



Municipality of North Grenville

To: **Committee of Adjustment** Meeting Date: April 16, 2025
Subject: A-04-25 – 3642 Gliderway Private Report No: PD-2025-025
Prepared by: Phil Mosher, Deputy Director of Planning

Recommendation(s)

THAT the Committee of Adjustment grant relief for the properties located at 3642 Gliderway Private, Part Lot 38, Concession 2, former Township of South Gower, now the Municipality of North Grenville from the following sections of Comprehensive Zoning By-law 50-12:

1. To provide relief from Section 6.25[c] of the Comprehensive Zoning By-law to allow reduce the setback from the regulatory floodline from 15 metres to 10 metres; and
2. To provide relief from Section 9.2 of the Comprehensive Zoning By-law to reduce the minimum required interior side yard from 6 metres to 3 metres and to allow an increase in lot coverage from 15% to 30%.

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 Floodplain Hazards designation.

Executive Summary

Purpose

- **To seek relief from the regulatory setback provisions of the By-law, and from interior side yard requirements and lot coverage to allow a single-detached dwelling to be constructed at an existing lot of record.**

Key Findings

- **The subject property is partially located within an area subject to flooding as identified by the Municipality's Official Plan.**
- **The property is also zoned Flooding and Erosion Protection (FEP) and Rural (RU) according to By-law 50-12.**
- **The applicant has been in discussions with the Municipality since 2023 regarding development at this property.**
- **To proposed development exceeds a 30 metre setback from the normal highwater mark of the Rideau River and the nearby wetland.**
- **Variances to side yard and lot coverage requirements are needed, which is not uncommon on smaller, cottage lots.**

Financial Implications

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

Background/Analysis

Commencing in 2024, the applicant's agent began discussing plans with municipal staff to develop a single-detached dwelling at the subject property. Based on the proposed discussions, staff discussed that variances may be required depending on proximity to lot lines, regulatory floodplain and lot coverage.

A final version of the development proposal was submitted in March, 2025, together with an application for minor variance.

Based on a review of the Municipality's Official Plan and zoning information, and the Counties' Official Plan, the following has been identified:

- The subject property is designated Floodplain Hazards and Rural in accordance with Schedule "A" of North Grenville's Official Plan and "Rural" and "Floodplain Hazards" pursuant to Schedule "A" of the United Counties of Leeds and Grenville Official Plan.
- It is currently zoned Flooding and Erosion Protection (FEP) and Rural (RU) in accordance with Schedule "A4" of the Municipality's Comprehensive Zoning By-law.

The Property

- The subject property is located near the border with the former Township of Osgoode.
- It's located within Part lot 38, Concession 2 of the geographic Township of South Gower.

- It has frontage on a private road (Gliderway Private) which accesses off County Road 19. The RVCA has previously confirmed that the property enjoys safe access.
- The property has a frontage and depth of 26.23 metres and 102.19 metres respectively. The area is indicated as 2379.62 m².

ANALYSIS

Provincial Policy Statement

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 hazards within Section 5.

Section 5.3 of the PPS states that “[d]evelopment and site alteration shall not be permitted within...areas that would be rendered inaccessible to people and vehicles during times of flooding hazards [or] erosion hazards...unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard.”

Based on correspondence with RVCA, this property has safe access. Further, all proposed development is able to occur outside of the 1:100 year regulatory floodplain and be setback approximately 10 metres from the floodplain at its closest point.

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

United Counties of Leeds and Grenville Official Plan

The subject site is designated as Rural Lands and Floodplain Hazards pursuant to Schedule “A” of the Counties’ Official Plan.

The Floodplain Hazard policies (Section 5.2.2) take precedence in this application. Development is permitted adjacent to flooding hazards and on existing lots of record. The Counties’ Plan requires that development which is able to be located outside of the floodplain shall do so, and this application is able to achieve consistency with this policy.

