



**MUNICIPALITY OF NORTH GRENVILLE
COMMITTEE OF ADJUSTMENT
AGENDA**

Wednesday, February 12, 2025, 6:30 p.m. - 7:30 p.m.
Held in Council Chambers, 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

November 13, 2024

D. DISCLOSURE OF INTEREST

E. PUBLIC HEARING - APPLICATION FOR MINOR VARIANCE

1. 460 Dennison Road

4

2. 1001 County Road 20

24

F. ADJOURNMENT



Corporation of The Municipality of North Grenville

Committee of Adjustment No. 11

Draft Meeting Minutes
Held on Wednesday, November 13, 2024, at 6:30 p.m.

Committee Members Present:

Nancy Peckford
John Barclay
Kristin Strackerjan
Debbie Wilson
Doreen O’Sullivan

Committee Members Absent:

None

Staff Present:

Amy Martin, Director of Planning and Development
Muhammad Haris Zahid, Planner I
Debbie Wood, Secretary Treasurer of the Committee of Adjustment

Public:

Jonathon Kelly and Jen Thake

A. Land Acknowledgement

B. Call to Order

Chair, Nancy Peckford, declared the meeting open at 6:42 p.m.

C. Disclosures of Interest

None.

D. Approval of the Previous Meeting Minutes

Moved by John Barclay and Seconded by Doreen O’Sullivan.

That the Municipality of North Grenville Committee of Adjustment approve the minutes of October 9, 2024, Committee of Adjustment meetings as circulated.

Motion: Carried.

E. Business

E.1. Application A-14-24 for 206 Bridge Street South

Planner Muhammad Haris Zahid 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 50-12:

1. to provide relief for rear yard setback of 3.1 m from 6 m according to section 13.2 and
2. to provide relief for exterior side yard of 5.5 m from 6 m according to section 13.2.

Planner Muhammad Haris Zahid explained the two reliefs being sought for a proposed semi-detached dwelling on a presently vacant lot in a tight area. It was noted that this development would include 6 units in total as two additional dwelling

units were permitted per semi unit as a reflection of recent changes to the Comprehensive Zoning By-Law. Deputy Director Mosher confirmed that capacity allocation had been submitted and received.

Council members asked questions which were answered by staff.

There were no comments from the public or the applicant.

Moved to approve by Kristin Strackerjan and Seconded by John Barclay.

Motion: Carried

E.1. Application A-15-24 for 2793 Rideau Glen 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 50-12:

1. To provide relief from Section 6.25[a] of the Comprehensive Zoning By-Law to allow construction of a 1515 ft² dwelling at a setback of 13.8 metres (only for the projecting deck, the dwelling is setback further as shown in the submitted site plan) from the normal highwater mark of the Rideau River at its closest point; and
2. To provide relief from Section 6.25[a] of the Comprehensive Zoning By-Law to allow construction of a 440 ft² attached deck at a setback of 13.8 metres from the normal highwater mark of the Rideau River at its closest point; and
3. To provide relief from Section 30.2 of the Comprehensive Zoning By-Law to allow a reduced front yard setback of 13.8 metres.

Conditions:

- That the development be carried out as detailed in the submitted Site Plan, completed by Kollaard Associates, and dated September 6, 2024
- That the development be subject to a minor site plan control agreement.
- That the owner and future owners understand that future additional living space, accessory structures, or other buildings and structures would not be able to be supported based on current policies.

Deputy Director Mosher explained the three variances were being requested for this redevelopment – who began pre-consulting with staff and the Rideau Valley Conservation Authority (RVCA) in 2022.

Deputy Director Mosher further explained that though it was not possible to relocate outside of the floodplain, improvements were being made and floodproofing standards would be applied to the new build. It was noted that a permit from the RVCA and Septic Office were required.

Deputy Director Mosher read the internal staff and agency comments provided to support the application and noted the conditions which were tied to the development concept.

Council members asked questions which were answered by staff.

There were no comments from the public or the applicant.

Moved to approve by Doreen O'Sullivan and Seconded by John Barclay.

Motion: Carried

F. Adjournment

Moved by Debbie Wilson and Seconded by Kristin Strackerjan that the meeting of the Municipality of North Grenville Committee of Adjustment do now adjourn at 7:05 p.m.

Debbie Wood
Secretary-Treasurer



Municipality of North Grenville

To: **Council**

Meeting Date: February 12, 2025

Subject: 460 Dennison Road

Report No: PD-2025-007

Prepared by: Muhammad Haris Zahid Planner I

Recommendation(s)

THAT Committee of Adjustment grant relief for the property to be located on 460 Dennison Road, Township of Oxford-on-Rideau, Municipality of North Grenville from the following sections of Comprehensive Zoning By-law 50-12.

1. To provide relief for the height of an accessory structure in accordance with Section 6.1.7 of the Comprehensive Zoning By-law 50-12.

Because the request is minor, the intent of the Comprehensive Zoning By-law and Official Plan are being maintained, and the variances are within the parameters for additions in the Residential designation.

Executive Summary

Purpose

- To seek relief from Section 6.1.7 of Zoning By-law 50-12 to permit a height exceeding to 7.6 m, whereas the By-law requires a maximum height of 6 m.

Key Findings

- The subject property is located within an area designated Agriculture, Floodplain Hazard and Mineral Aggregate as identified by Schedule 'A' of the Municipality's Official Plan.
- The property is zoned Rural (RU-15) and Flooding, Erosion Protection Zone (FEP) and Provincially Significant Wetland according to By-law 50-12.
- The applicant has been in discussions with the Municipality since December 2024 as his application has been prepared.

Financial Implications

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

Background/Analysis

A minor variance application is required to provide relief from the height requirements for an accessory structure under Section 6.1.7 of the Zoning By-law. The property will comply with all other applicable requirements of the RU-15 zone.

The Property

The subject property, legally described as Part Lot 20, Concession 4, in the former Town of Oxford-on-Rideau, Municipality of North Grenville, is located on Dennison Road. The property covers a total area of 12.07 Acres (4.88 Hectares). The property is occupied by a single detached dwelling with an attached garage and several detached accessory.

According to Schedule “A” of the United Counties of Leeds and Grenville Official Plan, the property is designated as Agricultural Area and Rural Lands. As per Schedule “A” of the Municipality of North Grenville Official Plan, it is designated as Agriculture, Floodplain Hazard, and Mineral Aggregate. The property is zoned Rural (RU-15) and Flooding and Erosion Protection Zone (FEP) under the Municipality of North Grenville Comprehensive Zoning By-law.

ANALYSIS

Provincial Planning Statement

The proposed application is consistent with the relevant policies of the Provincial Planning Statement 2024 (PPS), particularly Sections 2.6 and 3.2.2, which address rural lands and agricultural areas. Section 2.6 of the PPS permits uses on rural lands that include agricultural uses, limited residential development, and home occupations. The proposed application complies with the requirement that development on rural lands be appropriate to the infrastructure available and avoid uneconomical infrastructure expansion (Section 2.6.3). Additionally, the application is consistent with the policies that allow a single residential dwelling per lot, subject to local municipal Official Plans and zoning by-laws (Section 3.2.2(c)). By aligning with the policies under Sections 2.6 and 3.2.2, the application supports the sustainable use of rural and agricultural lands, maintaining consistency with the PPS's broader objectives for growth and resource protection.

United Counties of Leeds and Grenville Official Plan

The property is designated as Agricultural Area and Rural Lands on Schedule “A” of the United Counties of Leeds and Grenville Official Plan. The Agricultural Area designation prioritizes the protection of prime agricultural lands for agricultural uses, including crop

production, livestock raising, and associated on-farm buildings and structures. One single residential dwelling is permitted per lot, with the potential for a secondary farm residence under specific conditions. The Rural Lands designation supports resource-based activities, limited residential development, and other rural land uses while preserving the natural amenities and rural character of the area.

The proposed application aligns with the policies of the Agricultural Area and Rural Lands designations by supporting agricultural and rural land uses. It is consistent with the United Counties of Leeds and Grenville Official Plan, which promotes the protection of agricultural lands and the preservation of rural character while accommodating compatible rural development.

North Grenville Official Plan

According to Schedule 'A' of the Municipality of North Grenville Official Plan, the subject property is designated as Agriculture, Floodplain Hazard, and Mineral Aggregate. The zoning of the subject property permits buildings, structures, and uses accessory to a permitted use. As the proposed accessory structure aligns with the Zoning By-law and does not conflict with the overall intent of the Agriculture designation, its construction remains appropriate within the property's zoning framework.

With respect to the Floodplain Hazard designation, Section 5.2.2(c) of the Official Plan states that any new development or structures within the floodplain will require the approval of the appropriate Conservation Authority. Based on the submission materials and the comments from the RVCA senior planner included in Appendix 'A' of this letter, the proposed accessory structure is not anticipated to be impacted by natural hazards.

Additionally, Section 7.1 of the Official Plan addresses the Mineral Aggregate designation, which permits pit or quarry operations, along with accessory uses such as crushing facilities, stockpiles, offices, and storage and screening operations. Interim land uses, such as agriculture, forestry, and outdoor recreation, are permitted within reserve areas, provided they do not include buildings or activities that would preclude the establishment of a pit or quarry.

The proposed development is consistent with the permitted uses under the Agriculture designation and does not conflict with the Floodplain Hazard or Mineral Aggregate designations, as outlined in the Official Plan.

