



# **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



# 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

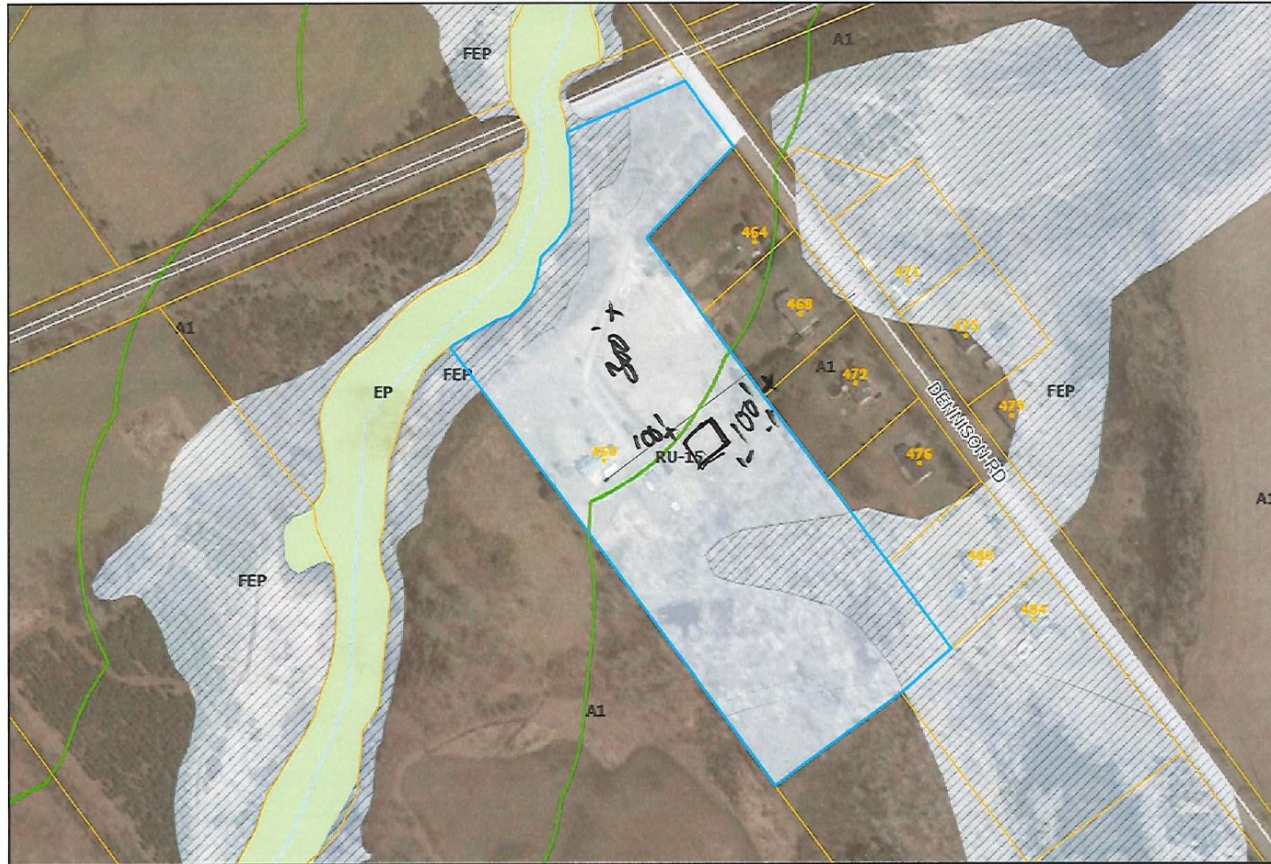
## ► OP Designation

Agriculture

Floodplain Hazard

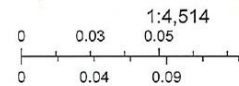
Mineral Aggregate

## 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.