

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%.**

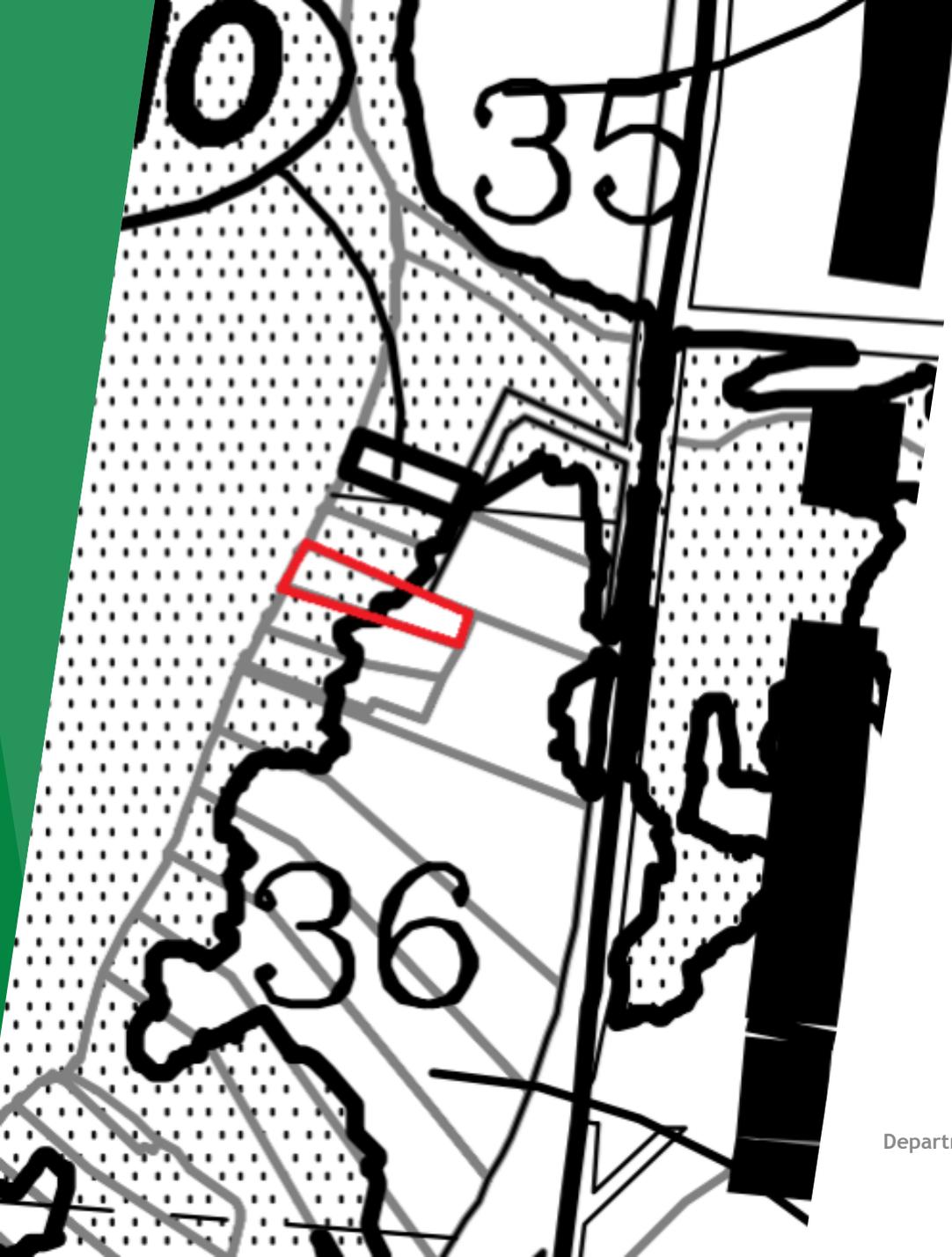
Property Location / Aerial Image

Department: Planning and Development



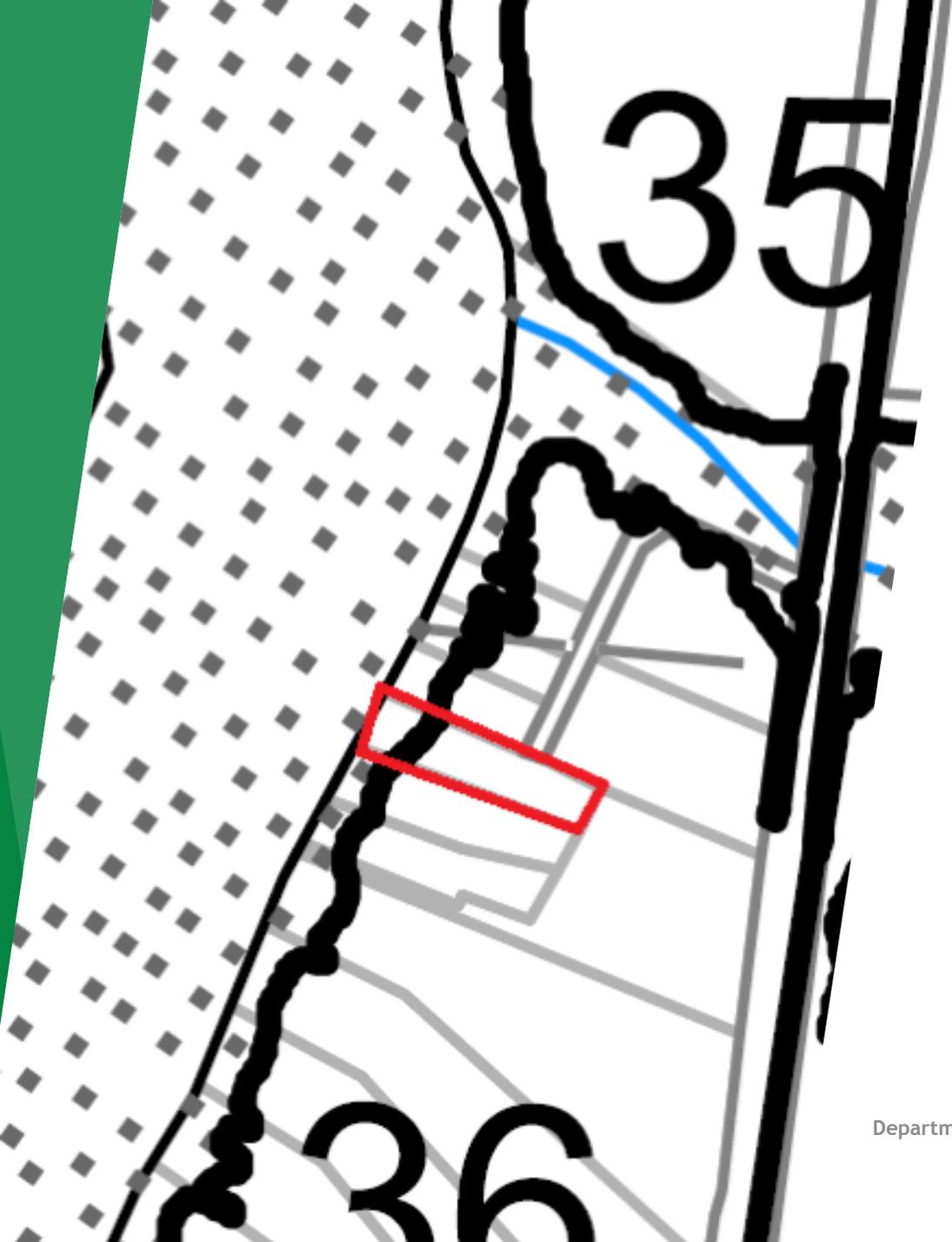
Zoning

Department: Planning and Development



Official Plan

Department: Planning and Development



NO FILL OR CHANGES TO EXISTING GRADES AND DRAINAGE PATTERNS ARE PROPOSED WITHIN THE 100 YEAR FLOODPLAIN.

