



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 ft<sup>2</sup> 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 ft<sup>2</sup> 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