Comprehensive Zoning By-law 50-12

The subject property is zoned Rural (RU-15) and Flooding and Erosion Protection (FEP) Zone, with areas of Provincially Significant Wetlands (PSWs). The primary issue under consideration is the proposed height of the accessory structure, as the property complies with all other applicable zoning standards. The construction of the accessory structure will be situated within the Rural (RU-15) zone area of the property, despite the presence of the FEP zone and PSWs. Staff are of the opinion that providing relief for the height of the accessory structure is in accordance with the Municipal Zoning By-law. This approach

ensures that the development remains consistent with the by-law while maintaining the functional use of the property and respecting the constraints of the Flooding and Erosion Protection Zone and Provincially Significant Wetlands, in the opinion of the reviewing planner.

COMMENTS

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 first test for a minor variance is that the general intent and purpose of the Official Plan is maintained. The subject property is designated as Agriculture, Floodplain Hazard, and Mineral Aggregate on Schedule “A” of the Municipality’s Official Plan. The Rural (RU-15) zoning of the property permits accessory buildings and structures in support of a permitted use. Since the proposed accessory structure complies with the zoning provisions and does not conflict with the overall intent of the Agriculture designation, the requested variance upholds the general intent and purpose of the Official Plan.
- 2) The second test for a minor variance is that the general intent and purpose of the Zoning By-law is maintained. The subject property is zoned Rural (RU-15) and is also designated within a Flooding and Erosion Protection Zone. The RU-15 zone is intended to accommodate rural uses, including agricultural activities and accessory structures, while ensuring development respects environmental constraints such as flooding and erosion. The proposed accessory structure complies with all applicable zoning standards except for the height requirement. The requested variance for height responds to site-specific conditions and ensures the structure remains compatible with the rural character of the area. The variance maintains the general intent and purpose of the Zoning By-law by supporting functional rural development while respecting the constraints of the Flooding and Erosion Protection Zone.
- 3) The third test for a minor variance is that the variance is considered suitable and desirable for the use of the land. In this case, the variance requested is to recognize an increased height for the accessory structure. The proposed height allows for the efficient and functional use of the property while maintaining compatibility with the surrounding rural area. The increased height does not hinder the functionality of the property and facilitates its intended use as an accessory structure.
- 4) The fourth test for a minor variance is that the variance is considered minor in nature. The requested variance involves a modest increase 7.6 m in the height of the accessory structure, which is slightly above the By-law requirements. The increased height does not impact neighboring properties, as it maintains adequate separation from surrounding structures and aligns with the established rural development pattern. The variance is minor in nature and does not detract from the overall intent of the Zoning By-law or the Official Plan.

Relevance to Strategic Priorities

Strategic Pillar	Pillar #2 - A Strong, Connected, and Vibrant Community
Goal	Goal #2.3 - Build and Grow in a Connected Way
Key Action	Action #2.3.3 - Promote development policies that incorporate connectivity and coordination with the surrounding area

Options and Discussion

1. Approve the recommendation
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

This application was circulated to persons and agencies as required under the Planning Act. At the time this report was written, the following comments are noted.

No comments were received from the public or external agencies at the time of report preparation

No comments from Public works

No comments from Emergency & Protective Services

No comments from By-law services

The building division indicated that a building permit is to be acquired prior to starting construction

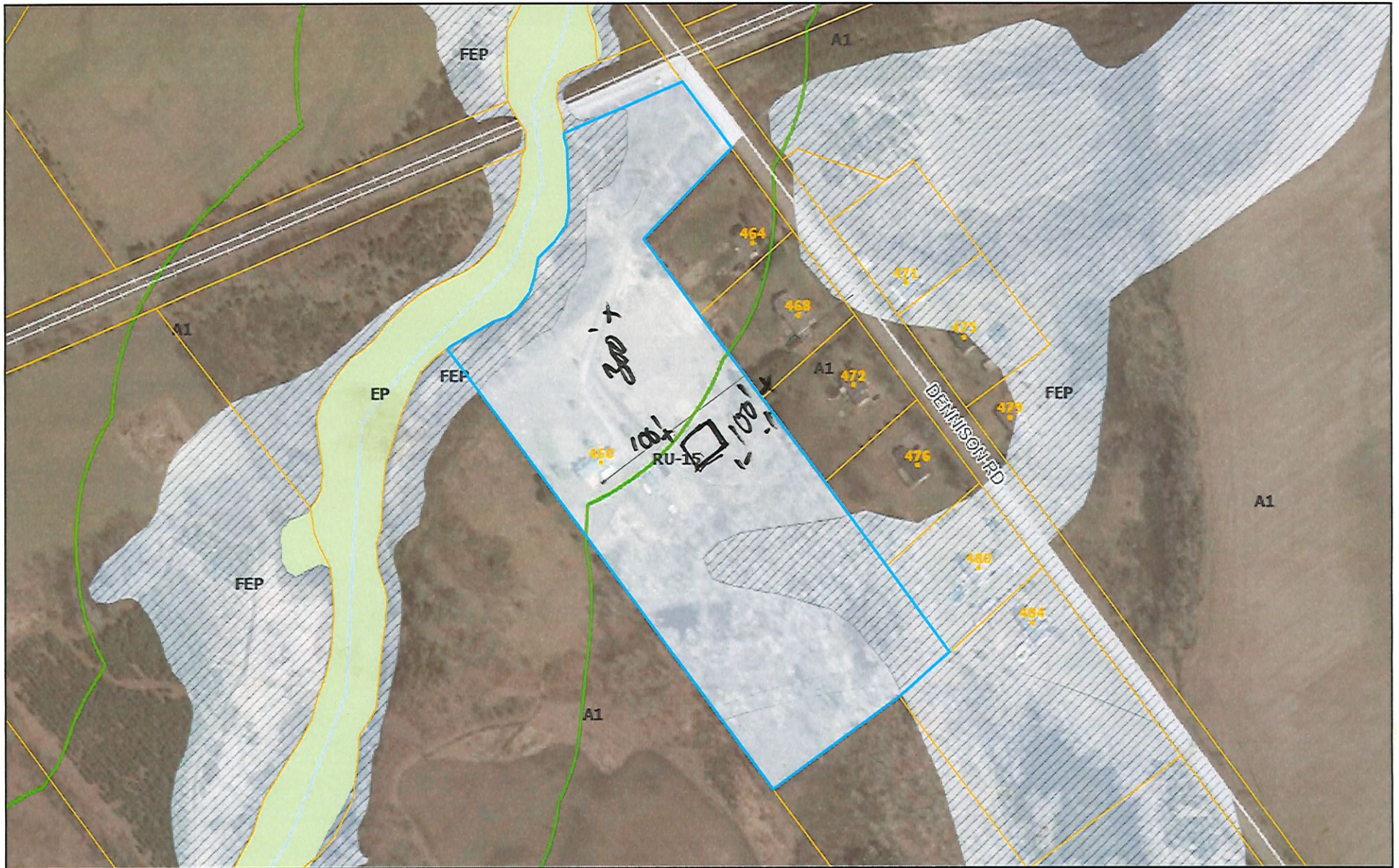
Communications

Communications have been carried out in accordance with the Planning Act.

Attachments

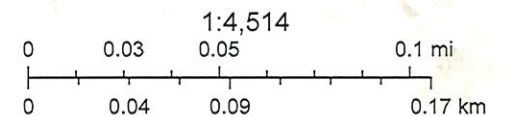
- **Attachment 1 – Subject Property / Official Plan Designation**
- **Attachment 2 – Zoning**
- **Attachment 3 – Site Plan**
- **Attachment 4 – Appendix A**

