



CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE

AGENDA

5

Wednesday, May 8, 2024, 6:30 p.m.

North Grenville Municipal Centre, 285 County Road 44

Pages

A. OPEN MEETING

B. LAND ACKNOWLEDGMENT

The Municipality of North Grenville acknowledges that the Municipality operates on the territory of the Anishnabek.

We recognize all First Nations, Métis, and Inuit peoples who now call North Grenville their home. We respect and support the need for cultivating a strong relationship, and we commit to Indigenous-informed decision making to foster the path towards reconciliation.

C. APPROVAL OF MINUTES

1

D. DISCLOSURE OF INTEREST

E. PUBLIC HEARING - APPLICATION FOR MINOR VARIANCE

1. A-06-24 for 406 Oxford Street East

4

2. A-05-24 for 349 Colonnade Drive

20

3. A-13-23 for 690 Monkman Road

33

F. ADJOURNMENT



Corporation of The Municipality of North Grenville

Committee of Adjustment No. 4

Draft Meeting Minutes

Held on Wednesday, April 10, 2024, at 6:30 p.m.

Committee Members Present:

Chair Nancy Peckford

Kristin Strackerjan

John Barclay

Doreen O'Sullivan

Debbie Wilson

Committee Members Absent:

None

Staff Present:

Amy Martin, Director of Planning and Development

Phil Mosher, Deputy Director of Planning and Development

Debbie Wood, Secretary-Treasurer of the Committee of Adjustment

Public:

Don Amarakoon and Ashani Denipitiya

A. Land Acknowledgement

B. Call to Order

Chair, Nancy Peckford, declared the meeting open at 6:39 p.m.

C. Disclosures of Interest

None.

D. Approval of the Previous Meeting Minutes

Moved by Debbie Wilson and Seconded by Doreen O'Sullivan.

That the Municipality of North Grenville Committee of Adjustment approve the minutes of March 20, 2024, Committee of Adjustment meetings as circulated.

Motion: Carried.

E. Business

E.1. Application A-01-24 for 102 Royal Landing Gate

Deputy Director Phil Mosher gave an overview of the application, subject property and explained that the application was seeking relief from the following Sections of the Comprehensive Zoning Bylaw:

1. to provide relief from Section 13.4.1(s)(iii) to decrease the exterior side yard setback requirement from 4.5 metres to 3.1 metres to allow a covered entrance as an addition to the principal residence; and,
2. to provide relief from Section 6.50(a)(ix) to allow an exterior stair projection to extend along a 4.5 metre length, whereas the standard only permits a 3 metre projection length.

Deputy Director Phil Mosher provided the history of the property, starting with a building permit application for an exterior staircase on September 22, 2023. Deputy Director Phil Mosher added that during the initial review the structure was determined to be in compliance, but during the review of this application the staircase was found to be longer than projections. Deputy Director Phil Mosher further added that during building inspection additional features were included which were not part of the original permit application - most notably a covered portion of the staircase. Therefore, the applicant was seeking a retroactive minor variance to continue with construction.

Deputy Director Phil Mosher noted comments received, including the building division's requirement to obtain a building permit following any decision of the variance, a note from by-law services that there appeared to be an illegal second driveway on Bonnyley Crescent, which would need to be removed and reinstated - this has been conveyed to the applicants. Deputy Director Phil Mosher also noted a letter of no comment from public works as well as from emergency and protective services. Deputy Director Phil Mosher added a comment was received from the public the day of the meeting regarding the driveway and was responded to in writing.

Doreen O'Sullivan inquired if access was intended for a secondary apartment, Deputy Director Phil Mosher responded not at this time but could facilitate that use in the future.

There were no comments from the applicant or the public.

Moved by John Barclay and Seconded by Kristin Strackerjan.

Motion: Carried

E.2. Application A-03-24 for Hunter Lane

Deputy Director Phil Mosher gave an overview of the application, subject property and explained that the application was seeking relief from the following Section of the Comprehensive Zoning Bylaw:

1. to provide relief from Section 6.14 of Comprehensive Zoning By-law 50-12 to permit the construction of a single detached dwelling on a private road.

Deputy Director Phil Mosher explained that the municipality's zoning by-law and many others are structured in such a way that residents are not permitted to obtain a building permit for a dwelling on a private road unless there is some mechanism or agreement in place and registered on title.

Deputy Director noted that an agreement would specify that there are no municipal services to the private road, no garbage collection or road maintenance - no municipal obligation - and also include the expectation that liability is assumed by the owner, and future owners, for access to and construction of that road.

Deputy Director Phil Mosher added that comments from the Rideau Valley Conservation Authority confirmed this property would have safe access in a one- and 100-year flood. Deputy Director Phil Mosher also noted comments from the building division regarding obtaining a civic address following any decision of the committee, an email of no comment from by-law services and email from public works indicating that a road agreement is required plus an email from emergency and protective services to note that the private roadway will need to support fire vehicles.

The Committee asked general questions regarding private roads in the Municipality which were answered by Deputy Director Phil Mosher and Director

Mike Finley.

The following condition was added:

That the owner, and future owners, of the subject lands enter into an agreement with the municipality to ensure that there is no municipal service of the private road and to ensure any liability is assumed by the owners or future owners.

There were no comments from the applicant or the public.

Moved by John Barclay and Seconded by Kristin Strackerjan.

Motion: Carried

F. Adjournment

Moved by Debbie Wilson and Seconded by Doreen O'Sullivan that the meeting of the Municipality of North Grenville Committee of Adjustment do now adjourn at 7:01 p.m.

Nancy Peckford
Chair

Debbie Wood
Secretary-Treasurer



Municipality of North Grenville

To: **Committee of Adjustment**

Meeting Date: May 8, 2024

Subject: A-06-24

Report No: PD-2024-008

Prepared by: Phil Mosher, Deputy Director of Planning and Development

Recommendation(s)

THAT the Committee of Adjustment grant relief for the property located at 406 Oxford Street East, being PLAN 11, PART BLOCK K, Lot 57, former Town of Kemptville, now the Municipality of North Grenville from the following sections of Comprehensive Zoning By-law 50-12:

1. To provide relief from Section 13.1 to permit a front yard encroachment of an addition.

because the request is minor, the intent of the Comprehensive Zoning By-law and Official Plan are being maintained, and the increased lot coverage is desirable and appropriate in the Residential Designation.

Executive Summary

Purpose

- To seek relief from Section 13.1 to allow a front yard encroachment of an addition.

Key Findings

- A previous minor variance application was considered by the Committee of Adjustment for the same property in 2022.
- The Committee granted approval of said application for the establishment for an additional driveway to facilitate an additional residential unit.

- While attempting to obtain a building permit, an error was discovered in previously submitted site plan drawings. The previous site plan showed compliance with the front yard setback of 6 metres, however the proposed addition only achieves a front yard setback of 3 metres as discovered by the contractor during site preparation.
- Options for compliance were discussed with the applicant, including relocation, but a variance is the preferred option.

Financial Implications

- There are no financial implications with respect to this application. All costs for the application are borne by the applicant.

Background/Analysis

The applicants have applied for a minor variance to seek relief from Section 13.1 of Comprehensive Zoning By-law 50-12 to permit the establishment of an addition.

Surrounding land uses are mainly residential uses that are zoned as Residential First Density (R1). The subject property is within an older part of Kesterville and is located near the intersection of James Street and Oxford Street East. As shown on the attached site plan, the proposed addition meets a setback of 3.048 metres, whereas a 6 metre setback is required by the R1 zone standard.

The subject property is designated as Urban Settlement Area as per Schedule A of the United Counties of Leeds and Grenville Official Plan and designated as Residential and Urban Serviced Area 1 in the Municipal of North Grenville Official Plan. The subject lot is zoned Residential First Density (R1) with respect to the Comprehensive Zoning By-law 50-12.

Provincial Policy Statement

The Provincial Policy Statement 2020 (PPS) provides overarching policies for growth and development in Ontario. The PPS directs that settlement areas will be the focus of growth and development (1.1.3.1). This local government should promote land use patterns that efficiently use land and resources (1.1.3.2(a)).

Staff are of the opinion that the proposed application meets the intent of the PPS.

United Counties of Leeds and Grenville Official Plan

The subject site is designated as Urban Settlement Area pursuant to Schedule "A" of the Counties' Official Plan. Urban Settlement Areas are to be the focus of growth (2.3.2(b)). Additionally, the local municipalities shall promote intensification and infill development that could create a compact urban form (2.3.2 (e)). The County Official Plan is supportive of cost-effective development patterns that minimize land

consumption (2.3.2(h)). The proposed development assists the Counties' in achieving 20% of development occurring as intensification/redevelopment (2.4.1(b)).

Staff are of the opinion that the proposed addition is supported by the Urban Settlement Area policies of the United Counties Official Plan.

North Grenville Official Plan

With respect to the Official Plan of the Municipality of North Grenville, the subject site is designated Urban Serviced Area 1 and Residential. The Municipal Official Plan includes objectives to encourage infill residential development and intensification (10.2.2(f)) and promotion of residential development that makes efficient use of land and services (10.2.2(j)).

Staff are of the opinion that the proposed minor variance meets the intent of the Municipal Official Plan.

Comprehensive Zoning By-law 50-12

The subject property is zoned Residential First Density (R1). All requirements of the R1 zone standard can be met except for the front yard encroachment.

Staff are of the opinion that the proposed development generally meets the purpose and intent of the Zoning By-law.

Four Tests

Minor Variances must satisfy the four tests as outlined in the *Planning Act* to be permitted. It is the opinion of Staff that the four tests are met in the following ways:

- 1) The application is minor in nature: Although the proposed addition does not meet the front yard setback, it is occurring within an older part of Town, with nearby dwellings that are located closer to the road than current standards permit and is therefore considered minor.
- 2) The application meets the intent of the Zoning By-law: All zone standards can be met except for the front yard setback. There is provision within the Zoning By-law for allowance of reduced front yard setbacks in instances where historic development has taken place closer to road allowances than modern standards would permit. In the case of the subject application, use of the established building line provision assists the application in meeting the intent of the zoning by-law.
- 3) The application meets the intent of the Official Plan: The Plan supports a variety of residential development, including infill and intensification, in an effort to promote a variety of housing types that serve the needs of all residents. The proposed construction assists in this regard.

4) The application is appropriate and represents good land use planning: no line of site, maintenance or access constraints have been identified by the Public Works Department during their review. It allows for additional development to occur within the residential area, furthering the goals and objectives of the residential land use designation.

Relevance to Strategic Priorities

Strategic Pillar	2	A Strong, Connected, and Vibrant Community
Goal	8	Build and Grow in a Connected Way
Key Action	8.3	Promote development policies that incorporate connectivity and coordination with the surrounding area by reviewing development applications on a case-by-case basis and permitting flexibility where appropriate.

Options and Discussion

1. Approve the recommendation

Financial Impact

This item has been identified in the current budget: Yes ☐ No ☐ N/A

This item is within the budgeted amount: Yes ☐ No ☐ N/A

Staffing implications, as they relate to implementing Council's decision on this matter, are limited to the existing staff complement and applicable administrative policies as approved by Council.

Internal/External Consultation

Public agencies and neighbours are circulated in accordance with the Planning Act. Based on the circulation, the following comments were received:

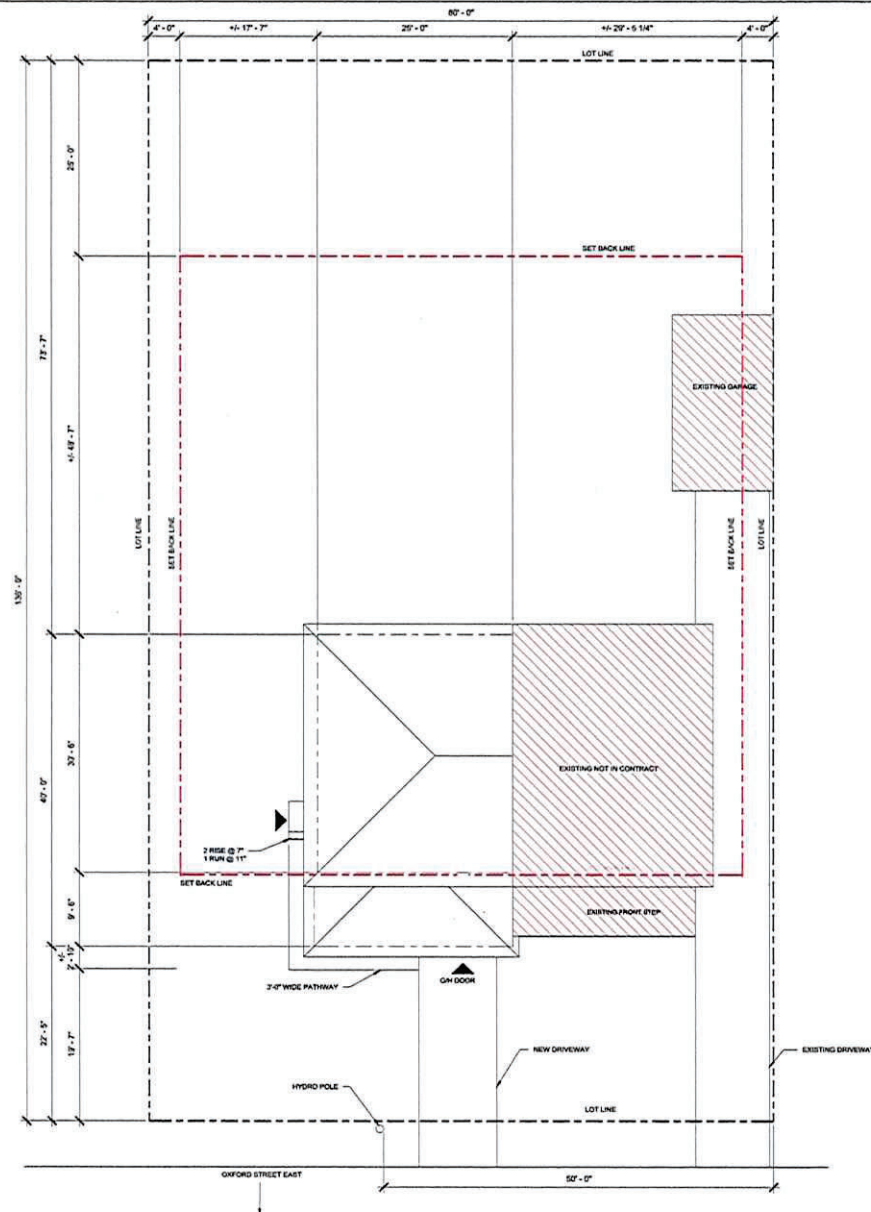
- The Public Works department indicated no concerns but noted proximity of hydro lines in relation to the proposed addition.
- An email of no additional comments from the Building Division.

Communications

Implementing the decision of the Committee is subject to the Provisions of the Planning Act and will not require further communication resources to implement the decision of the Committee.

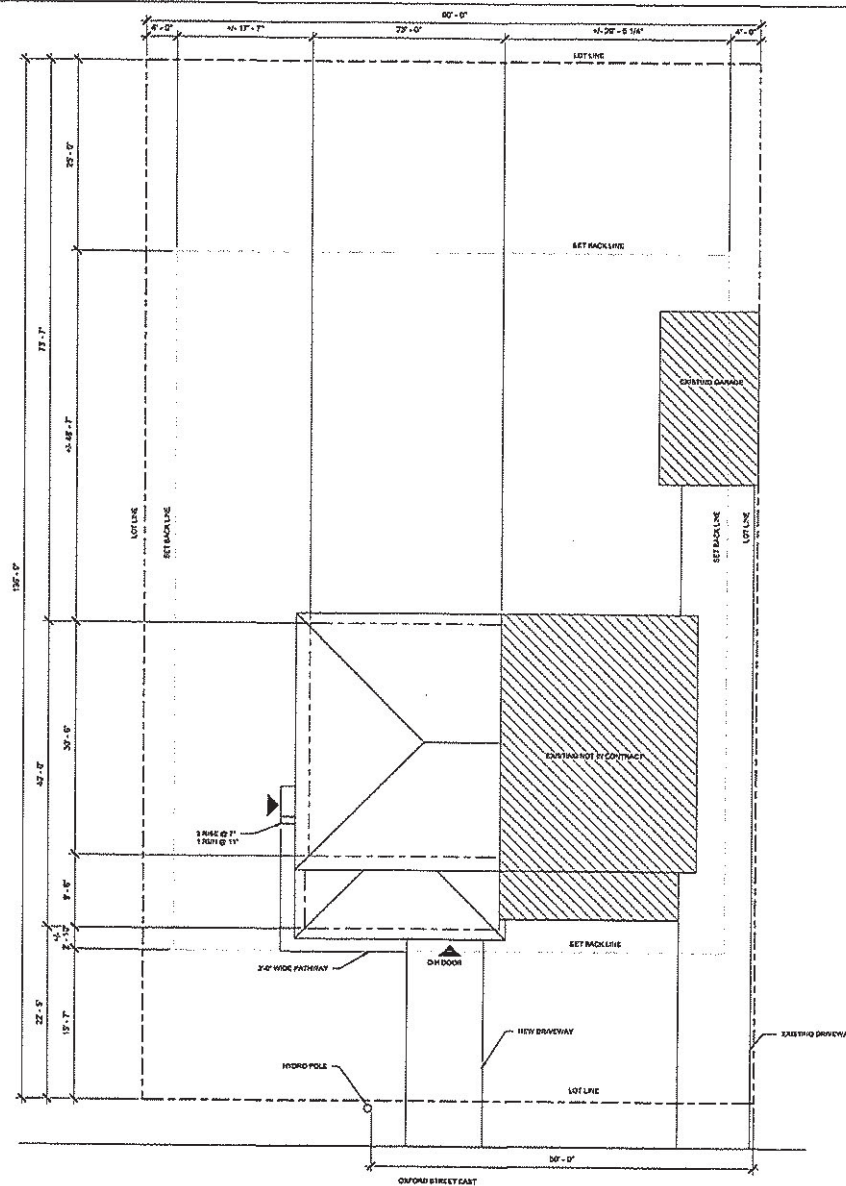
Attachments

- Appendix 1 – Previous and updated site plans



① SITE PLAN
1/8" = 1'-0"

LUBIE KUTOWY	
2 STOREY ADDITION	
SITE PLAN	
V2	
Date	2022-05-25
Drawn by	Author
BCIN	Checker
A8	
Scale	1/8" = 1'-0"



① SITE PLAN
1/8" = 1'-0"

