

A-03-26

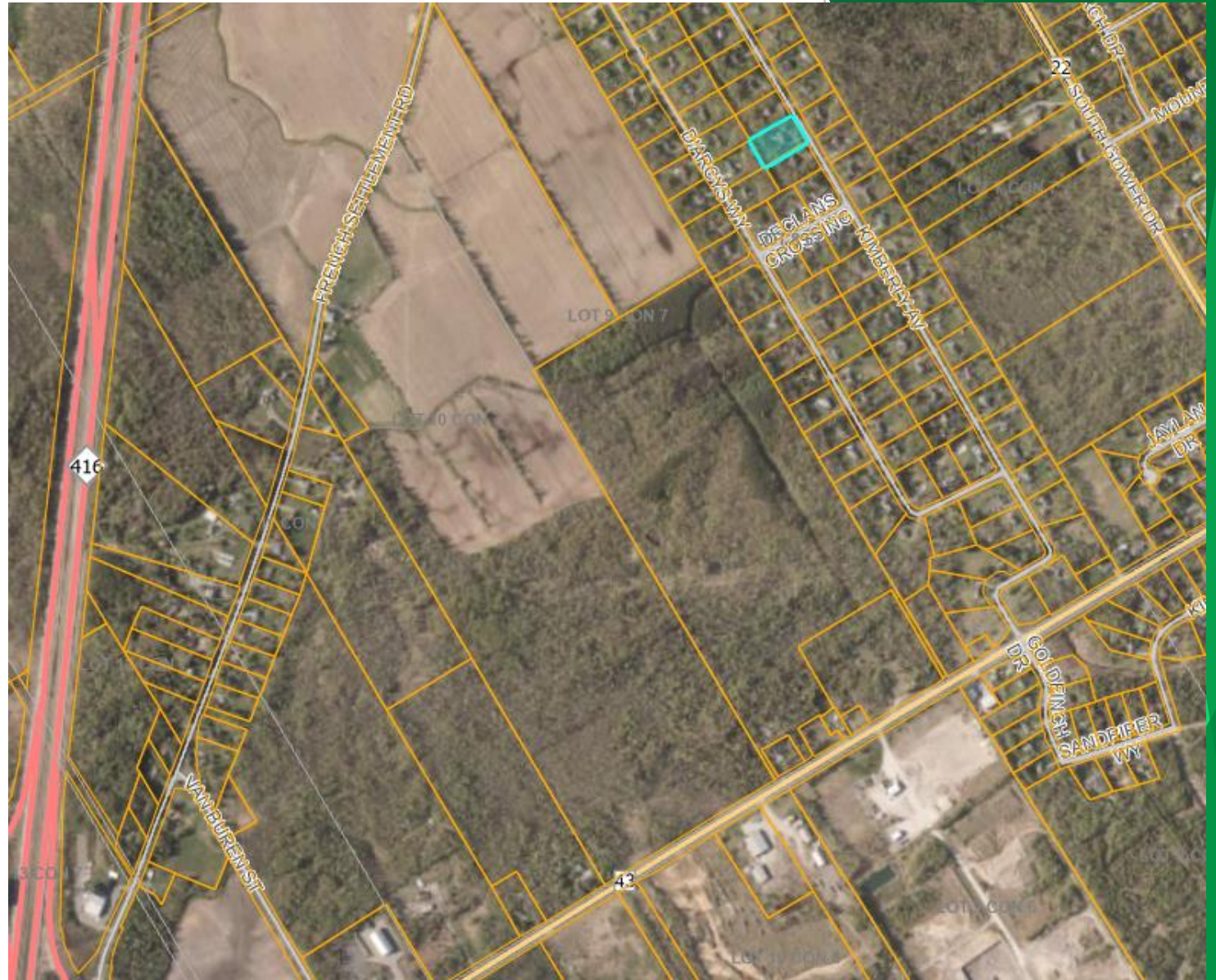
450 Main Street

April 15, 2026

Minor Variance Request

