

1001 County Road 20

A-01-25

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.**

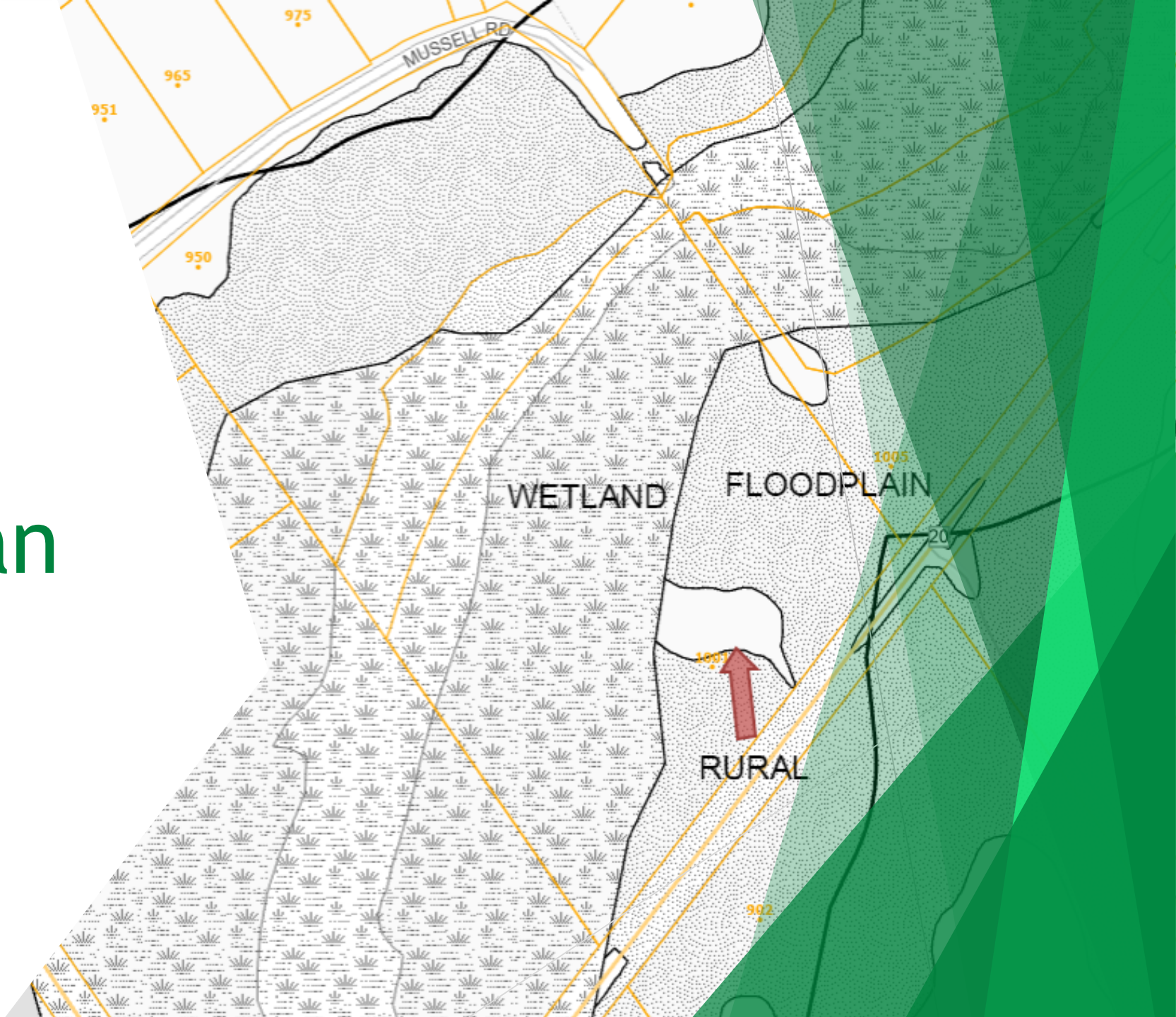


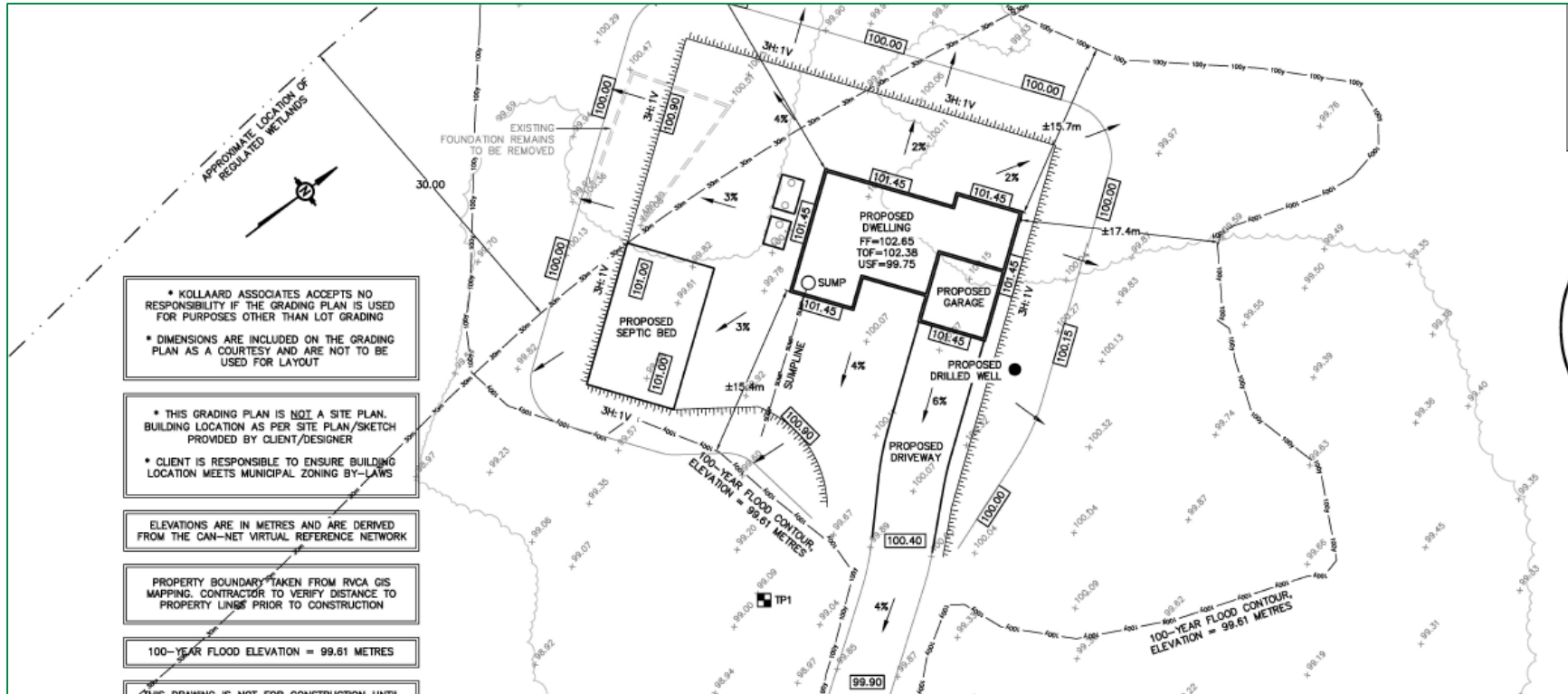
Property Location / Aerial Image

Zoning



Official Plan





Site 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.