

A-04-2025

3642 Gliderway Pvt

April 16, 2025

Minor Variance Request

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%.

Property Location / Aerial Image

Department: Planning and Development



Zoning

Department: Planning and Development

Official Plan

A map of a waterway, likely a river or lake, with a winding black line representing the shoreline. A red rectangle highlights a specific area on the left bank. A blue line runs parallel to the shore in some areas. The map is overlaid on a green background with a pattern of small white squares. The numbers 35 and 36 are visible on the map.

Department: Planning and Development



SHOULD FINISHED GRADE BE GREATER
THAN 450mm ABOVE TOP OF ELJEN
MODULE THEN ELJEN SYSTEM TO BE
VENTED IN ACCORDANCE WITH ELJEN
MANUFACTURER REQUIREMENTS

ELJEN SPECIFIED SAND
CONTACT AREA.
MINIMUM REQUIRED=130sqm
AS SHOWN=~131sqm

PROPOSED ELJEN LEACHING
BED, 4 ROWS OF 7 GSF A-42
MODULES PER ROW



PROPOSED DISTRIBUTION BOX.
EXACT MODEL/TYPE IS AT DISCRETION OF CONTRACTOR,
HOWEVER MUST MEET ELJEN MANUFACTURER REQUIREMENTS
AND CONTRACTOR TO ENSURE EVEN DISTRIBUTION OF
EFFLUENT TO EACH ROW OF THE ELJEN LEACHING BED.

TBM= TWO NAILS IN UTILITY POLE, ASSUMED GEODETIC ELEVATION 88.25 METRES.

PROPOSED 900 LITRE PUMP CHAMBER C/W SUBMERSIBLE DEMAND DOSE EFFLUENT PUMP
DISCHARGING BY 38mm ϕ FORCED MAIN PIPE TO LEACHING BED (SEE ATTACHED PROPOSED
EFFLUENT PUMP INFORMATION SHEET). INSTALL FORCED MAIN TO ALLOW FORCED MAIN TO
COMPLETELY DRAIN BY GRAVITY BACK TO PUMP CHAMBER WHEN NOT PRESSURIZED (IE: WHEN
PUMP IS OFF) OR PROVIDE SUITABLE RIGID INSULATION FOR FORCED MAIN PIPE FROST
PROTECTION [SEE NOTES 16 TO 20]

PROPOSED DOUBLE CHAMBER SEPTIC TANK WITH
MINIMUM 5,200 LITRE WORKING CAPACITY C/W
EFFLUENT FILTER MEETING OBC REQUIREMENTS
(SEE NOTE 16)

**DRAFT
DRAWING FOR INTERNAL
DISCUSSION PURPOSES
ONLY**

SCALE 1:300

Site Development Considerations

- ▶ **The property exceeds the 30 metre setback from the normal highwater mark of the Rideau River.**
- ▶ **To obtain a building permit will require permits from Rideau Valley and the Septic Office.**

Planning Policy

- ▶ **The development meets all planning policies, including the PPS, UCLG Official Plan and Municipal Official Plan.**

Comments 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.**

Recommendation

Staff recommend supporting the proposed development.

The requested variances are minor, the intent of the Comprehensive Zoning By-law and Official Plan are being maintained and recognition of existing non-complying and non-conforming status does not affect overall development.