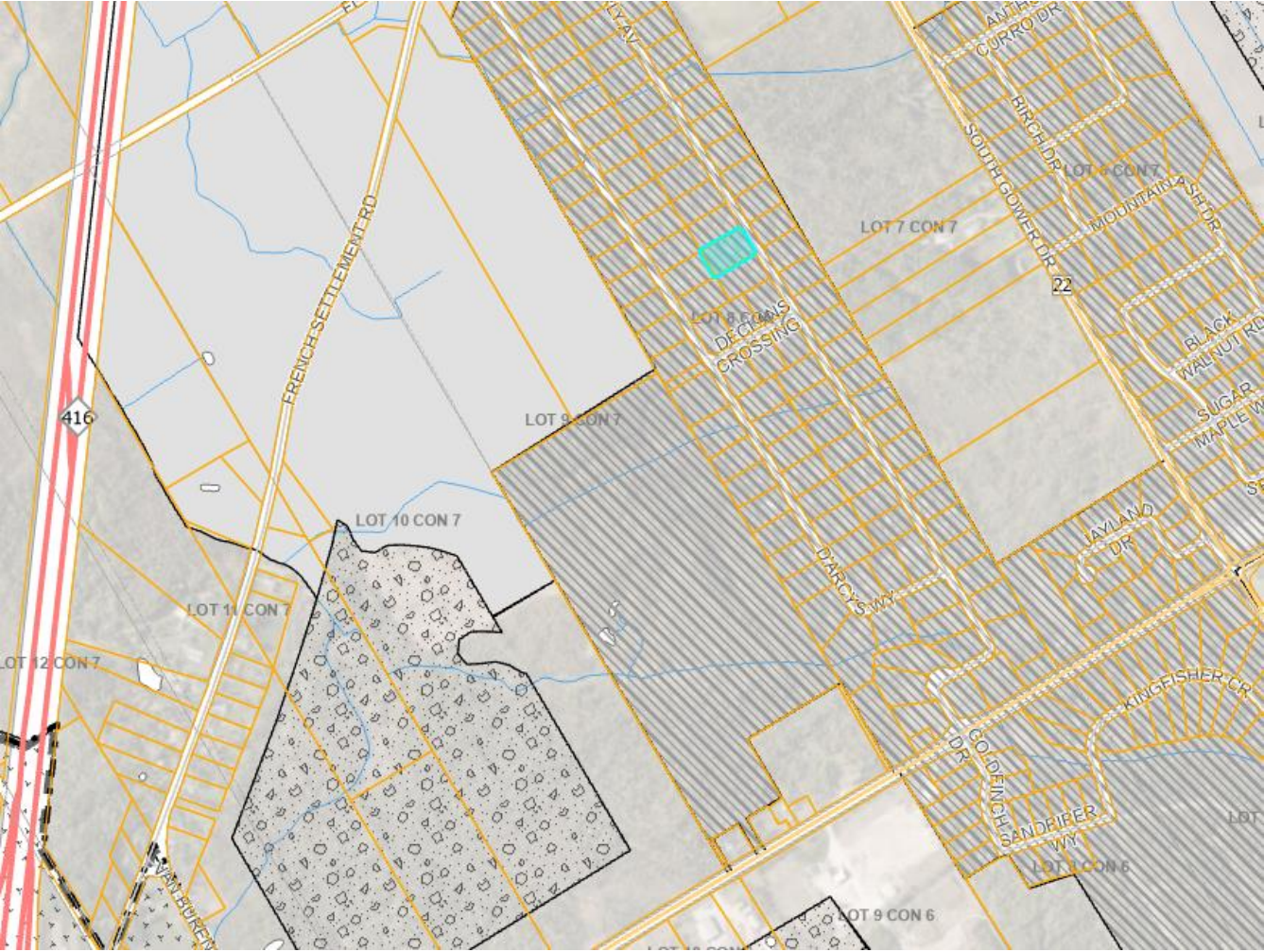
- ▶ **To increase the maximum height of an accessory structure from 4.5 metres to 5.1 metres.**