SITE COPY

- POST PERMIT IN CONSPICUOUS LOCATION
- MAINTAIN APPROVED PLANS AND SPECIFICATIONS ON SITE AT ALL TIMES



BUILDING DEPARTMENT

Drawing Received _____

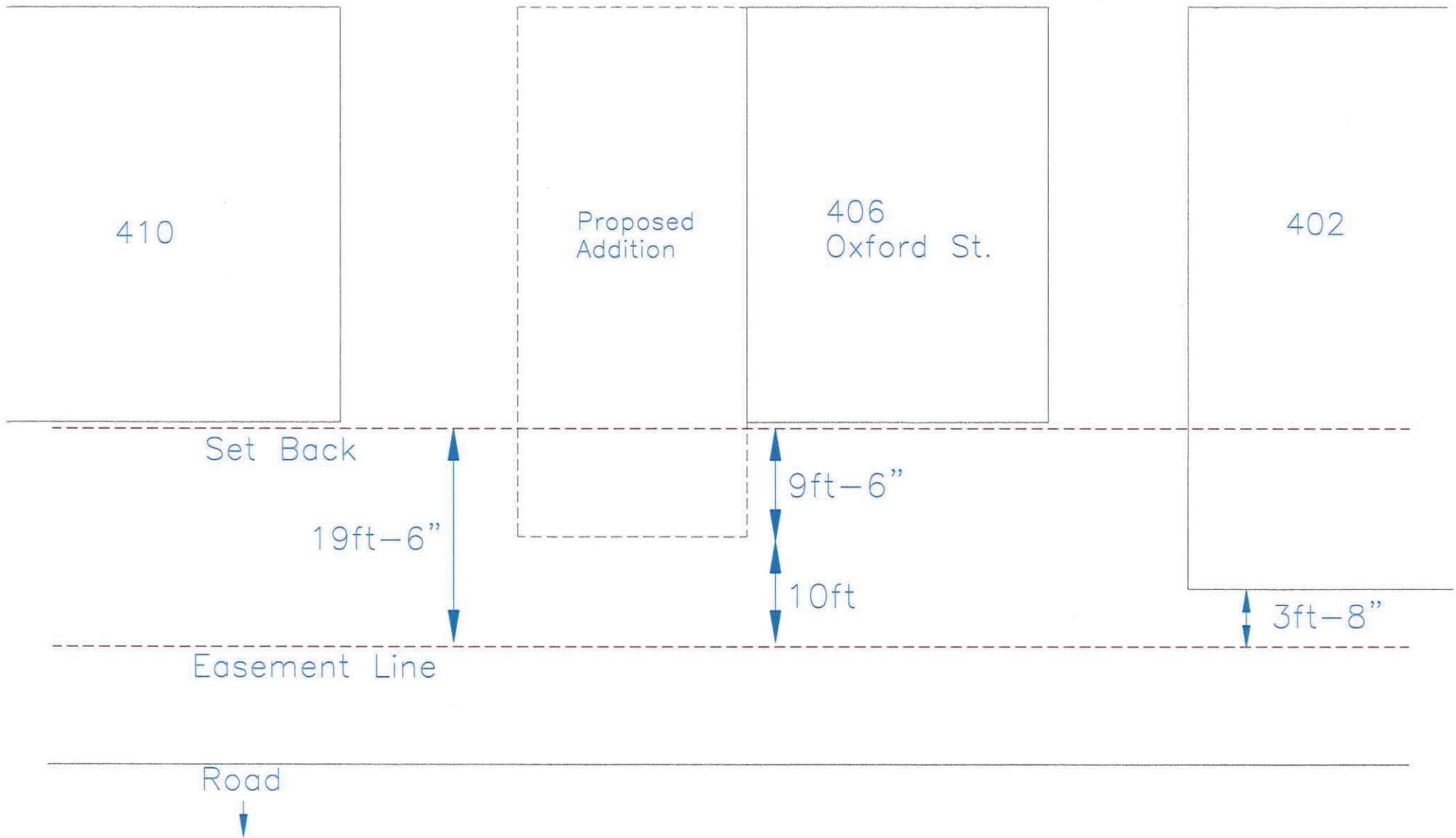
Review Completed _____

Reviewed By _____

No.	Description	Date
1	FIRST REVIEW/REVISION	2022-05-25
2	FOUNDATION CHANGE	2022-05-25

LUBIE KUTOWY
2 STOREY ADDITION
SITE PLAN

Date	2022-05-25
Drawn by	Author
BCN	Checker
Scale	1/8" = 1'-0"



A-06-24

406 Oxford Street

East

May 8, 2024

Minor Variance Request

To seek relief from Section 13.1 to allow an addition to project by 3 metres into a required 6 metre front yard.

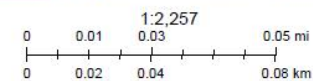
Property Location / Aerial Image

406 Oxford St E



2022-12-02, 9:55:43 a.m.

Parcel	Zoning	R2	FEP
Road Network	EP	R3	EP Setback
Municipal Road	I	R4	Wetland
	R1		

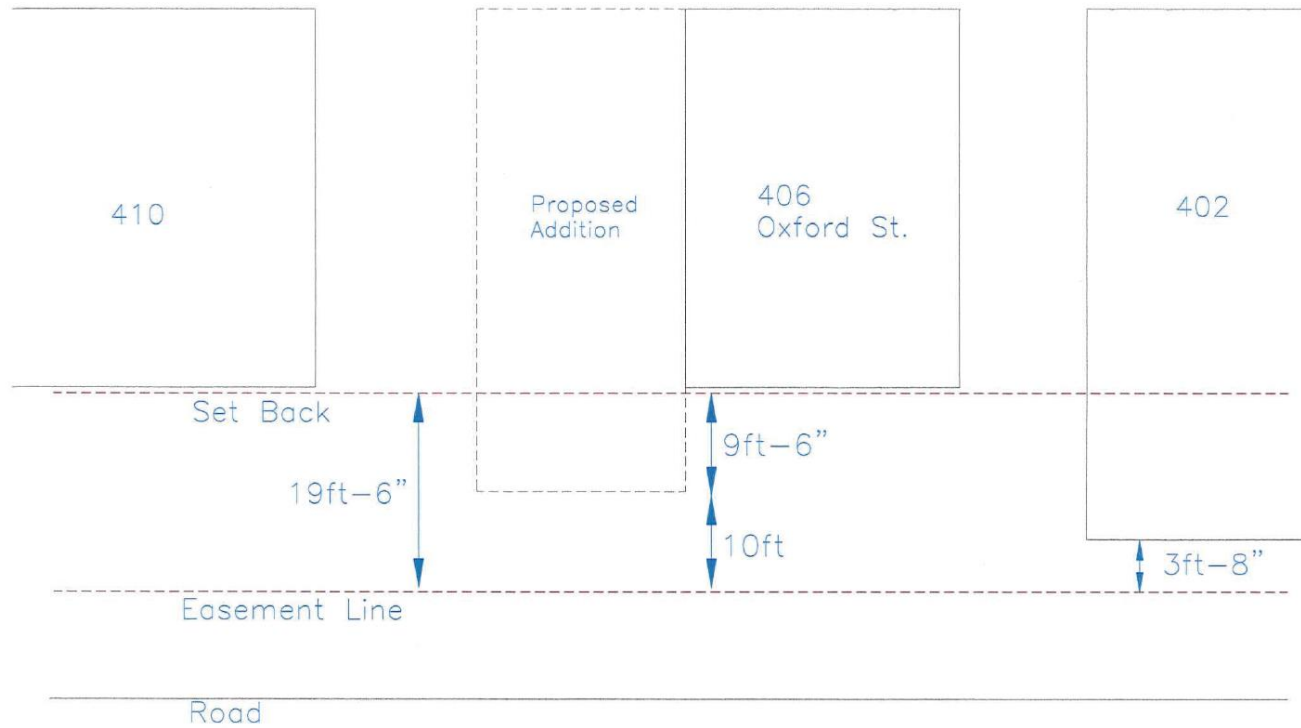


Teranet Inc., Municipal Property Assessment Corporation (MPAC), and Geographic Information System (GIS) the United Counties of Leeds and

Leeds Grenville GIS

Disclaimer: The data provided is for informational purposes only. UCLG is not liable for positioning inaccuracies, subsequent updates, errors or omissions of data.

Department: Planning and Development



Proposed Site Development

Site Development Considerations

– Additional Driveway

- ▶ **The addition has been reviewed by Public Works with no issues identified.**

Comments Received

- ▶ **No comment email from the Building Division.**
- ▶ **Note from the Public Works Department regarding location of the hydro pole at the property.**

Recommendation

Staff recommend supporting the variance to allow for a reduction in minimum required front yard to facilitate construction of an addition.

The requested variances are minor, the intent of the Comprehensive Zoning By-law and Official Plan are being maintained and ability to construct an additional driveway unit is seen to further the goals of the Municipality.



Municipality of North Grenville Notice of an Application for a Minor Variance

This is to inform you that the Committee of Adjustment for the Municipality of North Grenville has received an application for permission as follows:

Application No: A-06-24

An Application By: Samantha and Liubie Kutowy

Location: 406 Oxford Street East, Plan 11, Lot 57, geographic Town of Kemptville, now the Municipality of North Grenville

Purpose and effect: To provide relief from Section 13.2 of Comprehensive Zoning By-law 50-12 to permit a reduced front yard setback to accommodate an additional residential unit.

The above application will be heard at the North Grenville Municipal Centre (285 County Road 44) on **Wednesday, May 8, 2024, at 6:30 p.m.**

Additional information regarding the application will be made available to members of the public when requested. For more information about this matter, contact the Secretary-Treasurer in one of the following manners during regular business hours from Monday to Friday:

By mail	By e-mail	By phone
Municipality of North Grenville Committee of Adjustment 285 County Road 44 PO Box 130 Kemptonville, ON K0G 1J0	planning@northgrenville.on.ca	613-258-9569 x 116

If a person or public body that files an appeal of a decision of the Municipality of North Grenville Committee of Adjustment in respect of the proposed minor variance does not make oral submissions at a public meeting or make written submissions to the Committee of Adjustment before the proposed minor variance is granted, the Ontario Land Tribunal may dismiss all or part of the appeal.

If applicable, a request that the notice be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.

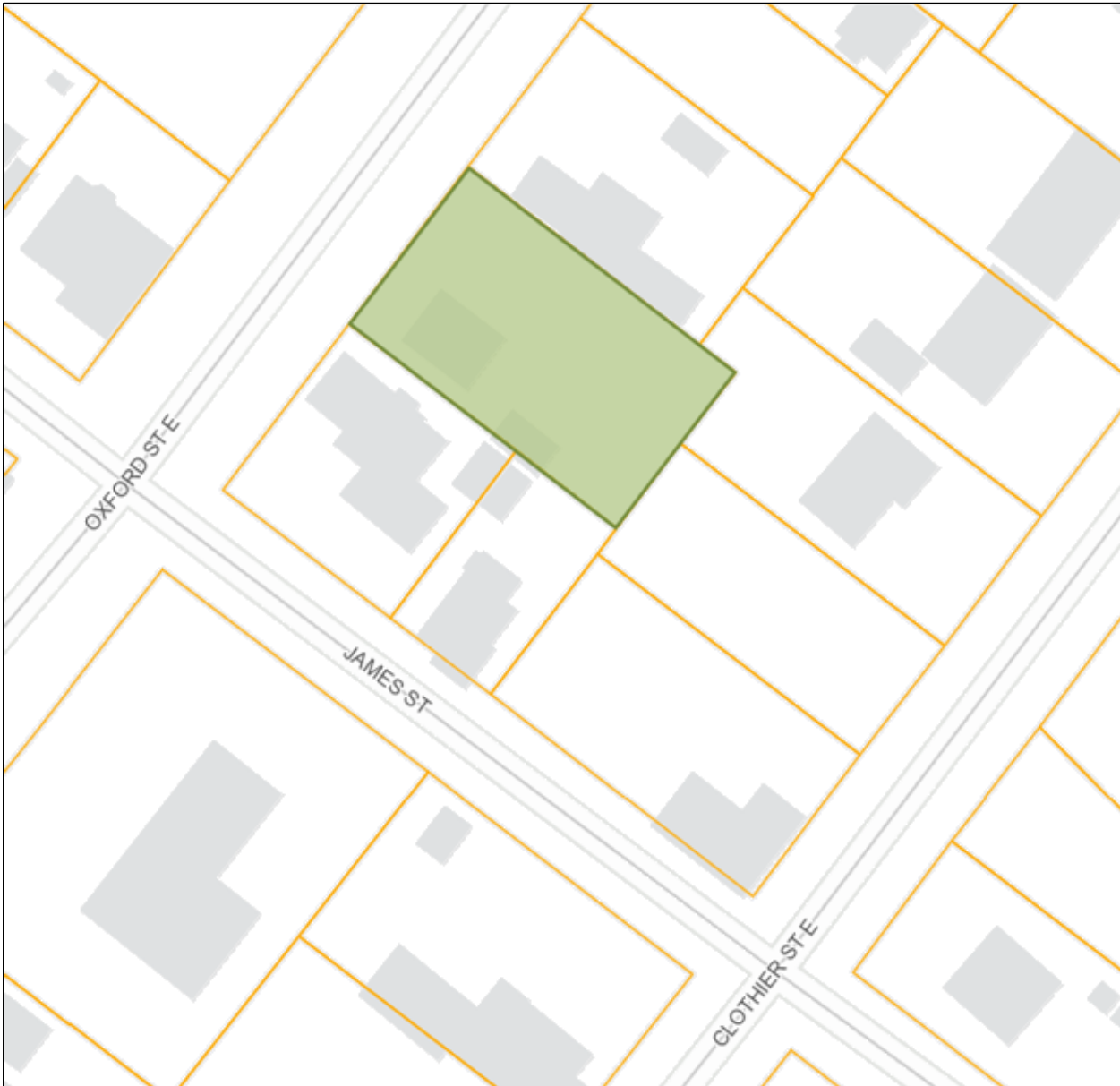
If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer.

Please note those wishing to speak at the public meeting must pre-register with the Secretary-Treasurer by noon on April 10.

Original Signed
Debbie Wood, Secretary-Treasurer
Committee of Adjustment

Dated at the Municipality
of North Grenville
this 25th day of April 2024.

Application For Minor Variance
File # A-06-24



Subject Property:



406 Oxford Street East, Plan 11, Lot 57, geographic Town of Kemptville, now the Municipality of North Grenville



Municipality of North Grenville

To: **Council**

Meeting Date: May 8, 2024

Subject: A-05-24 349 Colonnade Drive

Report No: PD-2024-009

Prepared by: Amy Martin, Director of Planning and Development

Recommendation(s)

THAT the Committee of Adjustment grant relief for the property located at 349 Colonnade Drive from Section 6.1.6 Section of Comprehensive Zoning By-law 50-12 to permit an accessory structure where no principal building or structure is currently erected because the request is minor, the intent of the Comprehensive Zoning By-law and Official Plan are being maintained and the establishment of an accessory building prior to a principal building is desirable and appropriate in the Economic Enterprise Designation.

Executive Summary

Purpose

- To seek relief from Section 6.1.6 of Comprehensive Zoning By-law 50-12 to allow for an accessory structure prior to the establishment of a principal structure.

Key Findings

- A storage structure was constructed at the property municipally known as 349 Colonnade Drive to provide salt storage for winter maintenance within the Colonnade Development.
- Relief is required from the zoning by-law to permit an accessory structure where no principal building or structure is established.

Financial Implications

- Staffing implications, as they relate to implementing Council's decision on this matter, are limited to the existing staff complement and applicable administrative policies as approved by Council.

Background/Analysis

The applicant has applied for a minor variance to seek relief from Section 6.1.6 of the Comprehensive Zoning By-law to recognize an existing accessory structure on the property intended for salt storage. There is no principal use established on the property at this time.

The property is designated as Economic Enterprise as per Schedule B of the Municipality's Official Plan, and zoned Shopping Centre Commercial Zone – Exception (C4-3).

Adjacent land uses include shopping centre uses, including retail, and vacant land. There are no principal structures located at 349 Colonnade Drive.

Provincial Policy Statement

The Provincial Policy Statement (2020) provides high level development policies for growth and development in Ontario. The Provincial Policy Statement is mostly silent on these types of applications policies are supportive of development within settlement areas that avoiding development and land use patterns which could cause environmental or public health and safety concerns.

The salt storage structure is located within an established Shopping Centre Commercial area.

United Counties of Leeds and Grenville's Official Plan

The United Counties Official Plan provides general planning policy for development across the eleven lower-tier municipalities. The Counties designate the subject lands as being a Regionally Significant Employment Area.

In general, the United Counties Official Plan is supportive of appropriate development within Regionally Significant Employment Areas.

North Grenville Official Plan

The Municipality's Official Plan designates the property as Economic Enterprise. Section 10.5.5 of the Official Plan establishes policies for commercial development within the Economic Enterprise land use designation. This includes permitting uses that are compatible with the surrounding community, having appropriate services to support the development and permitting uses that provide local employment opportunities.

The Official Plan also provides that the Zoning By-law shall regulate the scale of commercial development and implement the appropriate regulatory controls. Permitted

uses are defined in the Official Plan and include other appropriate or compatible commercial uses.

The salt storage building allows for the ongoing winter maintenance of the Colonnade Development, and is considered compatible and appropriate for a land use planning perspective.

Comprehensive Zoning By-law 50-12

The property is zoned Shopping Centre Commercial – Exception (C4-3) zone. The salt storage building meets the requirements of the Shopping Centre Commercial -Exception Zone. No additional variances are being requested to address site specific conditions.

Four Tests

Minor variances must satisfy the four tests as outlined in the *Planning Act* to be permitted. It is the opinion of Staff that the four tests are met in the following ways:

- 1) The application is minor in nature: the request relates to permitting an accessory structure, salt storage building, ahead of the establishment of a principal use on the property. The accessory use services many properties within the Colonnade Development and is intended to be temporary until a principal use is established on the property. Staff are of the opinion that permitting the accessory structure is minor in comparison with the Colonnade development.
- 2) The application meets the intent of the Zoning By-law: all zone standards are maintained. The Shopping Centre Commercial Zone permits accessory uses to a principal use, which would include the salt storage building.
- 3) The application meets the intent of the Official Plan: the Official Plan supports commercial supportive development within the Economic Enterprise designation.
- 4) The application is appropriate and represents good land use planning: the accessory structure is supportive of winter maintenance throughout the Colonnade development. It is appropriate within the context of the surrounding area and constitutes good land use planning.

Relevance to Strategic Priorities

Strategic Pillar	2	A Strong, Connected, and Vibrant Community
Goal	2.3	Build and Grow in a Connected Way
Key Action	2.3.3	Promote development policies that incorporate connectivity and coordination with the surrounding area by reviewing development applications on a case-by-case basis and permitting flexibility where appropriate.

Options and Discussion

1. Approve the recommendation

Staff recommend that the Committee of Adjustment grant relief from the Comprehensive Zoning By-law to allow for the salt storage accessory structure ahead of the establishment of a principal use on the property.

2. Do not approve the recommendation

Financial Impact

This item has been identified in the current budget: Yes ☐ No ☐ N/A

This item is within the budgeted amount: Yes ☐ No ☐ N/A

Staffing implications, as they relate to implementing Council's decision on this matter, are limited to the existing staff complement and applicable administrative policies as approved by Council.

Internal/External Consultation

The application was circulated in accordance with the Planning Act and internally within the Municipality. Public Works, Emergency and Protective Services and By-law Services noted that there were no comments related to the proposed application.