460 Dennison Rd - Zoning



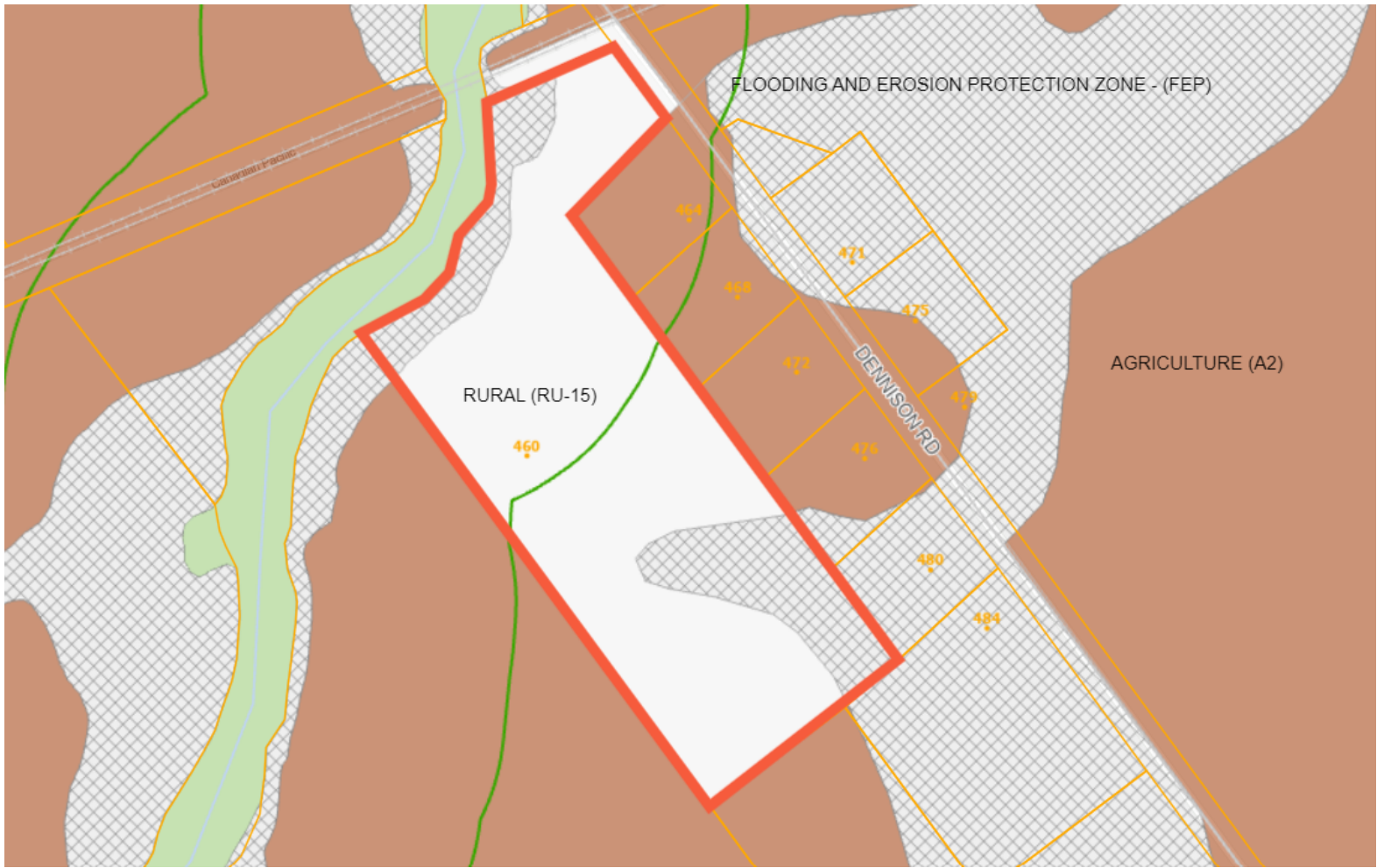
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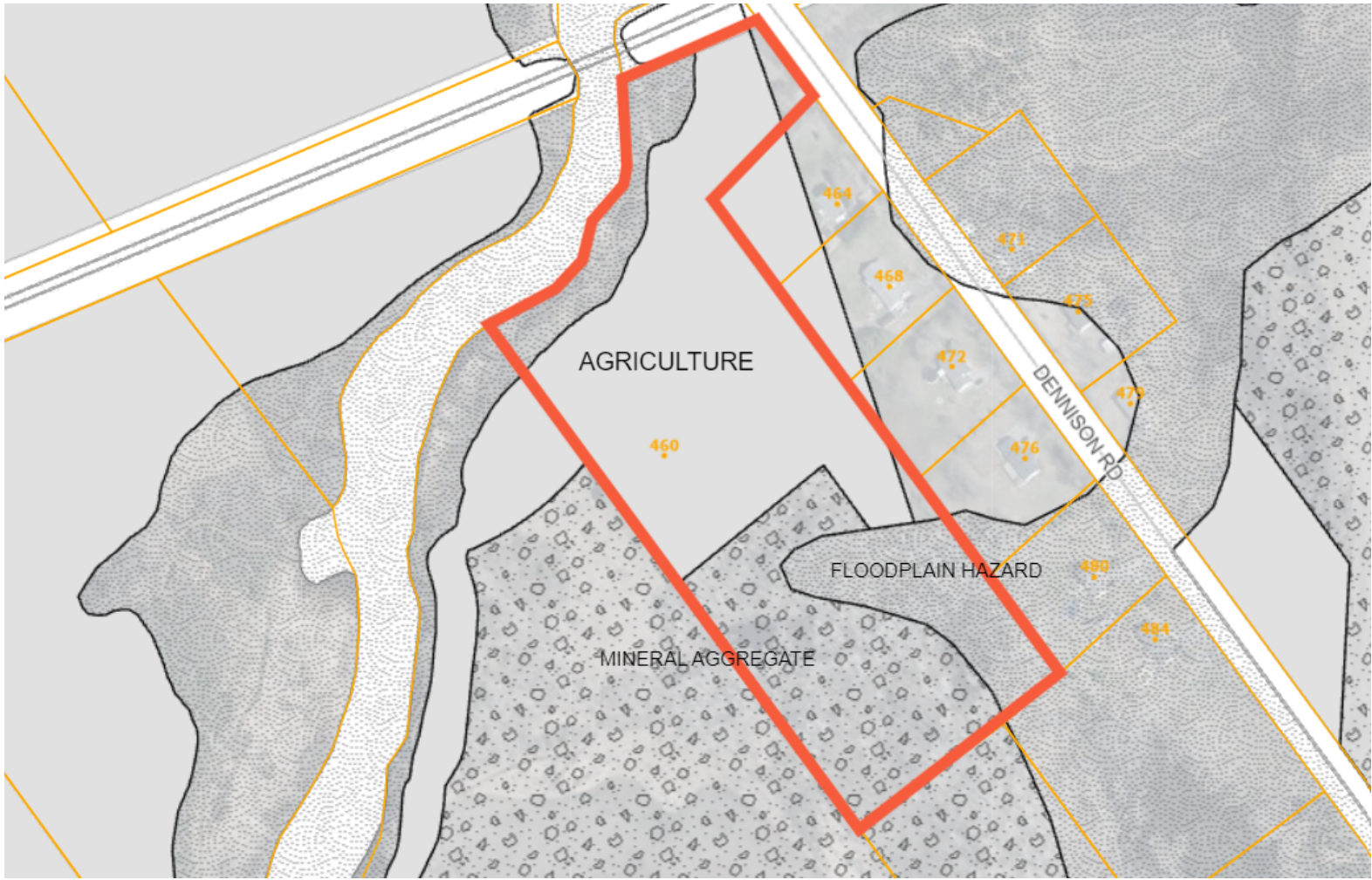
- | | | | |
|----------------|---------------|------------|---------------------|
| Parcel | Zoning | RU | Watercourse |
| Road Network | A1 | EP Setback | Open Road Allowance |
| County Road | EP | Wetland | |
| Municipal Road | FEP | | |



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

Leeds Grenville GIS





Conservation Partners Partenaires en conservation



January 13, 2025

SENT BY EMAIL (dwood@northgrenville.on.ca)

Debbie Wood, Planning Clerk
Municipality of North Grenville
285 County Road 44
Kemptville, ON K0G 1J0

Re: **Minor Variance Application (A-16-24)
Concession 4, Pt Lot 20
460 Dennison Road, Municipality of North Grenville
Derek Ireton**

This letter acknowledges receipt of the above-noted application circulated by the Municipality of North Grenville. The materials were received by the Rideau Valley Conservation Authority (RVCA) on December 17, 2024.

RVCA staff have reviewed this application in accordance with the *Conservation Authorities Act*, which requires RVCA to provide programs and services related to the risk of natural hazards within its jurisdiction. With respect to *Planning Act* matters, conservation authorities have a role to ensure that decisions under the *Planning Act* are consistent with the natural hazard policies (Section 5.1) of the Provincial Planning Statement (PPS), 2024.

In addition, RVCA staff have also reviewed this application in accordance with Section 28.1 of the *Conservation Authorities Act*. Where development activity is proposed within a regulated area, a permit is required to ensure that it conforms to the applicable tests for implementation of the Act.

Purpose of the Application

The purpose of the application is to facilitate the construction of a storage building.

Conservation Authorities Act - Section 28

The subject lands are regulated due to the floodplain associated with Kemptville Creek. The proposed development associated with the variance is located outside of the regulated area.

Any development activity within RVCA's Regulated Area would be subject to a permit pursuant to 28.1 of the *Conservation Authorities Act*. In accordance with Section 28.1 of the *Conservation Authorities Act*, development activity may be permitted in the Regulated Area, where it can be demonstrated to RVCA's

satisfaction that the control of flooding, erosion, dynamic beaches, or unstable soils and bedrock will not be affected.

Application-Specific Comments

Based on a review of the submission materials and information noted in Appendix 'A' of this letter, the proposed accessory structure is not anticipated to be impacted by natural hazards.

Recommendation

The RVCA has no objections to the above noted minor variance application.

Should you have any questions, please contact me.

Respectfully,

A handwritten signature in black ink, appearing to read 'E. Lalande', written in a cursive style.

