



Municipality of North Grenville

To: Committee of Adjustment

Meeting Date: April 15, 2026

Report Number: PD-2026-018

Report Title: A-03-26 for 450 Main Street – Additional Driveway

Prepared by: Debbie Wood

Recommendation

THAT the Committee of Adjustment grant relief for the properties located at 450 Main Street, Lot 17, Concession 5, former Township of Oxford-on-Rideau, now the Municipality of North Grenville from the following sections of Comprehensive Zoning By-law 50-12.

1. To provide relief from Section 6.38.11 (f)(i) to permit 1 (one) additional driveway within the first 30 metres (98.4 feet) of frontage measured along the street line.

because the request is minor, the intent of the Comprehensive Zoning By-law and Official Plan are being maintained, and the additional driveway is desirable and appropriate in the Hamlet Designation.

Executive Summary

Purpose

- To seek relief from Section 6.38.11 (f) (i) of Comprehensive Zoning By-law 50- 12 to allow one additional driveway within the first 30 metres of lot frontage.

Key Findings

- The subject property is designated Hamlet by the Municipality's Official Plan and zoned Residential First Density – with a specific exception (R1-30) according to By-law 50-12.
- Pre- consultation with staff identified that relief is required to permit an additional driveway within the first 30 metres of frontage due to site constraints, including the location of existing hydro infrastructure and other physical limitations of the lot.
- 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 subject property is designated as Rural Settlement Areas as per Schedule A of the United Counties of Leeds and Grenville Official Plan, designated as Hamlet in the Municipality of North Grenville Official Plan. The subject lot is zoned Residential First Density – exception zone (R1-30) with respect to the Comprehensive Zoning By-law 50-12.

The homeowner pre-consulted with municipal staff in September 2025 regarding a proposed detached garage prior to purchasing the property. The proposal included a request for a culvert to be installed for an additional driveway due to the setback requirements of the hydro box located at the front of the property and other limitations – including the septic bed location and reduced lot depth and frontage.

The Property

- The subject property is located on a cul-de-sac in the Hamlet of Oxford Mills.
- The subject property is located within Lot 17, Concession 5 of the geographic Township of Oxford-on-Rideau.
- The property has a frontage of 45 metres and an irregular depth of approximately 36 metres. The area is indicated as 4,168.26m² (1.03 acres).

Surrounding land uses are predominantly residential with the Kemptville Creek located to the west.

Analysis

Provincial Policy Statement

The Provincial Planning Statement 2024 (PPS) provides overarching policies for growth and development in Ontario. The request is consistent with the Provincial Planning Statement, 2024, which supports safe and efficient transportation systems and access management while allowing flexibility to address site constraints through appropriate local planning controls (Section 3.2 – Transportation Systems). Furthermore, 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 Settlement Areas pursuant to Schedule “A” of the Counties’ Official Plan. The proposal represents a minor, site-specific adjustment to address access constraints related to the location of an existing hydro box and does not alter the planned function or character of the area. The request is consistent with Section 2.2 (Settlement Areas) of the UCLG Official Plan, which supports development

and infill within Settlement Areas, the efficient use of existing infrastructure, and compatibility with surrounding development patterns. As the property fronts a municipal road, access and entrance matters are appropriately addressed through municipal policies and standards.

Staff are of the opinion that the proposed variance is consistent with the United Counties' Official Plan because it maintains appropriate development within the Hamlet.

North Grenville Official Plan

The subject property is located in Oxford Mills, and is designated Hamlet by the North Grenville Official Plan. The application seeks a minor, site-specific variance to permit a second entrance within the first 30 metres of frontage due to constraints associated with the location of an existing hydro box. The proposal is consistent with the intent of Section 8 (Hamlets) of the Official Plan, which supports appropriate development and infill within Hamlets while recognizing that site-specific considerations may be required to facilitate orderly and functional development that is compatible with the surrounding area.

In the opinion of staff, the subject application is consistent with North Grenville's Official Plan Hamlet policies because the proposal does not alter the planned character or function of the area.

Comprehensive Zoning By-Law 50-12

The subject property is zoned Residential First Density with a site-specific exemption (R1-30). The application seeks relief from Section 6.38.11(f)(i) of the North Grenville Comprehensive Zoning By-Law to permit one additional entrance within the first 30 metres of frontage measured along the street line. The requested variance is minor and site-specific, arising from the location of an existing hydro box that restricts feasible access options. The proposal maintains the general intent and purpose of both the R1-30 zone and the Zoning By-law as it continues to provide safe and functional access without altering the permitted use or development potential of the lands.

Furthermore, the entrances remain subject to municipal engineering and public works requirements, ensuring the access arrangement functions safely and appropriately.

Staff are of the opinion that the requested variance maintains the intent of the zone and the 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 a site-specific modification to an entrance standard and does not result in adverse impacts to adjacent properties or the broader streetscape, nor does it alter permitted use or development intensity.
- 2) The application meets the intent of the Zoning By-law: The variance maintains the intent of the Zoning By-law and the R1-30 zone, as it is a minor adjustment to an access standard to address a site constraint and does not change the permitted residential use or development potential of the lands.
- 3) The application meets the intent of the Official Plan: The proposal supports appropriate development within the Hamlet of Oxford Mills and represents a minor, site-specific adjustment that does not alter the planned character or function of the area.
- 4) The application is appropriate and represents good land use planning: The requested variance is desirable as it provides a practical and safe access solution for the residential property given the location of existing hydro infrastructure.

Relevance to Strategic Priorities

Strategic Pillar	Pillar #5 - A Caring Community
Goal	Goal #5.3 - Continue to Improve Equity, Diversity, and Inclusion, and Reconciliation
Key Action	Action #5.3.3 - Increase engagement with equity deserving groups including but not limited to, people with disabilities, francophones, Indigenous people, newcomers, older adults, racialized community members, rural residents, 2SLGBTQIA+, those facing socio

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 By-law services.
- A letter of no objection from the Rideau Valley Conservation Authority.

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 requested variance is desirable for the appropriate development and use of the lands as it provides a practical access solution in light of the location of existing hydro infrastructure, enabling safe and functional access consistent with low-density residential use. Accordingly, staff recommend that the application be approved. While variance decisions can include conditions, none are necessary in this case because the additional driveway is subject to review and approval through the Municipality's Public Works entrance permit process.

Attachments

- Attachment 1 – Subject Property / Official Plan Designation

- Attachment 2 – Zoning
- Attachment 3 – Site Plan