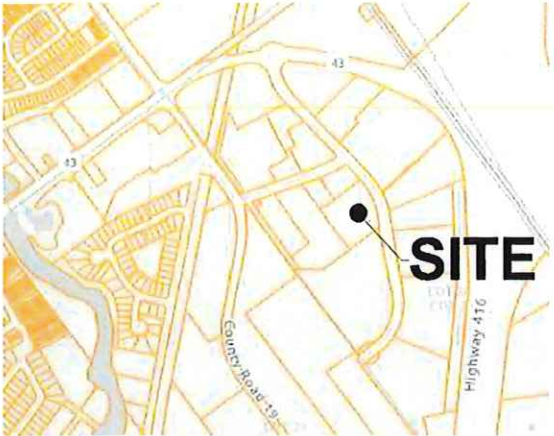
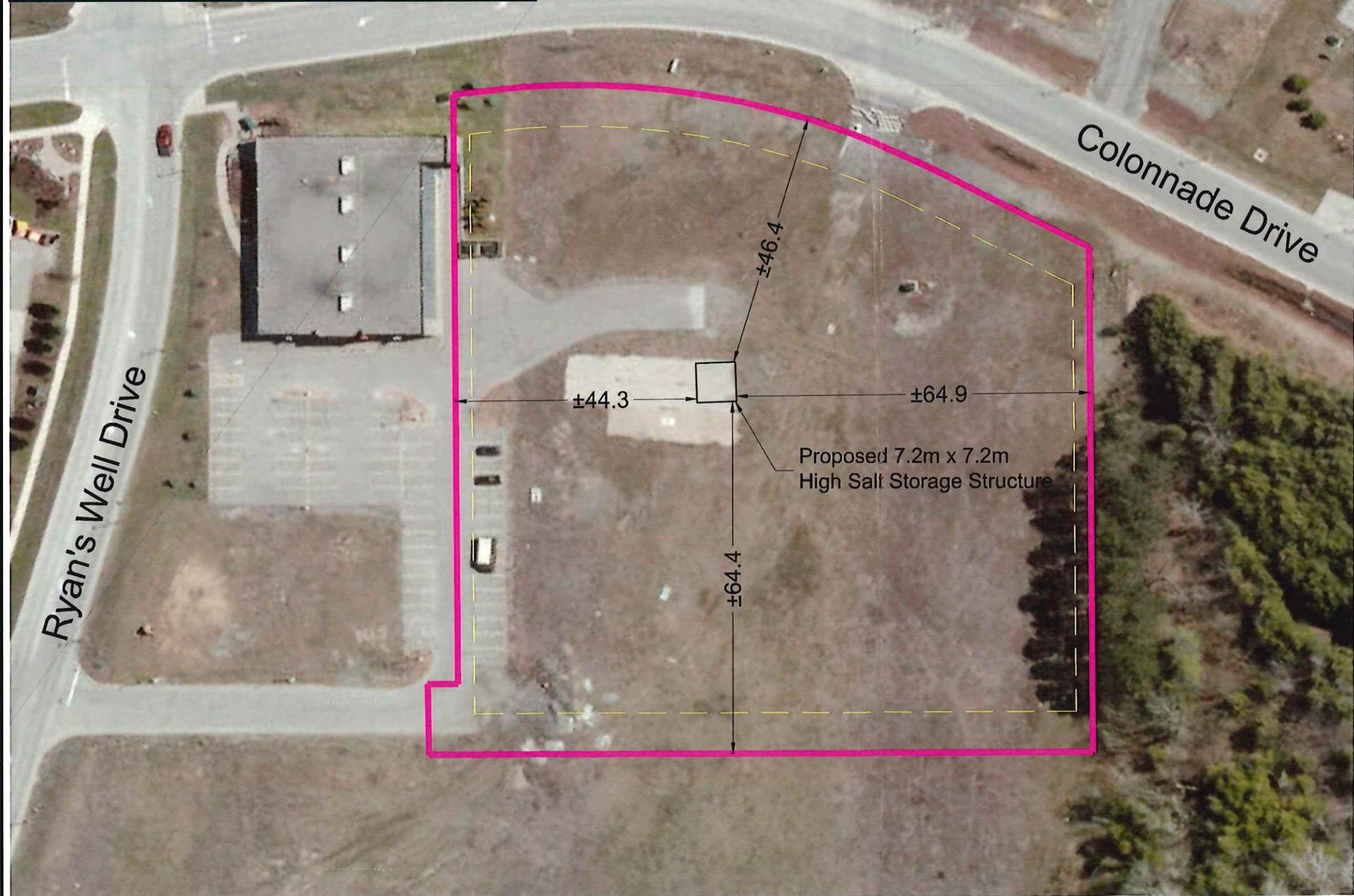
Communications

Communication of the Committee's decision will be carried out in accordance with the Planning Act.

Attachments

- Site Plan

ZONING PROVISIONS: Business Enterprise Zone (C5) North Grenville Zoning By-Law 50-12		
	Required	Provided
Minimum Front Yard (m)	7.5m	+/- 46m
Minimum Rear Yard (m)	7.5m	+/- 64m
Minimum Interior Side Yard (m)	3.0m	+/- 44m
Maximum Height (m)	13m	5.5m

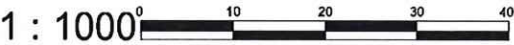


KEY PLAN
N.T.S.

CONCEPTUAL SITE PLAN

349 COLONNADE DRIVE

PART OF LOT 30
CONCESSION 3
Geographic Township of Oxford
MUNICIPALITY OF NORTH GRENVILLE



1.	PREPARED FOR DISCUSSION	FEB 15/24	JL
No.	REVISION	DATE	BY

NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Coupland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

ISSUED
FEBRUARY, 2024
PROJECT No.
124023
DRAWING No.
124023-SP

A-05-24

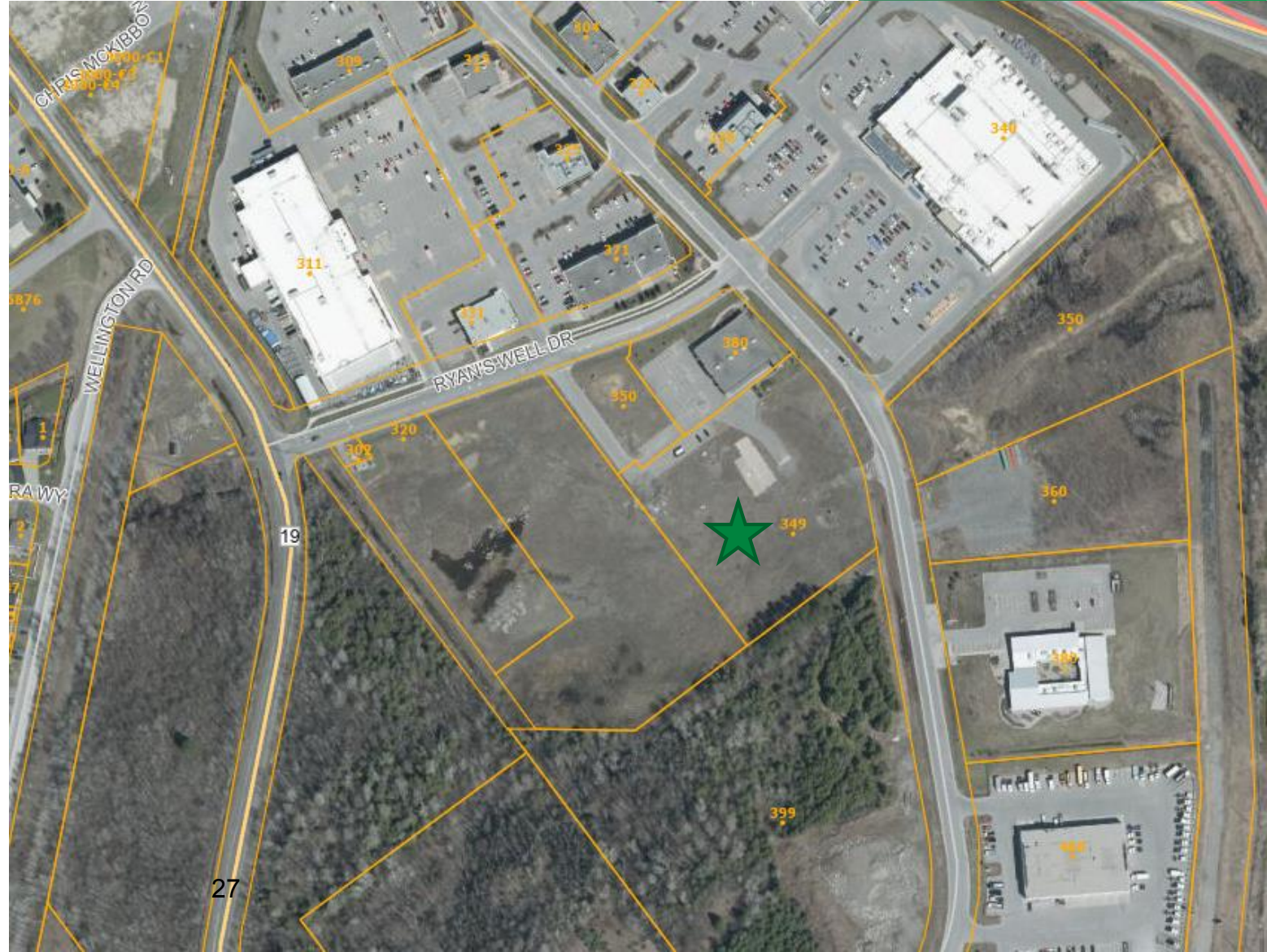
349 Colonnade Dr.

May 8, 2024

Minor Variance Request

To seek relief from Section 6.1.6 of Comprehensive Zoning By-law 50-12 to permit an accessory structure where no principal structure is established.

Property Location



Department: Planning and Development

Site Plan



Department: Planning and D

Four Tests

The application is minor in nature: Staff are of the opinion that permitting the accessory structure is minor in comparison with the Colonnade development.

The application meets the intent of the Zoning By-law: all zone standards are maintained. The Shopping Centre Commercial Zone permits accessory uses to a principal use, which would include the salt storage building.

The application meets the intent of the Official Plan: the Official Plan supports commercial supportive development within the Economic Enterprise designation.

The application is appropriate and represents good land use planning: the accessory structure is supportive of winter maintenance throughout the Colonnade development. It is appropriate within the context of the surrounding area and constitutes good land use planning.

Questions?

Amy Martin

Director of Planning and Development

planning@northgrenville.on.ca



Municipality of North Grenville Notice of an Application for a Minor Variance

This is to inform you that the Committee of Adjustment for the Municipality of North Grenville has received an application for permission as follows:

Application No: A-05-24

An Application By: Novatech on behalf of Desjardins Financial Security Life Assurance Company

Location: 349 Colonnade Drive, Plan 15M6, Part Block 6, geographic Township of Oxford-on-Rideau, now the Municipality of North Grenville

Purpose and effect: To provide relief from Section 6.1.6. of Comprehensive Zoning By-law 50-12 to permit an accessory structure where no principal building or structure is currently erected.

The above application will be heard at the North Grenville Municipal Centre (285 County Road 44) on **Wednesday, May 8, 2024, at 6:30 p.m.**

Additional information regarding the application will be made available to members of the public when requested. For more information about this matter, contact the Secretary-Treasurer in one of the following manners during regular business hours from Monday to Friday:

By mail	By e-mail	By phone
Municipality of North Grenville Committee of Adjustment 285 County Road 44 PO Box 130 Kemptville, ON K0G 1J0	planning@northgrenville.on.ca	613-258-9569 x 116

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If applicable, a request that the notice be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.

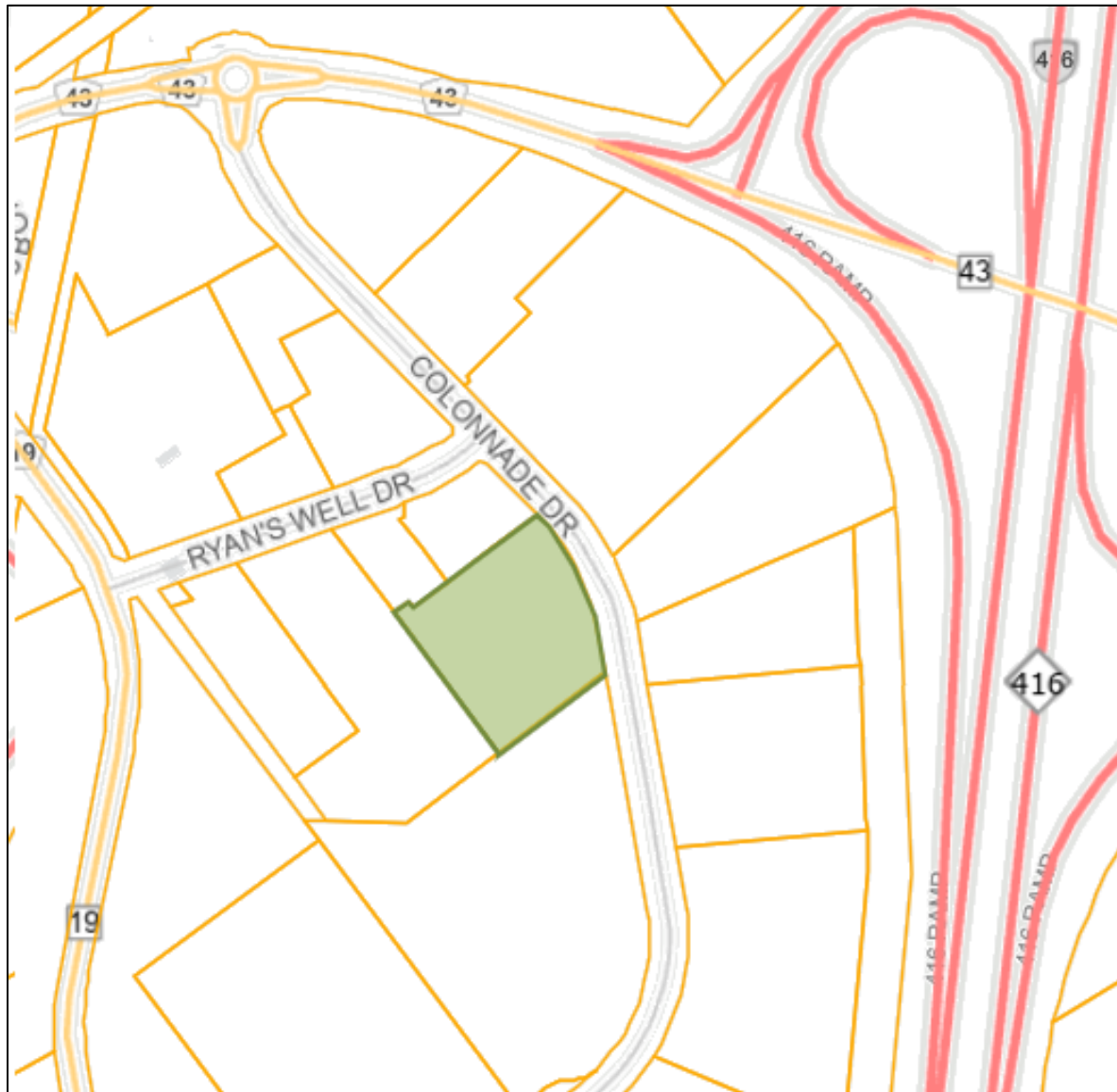
If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer.

Please note those wishing to speak at the public meeting must pre-register with the Secretary-Treasurer by noon on April 10.

Original Signed
Debbie Wood, Secretary-Treasurer
Committee of Adjustment

Dated at the Municipality
of North Grenville
this 25th day of April 2024.

Application For Minor Variance
File # A-05-24



Subject Property:



349 Colonnade Drive, Plan 15M6, Part Block 6, geographic Township of Oxford-on-Rideau, now the Municipality of North Grenville



Municipality of North Grenville

To: **Committee of Adjustment**

Meeting Date: May 8, 2024

Subject: A-13-23

Report No: PD-2024-007

Prepared by: Phil Mosher, Deput Director of Planning and Development

Recommendation(s)

THAT the Committee of Adjustment defer any requested relief for the property located at Part Lot 2, Concession 6, 690 Monkman Road, former Township of Oxford-on-Rideau, now the Municipality of North Grenville from the following section of Comprehensive Zoning By-law 50-12:

because sufficient information has not yet been provided to demonstrate that retroactive establishment of the dwelling meets the four tests of a minor variance.

Executive Summary

Purpose

- To seek relief from Section 6.43.2[b] of Comprehensive Zoning By-law 50-12 to permit retroactive permission for the construction of a single-detached dwelling and septic system.

Key Findings

- This application seeks relief from the 500 metre setback of a landfill site to establish an illegal single-detached dwelling and septic system at the subject property.
- In 2022, building division staff became aware that a single-detached dwelling had been constructed at the subject property without obtaining a building permit. The dwelling and septic system are located less than 200 metres from the Burritts Rapids Landfill.
- An Order to Comply was issued against the subject property and registered on title in December, 2023. The effect of this order was to require the owner to obtain a building permit for the dwelling and septic system.

- During pre-consultation discussions, it was noted that due to the proximity of the dwelling to the Burritts Rapids Landfill, a *Planning Act* application would be required. Part of a complete submission for any application included preparation of a hydrogeological report.
- The subject property is currently designated Rural, Mineral Aggregate, Unevaluated Wetlands, Woodlands and Waste Disposal Buffer according to Schedule “A” of North Grenville’s Official Plan.
- The subject property is currently zoned Rural (RU) and is also within 500 metres of an open or closed landfill site as indicated in Section 6.43.2[b] of the Comprehensive Zoning By-law.
- While some information has been provided to justify retroactive permission, additional information is required.

Financial Implications

- There are unquantifiable implications from this application. If the dwelling is established, it may make future operations at the landfill site unfeasible and could accelerate plans to formally close the landfill, which also has costs.

Background/Analysis

On December 15, 2023, the applicant made an application for relief from Section 6.43.2[b] of the Zoning By-law. Included with the application was the following information:

- Opinion on Residential Development, prepared by Hubley Geosciences Ltd. and dated December 14, 2023;
- Ontario Well Record, received by the Ministry of Environment, Conservation and Parks on December 23, 2016;
- A map titled “690 Monkman Road” showing zoning at the subject property and dated December 7, 2023;
- A map titled “690 Monkman Road closer view” showing zoning at the subject property and dated December 7, 2023;

The subject property is designated as “Rural” as per Schedule A of the United Counties of Leeds and Grenville Official Plan, and designated as “Rural”, “Mineral Aggregate”, “Unevaluated Wetlands”, “Woodlands” and “Waste Disposal Buffer” as per Schedules “A” and “A1” of North Grenville’s Official Plan. The subject lot is zoned Rural (RU) and is also within 500 metres of an open or closed landfill site as indicated in Section 6.43.2[b] of the Comprehensive Zoning By-law.

This application seeks retroactive relief from Section 6.43.2[b] of the Comprehensive Zoning By-law, following discovery of a single-detached dwelling and septic system which had been built at the subject lands without obtaining a building permit. Discovery of the

illegal dwelling and septic system occurred in December, 2022 and Orders to Comply were issued and registered on title.

The current applicant purchased the property in 2023. Prior to the applicant's purchase, pre-consultation discussions were had with municipal building and planning staff. During these discussions, the need for hydrogeological assessment of the development due to proximity to the landfill site was discussed. Offers were made to facilitate pre-application discussions between the applicant's and the Municipality's hydrogeologists.

Although received in December, 2023, the application has not proceeded to the Committee of Adjustment as staff sent the "Opinion on Residential Development" to the municipal hydrogeologist for peer review. The municipal hydrogeologist recommended some additional information be provided before the application be heard. Based on the response of the municipal hydrogeologist, some well water quality information was provided from the applicant. This information was circulated again to the municipal hydrogeologist who indicated that it did not provide a sufficient level of information to retroactively approve the house and septic system, in her opinion. Upon conveyance of this information to the applicant a request to hold the public hearing was conveyed to staff.

Therefore, staff are holding the public hearing, but until additional information is provided, staff recommend that this matter be deferred. If pressed to make a decision, the Committee should refuse the application with the current information provided, as the application does not, in the opinion of the planner, meet the four tests of a minor variance.

Provincial Policy Statement

The Provincial Policy Statement 2020 (PPS) provides overarching policies for growth and development in Ontario. While mostly silent on these types of applications, relevant policies include Section 1.6.6.4 (Private Servicing) and Section 1.6.10 (Waste Management).