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

North Grenville Official Plan

With respect to the Official Plan of the Municipality of North Grenville, the subject site is designated Floodplain Hazards and Rural.

While the Official Plan requires that floodplain developments be subject to site plan control (Section 5.2.3[b]), this property is not within the floodplain and therefore does not require a site plan control agreement.

Floodproofing requirements of the proposed dwelling must be able to be provided and any such requirements would be addressed by RVCA during the future permitting process at the subject property.

Section 4 of the Official Plan contains policies for development in the Rural area. Relevant to this application, residential uses are generally intended to be single-detached dwellings and avoid natural hazards. The Plan does support permanent residences on private cottage roads where the lot is of a sufficient size to accommodate private water and sewage systems. It is a requirement that the lot and proposed use be positioned in order that there will be sufficient setback to protect adjacent waterbodies and natural habitats. Vehicular access must be confirmed to be “safe” in accordance with the Municipality’s Floodplain policies.

In the opinion of staff, the subject application is consistent with North Grenville’s Official Plan policies. The lot is able to develop with private services, it has safe access and maintains a sufficient setback distance from the adjacent Rideau River.

Comprehensive Zoning By-law 50-12

The subject property is within the Flooding and Erosion Protection (FEP) Zone and Rural (RU) Zone as per Land Use Schedule “A4” of the Comprehensive Zoning By-law.

It is not uncommon for waterfront lots to seek some type of relief from the Rural (RU) zone standards. A variety of land use zones are utilized throughout North Grenville with nearby properties having received various approvals for a variety of zone standards, including reduced interior side yards and increased lot coverage.

The requested reduction to the floodline setback, interior side yard setback, and the requested increase in lot coverage are generally in keeping with the requirements of the zoning by-law and still maintain appropriate setbacks. Supplementary information demonstrates how appropriate grading and drainage can be achieved at the subject property.

Staff are of the opinion that the requested variances are in keeping with the Municipal Zoning By-law.

Four Tests

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 application is minor in nature: the request relates to reducing the setback from the regulatory floodline and interior side yard setback and increasing lot coverage. The development will be fully located outside the floodplain, will have safe access, and still maintains appropriate setback standards for cottage-lot development.

- 2) The application meets the intent of the Zoning By-law: the reductions and increase still meet the intent of the Zoning By-law and maintain appropriate standards for development.
- 3) The application meets the intent of the Official Plan: the proposed minor will see a fully-floodproofed development located outside the floodplain and with safe access.
- 4) The application is appropriate and represents good land use planning. It allows a greenfield lot to be developed with a dwelling which respects all municipal and provincial policy.

Relevance to Strategic Priorities

Strategic Pillar	Pillar #3 - Diverse and Resilient Economic Development
Goal	Goal #3.5 - Leverage the Benefits of Partner Organizations, and Natural Assets
Key Action	Action #3.5.2 - Review existing programs with Conservation Authorities, and work in collaboration with Conservation Authorities to define new areas for protection

Options and Discussion

1. Approve the recommendation – **RECOMMENDED**
2. Do not approve the recommendation – Not Recommended

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

Public agencies are circulated in accordance with the Planning Act.

Comments received after the report is published will be circulated to members of the Committee and summarized at the Public meeting.

Planning Division circulates all Planning Act applications internally for further review by Municipal Departments and comments have been incorporated into the report. At the time of writing, the following had been received:

- An email from the Building Division that setbacks must ensure they meet limiting distances from the Ontario Building Code.
- A no comment email from Emergency and Protective Services.
- A no comment email from By-law Services.
- A request for more information from a member of the public.

Any comments received after the report will be circulated to members.

Communications

Implementing the decision of the Committee is subject to the Provisions of the Planning Act and will not require further communication resources to implement the decision of the Committee.

Attachments

- Attachment 1 – Zoning
- Attachment 2 – Official Plan
- Attachment 3 – Context Plan
- Attachment 4 – Site Plan