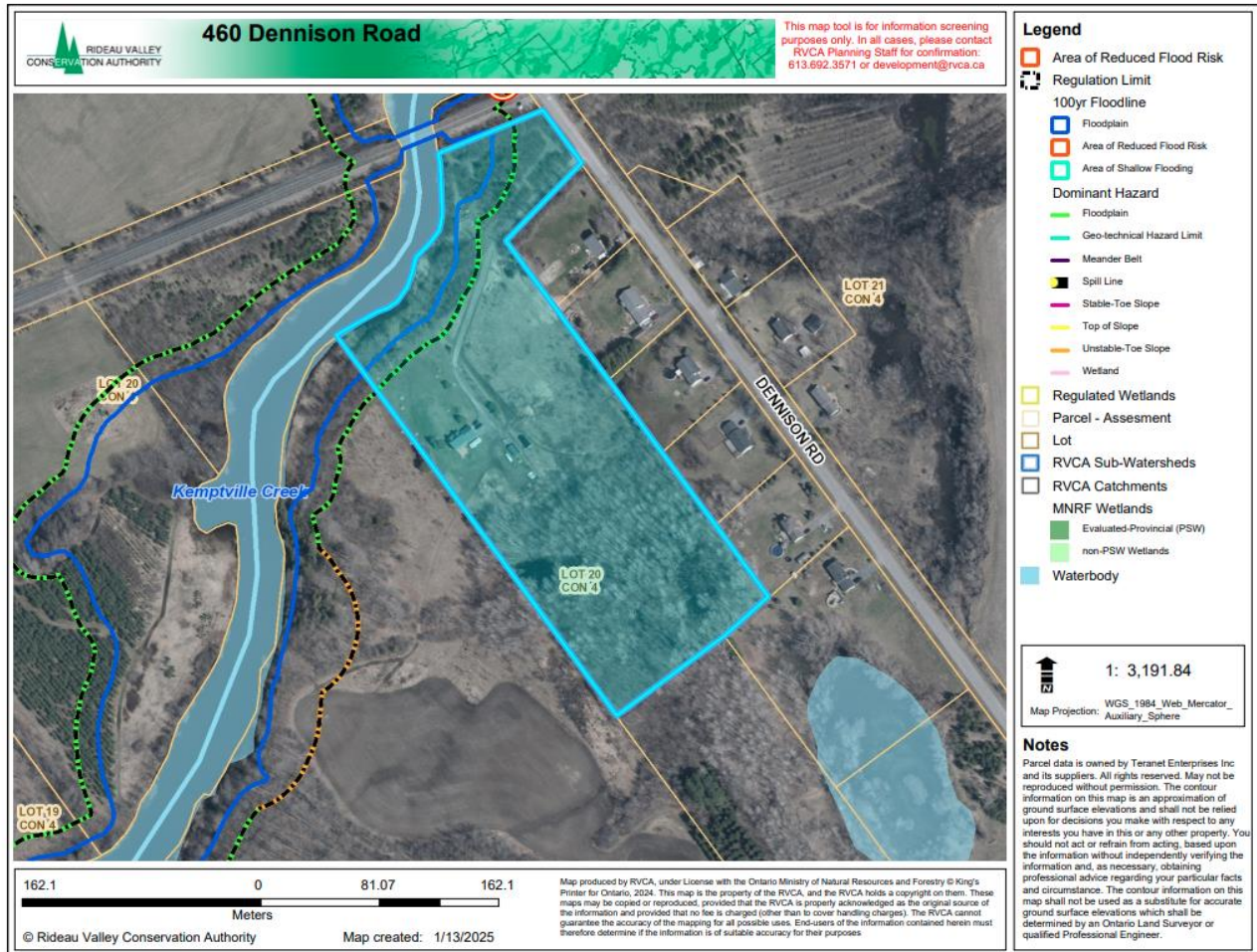
Eric Lalande, MCIP RPP
Senior Planner
Rideau Valley Conservation Authority
eric.lalande@rvca.ca
613-692-3571 ext. 1137

Appendix 'A' Materials and Information Reviewed by RVCA

The following materials received on December 19, 2024, were reviewed by RVCA staff:

- Application Form (December 18, 2024).
- Concept Site Plan
- RVCA Geoportal mapping

Excerpt from RVCA Geoportal





A-16-2024 460 Dennison Road

February 12, 2025

Department: Planning and Development



Property Location / Aerial Image

Minor Variance Request

1. To provide relief for the height of an accessory structure according to section 6.1.7 of Comprehensive Zoning By-law 50-12

Department: Planning and Development



Background



NEW DETACHED ACCESSORY STRUCTURE IS
REQUIRED TO STORE ITEMS



THE LAND HAS A SINGLE DETACHED
DWELLING WITH AN ATTACHED GARAGE AND
SEVERAL DETACHED ACCESSORY
STRUCTURES



THE SUBJECT PROPERTY HAS AN AREA OF
12.07 ACRES

Location and Property Details

► Location

460 Dennison Road, Township of Oxford-on-Rideau, Municipality of North Grenville.

► Zoning

Rural (RU-15)

Flooding & Erosion Protection Zone (FEP)

Provincially Significant Wetland

► Current Use

Residential

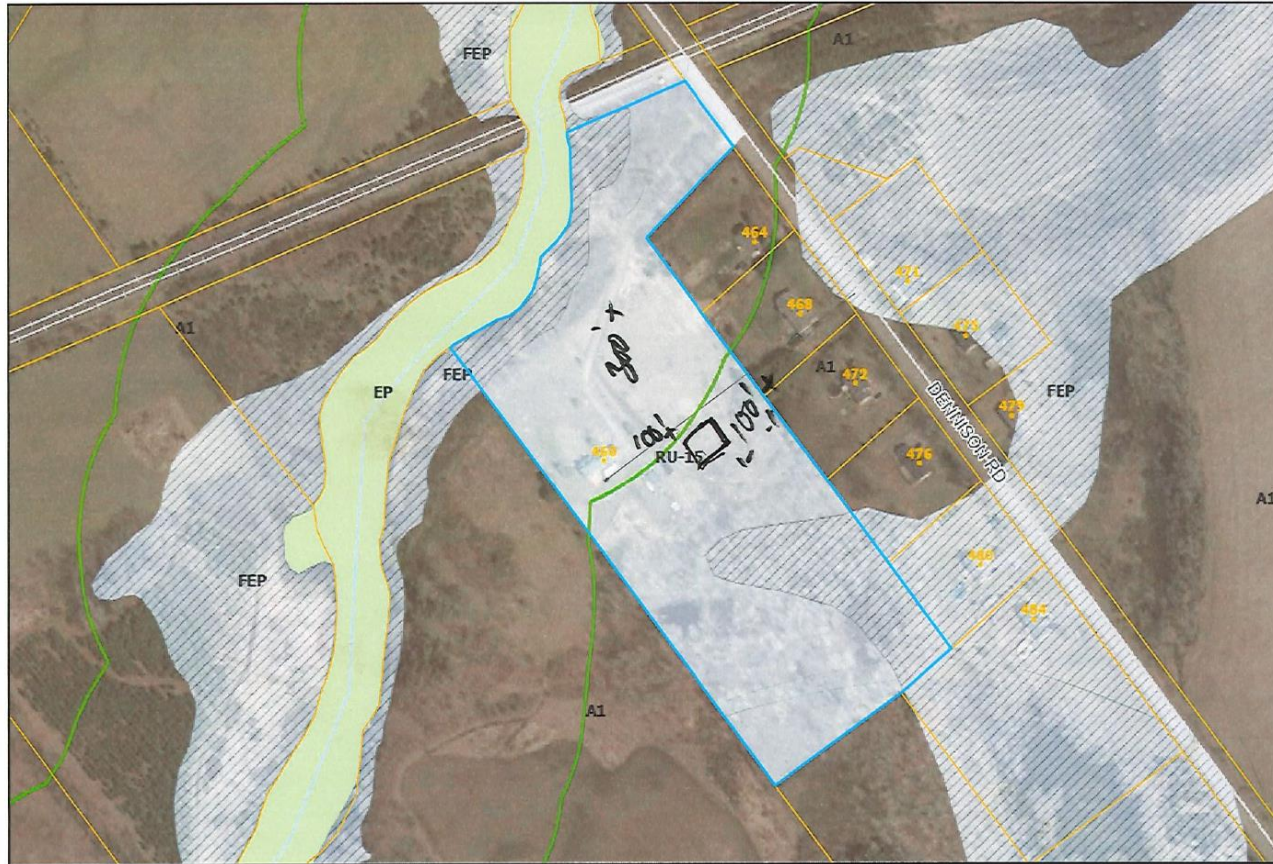
► OP Designation

Agriculture

Floodplain Hazard

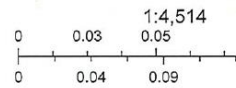
Mineral Aggregate

460 Dennison Rd - Zoning



2024-11-27, 9:32:30 a.m.

- | | | | |
|----------------|-----------|------------|---------------------|
| Parcel | Zoning A1 | RU | Watercourse |
| Road Network | EP | EP Setback | Open Road Allowance |
| County Road | Wetland | | |
| Municipal Road | FEP | | |



Teranet Inc., Municipal Property Assessment Corporation
Geographic Information System (GIS) the United Cour

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

Site Plan

Internal, External and Public Comments



Internal and external agencies input



No comments were received from By-law services, Emergency & Protective Services and Building Division



Public Input



No comments were received from the public or external agencies at the time of report preparation

Conclusion and Recommendation

The application meets all requirements for minor variance, upholding the general intent of the Official Plan and Zoning By-law. It represents good land use planning, and is minor in nature, and staff recommend approval.



Municipality of North Grenville

To: **Council**

Meeting Date: February 12, 2025

Subject: 1001 County Road 20

Report No: A-01-25

Prepared by: Phil Mosher, Deputy Director of Planning

Recommendation(s)

THAT the Committee of Adjustment approve a variance at 1001 County Road 20 to provide relief from Section 6.25[c] of Comprehensive Zoning By-law 50-12 to reduce the setback from the edge of the regulatory floodplain from 15 metres to 3.5 metres for a proposed septic system.

Executive Summary

Purpose

- To reduce the required setback for a septic system from 15 metres to 3.5 metres to facilitate construction of a single-detached dwelling at the subject property.

Key Findings

- This application arises due to an administrative error on behalf of the Planning Division.
- During the zone review for the subject property, planning sign-off on the proposed site plan was given despite the fact that the proposed septic system was shown within 30 metres of the boundary of a Provincially Significant Wetland.
- Upon realizing the error, staff contacted the Owner and communicated that the septic system would have to move locations, as provincial policy and the Official Plan do not support reductions to septic system setbacks where there is the ability to locate them outside the 30-metre setback.
- A variance application was submitted, with a revised grading plan and the application was deemed complete on January 28, 2025.

