION #COA-2024-04

MOVED BY: Richard Schooley
SECONDED BY: Peter Siemons

“THAT, in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, that Minor Variance Application *MV24-02 is approved, to allow a variance from the requirements* of Section 3.29 (Water Setbacks) and Section 5.2.2 (Zone Provisions) of Zoning By-Law 2002-121, for the lands legally described as 913 Shady Lane, Concession 3, Part Lot 12, in the geographic Township of North Burgess, now known as Tay Valley Township in the County of Lanark – Roll Number 0911-911-020-09300;

- To permit a 6.1 m² (65.7 sq ft) addition to a cottage, at a setback of 22m (72 ft) from Big Rideau Lake, rather than the 30m required, and
- To permit lot coverage of 11% rather than the 10% permitted;

THAT, the existing Site Plan Control Agreement be updated.

AND THAT, minor variance approval is subject to confirmation of legal access and/or road frontage.”

ADOPTED

iii) **FILE #: MV24-04 - Kell**

a) **PLANNER FILE REVIEW**

As a preamble, the Chair reminded all in attendance that the Committee is precluded from determining the planning merits of the application based on the personal or protected characteristics of people who may occupy the Group Home. Personal or protected characteristics include disabilities such as addiction.

The Planner then reviewed the file and PowerPoint in the agenda package. The Planner demonstrated that the proposal meets the Zoning By-Law performance standards for 1 Group Home per 1,000 residents and 500m separation between Group Homes, but the Minor Variance is sought to obtain relief from the required 30m separation from the nearby dwelling, across the road.

The Planner noted that the Mississippi Valley Conservation Authority (MVCA) had no concerns with the proposal as there is no exterior construction proposed. However, if there are any future alterations which cause disturbance within 15m (50 ft) of the river shoreline, a permit from MVCA would be required.

b) **APPLICANT COMMENTS**

None.

c) **ORAL & WRITTEN SUBMISSIONS**

Members of the Committee confirmed that they were provided with all written submissions and had reviewed them extensively.

A neighbouring property owner asked if the application has required an extraordinary amount of staff time to review. The Planner confirmed that although there was a significant amount of research and review it would by no means be considered extraordinary.

Neighbouring residents also asked for clarification on the difference between the proposed group home and the former addiction treatment centre within the village of Maberly. The Planner explained that the group home is intended to provide a sober living environment for those who have already undergone addiction detoxification treatment elsewhere.

d) **DECISION OF COMMITTEE**

The Committee acknowledged that neighbouring property owners had concerns with the proposal for a Group Home but that these concerns are beyond the limits or purview of decisions made under the *Planning Act*.

RESOLUTION #COA-2024-05

MOVED BY: Peter Siemons

SECONDED BY: Richard Schooley

“**THAT**, in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, that Minor Variance Application MV24-04 is approved, to allow a variance from the requirements of Section 3.5 (Group Homes) of Zoning By-Law 2002-121, for the lands legally described as 261 Maberly Elphin Road, Concession 8, Part Lot 13 and 14, in the geographic Township of South Sherbrooke, now known as Tay Valley Township in the County of Lanark – Roll Number 0911-914-010-20500;

- To permit a Group Home to be setback 18m from a dwelling on another lot rather than the 30m required.”

ADOPTED

7. NEW/OTHER BUSINESS

None.

8. ADJOURNMENT

The meeting adjourned at 5:49 p.m.

APPLICATIONS

Committee of Adjustment

April 22, 2024

Noelle Reeve, Planner

APPLICATION MV24-05

Robertson and Patti

520 MacGowan Lane, Concession 8, Part Lot 2
geographic Township of North Burgess

SUMMARY OF PROPOSAL

Purpose and Effect: To seek relief from Section 3.30 (Yard and Water Setback Encroachments) of Zoning By-Law 2002-121, as amended, as follows:

- To permit the construction of screened-in and open and unroofed porch additions to a cottage, at a minimum water setback of 9.06m (29.7 ft) rather than the 30m required.
- To permit the construction of open and unroofed porch additions to a cottage with a combined horizontal surface area of 36.3m² (390.7 sq ft) rather than the 14m² permitted.

