



Corporation of The Municipality of North Grenville

Committee of Adjustment No. 1

Draft Meeting Minutes
Held on Wednesday, February 12, 2025, at 6:30 p.m.

Committee Members Present:

Chair Nancy Peckford
John Barclay
Doreen O'Sullivan
Debbie Wilson
Kristin Strackerjan

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:

Luke Geleynse

A. Land Acknowledgement

B. Call to Order

Chair, Nancy Peckford, declared the meeting open.

C. Disclosures of Interest

None.

D. Approval of the Previous Meeting Minutes

Moved by John Barclay and Seconded by Kristin Strackerjan.

That the Municipality of North Grenville Committee of Adjustment approve the minutes of November 13, 2024, Committee of Adjustment meetings as circulated.

Motion: Carried.

E. Business

E.1. Application A-16-24 for 460 Dennison Road

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. Section 6.17 to increase the permitted height of an accessory structure from 6 metres to 7.6 metres.

Deputy Director Mosher explained this application arose when a building permit was submitted, adding the reason for the structure itself was to store personal items and equipment related to a wood business. Deputy Director Mosher further explained the individual does do some wood processing – which was not the main purpose, just something that was occurring on the site and a forestry business was supported by the agricultural Official Plan designation.

Deputy Director Mosher clarified the Rural Special Exception (RU-15) zoning simply identifies a requirement for an increased setback from neighbours that front on Denison Road. Deputy Director Mosher also noted the environmental features on the property, adding that the proposed structure would be outside of the limit of those hazards – which have been reduced from 120 meters to 30 metres from the wetland. Deputy Director Mosher noted the current use of the property was residential and would continue to be residential.

Deputy Director Mosher provided staff circulated to members of the community as well as agencies as required under the *Planning Act*, adding staff received no objection from Rideau Valley Conservation (RVCA) and the Septic Office, no comments from Emergency Protective Services, Public Works, and By-Law, plus a note from Building that a building permit will be required to commence with the work.

Deputy Mosher concluded this application does uphold the intent of the Official Plan, adding that, in the Zoning By-law, the proposal was for an accessory structure and would continue the accessory use of a residential property mostly for personal storage, but there may be some other equipment that is stored for a minor business. All of which was in keeping with the agriculture designation of the Official Plan and meets with the spirit and intent of the Zone By-law. Deputy Director Mosher further added that the application was also minor and represents good land use planning and staff recommend approval

Council members asked questions which were answered by staff.

There were no comments from the applicant or the public.

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

Motion: Carried

E.2. Application A-01-25 for 1001 County Road 20

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. Section 6.25 [c] to waive the requirement for a 15-meter setback from the regulatory floodplain for a septic system.

Deputy Director Mosher explained this unique application where discussions with the owner for the property to obtain a building permit began back in the summer of 2024 and, at that time, a zone review was completed. However, the planning department made an error in the zone review - the proposed septic system would be closer than 30 m to the provincially significant wetland.

Deputy Director Mosher further explained that staff contacted the applicant to ask if there was the ability to move the septic system and mercifully there was this willingness to do so. As a result, the septic system would be 30 m from the wetland, but not 15 m from the edge of the floodplain – though the proposed septic system itself would be completely outside the floodplain.

Deputy Director Mosher noted the property does have safe access - meaning that in the event of a one and 100 year flood County Road 20 would not experience volumes of flooding greater than 30 cm – which was required under the Provincial Planning Statement (PPS) for development to occur. Deputy Director Mosher also noted that, if this variance was approved, the applicant must get a permit from the conservation authority.

Deputy Director Mosher added staff received comments from the United Counties

Leeds & Grenville, no concerns from Building, Public Works, By-law or Emergency and Protective Services plus a combined letter from the RVCA and the Septic Office stating no objections to the minor variance, but noted that a regulatory permit would be required if the variance was approved by the committee.

Deputy Director Mosher concluded that the development does maintain the 30 m setback from the edge of the Kemptville Creek wetland, was consistent with the PPS, and, because it will be outside of the hazard, has safe access and maintains a minimum distance from the wetland, plus the application does not contravene North Grenville or the Counties Official Plans. Furthermore, this application was minor, meets the general intent of the Official Plan, the Zoning By-law and was appropriate and desirable for the use of land

Council members asked questions which were answered by staff and the applicant.

There were no comments from the public.

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 7:06 p.m.

Debbie Wood
Secretary-Treasurer