Financial Implications

- Due to this being an error, all administrative costs for the processing of the application are borne by the Planning Division. Specifically, 2 cheques had to be written to the RVCA for their regulatory and septic office review. The total value of these cheques is \$760. Additionally, the regular \$650 fee was not collected to process this application, bringing the total to \$1,410.

Background/Analysis

The subject property is an existing lot of record with frontage on County Road 20 (Attachment 1). It has an approximate frontage and depth of 281 metres and 246 metres, respectively. The total lot area is approximately 6 hectares (15 acres).

Despite this lot area, the property is located within the regulatory floodplain and is also occupied by the Kemptville Creek Provincially Significant Wetland. Due to these natural hazards and natural heritage features, the total available area for development is much smaller – approximately 0.26 hectares or 4% of the total lot area. North Grenville also applies a 15-metre setback from the extent of the 1:100 year regulatory floodplain. When all these constraints are combined, the total development area is minimal (Attachment 2).

Nevertheless, the applicant has been working with staff since 2024 to submit a building permit application that met all municipal and regulatory requirements. In August, 2024, the applicant received planning approval for the proposed dwelling and septic system. However, this approval was issued in error, as the proposed septic system was planned to be located 18 metres from the Kemptville Creek Provincially Significant Wetland, whereas the Zoning By-law requires any building or structure to be a minimum of 30 metres from the edge of a provincially significant wetland, especially where there is available land to do so.

Upon discovery of this error, staff worked with the applicant to find a solution. The result was a revised grading plan (Attachments 3 and 4) which shows that the septic system will be located outside the 30-metre setback from the wetland. However, this proposed new location meant that the system would be located within a 15-metre setback from the regulatory floodplain. Section 6.25[c] of the Zoning By-law requires that any building or structure, including septic systems, be located outside of this setback.

The main dwelling was sited to avoid environmental and hazardous areas and comply with all zone requirements. However, the relocated septic system requires a minor variance for the building permit to be issued.

Provincial Planning Statement (2024)

The Provincial Planning Statement 2024 (PPS) provides overarching policies for growth and development in Ontario. The PPS provides direction for growth on properties affected by natural heritage features in Section 4. Of note for this application, development and

site alteration shall not be permitted on adjacent lands unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions (Section 4.1.8). The PPS 2024 redefined adjacent lands to mean "...those lands contiguous to a specific natural heritage feature or area where it is likely that development or site alteration would have a negative impact on the feature or area. The extent of the adjacent lands may be recommended by the Province or based on municipal approaches which achieve the same objectives."

Local conservation authorities, as well as the Municipality, have recently amended setbacks to provincially significant wetlands. Conservation authorities reduced the area of influence from 120 metres to 30 metres. Similarly, North Grenville reduced its zone setback from 120 metres to 30 metres, in line with partner conservation authorities.

A 30-metre setback from the wetland is being achieved in this revised proposal. This setback is consistent with similar approaches for other low-density, or single-detached development. In writing this, there are still instances where formal assessment by a biologist would be warranted, but, in the opinion of the planner, this application does not represent an instance where that is required based on the size and nature of the development.

Natural hazards are governed by Section 5 of the PPS. In the opinion of the Planner, this application does not violate Section 5.2 of the PPS. Specifically, development has safe access and the entirety of the developable area (and development) will occur outside of the flooding hazard. In addition, the proposed dwelling will meet a 15 metre setback from the edge of the floodplain. Only the septic system will be closer to the floodplain, but it is still proposed to be outside the floodplain by about 4 metres.

In the opinion of the Planner, this application is consistent with the PPS.

United Counties of Leeds and Grenville Official Plan (2019)

The subject site is designated as Rural Lands, Wetlands and Floodplain Hazards pursuant to Schedule "A" of the Counties' Official Plan.

The Wetland and Floodplain Hazard policies take precedence in this application. The Counties does include somewhat outdated language with regard to requiring environmental impact studies for development or site alteration within 120 metres of provincially significant wetlands. In this case, the Planner refers to the PPS as the overriding policy document.

Regarding natural hazards, it is an objective of the Counties' to direct development away from areas of natural or human-made hazards (Section 5.1[a]). In the opinion of the Planner, the subject application is consistent with this section of the Counties' Plan.

Staff are therefore of the opinion that the proposed variance does not contravene policies of the United Counties' Official Plan.

Official Plan (2018)

With respect to the Official Plan of the Municipality of North Grenville, the subject site is designated Rural, Provincially Significant Wetlands, Adjacent lands and Floodplain Hazards (Attachment 5).

Similar to the PPS and UCLG OP, the municipal Official Plan prohibits development within the floodplain (Section 5.2). The proposed development will be located outside the regulatory floodplain and is therefore consistent with this Section of the Official Plan.

Similarly to the Counties' OP, the municipal OP requires all development to be assessed when it is within 120 metres of the boundary of a provincially significant wetland. Again, this language is somewhat outdated and superseded by the PPS.

Finally, the proposed location of the dwelling will ultimately be located in the Rural land use designation. Construction of a dwelling in this location will not hinder the rural landscape, in the opinion of the Planner.

In the opinion of staff, the subject application does not contravene North Grenville's Official Plan policies.

Comprehensive Zoning By-law (50-12)

The subject property is currently zoned Rural (RU), Flooding and Erosion Protection (FEP) and Environmental Protection (EP). The lands are additionally within the influence area of the EP zone and the FEP zone. The EP zone requires a minimum 30-metre setback from the edge of the wetland. The FEP zone requires a minimum 15-metre setback from the edge of the floodplain.

Based on the submitted grading plan (Attachment 4), the proposed dwelling will comply with all required zone standards, including setbacks to the wetland and from the edge of the floodplain. The proposed septic system will not, and this is the reason for the requested variance. Based on the plan, the septic system appears to be setback at 4 metres from the edge of the floodplain. Staff recommends that a reduction to 3.5 metres be granted for any in-field discrepancies.

Other than the setback to the floodplain, the proposal complies with all zone requirements.

Relevance to Strategic Priorities

Strategic Pillar	Pillar #1 - Balanced and Environmentally Sustainable Growth
Goal	Goal #1.3 - Promote Environmentally Conscious Development
Key Action	Action #1.3.2 - Implement environmentally conscious design and engineering standards for Municipal infrastructure projects and establish a target for private developments

Options and Discussion

1. Approve the recommendation - **RECOMMENDED**
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

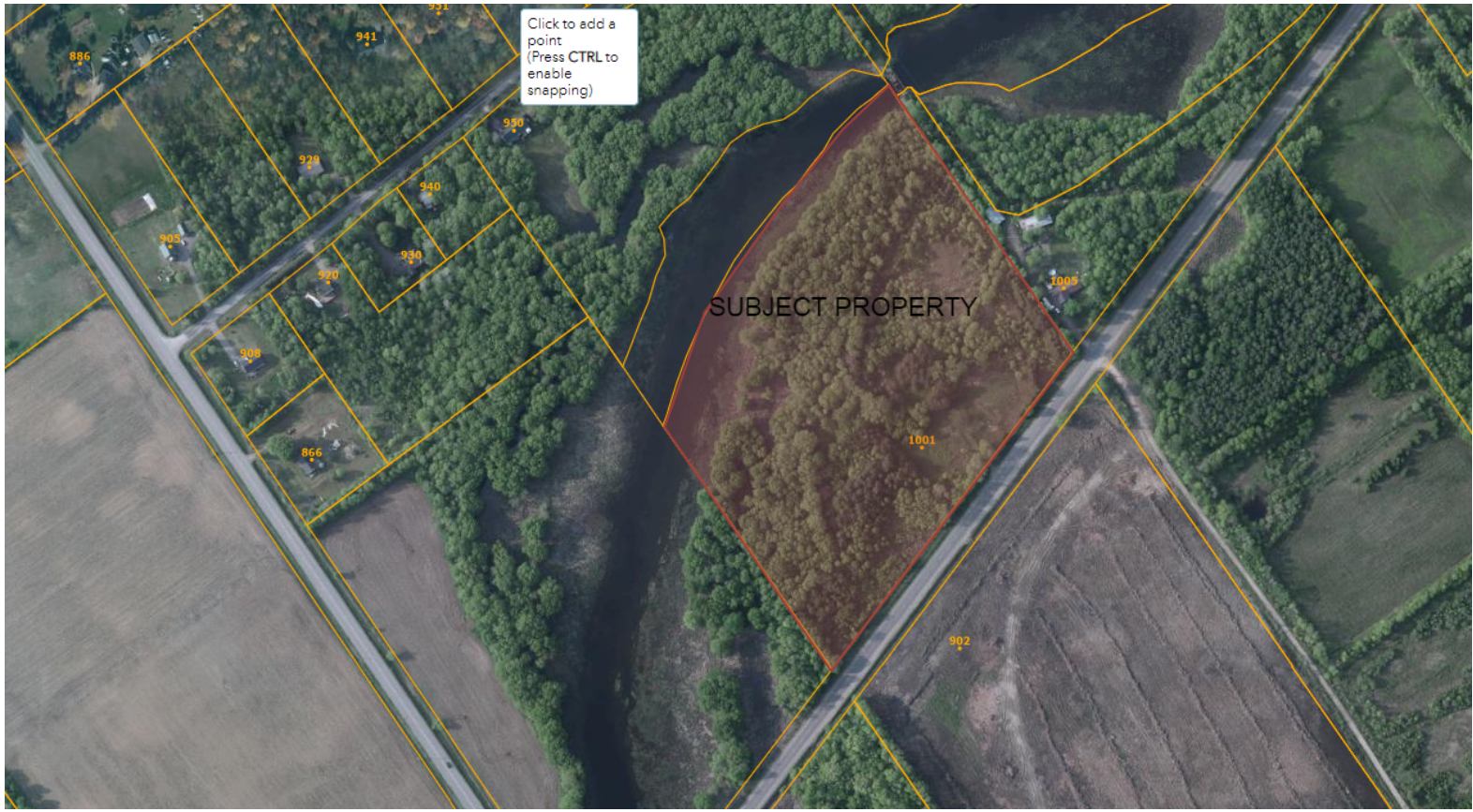
At the time this report was written no comments had been received. Any comments received between report writing and the public hearing will be compiled and reported to the Committee of Adjustment.