The effect of the variance is to permit the replacement of existing front and side decking with both screened-in and open and unroofed porches, at a minimum setback of 9.06m and a combined open and unroofed porch area of 36.3m². The owners are also proposing to demolish an existing 39m² (420 sq ft) sleeping cabin, resulting in an overall lot coverage reduction from 0.62% to 0.59%.

REVIEW COMMENTS

The property is located at 520 McGowan Lane. The lot is 3.64 ha (9 acres) with approximately 52.4m (172ft) water frontage and contains a cottage and a sleeping cabin.

Provincial Policy Statement

No concerns. Sections 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns, Section 2.1 Natural Heritage and Section 3.1 Protecting Public Health and Safety, are satisfied as the removal of the sleeping cabin prior to the construction of the proposed decks and screened in porch will result in a net reduction of lot coverage.

A Site Plan Control Agreement will also provide protection of the shoreline and can be used to obtain some naturalization of the property.

County Sustainable Community Official Plan

No Concerns. Section 3.3.3.1 Rural Area Land Use Policies Objectives are to: ensure development is consistent with rural service levels; to maintain the distinct character of rural,

waterfront and settlement areas; and to ensure that development is compatible with natural heritage.

Official Plan

The subject land is designated Rural and in the *Official Plan*, and residential uses are permitted. The lot also falls within an Abandoned Mine Site 1km buffer.

Zoning By-Law

The property is zoned Rural and a cottage is a permitted use. Current lot coverage is 0.62% and with the proposed demolition of the sleeping cabin and replacement of the decking with porches the resulting lot coverage will be reduced to 0.59%. This is well within the 20% maximum lot coverage permitted.

The application can be considered minor in impact as the lot coverage is met and the proposed removal of the sleeping cabin will reduce the living space within 30m of the shore by 39 m².

The proposal is also desirable and appropriate development of the lands in question as it is a permitted use. The removal of the sleeping cabin will provide additional vegetated area close to the lake.

CIRCULATION COMMENTS

Rideau Valley Conservation Authority (RVCA) – No objections. Standard conditions.

Most of RVCA's watershed has been identified as a highly vulnerable aquifer as stated in the catchment report and indicated in the Mississippi-Rideau Source Water Protection Plan. These are aquifers that are vulnerable to surface contaminants due to thin or absent soils overlying bedrock that may be fractured. Where these conditions exist, it may be possible for contaminants to enter drinking groundwater supplies. For this reason, care should be taken to avoid land uses and practices that may inadvertently lead to undesirable effects on groundwater.

Mississippi Rideau Septic System Office (MRSSO) – MRSSO Comments had not been received at the time of the report.

Public – None at the time of the report.

SITE PLAN CONTROL AGREEMENT

A Site Plan Control Agreement containing the recommendations of the RVCA is proposed to enhance protection of the water quality of Otty Lake including:

- Surface and roof water runoff management shall be implemented by directing runoff from eaves trough placement and outlets to natural or constructed French drains/areas to allow for maximum infiltration of roof runoff as much as possible away from the services and lake.

- Sediment and erosion controls between the construction area and Otty Lake are to be installed prior to initiation of the work, and to remain in place until the site has been allowed to regenerate and vegetation has been re-established to the satisfaction of the Township or Chief Building Official.
- A vegetation plan should be included as a schedule in any future site plan control agreement. This plan should note the location of the existing vegetation on the subject property, show where there would be increased vegetation and include text for the vegetative buffer's long-term retention. This would not preclude an opening to the shoreline which is a minimum width of 15 metres or 25% of the frontage of the lot, whichever is less.

The following statement should be included in any agreement:

“Should any work be undertaken along the shoreline of Otty Lake and/or 15 m inland, permits would be required by the Rideau Valley Conservation Authority in accordance with Ontario Regulation 174/06 (“Development, Interference with Wetlands and Alteration to Shorelines and Watercourses”).”