Section 1.6.6.4 states, among other things, that *"...individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts."*

Negative impacts, in this context, are defined as, *"...potential risks to human health and safety and degradation to the quality and quantity of water...due to single, multiple or successive development."*

Quality and quantity of water is defined as follows: *"is measured by indicators...such as...suspended solids...bacteria, nutrients and hazardous contaminants...."*

Section 1.6.10 states that *"[w]aste management systems need to be provided that are of an appropriate size and type to accommodate present and future requirements, and facilitate, encourage and promote reduction, reuse and recycling objectives. Waste management systems shall be located and designed in accordance with provincial legislation and standards."*

In the context of this application, it has not been demonstrated, in the opinion of the reviewing planner, that individual services are suitable with no negative impacts; negative impacts being defined by the Provincial Policy Statement and including potential risks to human health and safety due to even a single development.

United Counties of Leeds and Grenville Official Plan

The subject site is designated as Rural and Mineral Aggregate pursuant to Schedule “A” of the Counties’ Official Plan. Schedule “D” also indicates a “former” waste disposal site

While the Rural and Mineral Aggregate designations would not preclude the establishment of a dwelling within the subject property, Section 5.3.1[b] of the Counties Official Plan includes a mandatory requirement for development adjacent to landfill sites, including inactive landfill sites. The Policy states that:

“[d]evelopment proposals within 500 metres of any active and closed or inactive waste disposal site will be accompanied by a study prepared by the proponent that satisfies the Counties and local municipality and the requirements of the Provincial guideless related to land uses near landfills and dumps. The study will address contamination by leachate, surface runoff, ground settlement, visual impact, soil contamination and hazardous waste, landfill generated gases and any mitigation measures.”

To date some information has been provided to demonstrate how this policy section is addressed, but more information is required to demonstrate that this policy can be met.

North Grenville Official Plan

With respect to the Official Plan of the Municipality of North Grenville, the subject site is designated Rural, Mineral Aggregate, Waste Disposal Buffer, unevaluated wetlands and woodlands. While all these designations exist, only the Rural and Waste Disposal Buffer designations apply to the current application as the dwelling and septic are not located within areas identified as Mineral Aggregate or unevaluated wetland. It should be noted that the location of the dwelling is within an area identified as “woodland”, although this woodland has not been assessed for significance.

Within the Rural designation, residential uses are generally permitted, but it is noted that some site specific conditions “...*may make certain areas undesirable for development.*” (Section 4.1).

Section 4.6 of the Rural Policies contains information concerning waste disposal sites. Most importantly for this application, Section 4.6[i] states that:

“The Ministry of Environment...considers the most significant contaminant discharges and visual problems to be normally within 500 metres of the perimeter of a fill area. This distance is recommended to be used as a study area to assess the potential adverse impacts or risks to health and safety and to recommend necessary remedial measures when reviewing new land use proposals within this distance.”

Subsection 1 to Policy 4.6[i] states that:

“Proponents of development applications within 500 metres of an open or closed landfill site may be required to hire a qualified professional to undertake a study to consider factors such as ground and surface water contamination by leachate, odour, litter, dust, noise, visual impact, air emissions, vectors and vermin, and landfill generated gases, especially methane gas.”

Regarding the woodlands at the property, a minor amount has been removed to provide for construction of the dwelling and septic system. An assessment would likely have been triggered based on policy, but the tree removal has occurred from the area in question and there is no perceived benefit to require a retroactive assessment for a removed forest.

To date some information has been provided to demonstrate how these policy sections have been addressed, but more information is required to demonstrate that these policies can be met.

Comprehensive Zoning By-law 50-12

The subject property is within the Rural (RU) Zone as per Land Use Schedule “A1” of the Comprehensive Zoning By-law.

Relief is being sought from Section 6.43.2[b] of the Zoning By-law. This section states that *“no building or structure shall be erected within 500 m (1,640 feet) of an open or closed landfill site.”* This section does not list any mechanism for relief, however it is not uncommon for variances to be sought for any section of a Zoning By-law.

The specific relief is asking to waive Section 6.43.2[b] as the current dwelling, accessory structures and septic system are approximately 160 metres from the boundary of the landfill site.

It appears that all other provisions of the Zoning By-law can be met based on this application.

Four Tests

Minor Variances must satisfy the four tests as outlined in the *Planning Act* to be permitted. It is the opinion of the reviewing planner that the four tests have not yet been satisfied. Details of this opinion are below.

- 1) Is the application minor in nature? In the opinion of the reviewing planner, the answer to this must be no. There has been limited information provided to demonstrate that the reduction in setback would not lead to negative impacts to present and future inhabitants of the dwelling.
- 2) Does the application meet the intent of the Zoning By-law? With the information provided, the reviewing planner does not think that enough information has been provided to grant relief from Section 6.43.2[b] of the By-law.

- 3) Does the application conform to the Official Plan? With the information provided, this application has not demonstrated how it is consistent with Section 4.6[i] of the North Grenville Municipal Official Plan.
- 4) Does the application represent good land use planning and is it appropriate? At present, the application has not demonstrated this. It is possible that the applicant may be able to provide more information regarding water quality and protection at the property. An additional question that must be asked is whether this application, if approved, would preclude or hinder operations at the landfill or force the Council to consider closing the landfill? If the answer to either of these questions is “yes”, then the application may not represent good planning, even if water quality is able to be addressed.

Relevance to Strategic Priorities

Strategic Pillar	2	A Strong and Vibrant Community
Goal	2.3	Build and Grow in a Connected Way
Key Action	2.3.3	Promote development policies that incorporate connectivity and coordination with the surrounding area by reviewing development applications on a case-by-case basis and permitting flexibility where appropriate.

Options and Discussion

1. Approve the recommendation to defer pending additional testing.

Financial Impact

This item has been identified in the current budget: Yes ☐ No ☐ N/A

This item is within the budgeted amount: Yes ☐ No ☐ N/A

Staffing implications, as they relate to implementing Council’s decision on this matter, are limited to the existing staff complement and applicable administrative policies as approved by Council.

Internal/External Consultation

As a result of this circulation, the following comments were received:

- An email from Public Works indicating that no entrance permit has been granted at the subject property.
- An additional email from Public Works indicating concern with the development based on the proximity to the contaminant attenuation zone and adjacent landfill, particularly regarding leachate and the possibility of private well water contamination. The Department wonders if correspondence from MECP exists confirming “they have no concern with a construction permit” as expressed by the applicant. If approved, the Department recommends annual testing of the private water well and some form of acknowledgement registered on title from the landowner that the Municipality is not liable for any future contamination to the property or water supply.
- An email of no objection from Rideau Valley Conservation Authority noting that there are watercourses at the subject lands and that any future development within or in proximity to this feature may require prior written approval.
- A letter from the RVCA Septic Office noting that while the septic office does not object to the application, the Municipality should request that the applicant provide documentation for the onsite sewage system prior to any approvals regarding the illegal dwelling. If no documentation or permit can be provided, a new onsite sewage system meeting Part 8 of the Ontario Building Code will be required.
- A note from the Building Division noting the requirement to obtain a retroactive building permit following the conclusion of any variance application.
- An email of no comment from By-law Services.

Communications

Implementing the decision of the Committee is subject to the Provisions of the Planning Act and will not require further communication resources to implement the decision of the Committee.

Attachments

- Appendix 1 – Opinion on Residential Development
- Appendix 2 – Map of property
- Appendix 3 – Peer Review Comments
- Appendix 4 – Additional Hydrogeology testing
- Appendix 5 – Supplemental Peer Review Comments



Hubley Geosciences Ltd.
1564 Bella Vista Drive
Ottawa, ON K4C 1A7

December 14, 2023

HGL 9180

Delivered by email to mircobuth@hotmail.com

Mirco Buth
690 Monkman Road
Burritt's Rapids, ON

**Re: Opinion on Residential Development
690 Monkman Road, Burritt's Rapids, ON**

Dear Mr. Buth,

As requested, Hubley Geosciences Limited (HGL) has reviewed the documents related to the suitability of the property at 690 Monkman Road ("Subject property") for residential land use relying on the onsite drilled well for domestic water supply. This letter contains highlights of the review and an opinion on suitability.

Documents Reviewed

The following was reviewed:

- North Grenville – Landfill Monitoring, Burritts Rapids Waste Disposal Site, Ontario. McIntosh Perry Consulting Engineers Ltd. (MP (2022), summarizing work in 2021));
- Ministry of Environment Well Record (well tag A213168) for 690 Monkman Road, 2016;
- Correspondence with Municipality of North Grenville, Ministry of Environment Conservation and Climate Change (MECP) and homeowner (various dates, 2023);
- OGS database (accessed 2023)

Background

The Burritt's Rapids Waste Disposal Site (WDS) is located approximately 2 km southeast of the Village of Burritt's Rapids. The land parcel is bounded by Monkman Road to the northwest, forested land and agricultural property to the northeast and southeast, and by rural-residential property to the southwest (the "Subject property"). MP (2022) Figure 2 shows the Subject property and the boundary of the WDS. A copy of the figure is provided in Attachment A. The WDS wells that are most relevant to the Subject property are DH17-1 (bedrock) and DH17-2 (overburden) located within approximately 50 m of the Subject property.

The MP (2022) report describes results of 2021 sampling and analysis, identifying potential leachate impacts within multiple overburden and bedrock monitoring wells, with exceedances of parameters decreasing with distance from the WDS. MP (2022) describes groundwater flow to the south in both the overburden and bedrock, with some component of flow to the southwest.

MP (2022) included both a review of the present (2021) data and review of the monitoring data collected by others since 2005, where available. Based on their review, MP did not identify any discernible impacts to the bedrock aquifer at the present time. MP reported that for the past three (3) monitoring events at DH17-2 (overburden), the exceedances of the Ontario Drinking Water Standards (ODWS) and site-specific Reasonable Use Limits (RUL) were observed only for hardness. In DH17-1 (bedrock), all parameters have met ODWS and RUL except for hardness and iron. MP noted that hardness exceedances has been regularly observed in background monitoring wells. MP noted that the DH17 wells (closest to the Subject property) had been historically considered background wells but may not be ideal for this purpose as a result of the apparent cross-gradient (not upgradient) location of these wells.

The well record for 690 Monkman Road shows that the well was advanced through a thin veneer of clay then through limestone to a total depth of 27.4 m. Water was found at 20 m. The static level was measured as approximately 3 m. The well record is provided as Attachment B. No bacterial issues were identified – the OPH record is also provided in Attachment B.

Discussion

The MP (2022) report identified hardness and iron as the parameters that exceeded the PWQO and RUL. These parameters are endemic to the aquifer in this area, as noted by MP (for hardness). This is also applicable to iron – see Attachment C for OGS survey records showing iron as a common component of groundwater in this area and through much of Ontario.

It was noted that no concerns were identified in relation to the groundwater condition in the vicinity of DH17 property in the MP (2021) report, also no concerns were identified by the MECP.

Opinion/Conclusion

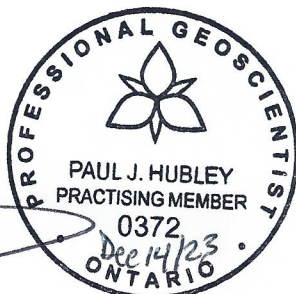
Based on a review of the available records, HGL concurs with MP and MECP, that no concerns were identified that would impact the use of the Subject property for residential land use utilizing the drilled water well for domestic supply. If desired for aesthetic purposes, consideration may be given to treatments to reduce hardness and iron, the presence of which is a common occurrence in rural residential properties in Eastern Ontario.

Closure

I trust that this report addresses the salient issues. If you have any questions or comments, please do not hesitate to contact me. Should additional information pertinent to my findings be available, I will anticipate the opportunity to review the information, and if applicable, revise my findings accordingly.

Sincerely,

Hubley Geosciences Ltd.



Paul J. Hubley, M.Sc., P.Geo., QP_{ESA}, EP, CRM, FGC
Principal/Senior Geoscientist
paul@hubleygeosciences.com

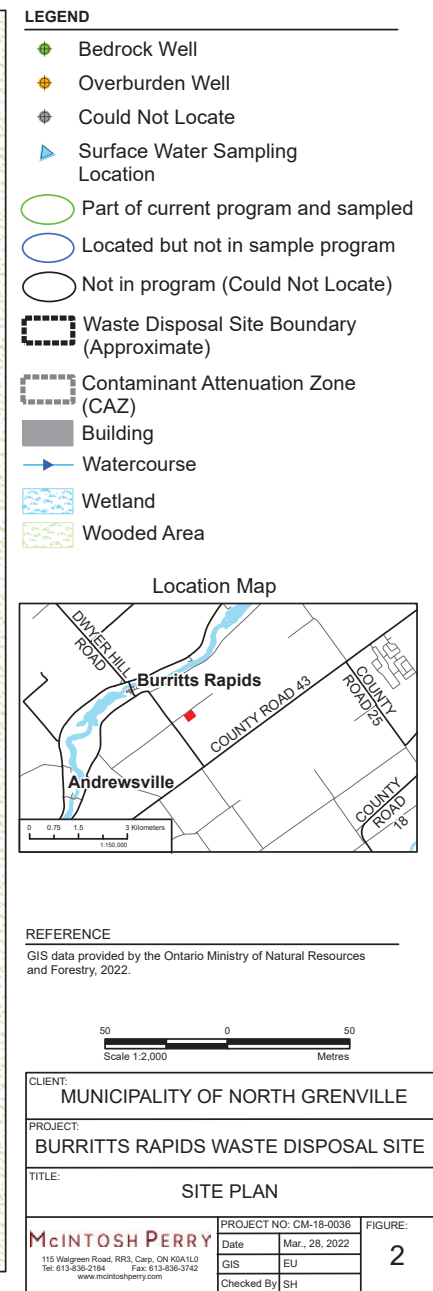
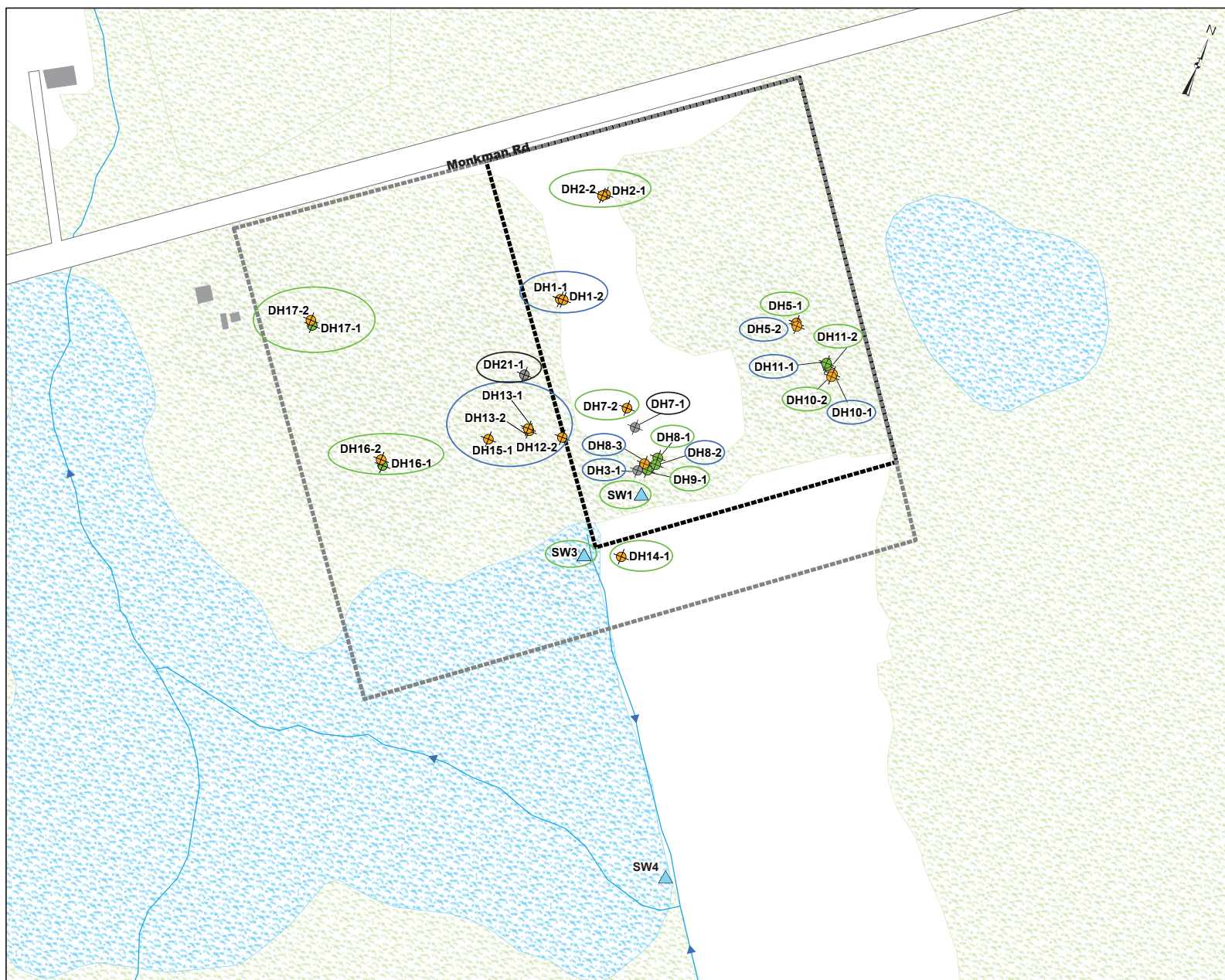
Attachments

Attachment A - Excerpts from MP (2022) report

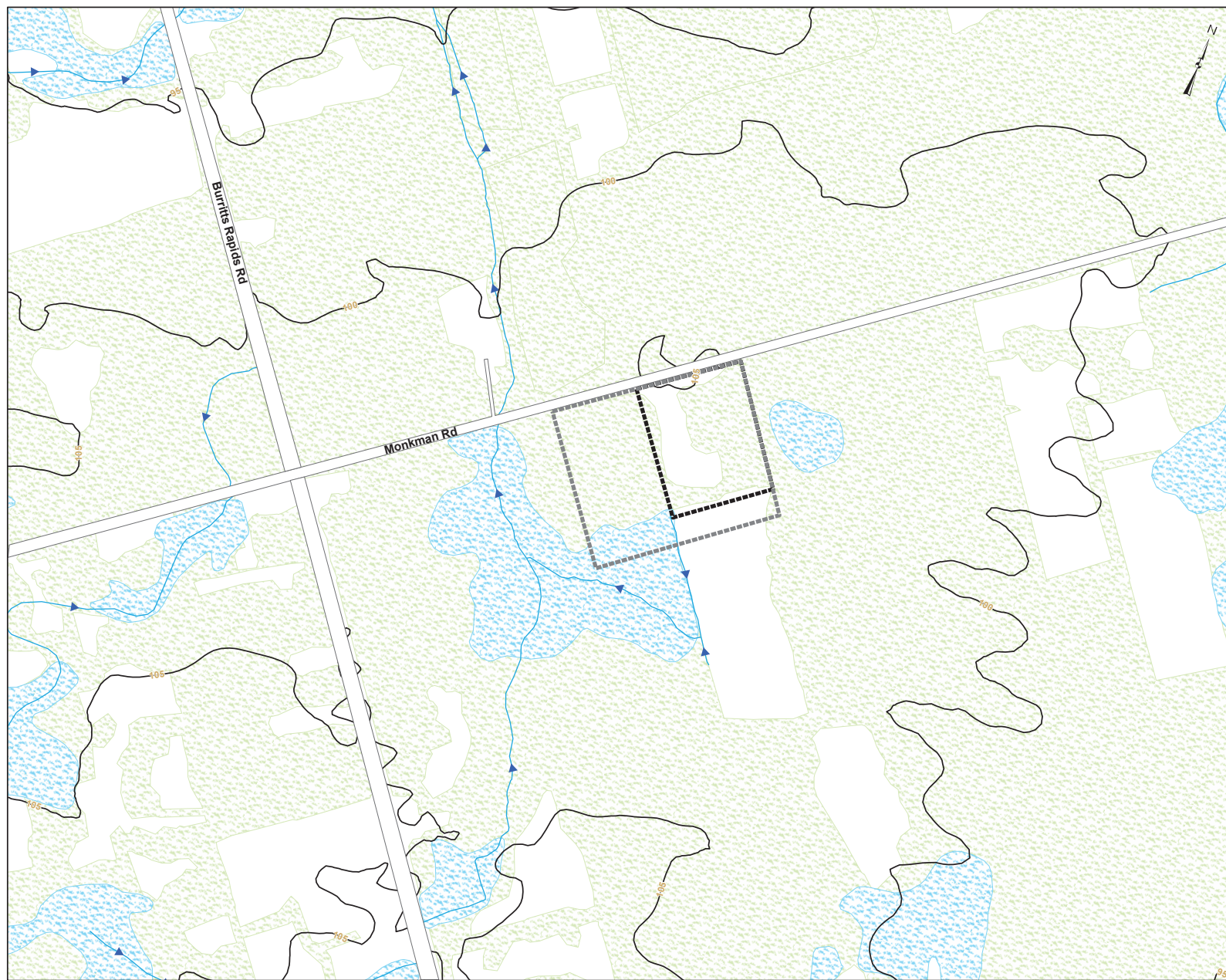
Attachment B - Domestic well record

Attachment C – OGS Ontario-wide sampling records - iron

ATTACHMENT A



Document Path: C:\Users\klaus.medic@perry.com\Documents\Projects\2018\CM\CM-18-0036\Burritts Rapids\Burritts Rapids\Map\Figure 2020.aprx