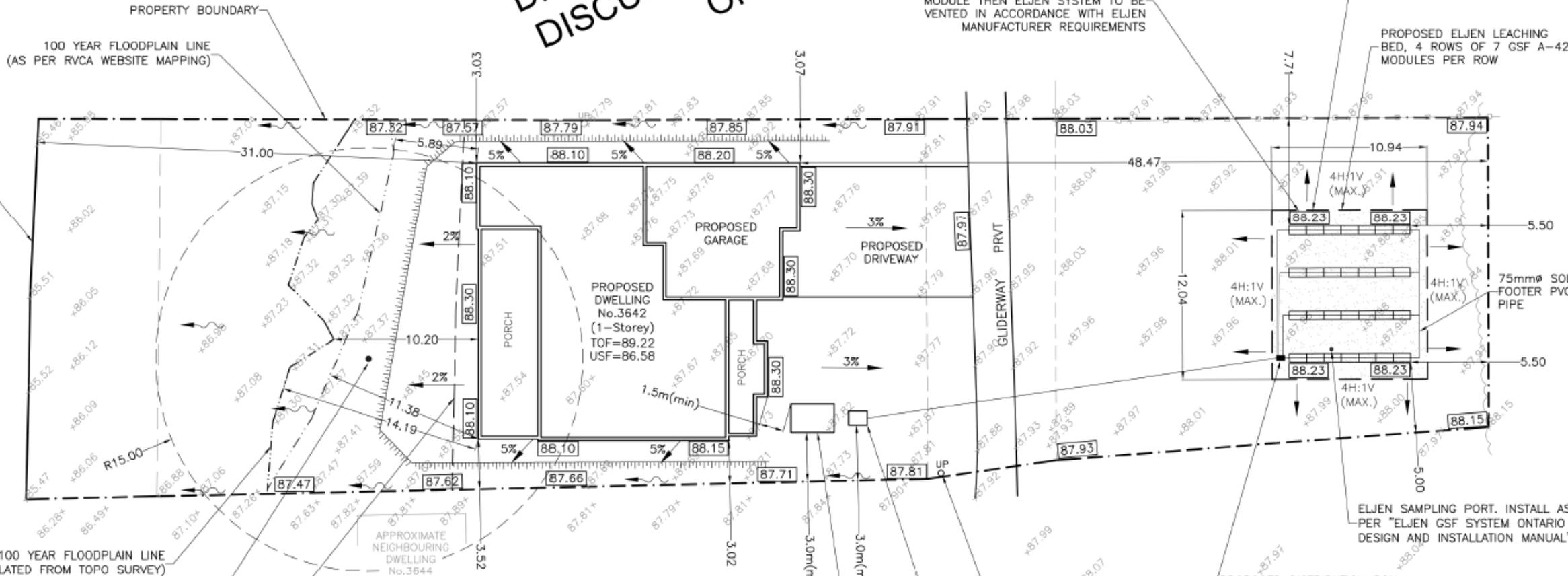
DRAWING FOR DISCUSSION PURPOSES ONLY

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

WATER'S EDGE [SEPTEMBER 2024]



100 YEAR FLOODPLAIN LINE (AS PER RVCA WEBSITE MAPPING)

100 YEAR FLOODPLAIN LINE (INTERPOLATED FROM TOPO SURVEY)

PROPOSED DRILLED WELL. EXACT LOCATION BY OTHERS. CONTRACTOR TO ENSURE PROPOSED WELL LOCATION MEETS ALL RELEVANT OBC CLEARANCE DISTANCES. WELL TO BE INSTALLED IN ACCORDANCE WITH O.REG 903.

30m SETBACK LINE FROM WATER'S EDGE

DRAFT DRAWING FOR INTERNAL DISCUSSION PURPOSES ONLY

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

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.

PROPOSED 900 LITRE PUMP CHAMBER C/W SUBMERSIBLE DEMAND DOSE EFFLUENT PUMP DISCHARGING BY 38mmØ 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)

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.