RECOMMENDATION

That the Minor Variance be granted for relief from the requirements of Section 3.30 (Yard and Water Setback Encroachments) of Zoning By-Law 2002-121, as amended, as follows:

- To permit the construction of a screened-in and open and unroofed porch additions to a cottage, at a minimum water setback of 9.06m (29.7 ft) rather than the 30m required.
- To permit the construction of open and unroofed porch additions to a cottage with a combined horizontal surface area of 36.3m² (390.7 sq ft) rather than the 14m² permitted.

because the general intent and purpose of the *Official Plan* and *Zoning By-law* are maintained; further, that the variance is desirable for the appropriate development of the lands and can be considered minor. As such, the application meets the tests of the *Planning Act*.

And that the owners enter into a Site Plan Control Agreement prepared by the Township.

Robertson and Patti Minor Variance

Public Notice

Pursuant to the Planning Act, Notice of Public Hearing is to be provided a minimum of 10 days for a Minor Variance to the Zoning By-law. Notice was duly given by posting at the nearest public road and delivering to adjacent property owners within 60 metres of the location. Notice was also given to public agencies as required.

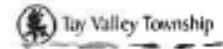
Ontario Land Tribunal

Please be cautioned that if, at a later date, the owner chooses to appeal the Committee's decision on this matter to the Ontario Land Tribunal, the Tribunal may dismiss all or part of an appeal without holding a hearing if the reasons set out in the appeal do not refer to land use planning grounds offended by the decision, or if the appeal is not made in good faith, or if it is frivolous or vexatious or made only for the purpose of delay.

The Tribunal may also dismiss the appeal if the owner did not make oral submission at the public meeting or did not make written submission before the variance was adopted.

If the owner chooses to appeal, the owner must submit written reasons, the prescribed fee and any other background material requested. This notice is not intended to discourage the owner's objection in any way. It is intended only to inform the owner of their rights and obligations and to encourage early participation.

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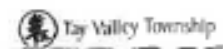
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Robertson and Patti Minor Variance

Decision Process

- based on both the oral and written input received and understanding gained
- four key factors:
 - ✓ Is the application generally in keeping with the intent of the Township's Official Plan?
 - ✓ Is the application generally in keeping with the intent of the Township's Zoning By-laws?
 - ✓ Is it desirable and appropriate development and use of the site?
 - ✓ Is it minor in nature and scope?
- four decision options:
 - ? Approve – with or without conditions
 - ? Deny – with reasons
 - ? Defer – pending further input
 - ? Return to Township Staff – application deemed not to be minor

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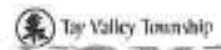
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Robertson and Patti Minor Variance

Hearing Process

- The Planner will review the application and present her comments plus those of the Conservation Authority, Septic System Office, and any public comments received
- The Applicant may provide additional details or clarification
- Any members of the public may contribute comments or questions
- The Committee members will discuss and decide
- The Notice of Decision will be signed

3



3

Robertson and Patti

*520 MacGowan Lane, Part Lot 2, Concession 8,
Geographic Township of North Burgess*



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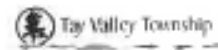
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Robertson and Patti Minor Variance

Hearing Process

- The Planner will review the application and present her comments plus those of the Conservation Authority, Septic System Office, and any public comments received
- The Applicant may provide additional details or clarification
- Any members of the public may contribute comments or questions
- The Committee members will discuss and decide
- The Notice of Decision will be signed

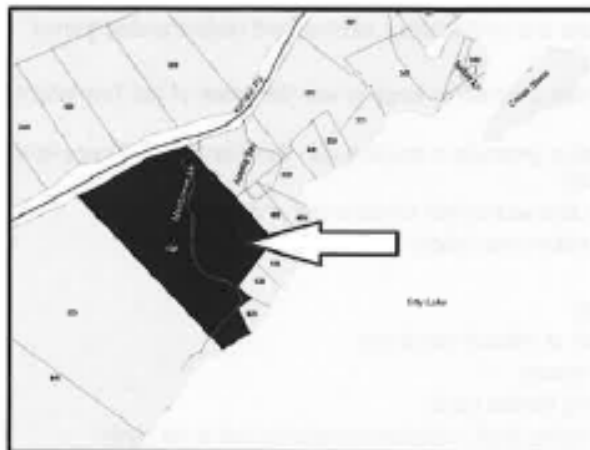
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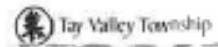
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Robertson and Patti