- LEGEND**
- Waste Disposal Site Boundary (Approximate)
 - Contaminant Attenuation Zone (CAZ)
 - Contour (masl)
 - Watercourse
 - Wetland
 - Wooded Area

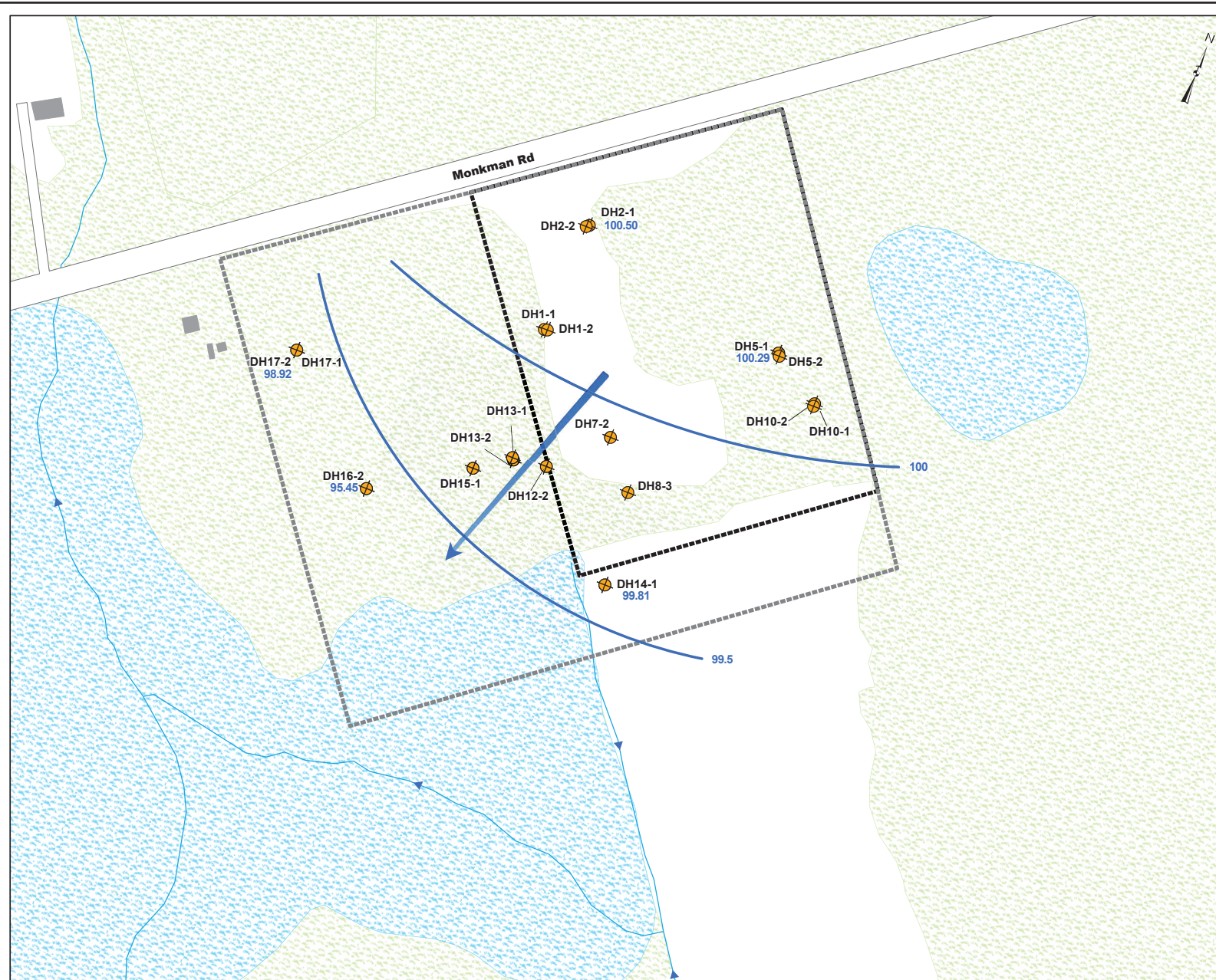


REFERENCE
GIS data provided by the Ontario Ministry of Natural Resources and Forestry, 2022.



CLIENT: MUNICIPALITY OF NORTH GRENVILLE		
PROJECT: BURRITTS RAPIDS WASTE DISPOSAL SITE		
TITLE: TOPOGRAPHY AND DRAINAGE		
McINTOSH PERRY 115 Wolgreen Road, RR3, Carp, ON K0A 1L0 Tel: 613-836-2184 Fax: 613-836-3742 www.mcintoshperry.com	PROJECT NO: CM-18-0036	FIGURE:
	Date Mar., 22, 2022	3
	GIS EU	
	Checked By SH	

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- LEGEND**
- Overburden Well
 - 86.540 Geodetic Groundwater Elevation (masl)
 - Inferred Groundwater Flow Path
 - Groundwater Flow Contour
 - Waste Disposal Site Boundary (Approximate)
 - Contaminant Attenuation Zone (CAZ)
 - Building
 - Watercourse
 - Wetland
 - Wooded Area



REFERENCE
GIS data provided by the Ontario Ministry of Natural Resources and Forestry, 2022.

Scale 1:2,000
Metres

CLIENT: MUNICIPALITY OF NORTH GRENVILLE		
PROJECT: BURRITTS RAPIDS WASTE DISPOSAL SITE		
TITLE: WATER LEVEL ELEVATIONS OVERBURDEN UNIT - FALL 2021		
McINTOSH PERRY 115 Wolgreen Road, RR3, Carp, ON K0A 1L0 Tel: 613-836-2184 Fax: 613-836-3742 www.mcintoshperry.com	PROJECT NO: CM-18-0036	FIGURE:
	Date Mar., 22, 2022	4
	GIS EU	
	Checked By SH	

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LEGEND

- Bedrock Well
- 86.540** Geodetic Groundwater Elevation (masl)
- Inferred Groundwater Flow Path
- Groundwater Flow Contour
- Waste Disposal Site Boundary (Approximate)
- Contaminant Attenuation Zone (CAZ)
- Building
- Watercourse
- Wetland
- Wooded Area

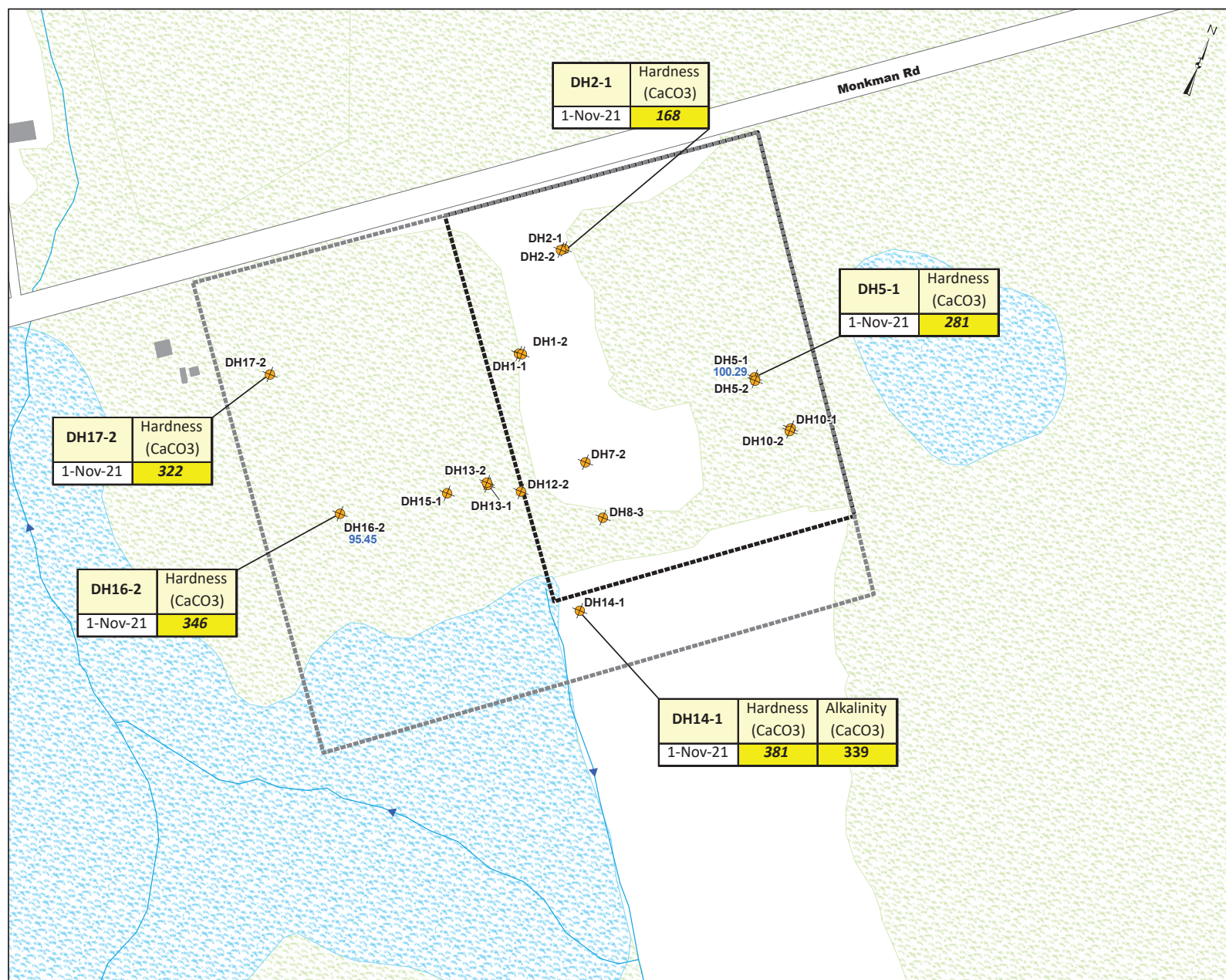
Location Map

REFERENCE

GIS data provided by the Ontario Ministry of Natural Resources and Forestry, 2022.

CLIENT: MUNICIPALITY OF NORTH GRENVILLE							
PROJECT: BURRITTS RAPIDS WASTE DISPOSAL SITE							
TITLE: WATER LEVEL ELEVATIONS BEDROCK - FALL 2021							
McINTOSH PERRY 115 Wolgreen Road, RR3, Carp, ON K0A 1L0 Tel: 613-836-2184 Fax: 613-836-3742 www.mcintoshperry.com	<table><tr><td>PROJECT NO: CM-18-0036</td><td>FIGURE:</td></tr><tr><td>Date: Mar., 22, 2022</td><td rowspan="3">5</td></tr><tr><td>GIS: EU</td></tr><tr><td>Checked By: SH</td></tr></table>	PROJECT NO: CM-18-0036	FIGURE:	Date: Mar., 22, 2022	5	GIS: EU	Checked By: SH
PROJECT NO: CM-18-0036	FIGURE:						
Date: Mar., 22, 2022	5						
GIS: EU							
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LEGEND

- Overburden Well
- 86.540 Geodetic Groundwater Elevation (masl)
- Waste Disposal Site Boundary (Approximate)
- Contaminant Attenuation Zone (CAZ)
- Building
- Watercourse
- Wetland
- Wooded Area
- Exceeds Reasonable Use Limits (RUL)
- Exceeds Ontario Drinking Water Standards, Objectives, and Guidelines (ODWS)

Location Map

NOTE
All units are expressed in mg/L unless otherwise specified.

REFERENCE
GIS data provided by the Ontario Ministry of Natural Resources and Forestry, 2022.

Scale 1:2,000

CLIENT:
MUNICIPALITY OF NORTH GRENVILLE

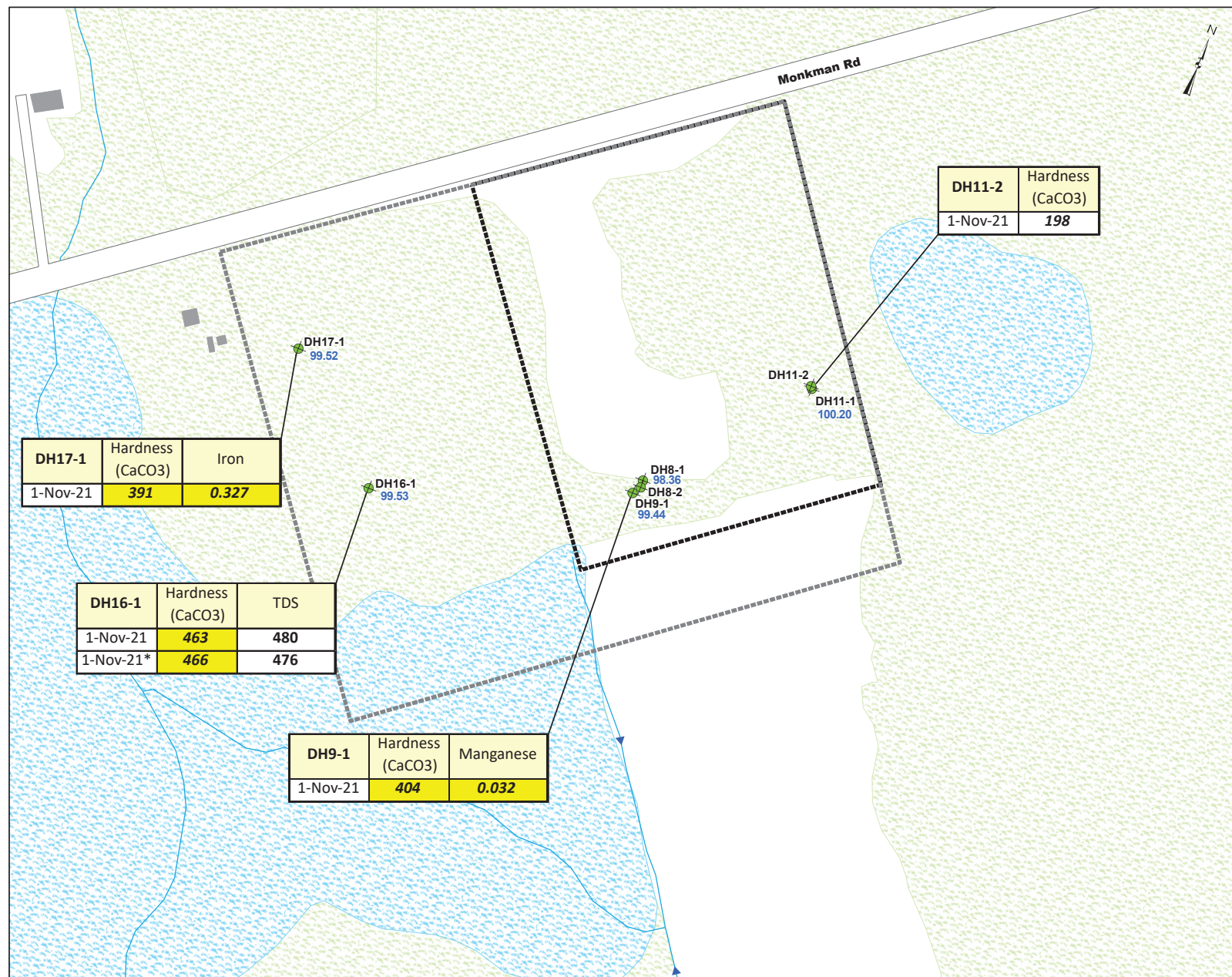
PROJECT:
BURRITTS RAPIDS WASTE DISPOSAL SITE

TITLE:
GROUNDWATER QUALITY OVERBURDEN UNIT - FALL 2021

McINTOSH PERRY
115 Walgreen Road, RR3, Carp, ON K0A1L0
Tel: 613-836-2184 Fax: 613-836-3742
www.mcintoshperry.com

PROJECT NO:	CM-18-0036	FIGURE:
Date	Mar., 22, 2022	6
GIS	EU	
Checked By	SH	

Document Path: C:\Users\klesner\Documents\2018\CM-18-0036\Burritts Rapids Waste Disposal Site - Groundwater Quality - Bedrock Unit - Fall 2021 - Figure 2020-0021



LEGEND

- Bedrock Well
- 86.540 Geodetic Groundwater Elevation (masl)
- Waste Disposal Site Boundary (Approximate)
- Contaminant Attenuation Zone (CAZ)
- Building
- Watercourse
- Wetland
- Wooded Area
- Exceeds Reasonable Use Limits (RUL)
- Exceeds Ontario Drinking Water Standards, Objectives, and Guidelines (ODWS)



NOTE
All units are expressed in mg/L unless otherwise specified. Dates marked with an asterisk represent duplicate sample.

REFERENCE
GIS data provided by the Ontario Ministry of Natural Resources and Forestry, 2022.