Communications

Communications on this file are as regulated by the *Planning Act*.

Attachments

- Attachment 1 – subject property
- Attachment 2 – Zoning
- Attachment 3 – proposed septic plan
- Attachment 4 – proposed lot grading plan
- Attachment 5 – Official Plan designations





* REMOVE ORGANIC MATERIAL AND SCARIFY SUBGRADE PRIOR TO PLACEMENT OF SANDFILL

* INSTALL DISTRIBUTION PIPES WITH UNIFORM DOWNWARD SLOPE FROM INLET WITH A DROP OF 30mm FOR EACH 10m OF THE

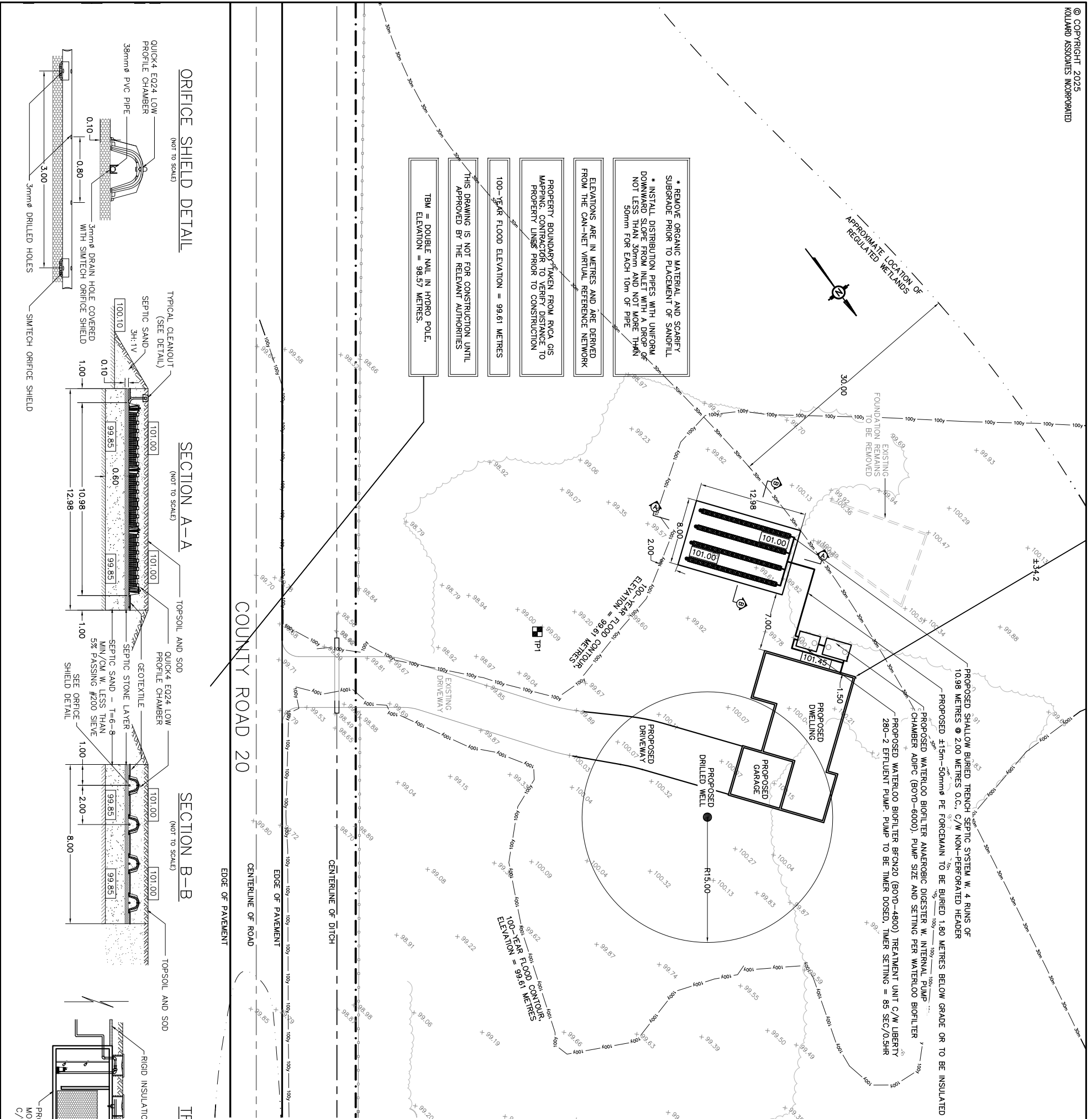
ELEVATIONS ARE IN METRES AND ARE DERIVED FROM THE CAN-NET VIRTUAL REFERENCE NETWORK

PROPERTY BOUNDARY TAKEN FROM RCGA GIS MAPPING. CONTRACTOR TO VERIFY DISTANCE TO PROPERTY LINES PRIOR TO CONSTRUCTION

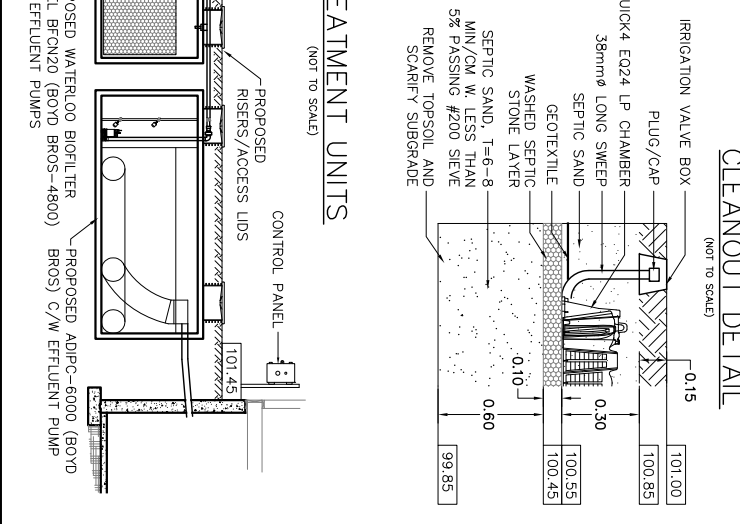
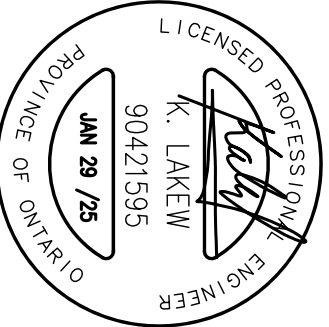
100-YEAR FLOOD ELEVATION = 99.61 METRES

THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL APPROVED BY THE RELEVANT AUTHORITIES

TBM = DOUBLE NAIL IN HYDRO POLE.
ELEVATION = 98.57 METRES.



LEGEND	
XXXXXX	EXISTING ELEVATIONS
□□□□	PROPOSED ELEVATIONS
■	TEST PIT LOCATION
—	SEPTIC BED OUTLINE
---	PERFORATED PVC PIPE
---	SOLID PVC PIPE
HP	HYDRO POLE
⊙	TEMPORARY BENCHMARK