*520 McGowan Lane, Part Lot 2, Concession 8,
Geographic Township of North Burgess*



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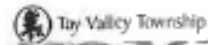
Robertson and Patti - Proposal

The Minor Variance application seeks relief from Section 3.30 (Yard and Water Setback Encroachments) of Zoning By-Law 2002-121, as amended, as follows:

- To permit the construction of screened-in and open and unroofed porch additions to a cottage, at a minimum water setback of 9.06m (29.7 ft) rather than the 30m required.
- To permit the construction of open and unroofed porch additions to a cottage with a combined horizontal surface area of 36.3m² (390.7 sq ft) rather than the 14m² permitted.

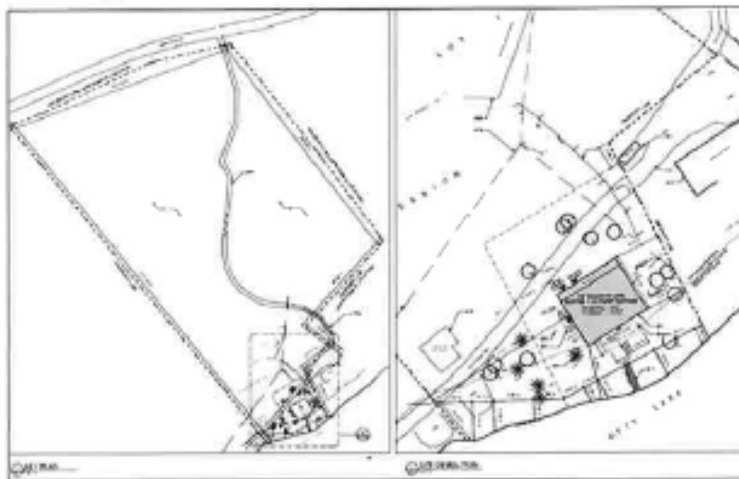
The effect of the variance is to permit the replacement of existing front and side decking with both screened-in and open and unroofed porches, at a minimum setback of 9.06m and a combined open and unroofed porch area of 36.3m². The owners are also proposing to demolish an existing 39m² (420 sq ft) sleeping cabin, resulting in an overall lot coverage reduction from 0.62% to 0.59%.

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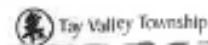


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Robertson and Patti Structures to be Removed



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6

Robertson and Patti Site Drawing



7

Robertson and Patti Photos



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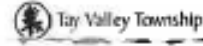
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Robertson and Patti Comments

Rideau Valley Conservation Authority (RVCA)

- RVCA Comments were not available at the time of the report.
- Most of RVCA's watershed has been identified as a highly vulnerable aquifer as stated in the catchment report and indicated in the Mississippi-Rideau Source Water Protection Plan. These are aquifers that are vulnerable to surface contaminants due to thin or absent soils overlying bedrock that may be fractured. Where these conditions exist, it may be possible for contaminants to enter drinking groundwater supplies. For this reason, care should be taken to avoid land uses and practices that may inadvertently lead to undesirable effects on groundwater.

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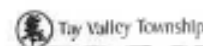
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Robertson and Patti Comments

Mississippi Rideau Septic System Office (MRSSO)

- Comments were not available at the time of the report.

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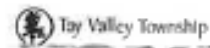


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Robertson and Patti Provincial Policy Statement

- No concerns.
- Sections 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns, Section 2.1 Natural Heritage and Section 3.1 Protecting Public Health and Safety, are satisfied as the removal of the sleeping cabin prior to the construction of the proposed decks and screened in porch will result in a net reduction of lot coverage.
- A Site Plan Control Agreement will also provide protection of the shoreline and can be used to obtain some naturalization of the property.