Scale 1:2,000

Scale 1:2,000 Metres

CLIENT: MUNICIPALITY OF NORTH GRENVILLE

PROJECT: BURRITTS RAPIDS WASTE DISPOSAL SITE

TITLE: GROUNDWATER QUALITY BEDROCK UNIT - FALL 2021

PROJECT NO: CM-18-0036

FIGURE: 7

115 Wolgreen Road, RR3, Carp, ON K0A 1L0
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www.mcintoshperry.com

Date: Mar., 22, 2022

GIS: EU

Checked By: SH

ATTACHMENT B

Address of Well Location (Street Number/Name) 690 Monkman Rd.		Township Oxford on Rideau		Lot PTL 6	Concession 2
County/District/Municipality North Grenville		City/Town/Village Horseshoeville		Province Ontario	Postal Code K0G 1N0
UTM Coordinates NAD 83	Zone 18	Easting 458498	Northing 381	Municipal Plan and Sublot Number PR 160213 North Grenville	Other Reg 25 AC
Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)					

[illegible]

Annular Space			
Depth Set at (m/ft)		Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)
From	To		
0	6	cincaat govt	2m³

Method of Construction		Well Use		
<input type="checkbox"/> Cable Tool	<input type="checkbox"/> Diamond	<input checked="" type="checkbox"/> Public	<input type="checkbox"/> Commercial	<input type="checkbox"/> Not used
<input type="checkbox"/> Rotary (Conventional)	<input type="checkbox"/> Jetting	<input checked="" type="checkbox"/> Domestic	<input type="checkbox"/> Municipal	<input type="checkbox"/> Dewatering
<input type="checkbox"/> Rotary (Reverse)	<input type="checkbox"/> Driving	<input type="checkbox"/> Livestock	<input type="checkbox"/> Test Hole	<input type="checkbox"/> Monitoring
<input type="checkbox"/> Boring	<input type="checkbox"/> Digging	<input type="checkbox"/> Irrigation	<input type="checkbox"/> Cooling & Air Conditioning	
<input checked="" type="checkbox"/> Air percussion		<input type="checkbox"/> Industrial		
<input type="checkbox"/> Other, <i>specify</i> _____		<input type="checkbox"/> Other, <i>specify</i> _____		

Construction Record - Casing					Status of Well	
Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth: (m/ft)			
			From	To		
15.55	Steel	48	6.6	6	<input checked="" type="checkbox"/> Water Supply	
15.30	Open Hole		6	27.4	<input type="checkbox"/> Replacement Well	
					<input type="checkbox"/> Test Hole	
					<input type="checkbox"/> Recharge Well	
					<input type="checkbox"/> Dewatering Well	
					<input type="checkbox"/> Observation and/or Monitoring Hole	
					<input type="checkbox"/> Alteration (Construction)	
					<input type="checkbox"/> Abandoned,	


Construction Record - Screen				
Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft)	
			From	To

☐ Abandoned, Poor Water Quality
☐ Abandoned, other, *specify* _____
☐ Other, *specify* _____

Insufficient Supply

Water Details		Hole Diameter		
Water found at Depth 20 (m/ft) <input type="checkbox"/> Gas	Kind of Water: <input type="checkbox"/> Fresh <input checked="" type="checkbox"/> Untested <input type="checkbox"/> Other, specify _____	Depth (m/ft)		Diameter
		From	To	(cm/in)
Water found at Depth (m/ft) <input type="checkbox"/> Gas	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Other, specify _____	0	6	24.9
Water found at Depth (m/ft) <input type="checkbox"/> Gas	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Other, specify _____	6	27.4	13.3

Well Contractor and Well Technician Information			
Business Name of Well Contractor		Well Contractor's Licence No.	
Bourgeois Well Drilling Ltd.		7417	
Business Address (Street Number/Name)		Municipality	
14245/1000, 10-11		Crysler	
Province	Postal Code	Business E-mail Address	
ON	K0A1R0	W/A	

Bus. Telephone No. (inc. area code)	Name of Well Technician (Last Name, First Name)	
6139875291	GENIER, MICHAEL	
Well Technician's Licence No.	Signature of Technician and/or Contractor	Date Submitted
3493		20161206

Results of Well Yield Testing				
After test of well yield, water was: <input checked="" type="checkbox"/> Clear and sand free <input type="checkbox"/> Other, specify _____	Draw Down		Recovery	
	Time (min)	Water Level (m/ft)	Time (min)	Water Level (m/ft)
If pumping discontinued, give reason:	Static Level	3.01		3.38
	1	3.17	1	3.20
Pump intake set at (m/ft) 24	2	3.19	2	3.19
Pumping rate (l/min / GPM) 66	3	3.20	3	3.18
Duration of pumping 1 hrs + min	4	3.21	4	3.17
Final water level end of pumping (m/ft) 3.38	5	3.22	5	3.16
If flowing give rate (l/min / GPM)	10	3.25	10	3.15
	15	3.27	15	3.12
Recommended pump depth (m/ft) 23	20	3.28	20	3.12
	25	3.29	25	3.11
Recommended pump rate (l/min / GPM) 66	30	3.31	30	3.11
Well production (l/min / GPM) 200	40	3.34	40	3.11
	50	3.36	50	3.11
Disinfected? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	60	3.38	60	3.11

Map of Well Location

Please provide a map below following instructions on the back.

NT

Monkman

300m

20m

House

CR # 23

Comments:

Well owner's information package delivered	Date Package Delivered 20161201	Ministry Use Only
<input checked="" type="checkbox"/> Yes	Date Work Completed	Audit No. 2246401
<input type="checkbox"/> No	20161201	DEC 23 2016
		Received

Bacteriological Analysis of Drinking Water for Private Citizen, Single Household Only
Analyse bactériologique de l'eau potable - Particuliers, Ménages unifamiliaux seulement

Submitter's Name and Mailing Address /

Nom et adresse postale de l'auteur de la demande d'analyse

First Name, Last Name / Prénom, Nom de famille

YOLANDE LAFORGE

Street address / Adresse municipale

690 MONKMAN RD

MERRICKVILLE, ON K0G 1N0

Location of Water Source /

Emplacement de la source d'eau

Lot, Concession / ou lot, concession

6 2

Emergency Locator # / 911#

690

Street address / Adresse municipale

690 MONKMAN RD

NORTH GRENVILLE ON K0G1N0

County / Comté: LEEDS AND GRENVILLE

Health Unit # / # du bureau de santé: 2243

Specimen details / Détails sur l'échantillon:

Barcode / Code à barres: 012202365

Phone # / # tél.: 613 794 1086

Date/Time Collected / Date/heure du prélèvement*: 2023-04-12 00:00:00

Date/Time Received / Date/heure Reçu le*: 2023-04-13 14:30:00

Specimen Note / Note sur l'échantillon:

This specimen was received in good condition unless otherwise stated. / À moins d'avis contraire, l'échantillon était en bonne condition au moment de la réception.

The Time Collected is reported as midnight because the actual time was not provided. / Le temps indiqué est minuit parce que le temps réel n'a pas été fourni.

Purification system used (e.g. UV, filtration, etc.)? /
Système d'épuration utilisé (p. ex. rayons UV, filtration, etc.)?

No / Non

Authorized by / Autorisé par

Chief, Medical Microbiology or Designate

Test results / Résultats d'analyse:

Total Coliform CFU/100 mL / Coliformes totaux UFC/100 mL

0

E.coli CFU/100 mL / E. coli UFC/100 mL

0

Interpretation / Interprétation:

There is no evidence of fecal contamination. If the results show the presence of coliforms it may be indicative of a contaminated water supply. Given the susceptibility of well water to external influences, it is important to test water frequently. Consult local health unit for information if required.

Il n'y a aucune preuve de contamination fécale. Si les résultats indiquent la présence de coliformes, cela peut être révélateur d'une source d'eau polluée. L'eau des puits étant susceptible d'être dégradée par des facteurs externes, il est important de la faire analyser fréquemment. Consultez le bureau local de santé publique pour plus de détails, si nécessaire.

Date of Analysis / Date de l'analyse: 2023-04-13

Date Read / Analyse effectuée le: 2023-04-14

Please Note / Prière de noter ce qui suit :

The results apply to the sample as received. / Les résultats s'appliquent à l'échantillon, tel que reçu.

These results relate only to the sample tested. / Le résultat obtenu se rapporte seulement à cet échantillon d'eau analysé.

Note: This water sample was only tested for the presence of both Total Coliforms and E. coli (ISO/IEC 17025 accredited tests) bacterial indicators of contamination by Membrane Filtration. The sample was not tested for other contaminants, including chemical contaminants, and therefore may be unsafe to drink even when there is no significant evidence of bacterial contamination. Contact your local public health unit for information on testing for other contaminants. / Remarque: Cet échantillon d'eau n'a été analysé que pour détecter (par un laboratoire accrédité conformément à la norme ISO/IEC 17025) la présence des coliformes totaux et des bactéries colibacillaires, indicateurs de contamination par filtration sur membrane. L'échantillon n'a pas été testé pour d'autres contaminants, y compris les contaminants chimiques et, par conséquent, l'eau peut être impropre à la consommation même lorsqu'il n'y a aucune preuve significative de contamination bactérienne. Veuillez communiquer avec le bureau de santé publique de votre localité pour vous renseigner au sujet de l'analyse visant à détecter la présence d'autres contaminants.

If the reported client information does not match the information you supplied on the form please contact the PHO Customer Service Centre. Telephone: 1-877-604-4567 or 416-235-6556 or E-mail: customerservicecentre@ohpp.ca. For operating hours see our website www.publichealthontario.ca/labs. / Si les informations sur le client indiquées ne correspondent pas aux informations que vous avez fournies sur le formulaire, veuillez communiquer avec le Service à la clientèle de SPO par téléphone au 1-877-604-4567 ou 416-235-6556, ou par courriel au customerservicecentre@ohpp.ca. Pour connaître les heures d'ouverture, veuillez consulter notre site Web à www.publichealthontario.ca/labs.

End of report / Fin du rapport

*All time values are EST / EDT / Toutes les heures sont exprimées en HNE ou en HAE.

Print Date / Date d'impression*: 2023-04-14

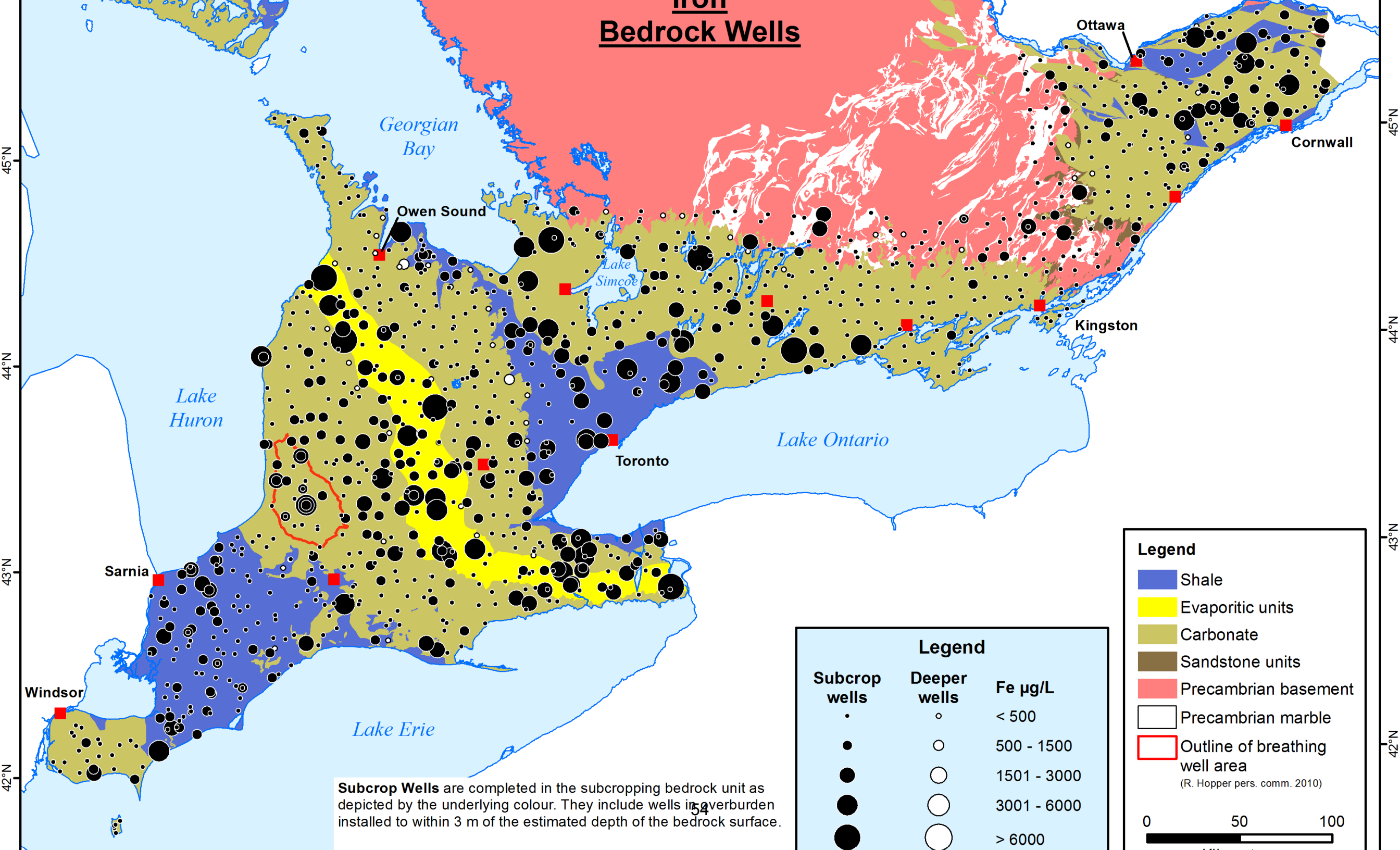
Page 1 of 1

Data Reported / Date du rapport*: 2023-04-14 15:50:44

LIMS Report #: 48753492

T_SingleSampleOPHL_WATPRIVATE.rpt







ATTACHMENT C

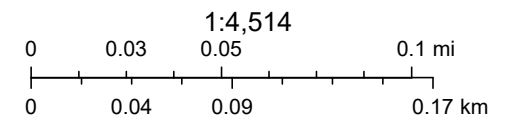


690 Monkman Road



2024-04-26, 9:01:19 a.m.

- | | | |
|---|--|---|
|  Parcel | Zoning |  Watercourse |
| Road Network |  WM |  Open Road Allowance |
|  Municipal Road |  RU | |



Teranet Inc., Municipal Property Assessment Corporation (MPAC), and Geographic Information System (GIS) the United Counties of Leeds and

Leeds Grenville GIS

Memorandum

Hydrogeological Technical Review

GRI Inc.

911 County Rd 18
Oxford Mills, ON K0G 1S0

C – (647) 502-5224
jennifer.gorrell@gri-inc.ca

From: Jennifer Gorrell
To: Phil Mosher
NG File: Application for minor variance
Date: January 26, 2024
Re: **690 Monkman Rd**
Lot 6, Conc II, Geo. Twp. of Oxford on Rideau,
Municipality of North Grenville

Re: Opinion on Residential Development, 690 Monkman Road, Burritt's Rapids, ON, Hubley Geosciences Limited, December 14, 2023

1 SCOPE OF REVIEW

GRI Inc. was retained by the Municipality of North Grenville to provide a peer review of a hydrogeological report. The report was prepared in support of a minor variance application for a residence constructed at 690 Monkman Rd. GRI understands that a minor variance is required because a residence was constructed on the lot without a building permit or approval. The site is located adjacent to the Burritts Rapids Waste Disposal Site.

A brief history of events was provided by the municipality. To conduct the review, the history of the waste disposal site, the local hydrogeological conditions at the waste site and the potential interactions between the properties, and results of groundwater and surface water monitoring at the waste site were reviewed in addition to the Hubley report.

The documents reviewed were;

- Gorrell Resource Investigations, *Township of North Grenville Waste Management Overview, Summary of Site Operations and Groundwater Monitoring Programs*, Prepared for Public Works Department, Township of North Grenville, Report No. 981100, November, 1998
- Gorrell Resource Investigations, *Annual Report on Environmental Monitoring, Burritts Rapids Waste Disposal Site, C. of A. # 44-2202*, Mun. of North Grenville, Report No. 08123, June 2009.
- McIntosh Perry Consulting Engineers, *North Grenville –Landfill Monitoring, Burritts Rapids Waste Disposal Site, Ontario*, Project No.: OCM-18-0036, Prepared for: Municipality of North Grenville, undated.

GRI Inc.'s principals and owners were consultants on the Burritts Rapids Waste Disposal Site from 1990 to 2008. They conducted the initial hydrogeological studies, and these resources were reviewed to refamiliarize the reviewer on the site's geological and hydrogeological setting and conditions.

2 KEY ISSUES

The Hubley Geosciences Limited (HGL) report did not fully consider the data or implications of potential impact on the water supply at 690 Monkman Rd. Issues to be addressed are;



- The Burritts Rapids Waste Disposal Site is an active landfill that has not accepted waste for more than 20 years. The present front of the leachate plume is not defined; the information provided in the annual report is that water quality complies or does not comply with the Ontario Drinking Water Standard or the Reasonable Use Limit at the sampled locations. These limits were exceeded by hardness at the wells in the Buffer Zone.
- The groundwater flow direction, used as a basis for opinion was incorrectly stated as being “south with a south-west component”. Furthermore, the interpretation of groundwater flow at the site in the McIntosh Perry annual report is simplified. The data shows a groundwater flow component from TW 16 and TW15 north-westward, towards TW 17 and ultimately the water supply well at 690 Monkman Road.
- The recorded levels at which water in the water supply well is deriving groundwater likely does not include all the fine water-bearing fractures and seepage. The well likely derives part of the water supply from the zone where leachate is recorded on the waste site.
- Conditions would be expected to change from present if the site starts accepting waste.
- The conclusion of whether the conditions at the waste disposal site are or are not a “concern” are based on a benchmark set by specific guidelines and policies. This is, “The impact a disposal facility may have on the reasonable use of neighbouring properties shall be limited to an amount that would not justify an award for damages in a civil law suit.”
- The groundwater sampling does not include every parameter that could potentially be produced by the waste. They are chosen purposely to be common, innocuous, and mobile to indicate the leachate production and position. The municipality relies on the expertise of their consultants and the Provincial experts to identify concerns and determine whether more detailed analyses, such as for additional parameters, are required. The fact that hardness and iron are common parameters in the sedimentary bedrock aquifers is not relevant to the review.
- It is recommended that at a minimum, the municipality requests that a water sample from the well at 690 Monkman Rd be analysed and assessed by a qualified professional to establish the existing conditions.
- If the municipality does not realistically plan to reactivate the site, it could consider beginning the process to formally close it. If closed, leachate production and risk of contamination off site should decline and the risk to the adjacent property should be reduced.
- The assessment of the waste site conditions to date has not considered the use of aquifers for water supply nearby and down-gradient. The municipality may wish to ask their monitoring consultant and/or the MECP about recommended changes to the monitoring program, such as for groundwater quality and landfill gas emissions, that might be appropriate with a nearby dwelling and water supply well.
- The municipality could ask the homeowner to protect the water supply from groundwater emanating from the waste site by casing and grouting/sealing the well to a safe depth below the predicted base of a future leachate plume. The supporting information for the design would have to be provided; there is likely not sufficient information available.

3 DISCUSSION

According to the provided information, a residence was constructed at 690 Monkman Road without receiving the required approval by the municipality. The property is adjacent to the Burritts Rapids Waste Disposal Site. The neighbour has applied for a minor variance to bring the site into compliance with the 2012 Zoning By-Law.

3.1 Site Development, 690 Monkman Rd

A residence was reportedly constructed at the site around 2010. A review of Google satellite imagery shows the area completely wooded in the May 8, 2004 image, and a completed residence in the September 24, 2013 image. There was an addition being constructed in the September 5, 2016 image. The water well record for the site, WWR #7277624, indicates the well was drilled in 2016.

The residence is approximately 40 m from the waste site property boundary. Based on the well driller's location information, the house well is approximately 33 m away.

3.2 Waste Site History

The site was originally licensed in 1968. Common at the time, the site was a "dump" and past staff anecdotally recalled the garbage was burned.

Certificate of Approval #442202 was issued in 1980 for a 2.8 ha site to receive domestic waste. The current Certificate of Approval covers an area of 4.5 ha, which includes a 1.96 ha waste footprint plus a surrounding buffer zone.