DRAWING NUMBER: 200961-SD																									
CONSTRUCTION NOTES:																									
<ol style="list-style-type: none"> All dimensions and elevations are in metres. Do not scale drawing. This drawing is not a legal survey, a utility plan or a site plan and is for septic purposes only. TBM = Double nail in hydro pole, elevation = 98.57 metres. This drawing cannot be accepted as acknowledging all of the utilities, and it will be the responsibility of the user to contact the respective utility authorities for confirmation. This drawing is not for construction until approved by the relevant authorities. The sewage system envelope (leaching bed) as identified on the drawing must be maintained free of the deposit or disposal of any materials, structures, or equipment other than the material or equipment required for the construction of the leaching bed within the sewage system envelope. Topsail rootmat (organics) to be removed from bed area and exposed subgrade. No wheeled vehicles to be allowed in leaching bed area. Percolation rate of any imported sand for bed to be 6 to 8 min/cm, with < 5% passing the #200 (0.080 mm) sieve. Stone layer to be washed septic stone, free of fine material, with gradation conforming to OBC table 8.7.3.3.A. The septic system leaching bed is to be graded to provide positive drainage away from the septic system and treated with 75 to 100 mm permeable topsoil and seed. Grass growth is to be established. The following are not to be connected to the septic system: Water softener, swimming pool or filter system backwash, sump pump discharge. ABC septic system to be installed in accordance with the 13. Septic tank to meet criteria described in the OBC. No silty clay or clayey or silty material to be placed around or over leaching bed, to this design must be approved by Kollaard Associates Incorporated. All changes to this design must be verified and approved by Kollaard Associates Incorporated. Minimum clearance from treatment unit to: <ul style="list-style-type: none"> * structure = 1.5m * property line = 3m * drilled well = 15m Minimum clearance from distribution piping to: <ul style="list-style-type: none"> * structure = 9m * property line = 7m * drilled well = 19m 																									
<table border="1"> <thead> <tr> <th>REV.</th> <th>NAME</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>5.</td> <td>PV</td> <td>JAN 29/25</td> <td>AS PER NORTH GREENVILLE</td> </tr> <tr> <td>4.</td> <td>PV</td> <td>JAN 27/25</td> <td>AS PER RCGA</td> </tr> <tr> <td>3.</td> <td>AKM</td> <td>DEC 9/24</td> <td>AS PER RCGA</td> </tr> <tr> <td>2.</td> <td>PV</td> <td>AUG 26/24</td> <td>AS PER NORTH GREENVILLE</td> </tr> <tr> <td>1.</td> <td>PV</td> <td>FEB 7/24</td> <td>AS PER RCGA</td> </tr> </tbody> </table>	REV.	NAME	DATE	DESCRIPTION	5.	PV	JAN 29/25	AS PER NORTH GREENVILLE	4.	PV	JAN 27/25	AS PER RCGA	3.	AKM	DEC 9/24	AS PER RCGA	2.	PV	AUG 26/24	AS PER NORTH GREENVILLE	1.	PV	FEB 7/24	AS PER RCGA	<p>Kollaard Associates Engineers</p> <p>210 PRESCOTT STREET PO BOX 189 KEMPVILLE ONTARIO K0P 1J0</p> <p>(613) 860-0923 FAX (613) 258-0475 www.kollaard.ca info@kollaard.ca</p> <p>CLIENT: GELEYNSE EARTHWORKS</p> <p>DRAWING: PROPOSED SEPTIC DESIGN PLAN</p> <p>LOCATION: 1001 COUNTY ROAD 20 LOT 9, CONC. 8, OXFORD, MUNICIPALITY OF NORTH GREENVILLE</p> <p>DESIGNED BY: PV DATE: JAN 9, 2024</p> <p>DRAWN BY: PV SCALE: 1:500</p> <p>KOLLAARD FILE NUMBER: 200961</p>
REV.	NAME	DATE	DESCRIPTION																						
5.	PV	JAN 29/25	AS PER NORTH GREENVILLE																						
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3.	AKM	DEC 9/24	AS PER RCGA																						
2.	PV	AUG 26/24	AS PER NORTH GREENVILLE																						
1.	PV	FEB 7/24	AS PER RCGA																						

DRAWING NUMBER: 200961-GR

CONSTRUCTION NOTES:

- All dimensions and elevations are in metres. Do not scale drawing.
- This drawing is not a legal survey, a utility plan or a site plan and is for grading purposes only.
- TBM = Double nail in hydro pole, elevation = 98.57 metres.
- This drawing cannot be accepted as acknowledging all of the utilities, and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
- This drawing is not for construction until approved by the relevant authorities.
- Contractor is responsible for location and protection of utilities.
- Top of Foundation (TOP) elevation and Underneath of Footing (USF) elevation for dwelling are as shown on drawing.
- Finished grade around dwelling to be as shown.
- Maximum allowable slope on site is 3H:1V. Finished grade to slope away from house at all sides at a minimum of 2%, and a maximum of 7%. Maximum slope away from septic system area is 4H:1V.
- All dimensions to be verified on site by contractor prior to construction.
- Client is responsible for acquiring all necessary permits.
- The proposed grades have been set and verified for site grading control only. The grade raise at the house location should be verified with regard to subsurface conditions by qualified geotechnical personnel after completion of the excavation.
- The underside of footing elevation may not have accounted for actual ground water conditions at the exact house location and should be verified by qualified geotechnical personnel upon completion of the excavation.
- A geotechnical engineer should be retained to provide geotechnical recommendations with respect to the subgrade conditions prior to footing installation.
- Frost protection will be required for the foundation footing where the soil cover over the underside of footing is less than 1.52 metres.
- Any changes made to this plan must be verified and approved by Kollaard Associates Inc.

REV. NUMBER	DATE	DESCRIPTION	
1.	PV	FEB 7/24	AS PER CLIENT
2.	PV	AUG 16/24	HOUSE LOCATION PER CLIENT
3.	PV	AUG 26/24	AS PER NORTH GREENVILLE
4.	AKM	DEC 9/24	AS PER RVCA
5.	PV	JAN 27/25	AS PER RVCA
6.	PV	JAN 29/25	AS PER NORTH GREENVILLE



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Engineers
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210 PRESOTT STREET
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www.kollaard.ca
info@kollaard.ca

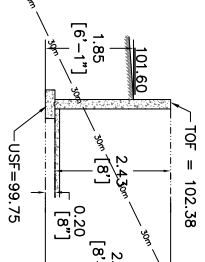
CLIENT: GELEYNSE EARTHWORKS

DRAWING: PROPOSED LOT GRADING PLAN

LOCATION: 1001 COUNTY ROAD 20
LOT 9, CONC. 8,
OXFORD,
MUNICIPALITY OF NORTH GREENVILLE

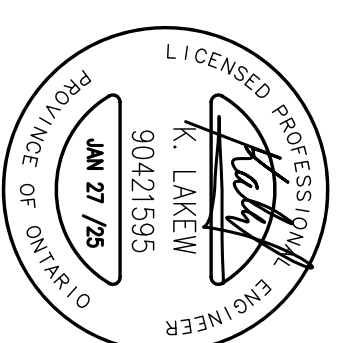
DESIGNED BY: NR	DATE: JAN 9, 2024
DRAWN BY: NR	SCALE: 1:500
KOLLAARD FILE NUMBER: 200961	

TYPICAL FOUNDATION WALL SECTION
(NOT TO SCALE)