Property Location / Aerial Image



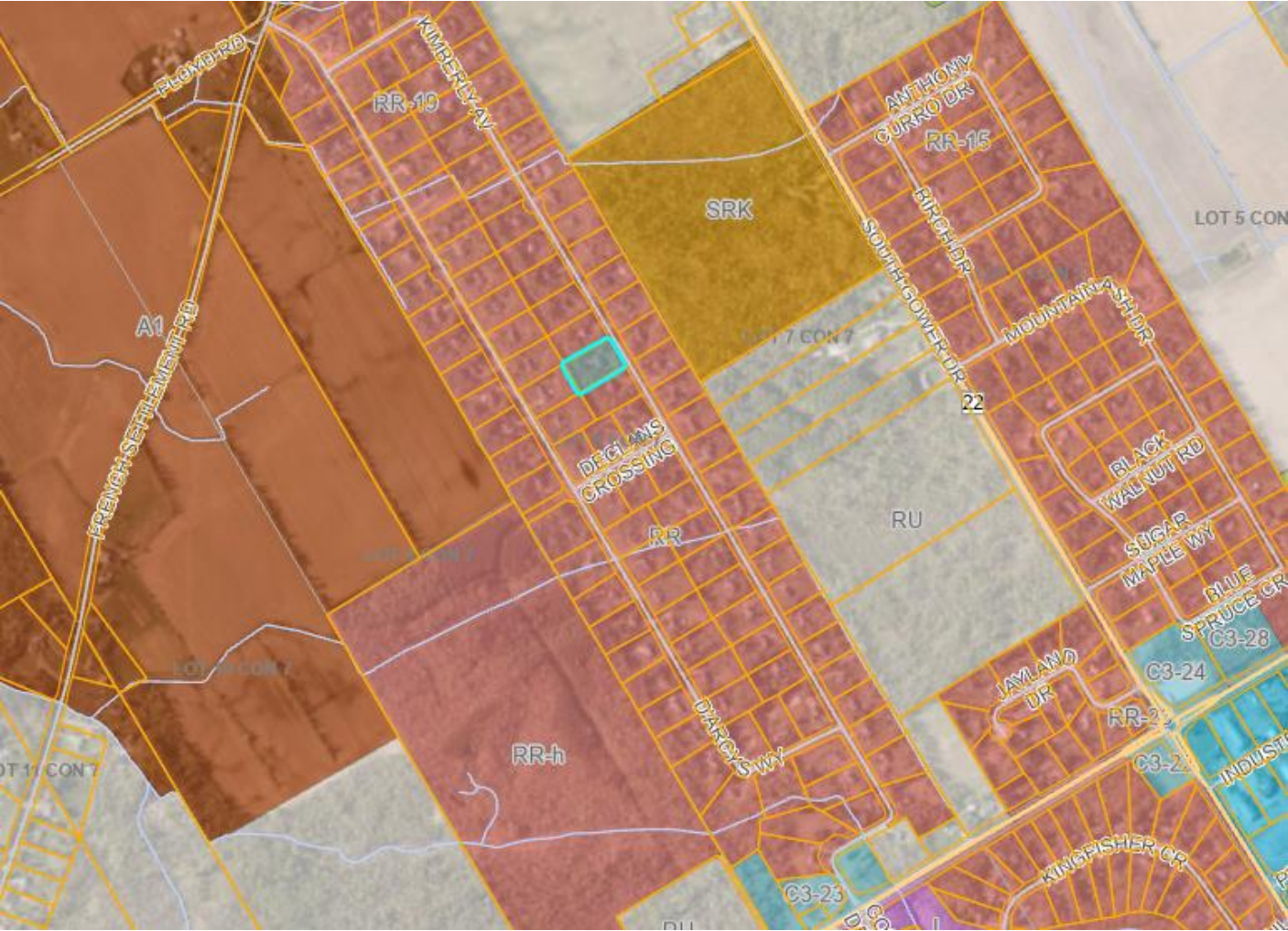
Department: Planning and Development

North Grenville Official Plan



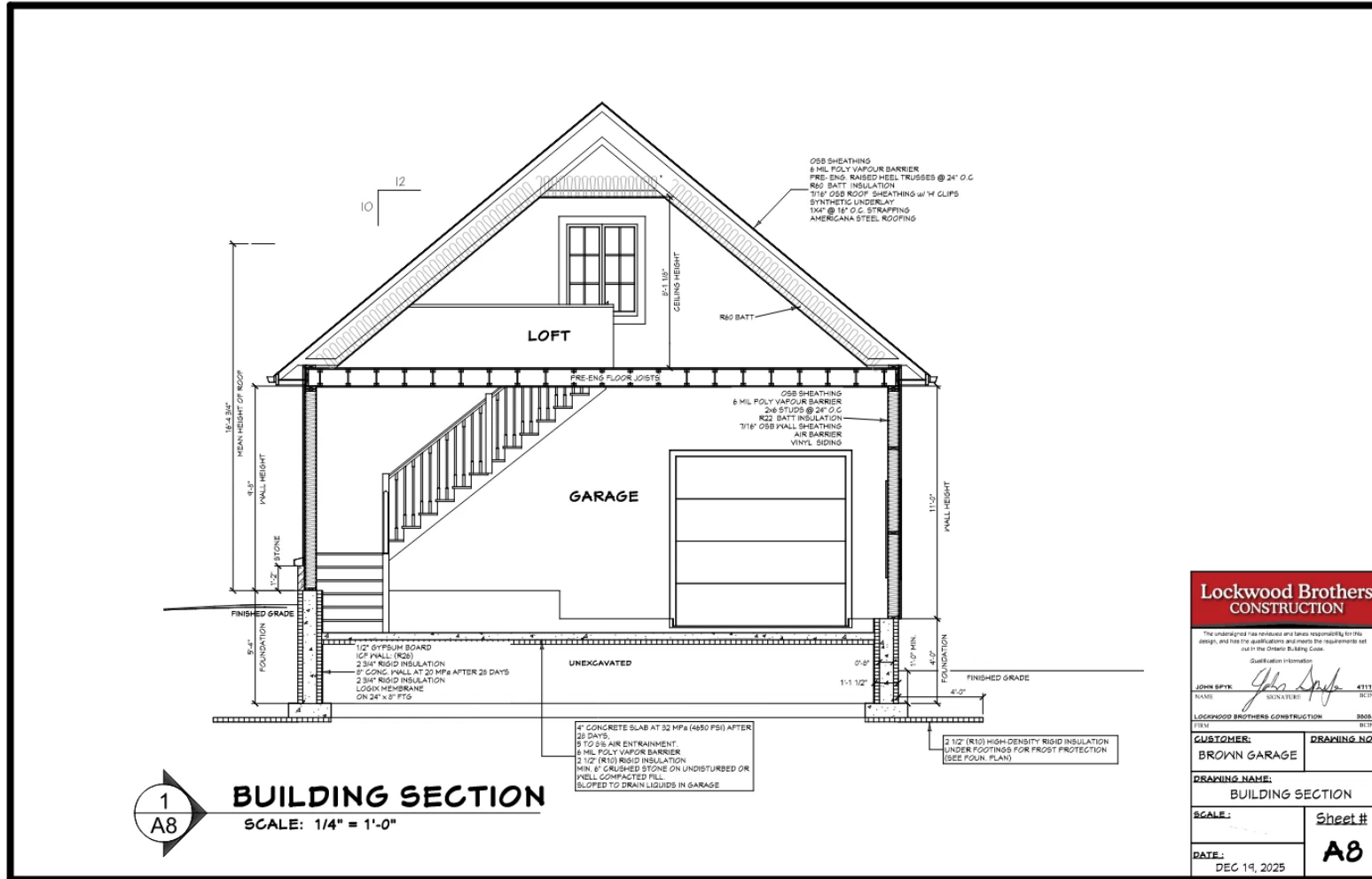
Department: Planning and Development

North Grenville Zoning



Department: Planning and Development

Building Section



Department: Planning and Development

Site Development Considerations

- ▶ **The property is zoned Rural Residential (RR) according to By-Law 50-12.**
- ▶ **Surrounding land uses are predominantly rural residential with some traditional rural lands located to the east.**
- ▶ **Pre-consultation identified that the proposal exceeds the maximum permitted accessory building height, and despite revisions, the height remains non-compliant.**

Conditions not required

- ▶ **Staff are of the opinion that no conditions are required to be imposed on the approval of this application.**

Comments Received

- ▶ **The Public Works Department provided an email of no comment.**

Staff recommend supporting the proposed variance

- ▶ **The request seeks an increase in height of approximately 0.5 metres (just under two feet).**
- ▶ **Except for the requested height relief, the proposal complies with all applicable zone standards and meets the intent of the Zoning By-law.**
- ▶ **The proposed accessory structure is not expected to result in visual impacts that would detract from the existing rural character or surrounding open space.**
- ▶ **The application is appropriate and represents good land use planning.**

Recommendation

- ▶ **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 requested variance is minor, the intent of the Comprehensive Zoning By-law and Official Plan are being maintained, and the accessory structure height increase is desirable and appropriate in the Rural Residential Designation.**