An operating plan was developed for the site in March 1992. The plan developed a 30 m buffer zone located within the original property on the north and east sides of the site. A buffer land purchase was made in 1995 of 30 m to the south and 45 m to the west of the original property. An amendment to the C of A permitted acceptance of commercial and non-hazardous industrial waste in addition to domestic waste at the site.

In 2000, the Burritts Rapids site was "mothballed". It remains part of the municipality's waste management infrastructure. It should be considered as an active landfill site, although it does not currently operate.

3.3 Site Conditions

Please note this discussion is a simplification. For this review, an assessment of the groundwater quality and history across the site was only done at a very high level.

The compliance of the site to the requirements of Environmental Protection Act is done in accordance with the policies and procedures of the Ministry of Environment, Conservation and Parks (MECP). Compliance at municipal waste sites has been determined by use of the Reasonable Use Policy (Policy B-7). The "acceptable" limits of contamination are calculated using the Ontario Drinking Water Standard maximum allowable concentrations. The "front" or edge of the contamination (leachate) plume is defined by this policy. The definition does not mean there is no impact by the waste site beyond this line, only that by current standards the degradation is acceptable.

The information in the annual reviews must be used in the context of the broader assessment process (which is easy to lose sight of). A site's "acceptable" boundary concentration is based on site and contaminant characteristics. Typically, the parameters used are usually easily identifiable, common constituents (e.g. hardness, chloride, iron) that are mobile and do not degrade by processes other than dilution. They represent a high-level "early warning" system of leachate migration and potential impacts. The Reasonable Use assessment used to provide a snapshot of the leachate position and provide an indication of whether additional information or action is needed before a serious issue arises.

For example, information was not provided in the McIntosh Perry annual review about the groundwater quality related to hydrocarbons or volatile organic compounds. There may be an irregular requirement to analyse for them, but there is no indication in the recent monitoring report of when testing was done. This could be because they are not expected to be present in significant concentrations at a domestic waste site and/or they were not historically identified as an issue at the site. Because of the predicted groundwater behaviour at the site, annual monitoring for some parameter suites may not be necessary while the site is inactive.

In addition to comparing the regulatory limit to the site boundary, a secondary component of the geoscience is predicting where and how the leachate will migrate. Assessing the compliance of the site with the Certificate of Approval is the key reason for monitoring. Assessing how the leachate migration is changing assists in future planning, including adapting and managing the groundwater and surface water monitoring programs.

The data shows that hardness concentrations at TW17-1 have varied since 2005 but overall have increased about 22.5% between 2014 and 2022. The chloride concentration increased 343%. At TW16-1, hardness increased 44.4% and chloride increased 89.5%. Note that the absolute concentrations are very low – the highest concentration of chloride is 26.6 mg/L – but their increase is an indicator that the groundwater quality has changed.

The data suggests the groundwater quality near the waste may be improving, and that the leachate plume is a slug moving through the buffer zone. This is the type of behaviour that would be expected of a site where there has been no new source, such as the mothballed landfill.

3.3.1 Groundwater Flow and Bedrock Aquifer

The McIntosh Perry reports the "front" or edge of the leachate plume is between TW15 and TW16. The report interprets the groundwater flow as south-west (not south with a south-west component, as stated in the Hubley report). The direction is generalized, though, if the data is examined.

A review of the groundwater elevations shows the groundwater elevation between TW16-1 and TW17-1, which are wells in the shallow weathered bedrock, has fluctuated. Between April 2021 and November 2021 the groundwater elevation at TW17-1 was lower than at TW16-1 for most readings (58.3%) and similar (i.e. less than 0.1 m difference) for the remainder. The monitoring wells at TW15 are not in the bedrock, but a comparison of water levels between the locations shows that the flow between TW15-1 and TW17-1 is greater than between TW16-1 and TW17-1 and downward 81.8% of the time. This means is that there is a north-west groundwater flow component most of the time in the vicinity of the known leachate plume front.

Consistent with this analysis, McIntosh Perry notes the following about TW17-1:

"Analytical results for background bedrock monitoring well DH17-1 indicate an ODWS and RUL exceedance of hardness, which has consistently exceeded the ODWS in the past 20-30 years. Laboratory-reported pH was also observed to exceed the ODWS, and although field readings of pH were within ODWS limits, a rising trend in these levels has been observed in the past 2-3 years. All other parameters at DH17-1 were below applicable ODWS and RUL."

and,

"Bedrock groundwater flow data for 2021 suggest a southwesterly flow direction, indicating that DH17-1 may be cross-gradient to the WDS."

TW15-1 was installed just above the bedrock surface in till (a dense unit deposited by the glacier composed of clay, silt, gravel, and stones). TW16-1 and TW17-1 are each in the upper weathered bedrock zone. The well record at 690 Monkman Rd does not have a record of weathered bedrock or water bearing zones at the same level. However, in my experience, this does not mean the zones are not present. Statistically, given the short distance between the test locations, there would be.

Rather, during the supply well construction the driller was not looking for small flows or seepage; the objective is to obtain a satisfactory water supply efficiently and cost-effectively. The air percussion equipment and the method used to drill the well is less suited to detecting fine water zones and seepages. The process of water supply drilling generally entails drilling a rod length (6 to 7.6 m) then washing and surging the borehole to develop the column and assess the yield. Large water bearing fractures can also be detected by a noticeable increase in wash water being used. For these reasons, the fact that a significant water-bearing zone was intercepted at 20 m does not exclude the possibility of lesser-yielding fractures and seepages higher in the well column.

The surface elevation at the two bedrock monitoring wells and the residence are comparable, as is the construction, with 5 m (TW17-1), 6 m (690) and 6.6 m (TW16-1) of casing. Therefore, the information suggests the house well does not seal off the zone where leachate is detected in the site monitors. There is a strong possibility that groundwater from the waste site is flowing towards the well at 690 Monkman Rd and that the house well intercepts the same groundwater zone.

3.4 Assessment

Based on the limited data analysis of the referenced data;

- The groundwater elevation data indicates a north-west flow component from TW15-1 and TW16-1 towards TW17-1, which means there is groundwater from the waste site flowing towards the well at 690 Monkman Rd.
- There is an indication of leachate in the groundwater samples at TW17-1, which is the monitoring well in upper bedrock nearest 690 Monkman Rd. Some of the concentrations are low (chloride, iron). The hardness, ranging from 577 mg/L (TW15-1), 314 mg/L (TW16-2), 314 mg/L (TW17-2) in overburden; and 520 mg/L (TW16-1) and 380 mg/L (TW17-1) are higher than what would be considered "typical" for their formations. The parameters may be innocuous (e.g. hardness, chloride) but the results must be considered in context –
 - The landfill site has not received waste since around 2000.
 - Open burning of waste at the site continued regularly into the 1980s.

- The analysed parameters are chosen because of mobility in groundwater and ease of analysis. The analyses do not consider every constituent that could be present. The surrounding land use and environmental factors would determine whether a more in-depth analysis for additional parameters is appropriate.
- The data overall suggests that the rate of leachate production at the landfill may be declining due to degradation of the discontinued source.
- Based on the well construction information and the site data, it is possible that the house well accesses groundwater that is directly down-gradient of groundwater impacted by the waste site. The house well is approximately 120 m from TW17-1.
- There was no data provided in the application to assess the water quality of the house well, so an assessment of whether there has been an impact cannot be determined. A water sample result from Public Health indicating the absence of e.coli and total coliforms in the well was provided. This information is not useful in relation to concerns about the waste disposal site.
- There is a much lower risk of down-gradient impact while the site is inactive because there is no new source of contamination. However, changes to leachate production and migration, could be expected when the site is reactivated resulting in an increase of risk of contamination.

4 HUBLEY GEOSCIENCES REPORT

The review of the report has resulted in the following comments.

The report references reviewing correspondence with the Municipality of North Grenville and the MECP.

There was no mention of the discussions, personnel, or outcome.

The key conclusions from the report were;

HGL: "MP (2022) describes groundwater flow to the south in both the overburden and bedrock, with some component of flow to the southwest."

The McIntosh Perry consistently refers to southwest groundwater flow. Additionally, the assessment provided here found that there are north-west flow components between monitors in the buffer zone adjacent to 690 Monkman Rd.

HGL: "MP did not identify any discernible impacts to the bedrock aquifer at the present time."

The report states that reasonable use concentrations are exceeded for hardness and total dissolved solids were found in bedrock monitors across the site.

HGL: "The MP (2022) report identified hardness and iron as the parameters that exceeded the PWQO and RUL. These parameters are endemic to the aquifer in this area, as noted by MP (for hardness). This is also applicable to iron – see Attachment C for OGS survey records showing iron as a common component of groundwater in this area and through much of Ontario. "

Naturally elevated hardness and iron is common in the sedimentary bedrock aquifer in the area. However, the reported concentrations are not all naturally occurring. Some of the concentrations recorded would also not be considered to meet the MECP water quality guidelines for development (MECP Procedure D-5-5), as the ministry considers concentrations

up to 500 mg/L hardness to be “cost-effectively and reasonably treatable.” The Ontario Drinking Water Objective states hardness in excess of 500 mg/L in drinking water is unacceptable for most domestic purposes.

HGL: “It was noted that no concerns were identified in relation to the groundwater condition in the vicinity of DH17 property in the MP (2021) report, also no concerns were identified by the MECP.”

The context for concern and scope of the McIntosh Perry report and MECP reviews should be clarified. The annual report conclusions and MECP conclusions relate to the site compliance with the Reasonable Use Policy and the site’s Certificate of Approval conditions only. The conclusions and expression of concern or lack of it relate only to the necessity to trigger mitigation resulting from changes in the site’s groundwater situation and compliance. It does not consider groundwater potability or suitability for consumption as a water supply.

In summary, the high-level review in the HGL study did not provide information to alleviate concerns about the potential future impacts of the waste site on the property and water supply well.

5 REVIEW SUMMARY

There should be more information provided about the water supply well at 690 Monkman Road. The reasons, described above, are;

1. The groundwater flow data that was examined suggests there is a north-west component. There is not enough information about the hydrogeology in the buffer zone to conclude the waste site will not impact the groundwater at 690 Monkman Road.
2. The parameters that are analysed for the water quality assessment at the waste site are common and are also found in the bedrock aquifer naturally. However, the trigger parameters are intended to be innocuous indicators of impact. Their purpose is to provide advance warning so proactive action can be taken.
3. There is no reason to believe that contamination issues of concern are present at the Burritts Rapids Waste Disposal Site. Conversely, there has been no reason to require sampling for other parameters. This does not mean they are not present.
4. The definition against which “concerns” about groundwater quality is compared is strictly one of compliance and comparison to Guideline B-7, which is a method of facilitating groundwater quality management. The objective of the guideline is; “The impact a disposal facility may have on the reasonable use of neighbouring properties shall be limited to an amount that would not justify an award for damages in a civil law suit.”

6 RECOMMENDATIONS

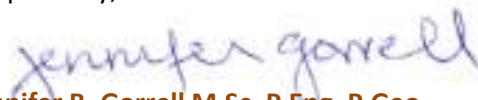
1. It is recommended that at a minimum, the municipality request a water sample be analysed and assessed by a qualified professional to establish the existing conditions. As an example, the requirements for water supply analysis used by RVCA and the City of Ottawa would provide a comprehensive baseline assessment.

The list of parameters from these sources, both of which originated from MECP Procedure D-5-5 is;

Bacteriological (MECP Procedure D-5-5)	chlorine residual - field measurement at time of sample collection total coliforms, fecal coliforms, e.coli and background colonies
Geochemistry (MECP Procedure D-5-5)	Alkalinity, pH, turbidity, total dissolved solids, colour, nitrate, nitrite, ammonia, dissolved organic carbon, calcium, magnesium, hardness, sodium, chloride, iron, manganese, sulphate, ion balance.
Additional locally-relevant parameters (MECP-directed) – City of Ottawa, RVCA	fluoride, phenols, tannin & lignin, total kjeldahl nitrogen (TKN), organic nitrogen, phosphate, Aluminum, Antimony, Arsenic, Barium, Boron, Cadmium, Chromium, Copper, Lead, Mercury, Selenium, Uranium and Zinc

2. The available information from the waste site monitoring has been satisfactory to address the compliance with the reasonable use guidelines and Certificate of Approval. There is not sufficient detail on the leachate configuration in bedrock to evaluate the long term impact of the waste site on the water supply, in my opinion.
3. The waste site is an active landfill that is currently not operating. The recommended actions depend on the future of the site.
 - a. If the municipality does not realistically plan to reactivate the site, it could consider beginning the process to formally close it. If closed, leachate production and risk of contamination off site should decline and the risk to the adjacent property should be reduced.
 - b. Alternatively, if the future use of the landfill is planned, the municipality may wish to ask their monitoring consultant and/or the MECP about recommended changes to the monitoring program, such as for groundwater quality and landfill gas emissions, that might be appropriate with a nearby dwelling and water supply well.
4. The municipality might ask the homeowner to protect the water supply from groundwater from the waste site by casing and grouting/sealing the well to a safe depth below the predicted base of a future leachate plume. The supporting information for the design would have to be provided. There is likely not sufficient information currently available.

Respectfully,


Jennifer B. Gorrell M.Sc. P.Eng. P.Geo.
Senior Geoscientist

6.1 Limitations

GRI Inc. is retained by the Municipality of North Grenville to prepare a hydrogeological technical peer review of the referenced report in the context of existing information about the Burritts Rapids Waste Disposal Site and specific Provincial development guidelines and policies. GRI Inc. has not conducted an independent site investigation to confirm the validity of the data, analyses, interpretations and

recommendations presented the referenced reports. GRI Inc. has accepted the findings as conveyed and the professional opinions of the qualified professional who has conducted and signed the subject report. The comments and recommendations within the above memorandum are based on the provided information.

GRI Doc # 24FMEMTRM330

OFFICIAL CERTIFICATE OF ANALYSIS : 3853035
WORK REQUEST : 100271632
Report Date : 2024-03-28

2 Westpointe Crescent
Nepean, Ontario
K2G 5Z1
Attention : Mirco Buth

Reception Date : 2024-03-22
Project : 690 Monkman
Sampler : NA
PO Number : Auth#05079E
Temperature : 13 °C

Analysis	Quantity	External Method
Alkalinity (Water, Automated)	1	Modified from SM 2320 B
Ammonia, Total (Water, Colorimetry)	1	Modified from EPA 350.1
Chloride (Water, IC)	1	Modified from SM 4110 B and C
Colour, Apparent (Water, Spectrophotometry)	1	Modified from SM 2120 C
Conductivity (Water, Automated)	1	Modified from SM 2510 B
DOC (Water, IR)	1	Modified from SM 5310 B
Fluoride (Water, Auto/ISE)	1	Modified from SM 4500-F A and 4500-F C
Hardness (Water, Calculation Only)	1	SM 2340 B
Ion Balance (Water, Calculation)	1	Modified from SM1030 E
Metals Scan (Water, ICP/MS)	1	Modified from EPA 200.8
Metals Scan (Water, ICP/OES)	1	Modified from SM 3120 B
Nitrate (Water, IC)	1	Modified from SM 4110 B and C
Nitrite (Water, IC)	1	Modified from SM 4110 B and C
pH (25°C) (Water, Automated)	1	Modified from SM 4500-H+ B
Phenols (Water, Colorimetry)	1	Modified from EPA 420.2
Sulphate (Water, IC)	1	Modified from SM 4110 B and C
Sulphide (Water, Colorimetry)	1	Modified from SM 4500-S2 D
Tannin and Lignin (Water, Spec)	1	Modified from SM 5550 B
TDS (Estimated)	1	Modified from SM 2510 A
Total Kjeldahl Nitrogen (Water, Colorimetry)	1	Modified from EPA 351.2
Turbidity (Water, Turbidimeter)	1	Modified from SM 2130 B

Criteria :
A : Ontario Regulation 169/03 (Non-Regulated Drinking Water)

Sample status upon receipt :

7578247

Compliant
Certificate Comments :

7578247

N-NO2 and N-NO3 MRL's raised due to matrix interference.
Notes :

- All analysis is completed at Eurofins Environment Testing Canada Inc. (Ottawa, Ontario) unless otherwise stated.
- Eurofins Environment Testing Canada Inc. is accredited by CALA, Canadian Association for Laboratory Accreditation to ISO/IEC 17025 for tests which appear on the scope of accreditation. The scope is available at <https://directory.cala.ca/>
- Please note: Field data, where presented on the report, has been provided by the client and is presented for informational purposes only. Guideline or regulatory limits listed on this report are provided for ease of use (informational purposes) only. Eurofins recommends consulting the official guideline or regulation as required. Unless otherwise stated, measurement uncertainty is not taken into account when determining guideline or regulatory exceedances.

Legend :

RL : Reporting limit

QC : Reference material (QC)

N/A : Not applicable

1 : Results in annex

* : Analysis conducted by external subcontracting

^ : Analysis not accredited

OFFICIAL CERTIFICATE OF ANALYSIS - EXCEEDENCE SUMMARY

Project : 690 Monkman

Reception Date : 2024-03-22

Eurofins Sample No	Client Sample Identification	Analyte	Result	Units	Exceeded Criteria		
					A	B	C
Colour, Apparent (Water, Spectrophotometry)							
7578247	690 Monkman	Colour (Apparent)	30	TCU	5		
Hardness (Water, Calculation Only)							
7578247	690 Monkman	Hardness as CaCO3 (Calculation)	421	mg/L	80-100		
Metals Scan (Water, ICP/MS)							
7578247	690 Monkman	Iron	0.49	mg/L	0.3		
TDS (Estimated)							
7578247	690 Monkman	TDS (Estimated)^	633	mg/L	500		

OFFICIAL CERTIFICATE OF ANALYSIS - RESULTS

Project : 690 Monkman

Reception Date: 2024-03-22

			Eurofins Sample No : 7578247						
			Matrix : Drinking water						
			Sampling Date : 2024-03-22						
			Client Sample Identification : 690 Monkman						
Anions	RL	Unit	Criteria						
			A	B	C				
Chloride	0.5	mg/L	250			106			
Nitrate (as Nitrogen)	0.1	mg/L	10.0			<0.5			
Nitrite (as Nitrogen)	0.1	mg/L	1.0			<0.5			
Sulphate	1	mg/L	500			54			

			Eurofins Sample No : 7578247						
			Matrix : Drinking water						
			Sampling Date : 2024-03-22						
			Client Sample Identification : 690 Monkman						
Calculations	RL	Unit							
Ion Balance (Calculation)^	0.1		1.04						

			Eurofins Sample No : 7578247						
			Matrix : Drinking water						
			Sampling Date : 2024-03-22						
			Client Sample Identification : 690 Monkman						
General Chemistry	RL	Unit	Criteria						
			A	B	C				
Alkalinity (as CaCO3)	5	mg/L	500			325			
Colour (Apparent)	2	TCU	5			30			
Conductivity @ 25°C	5	µS/cm				974			
Dissolved Organic Carbon	0.5	mg/L	5			3.5			
Fluoride	0.1	mg/L	1.5			0.11			
Hardness as CaCO3 (Calculation)	1	mg/L	80-100			421			
pH @ 25°C	1		6.5-8.5			7.67			
Phenols-4AAP	0.001	mg/L				<0.001			
Sulphide (S2-)	0.01	mg/L	0.05			<0.01			
Tannin and Lignin	0.1	mg/L				0.1			
TDS (Estimated)^	5	mg/L	500			633			
Turbidity	0.1	NTU	5			3.7			