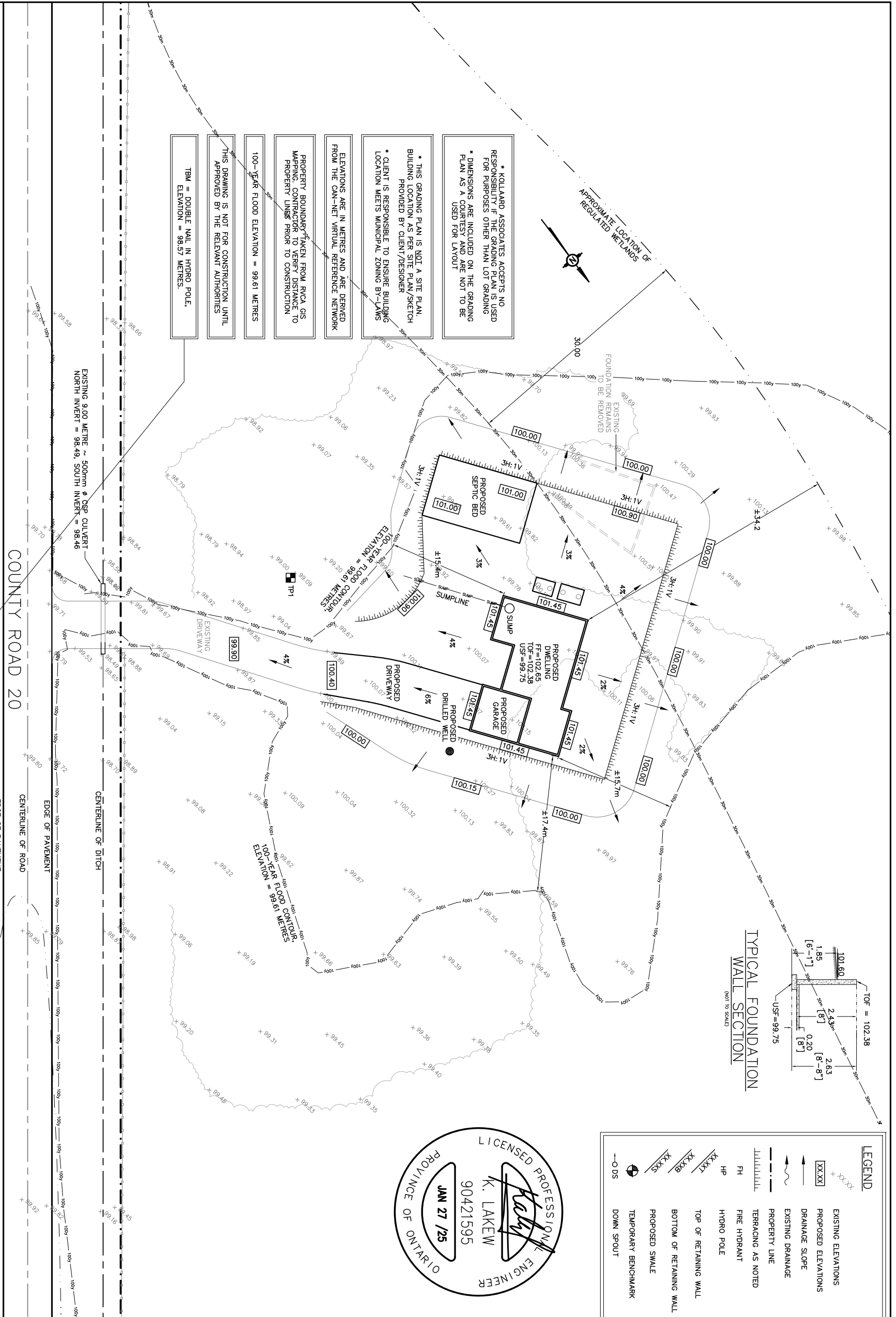


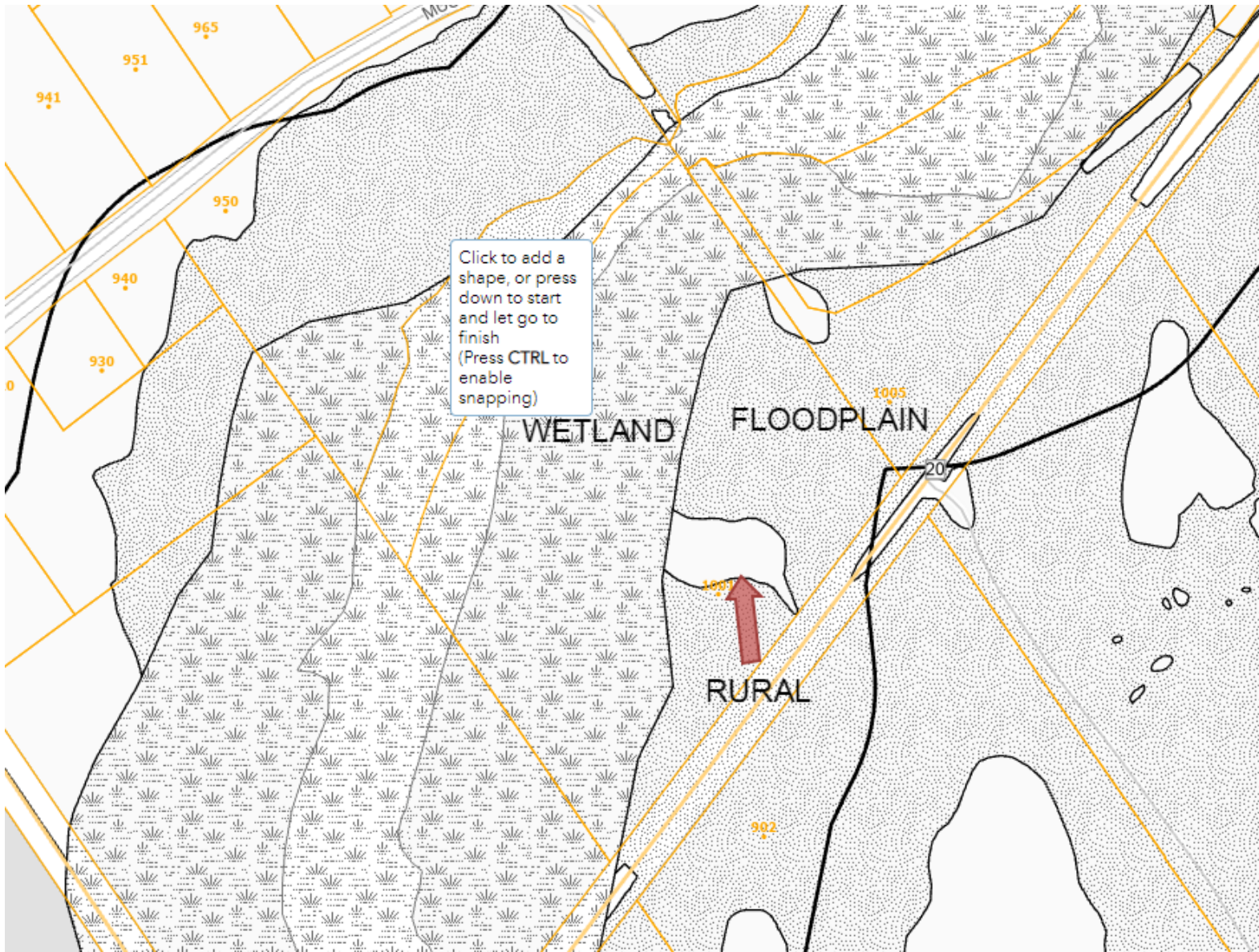
LEGEND

XXXX	EXISTING ELEVATIONS
XXXX	PROPOSED ELEVATIONS
▲	DRAINAGE SLOPE
~	EXISTING DRAINAGE
---	PROPERTY LINE
----	TERMINUS AS NOTED
	FIRE HYDRANT
HP	HYDRO POLE
=====	TOP OF RETAINING WALL
=====	BOTTOM OF RETAINING WALL
=====	PROPOSED SWALE
○ DS	TEMPORARY BENCHMARK DOWN SPOUT



- * KOLLAARD ASSOCIATES ACCEPTS NO RESPONSIBILITY IF THE GRADING PLAN IS USED FOR PURPOSES OTHER THAN LOT GRADING. PLAN AS A COURTESY AND ARE NOT TO BE USED FOR LAYOUT
- * THIS GRADING PLAN IS NOT A SITE PLAN. BUILDING LOCATION AS PER SITE PLAN/SKETCH PROVIDED BY CLIENT/DESIGNER
- * CLIENT IS RESPONSIBLE TO ENSURE BUILDING LOCATION MEETS MUNICIPAL ZONING BY-LAWS
- ELEVATIONS ARE IN METRES AND ARE DERIVED FROM THE CAN-NET VIRTUAL REFERENCE NETWORK
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A-01-25

1001 County Road 20

February 12, 2025

Minor Variance Request

- **To reduce the required setback for a septic system from 15 metres to 3.5 metres to facilitate construction of a single-detached dwelling and related services at the subject property.**

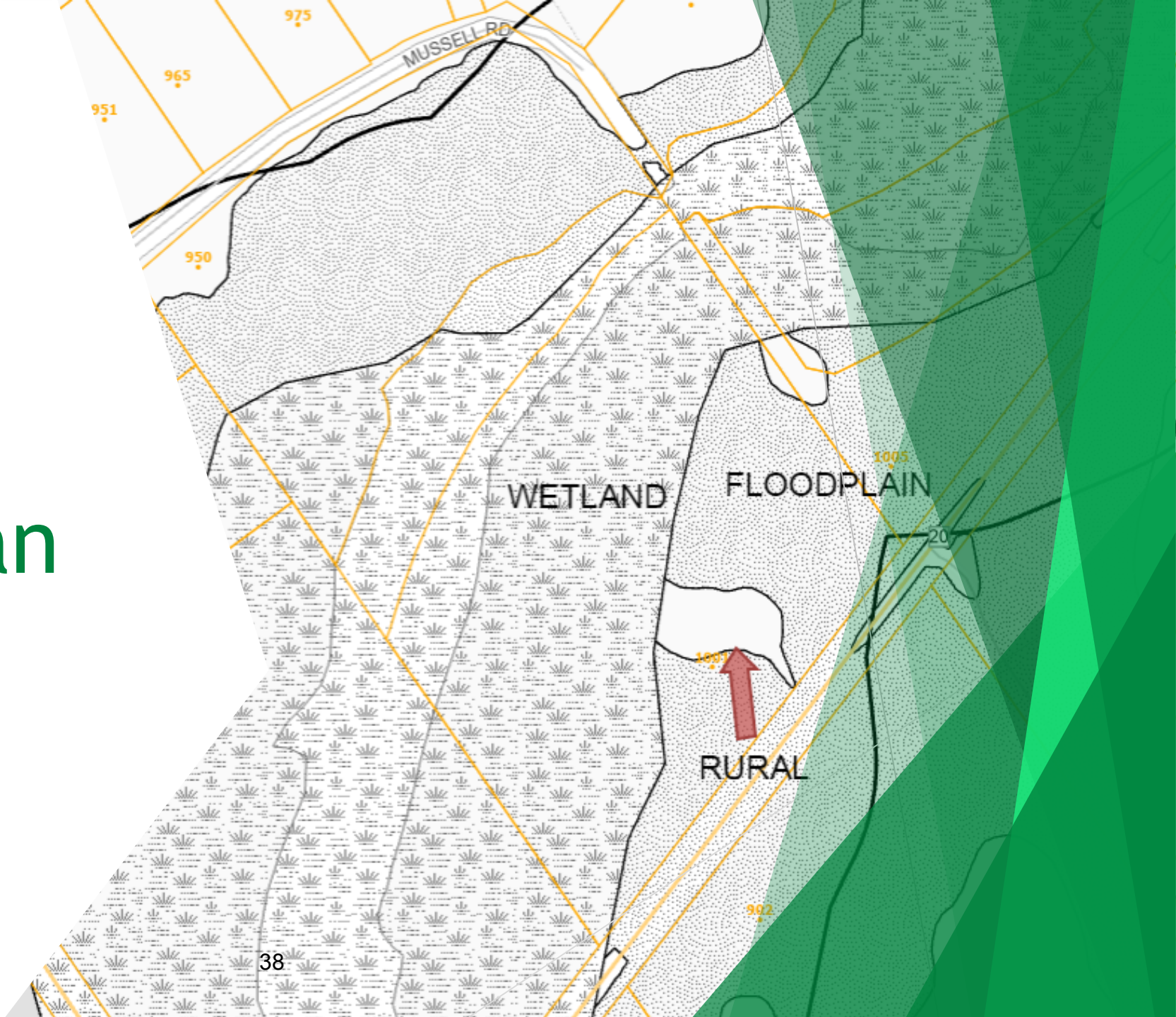


Property Location / Aerial Image

Zoning



Official Plan



Site Development Considerations

- ▶ **Development maintains a 30-metre setback from the edge of the Kemptville Creek Provincially Significant Wetland**
- ▶ **Development is consistent with the PPS, in the opinion of the Planner, and does not contravene the UCLG or MNG Official Plans.**

Comments Received

- ▶ **No comments at time of report / presentation preparation**

Recommendation

Staff recommend supporting the requested reduction in setback for the septic system from the edge of the regulatory floodplain from 15 metres to 3.5 metres.

The requested variances is minor, the intent of the Comprehensive Zoning By-law and Official Plan is being maintained and the reduction is desirable and appropriate.