



Municipality of North Grenville

To: Council

Meeting Date: April 15, 2026

Report Number: PD-2026-017

Report Title: **A-02-26 for 37 Kimberly Avenue**

Prepared by: Debbie Wood

Recommendation

THAT the Committee of Adjustment grant relief for the properties located at 37 Kimberly Avenue, Plan 15M1131, Lot 23, 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 6.1.7 to increase the maximum height of an accessory structure from 4.5 metres to 5.1 metres.

because the request is minor, the intent of the Comprehensive Zoning By-law and Official Plan are being maintained, and the increased accessory structure height is desirable and appropriate in the Rural Residential Designation.

Executive Summary

Purpose

- **To seek relief from Section 6.1.7 of Comprehensive Zoning By-law 50-12 to allow construction of a detached accessory structure, with loft space for storage, with an increased height of 5.1 metres, whereas the requirement is 4.5 metres.**

Key Findings

- **The subject property is designated Rural Residential by the Municipality's Official Plan and zoned Rural Residential (RR) according to By-law 50-12.**
- **Pre-consultation with staff identified that the proposed development exceeds the maximum height permitted for an accessory building within the applicable rural residential zoning. The applicant revised the proposal to reduce the overall height; however, the revised design continues to exceed the maximum permitted height.**

- **As a result, an application for a minor variance has been submitted.**

Financial Implications

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

Background

The applicant's agent (designer/builder) pre-consulted with municipal staff prior to the submission of a building permit application. The homeowner desires 10-foot-high garage doors to accommodate taller vehicles and sufficient headroom to stand upright within the loft area.

Through discussions with staff, it was identified that a minor variance would be required to proceed with the proposed building height. In response, the overall height was reduced from 6.23 metres to 5.1 metres, which staff considered to be supportable.

A final version of the development proposal was subsequently submitted, together with an application for minor variance. The application notes that both the agent and the homeowner prefer the garage height as originally designed, citing the desire to match the architectural character of the principal dwelling and achieve an improved aesthetic outcome.

The subject property is designated as Rural Lands as per Schedule A of the United Counties of Leeds and Grenville Official Plan, designated as Rural Residential in the Municipality of North Grenville Official Plan. The subject lot is zoned Rural Residential – exception zone (RR) with respect to the Comprehensive Zoning By-law 50-12.

The Property

- The subject property is located in a plan of subdivision off County Road 43 and east of Highway 416.
- The subject property is located within Lot 8, Concession 7 of the geographic Township of South Gower.
- The property has a frontage and depth of 61 metres and 93 metres respectively. The area is indicated as 5,665.6 m² (1.4 acres).
- Surrounding land uses are predominantly rural residential with some traditional rural lands located to the east.

Analysis

Provincial Policy Statement

The Provincial Planning Statement 2024 (PPS) provides overarching policies for growth and development in Ontario. While largely silent on this type of application, the subject

lands are not located within any identified natural or human-made hazard area or natural heritage area.

United Counties of Leeds and Grenville Official Plan

The subject site is designated as Rural Lands pursuant to Schedule “A” of the Counties’ Official Plan. Although the United Counties’ Official Plan does not prescribe specific height limits for accessory structures, Section 3.1 – Rural Area provides policy direction that development be compatible with the rural character and scale of surrounding uses. The proposed variance is considered consistent with this intent.

Staff are of the opinion that the proposed variance is supported by the Rural Lands 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 lot is designated Rural Residential pursuant to Section 3.1, which limits the scale and form of development permitted.

The proposal conforms with Section 3.1, as the requested height variance maintains low-density residential use and is compatible with the rural character contemplated by the Rural Residential designation.

In the opinion of staff, the subject application is consistent with North Grenville’s Official Plan policies.

Comprehensive Zoning By-law 50-12

The subject property is within the Rural Residential (RR) Zone as per Land Use Schedule “A-4” of the Comprehensive Zoning By-law.

The applicant is requesting an increase to the maximum permitted height from 4.5 metres to 5.1 metres, representing a 0.5-metre increase over the current zoning standard for accessory dwellings in a residential area.

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

The 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 seeks an increase in the height of the accessory structure to 5.1 metres, representing an increase of approximately 0.5 metres (just under two feet).
- 2) The application meets the intent of the Zoning By-law: Except for the requested height relief, the proposal complies with all applicable zone standards and meets the intent of the Zoning By-law.
- 3) The application meets the intent of the Official Plan: The proposed accessory structure is not expected to result in visual impacts that would detract from the existing rural character or surrounding open space.
- 4) The application is appropriate and represents good land use planning. Other than the proposed height increase, the structure complies with all applicable zoning provisions and maintains conformity with the Official Plan.

Relevance to Strategic Priorities

Strategic Pillar	Pillar #2 - A Strong, Connected, and Vibrant Community
Goal	Goal #2.3 - Build and Grow in a Connected Way
Key Action	Action #2.3.3 - Promote development policies that incorporate connectivity and coordination with the surrounding area

Existing Policy/By-Law

- Comprehensive Zoning By-law 50-12
- Municipal Official Plan (2018)
- United Counties Official Plan (2016)
- Provincial Policy Statement (2020)

Options and Discussion

1. Approve the recommendation
2. Do not approve the recommendation

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.

Public Input

This application has been circulated to all persons and agencies prescribed by the *Planning Act* regulations. At the time this report was written the Municipality had not received any public comments.

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 hearing.

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:

- A no comment email from Public Works.

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

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.

Conclusion

The proposed development satisfies the four tests for a minor variance under the Planning Act. The variance is minor in nature, maintains the general intent and purpose of the Zoning By- Law and the Official Plan, and is desirable for the appropriate development and use of the land. Accordingly, staff recommend that the application be approved. Staff are of the opinion that no conditions are required to be imposed on the approval of this application.

Attachments

- Attachment 1 – Subject Property / Official Plan Designation
- Attachment 2 – Zoning
- Attachment 3 – Site Plan