11

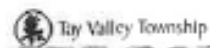


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Robertson and Patti County Sustainable Community Official Plan

- No concerns.
- Section 3.3.3.1 Rural Area Land Use Policies Objectives are to: ensure development is consistent with rural service levels; to maintain the distinct character of rural, waterfront and settlement areas; and to ensure that development is compatible with natural heritage.

12

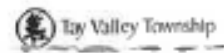


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Robertson and Patti Official Plan

- The subject land is designated Rural and in the Official Plan, and residential uses are permitted. The lot also falls within an Abandoned Mine Site 1km buffer.

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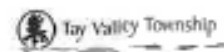


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Robertson and Patti Zoning By-law

- The property is zoned Rural and a cottage is a permitted use.

14



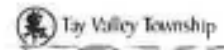
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Robertson and Patti Official Plan & Zoning Test

Is the application generally in keeping with the intent of the Township's Official Plan & Zoning By-Law?

- Yes. Current lot coverage is 0.62% and with the proposed demolition of the sleeping cabin and replacement of the decking with porches the resulting lot coverage will be reduced to 0.59%. This is well within the 20% maximum lot coverage permitted.

15



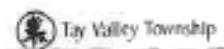
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Robertson and Patti Development & Use Test

Is it desirable and appropriate development for the use of the site?

- The proposal is also desirable and appropriate development of the lands in question as it is a permitted use. The removal of the sleeping cabin will benefit the lake water quality as natural vegetation will replace the hard surface.

16



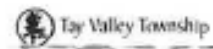
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Robertson and Patti "Minor" Test

Is it minor in nature and scope?

- The application can be considered minor in impact as the lot coverage is met and the proposed removal of the sleeping cabin will reduce the impervious surface within the 30m water setback by 39 m².

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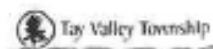


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Robertson and Patti Public Comments

- A neighbouring property owner requested details of the application as their cottage is located close to the applicant's cottage.
- Members of the public are welcome to speak to the application at this meeting.

18



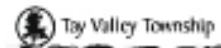
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Robertson and Patti Recommendation

That the Minor Variance be granted for relief from the requirements of Section 3.30 (Yard and Water Setback Encroachments) of Zoning By-Law 2002-121, as amended, as follows:

- To permit the construction of screened-in and open and unroofed porch additions to a cottage, at a minimum water setback of 9.06m (29.7 ft) rather than the 30m required;
- To permit the construction of open and unroofed porch additions to a cottage with a combined horizontal surface area of 36.3m² (390.7 sq ft) rather than the 14m² permitted;

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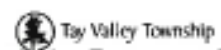
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Robertson and Patti Recommendation

because the general intent and purpose of the Official Plan and Zoning By-law are maintained; further, that the variance is desirable for the appropriate development of the lands and can be considered minor. As such, the application meets the tests of the Planning Act.

And that a Site Plan Control Agreement be prepared by the Township for the owners.

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Robertson and Patti Resolution

Recommended Decision:

"THAT, in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, that Minor Variance Application MV24-05 is approved, to allow a variance from the requirements of Section 3.30 (Yard and Water Setback Encroachments) of Zoning By-Law 2002-121, for the lands legally described as 520 MacGowan Lane, Concession 8, Part Lot 2, in the geographic Township of North Burgess, now known as Tay Valley Township in the County of Lanark – Roll Number 0911-911-010-22400;

- To permit the construction of screened-in and open and unroofed porch additions to a cottage, at a minimum water setback of 9.06m (29.7 ft) rather than the 30m required;*
- To permit the construction of open and unroofed porch additions to a cottage with a combined horizontal surface area of 36.3m² (390.7 sq ft) rather than the 14m² permitted;*

AND THAT, the owners enter into a Site Plan Control Agreement prepared by the Township."

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