

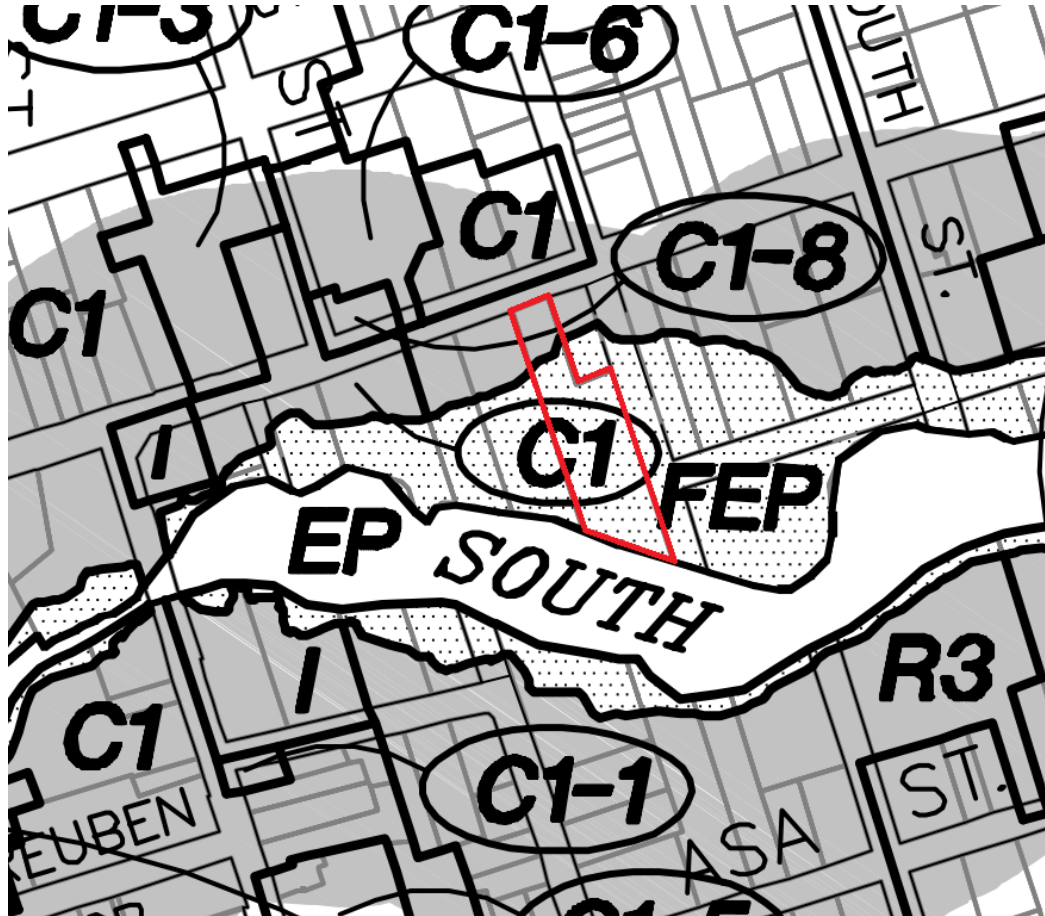
A-02-25

116 Clothier Street E

April 16, 2025

Minor Variance Request

- 1. To provide relief from Section 6.25[c] of the Comprehensive Zoning By-law to allow an addition and deck to be constructed at a setback of 1.8 metres from the regulatory flood line; and,**
- 1. To provide relief from Section 13.2 of the Comprehensive Zoning By-law to interpret lot coverage as applying to the entire lot area.**



Zoning



Official Plan

**PLAN 15R - 6778
CLOTHIER STREET
KEMPTVILLE, ON
PART OF LOT 5
CONCESSION 1
MUNICIPALITY OF NORTH
GRENVILLE
COUNTY OF GRENVILLE**

LOT COVERAGES KENNELLY			
LOT COVERAGE R3 ZONE	LOT COVERAGE OF FEP ZONE		
MAX ALLOWABLE COVERAGE	40%	MAX ALLOWABLE COVERAGE	15%
R3 ZONE LOT SIZE	334.4 sq.m.	FEP ZONE LOT SIZE	2261.8 sq.m.
EXISTING DWELLING	151.5 sq.m.	EXISTING SHEDS	43.3 sq.m.
EXISTING DECK	44.1 sq.m.		
EXISTING LOT COVERAGE	58.5%	EXISTING LOT COVERAGE	1.9%
PROPOSED ADDITION	30.9 sq.m.	PROPOSED ADDITION	0.3 sq.m.
PROPOSED DECK ADDITION	21.9 sq.m.	PROPOSED DECK ADDITION	4.5 sq.m.
PROPOSED FUTURE SHED	8.9 sq.m.		
PROPOSED LOT COVERAGE	63.8%	PROPOSED LOT COVERAGE	2.1%

ACCESSORY BUILDINGS (PROPOSED FUTURE SHED)			
ZONING BY-LAW YARDS FOR RESIDENTIAL USES		PROPOSED YARDS FOR RESIDENTIAL USES	
MIN. DISTANCE FROM MAIN BUILDING	1.2m	DISTANCE FROM MAIN BUILDING	0.91m
MIN. DISTANCE FROM INT. SIDE YARD	1.2m	DISTANCE FROM INT. SIDE YARD	1.24m
MIN. DISTANCE FROM DWELLING ON AN ADJOINING LOT	2.4m	DISTANCE FROM DWELLING ON AN ADJOINING LOT	1.7m



■ FUTURE SHED (ON HELICAL PILES)



**Lockwood Brothers
CONSTRUCTION**

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code.

Qualification Information

JOHN SPYK: *John Spyk* 47174
 NAME: SIGNATURE: ICIN:

LOCKWOOD BROTHERS CONSTRUCTION 36005
 FIRM: ICIN:

CUSTOMER:
 KENNELLY

DRAWING NAME:
 SITE PLAN

SCALE: Sheet #

DATE: DEC 16, 2024 **A10**

Site Development Considerations

- ▶ **Development maintains a 30-metre setback from the edge of the Kemptville Creek Provincially Significant Wetland**
- ▶ **Development is consistent with the PPS, in the opinion of the Planner, and does not contravene the UCLG or MNG Official Plans.**

Comments Received

- ▶ **Email of no comment from By-law Services and UCLG**

Proposed Conditions

- That this decision be contingent upon obtaining a Section 28 permit from RVCA in support of the general development plan most appropriately depicted in Drawing A10, prepared by Lockwood Brothers Construction and dated December 16, 2024.
- That an erosion and sediment control plan be submitted in support of the application (Section 5.3.1[d][iv]);
- That the development enter into a site plan control agreement (Section 5.3.1[f]);
- That the owner and the Municipality discuss options for purchasing, acquiring, managing or providing access for waterfront lands for recreational purposes – trails (Section 6.4)
- That the development be generally in keeping with the submitted Site Plan drawing prepared by Lockwood Brothers Construction, Drawing A10 and dated December 16, 2024.

Recommendation

Staff recommend supporting the requested variances, subject to the noted conditions

The requested variances is minor, the intent of the Comprehensive Zoning By-law and Official Plan is being maintained and the reduction is desirable and appropriate.