OFFICIAL CERTIFICATE OF ANALYSIS - RESULTS


Project : 690 Monkman

Reception Date: 2024-03-22

			Eurofins Sample No :		7578247				
			Matrix :		Drinking water				
			Sampling Date :		2024-03-22				
			Client Sample Identification :		690 Monkman				
Metals	RL	Unit	Criteria						
			A	B	C				
Metals Scan (Water, ICP/MS)									
Iron	0.03	mg/L	0.3			0.49			
Manganese	0.01	mg/L	0.05			0.02			
Metals Scan (Water, ICP/OES)									
Calcium	1	mg/L				94			
Magnesium	1	mg/L				45			
Potassium	1	mg/L				2			
Sodium	1	mg/L	200			59			

			Eurofins Sample No :		7578247				
			Matrix :		Drinking water				
			Sampling Date :		2024-03-22				
			Client Sample Identification :		690 Monkman				
Nutrients	RL	Unit							
Ammonia (Total, as Nitrogen)	0.02	mg/L	0.034						
Total Kieldahl Nitrogen	0.1	mg/L	0.284						

Approved by :


Emma-Dawn Ferguson,
Environmental Chemist

Environment Testing

146 Colonnade Rd, Unit 8, Ottawa, ON K2E 7Y1 (613) 727-5692

OFFICIAL CERTIFICATE OF ANALYSIS - QUALITY CONTROL

Project : 690 Monkman

Reception Date: 2024-03-22

Parameter	Unit	RL	Blank	QC		Matrix Spike		Duplicate	
				Recovery %	Range %	Recovery %	Range %	RPD %	Range %
Alkalinity (Water, Automated)									
Method : Alkalinity (water, titration to pH 4.5, automated). Internal method: OTT-I-AT-WI45398.									
Alkalinity (as CaCO3)	mg/L	5	<5	101	95-105			0	0-20
Associated Samples : 7578247								Prep Date: 2024-03-25 Analysis Date: 2024-03-26	
Ammonia, Total (Water, Colorimetry)									
Method : Ammonia (Water, Colorimetry). Internal method: OTT-I-NUT-WI46201.									
Ammonia (Total, as Nitrogen)	mg/L	0.02	<0.020	102	80-120	101	80-120	-	0-20
Associated Samples : 7578247								Prep Date: 2024-03-26 Analysis Date: 2024-03-26	
Chloride (Water, IC)									
Method : Anions (Water, Ion Chromatography). Internal method: OTT-I-IC-WI45985.									
Chloride	mg/L	0.5	<0.5	106	80-120	112	80-120	0	0-20
Associated Samples : 7578247								Prep Date: 2024-03-26 Analysis Date: 2024-03-26	
Colour, Apparent (Water, Spectrophotometry)									
Method : Colour (Water, Spectrophotometric). Internal method: OTT-I-SPEC-WI45980.									
Colour (Apparent)	TCU	2	<2	100	39-159			6	0-40
Associated Samples : 7578247								Prep Date: 2024-03-25 Analysis Date: 2024-03-25	
Conductivity (Water, Automated)									
Method : Conductivity (Water, Autotitrator). Internal Method: OTT-I-AT-WI45398.									
Conductivity @ 25°C	uS/cm	5	<5	100	98-102				
Associated Samples : 7578247								Prep Date: 2024-03-25 Analysis Date: 2024-03-26	
DOC (Water, IR)									
Method : Organic carbon (water, IR, combustion). Internal method: OTT-I-DEM-WI46148.									
Dissolved Organic Carbon	mg/L	0.5	<0.5	101	84-116	88	80-120	3	0-15
Associated Samples : 7578247								Prep Date: 2024-03-27 Analysis Date: 2024-03-28	
Fluoride (Water, Auto/ISE)									
Method : Fluoride by autotitrator, ion selective electrode. Internal method: OTT-I-AT-WI45398.									
Fluoride	mg/L	0.1	<0.10	103	90-110			1	0-20
Associated Samples : 7578247								Prep Date: 2024-03-25 Analysis Date: 2024-03-26	
Metals Scan (Water, ICP/MS)									
Method : Metals (Water, ICP/MS). Internal method: AMMTFQE1.									
Iron	mg/L	0.03	<0.03	90	80-120	92	70-130	1	0-20
Manganese	mg/L	0.01	<0.01	100	80-120	95	70-130	-	0-20
Associated Samples : 7578247								Prep Date: 2024-03-26 Analysis Date: 2024-03-26	
Metals Scan (Water, ICP/OES)									
Method : Metals (Water, ICP/OES). Internal method: OTT-I-MET-WI48491.									
Calcium	mg/L	1	<1	103	86-115	96	70-130	0	0-20
Magnesium	mg/L	1	<1	100	91-109	97	70-130	0	0-20
Potassium	mg/L	1	<1	103	87-113	107	70-130	-	0-20
Sodium	mg/L	1	<1	101	85-115	99	70-130	0	0-20
Associated Samples : 7578247								Prep Date: 2024-03-25 Analysis Date: 2024-03-22	

Environment Testing

146 Colonnade Rd, Unit 8, Ottawa, ON K2E 7Y1 (613) 727-5692

OFFICIAL CERTIFICATE OF ANALYSIS - QUALITY CONTROL

Project : 690 Monkman

Reception Date: 2024-03-22

Parameter	Unit	RL	Blank	QC		Matrix Spike		Duplicate	
				Recovery %	Range %	Recovery %	Range %	RPD %	Range %
Nitrate (Water, IC)									
Method : Anions (Water, Ion Chromatography). Internal method: OTT-I-IC-WI45985.									
Nitrate (as Nitrogen)	mg/L	0.1	<0.1	106	80-120	120	80-120	-	0-20
Associated Samples : 7578247								Prep Date: 2024-03-26 Analysis Date: 2024-03-26	
Nitrite (Water, IC)									
Method : Anions (Water, Ion Chromatography). Internal method: OTT-I-IC-WI45985.									
Nitrite (as Nitrogen)	mg/L	0.1	<0.1	104	80-120	97	80-120	-	0-20
Associated Samples : 7578247								Prep Date: 2024-03-26 Analysis Date: 2024-03-26	
pH (25°C) (Water, Automated)									
Method : pH (Water, Automated Meter). Internal method: OTT-I-AT-WI45398.									
pH @ 25°C		1	6.03	99	97-103			0	0-20
Associated Samples : 7578247								Prep Date: 2024-03-25 Analysis Date: 2024-03-26	
Phenols (Water, Colorimetry)									
Method : Phenols (Water, Colorimetry). Internal method: OTT-I-4AAP-WI46150.									
Phenols-4AAP	mg/L	0.001	<0.001	108	75-125	106	70-130	-	0-20
Associated Samples : 7578247								Prep Date: 2024-03-28 Analysis Date: 2024-03-28	
Sulphate (Water, IC)									
Method : Anions (Water, Ion Chromatography). Internal method: OTT-I-IC-WI45985.									
Sulphate	mg/L	1	<1	110	90-110	112	80-120	1	0-20
Associated Samples : 7578247								Prep Date: 2024-03-26 Analysis Date: 2024-03-26	
Sulphide (Water, Colorimetry)									
Method : Sulphide, S2- (Water, Colorimetry). Internal method: OTT-I-SPEC-WI45931.									
Sulphide (S2-)	mg/L	0.01	<0.01	100	80-120			-	0-20
Associated Samples : 7578247								Prep Date: 2024-03-26 Analysis Date: 2024-03-27	
Tannin and Lignin (Water, Spec)									
Method : Tannin and Lignin (Water, Spec), Internal method: OTT-I-SPEC-WI57693.									
Tannin and Lignin	mg/L	0.1	<0.1	94	80-120			-	0-20
Associated Samples : 7578247								Prep Date: 2024-03-25 Analysis Date: 2024-03-25	
Total Kjeldahl Nitrogen (Water, Colorimetry)									
Method : TKN (Water, colorimetry). Internal method: OTT-I-NUT-WI46201.									
Total Kjeldahl Nitrogen	mg/L	0.1	<0.100	108	70-130	120	70-130	1	0-20
Associated Samples : 7578247								Prep Date: 2024-03-26 Analysis Date: 2024-03-26	
Turbidity (Water, Turbidimeter)									
Method : Turbidity (Water, Turbidimeter). Internal method: OTT-I-TUR-WI46288.									
Turbidity	NTU	0.1	<0.1	97	80-120			-	0-30
Associated Samples : 7578247								Prep Date: 2024-03-22 Analysis Date: 2024-03-25	

Where RPD % is reported as "-" the calculation is not available because one or both of the duplicates is within 5 times the RL.



DRINKING WATER CHAIN-OF-CUSTODY

146 Colonnade Road, Unit #8, Ottawa, ON, K2E 7Y1 - Phone: 613-777-5692, Fax: 613-777-5722

Eurofins Workorder #:

[illegible]

From: [Jennifer Gorrell](#)
To: [Phil Mosher](#)
Subject: RE: 690 Monkman Road
Date: Friday, April 5, 2024 4:42:38 PM
Attachments: [image007.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)
[image001.png](#)

Hi Phil;

I'm not clear what exactly you asked the proponent to provide, but I went back to the review and the requested parameters. There was no information provided on what was done to the well before the sample was obtained, no residual chlorine, how the sample was collected or chain of custody. These are all factors that affect the interpretation of the results.

- I see the metals were not provided, which could have provided more information about whether leachate was present. However, turbidity and colour were both high, so even if metals were taken, the results might not have been reliable.
- Voice results will not be of much use. It would be better to wait for the bacteria report. Bacteria parameters are not commonly used to track leachate though, so the lack of the results doesn't affect my comments or opinion here.

The geochemical analysis results are inconclusive about whether leachate has infiltrated the well.

Overall, there is just not enough information. The hardness, iron both occur in the bedrock formation, but they are also leachate indicators. The hardness in particular is higher than typical, in my experience but the measurements on the site at 16-1 and 17-1 are lower than this. It could mean the plume has passed, or that there is a different source. Similarly, the iron could be natural or leachate.

Sodium and chloride are also elevated. Chloride is a common mobile leachate parameter often used in characterizing site compliance. Monkman Road is not paved, as I recall, and it is therefore unlikely it is salted so that is not a source. An alternate source to leachate is backwash from a water softener. If a water softener is used, these concentrations could be an indication that backwash has infiltrated the bedrock aquifer.

I would be happy to discuss if you would like – please suggest a convenient time.

Have a good weekend – jennifer

Jennifer B. Gorrell M.Sc. P.Eng. P.Geo.

GRI Inc.

911 County Road 18 | Oxford Mills, ON K0G 1S0

(647) 998-0850 | jennifer.gorrell@gri-inc.ca | Fax: (647) 503-2713

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From: Phil Mosher <pmosher@northgrenville.on.ca>

Sent: Wednesday, April 3, 2024 1:20 PM

To: Jennifer Gorrell <jennifer.gorrell@gri-inc.ca>

Cc: Karen Dunlop <kdunlop@northgrenville.on.ca>

Subject: FW: 690 Monkman Road

Hi Jennifer,

Could you please review this additional information re: 690 Monkman Road? Please advise if you require anything else.

Happy to hop on a quick call if needed.

Phil Mosher **RPP MCIP**

Deputy Director of Planning & Development

Municipality of North Grenville Phone: 613-258-9569 ext.189

From: Karen Dunlop <kdunlop@northgrenville.on.ca>

Sent: Wednesday, April 3, 2024 11:16 AM

To: Phil Mosher <pmosher@northgrenville.on.ca>; Amy Martin <amartin@northgrenville.on.ca>

Subject: FW: 690 Monkman Road

FYI

Does not include the leachate parameters as recommended by Gorrell

KD



Karen Dunlop
Chief Administrative Officer
Municipality of North Grenville
613-258-9569 ext.155
www.northgrenville.ca



This email may be confidential and/or privileged. If you have received this email in error, please notify me and permanently delete it without copying, distributing, or disclosing it. Please consider the environment before printing.

From: Mirco Buth <mircobuth@hotmail.com>
Sent: Saturday, March 30, 2024 1:06 PM
To: Karen Dunlop <kdunlop@northgrenville.on.ca>; Debbie Wood <dwood@northgrenville.on.ca>
Cc: Nancy Peckford <npeckford@northgrenville.on.ca>
Subject: Re: 690 Monkman Road

Good morning,

I am attaching the water test results, as requested.

Note the following;

1. The "private well subdivision water supply" test came back within limits for all health related parameters. There were some aesthetic exceedances that are not health concerns.
2. The Public Health test also came back with 0 levels of E-coli and 0 levels of bacteria. These results were (and can be) retrieved via calling the number on the instruction card and entering the PIN attached to the card (see attachment). The formal written confirmation is supposed to be sent by mail, but I have not received it as of yet. I will forward as soon as I receive it.

I trust this is sufficient to now proceed with a fully endorsed Minor Variance request for the May Committee meeting.

Thanks in advance,
Mirco Buth

From: Karen Dunlop <kdunlop@northgrenville.on.ca>
Sent: Tuesday, March 26, 2024 16:51
To: Mirco Buth <mircobuth@hotmail.com>
Cc: Nancy Peckford <npeckford@northgrenville.on.ca>
Subject: 690 Monkman Road

Good afternoon Mirco,

Please see attached the adjusted invoice removing the hour or Jennifer Gorrell's time.

Please provide the sample results as soon as possible so that a staff report can be prepared.

The intention is to have the minor variance application rise to the May 8 Committee of Adjustment

Regards

Karen



Karen Dunlop
Chief Administrative Officer
Municipality of North Grenville
613-258-9569 ext.155
www.northgrenville.ca



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A-03-13

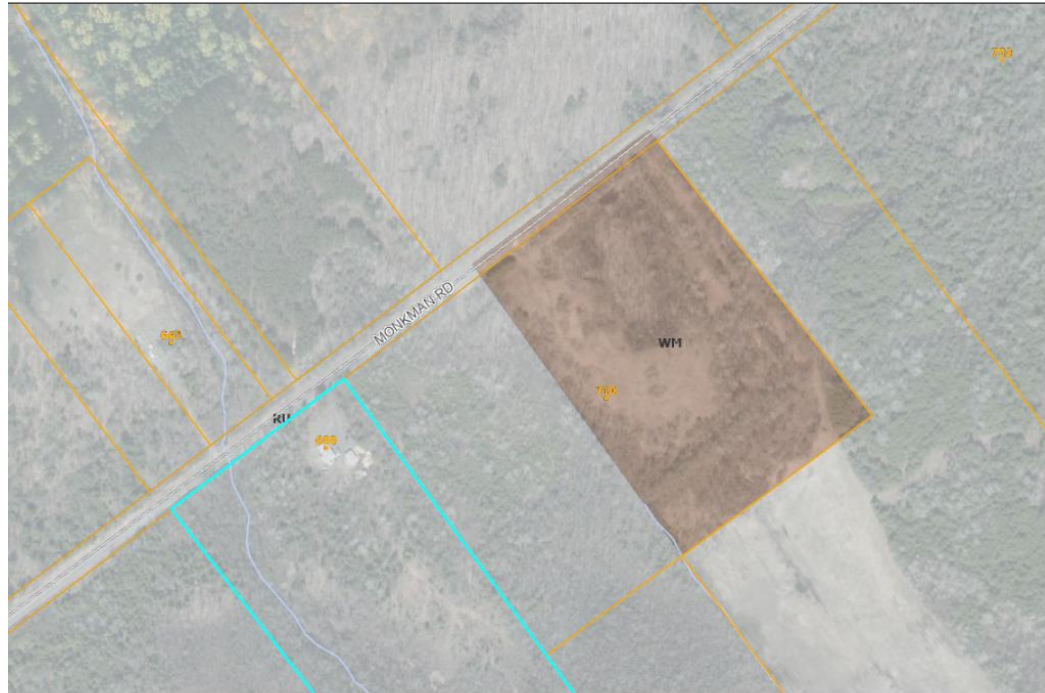
690 Monkman Road

May 8, 2024

Minor Variance Request

- To seek relief from Section 6.43.2[b] of Comprehensive Zoning By-law 50-12 to permit retroactive permission for the construction of a single-detached dwelling and septic system.

690 Monkman Road



2024-04-26, 9:01:19 a.m.

Parcel
Road Network
Municipal Road

Zoning
WM
RU

Watercourse
Open Road Allowance

1:4,514
0 0.03 0.05
0 0.04 0.09
Teranet Inc., Municipal Property Assessment Corporation (M
Geographic Information System (GIS) the United Counties of
Leeds C

Disclaimer: The data provided is for informational purposes only. UCLG is not liable for positioning inaccuracies, subsequent updates, errors or omissions.

Property Location / Aerial Image

Site Development Considerations

– No Negative Impacts

- ▶ **To date, sufficient information has not been provided, in the opinion of the Planner to demonstrate that there would be no negative impacts from retroactive permission.**
- ▶ **Four tests of a minor variance are not presently met. With additional testing they may be.**

Comments Received

- An email from Public Works indicating that no entrance permit has been granted at the subject property.
- An additional email from Public Works indicating concern with the development based on the proximity to the contaminant attenuation zone and adjacent landfill, particularly regarding leachate and the possibility of private well water contamination. The Department wonders if correspondence from MECP exists confirming “they have no concern with a construction permit” as expressed by the applicant. If approved, the Department recommends annual testing of the private water well and some form of acknowledgement registered on title from the landowner that the Municipality is not liable for any future contamination to the property or water supply.
- An email of no objection from Rideau Valley Conservation Authority noting that there are watercourses at the subject lands and that any future development within or in proximity to this feature may require prior written approval.
- A letter from the RVCA Septic Office noting that while the septic office does not object to the application, the Municipality should request that the applicant provide documentation for the onsite sewage system prior to any approvals regarding the illegal dwelling. If no documentation or permit can be provided, a new onsite sewage system meeting Part 8 of the Ontario Building Code will be required.
- A note from the Building Division noting the requirement to obtain a retroactive building permit following the conclusion of any variance application.
- An email of no comment from By-law Services.



Municipality of North Grenville Notice of an Application for a Minor Variance

This is to inform you that the Committee of Adjustment for the Municipality of North Grenville has received an application for permission as follows:

Application No: A-13-23

An Application By: Buth Mirco and Malatesta Carol

Location: 690 Monkman Road, Part Lot 6, Concession 2, Concession 9, Geographic Township of Oxford-on-Rideau, now the Municipality of North Grenville

Purpose and effect: To provide relief from Section 6.43.2 b) of Comprehensive Zoning By-law 50-12 to permit to permit buildings and structures to be located within the 500 metre setback from an open or closed landfill.

The above application will be heard at the North Grenville Municipal Centre (285 County Road 44) on **Wednesday, May 8, 2024, at 6:30 p.m.**

Additional information regarding the application will be made available to members of the public when requested. For more information about this matter, contact the Secretary-Treasurer in one of the following manners during regular business hours from Monday to Friday:

By mail	By e-mail	By phone
Municipality of North Grenville Committee of Adjustment 285 County Road 44 PO Box 130 Kemptonville, ON K0G 1J0	planning@northgrenville.on.ca	613-258-9569 x 116

If a person or public body that files an appeal of a decision of the Municipality of North Grenville Committee of Adjustment in respect of the proposed minor variance does not make oral submissions at a public meeting or make written submissions to the Committee of Adjustment before the proposed minor variance is granted, the Ontario Land Tribunal may dismiss all or part of the appeal.

If applicable, a request that the notice be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer.

Please note those wishing to speak at the public meeting must pre-register with the Secretary-Treasurer by noon on May 8.

Original Signed
Debbie Wood, Secretary-Treasurer
Committee of Adjustment

Dated at the Municipality
of North Grenville
this 25th day of April 2024.

Application for Minor Variance
File # A-13-23



Subject Property:



690 Monkman Road, Part Lot 6, Concession 2, Concession 9, Geographic Township of Oxford-on-Rideau now the Municipality of North Grenville