

**A-03-26**

**450 Main Street**

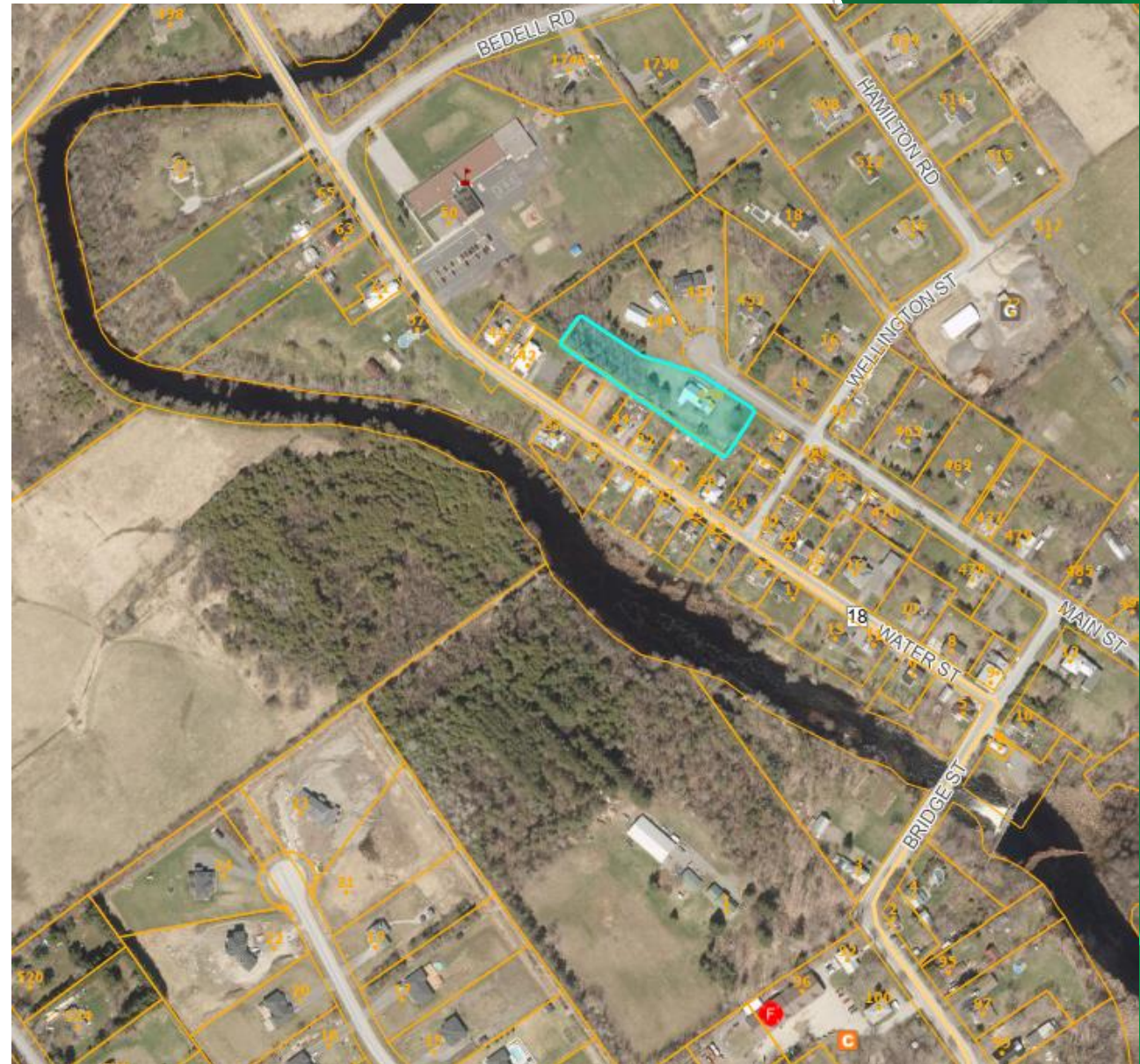
April 15, 2026

# Minor Variance Request

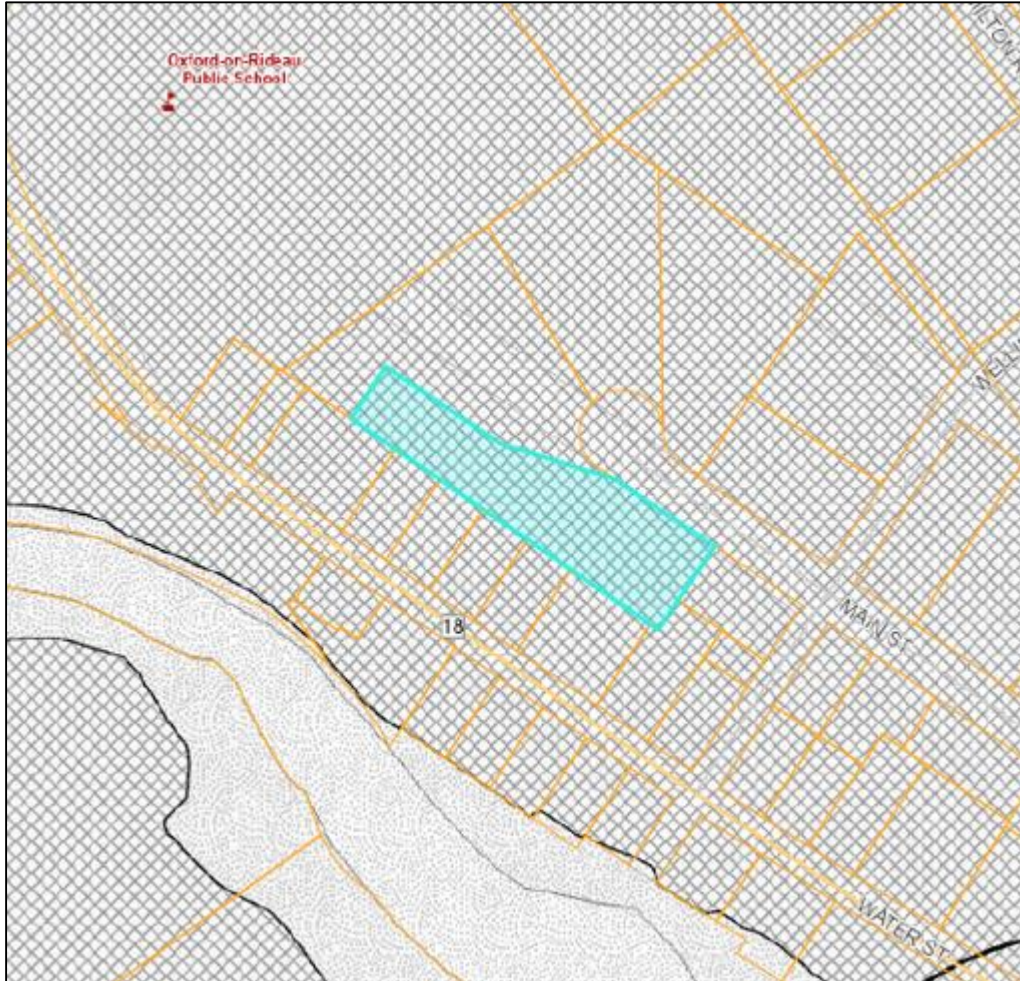
- ▶ **To permit 1 (one) additional driveway within the first 30 metres (98.4 feet) of frontage measured along the street line.**

# Property Location / Aerial Image

Department: Planning and Development

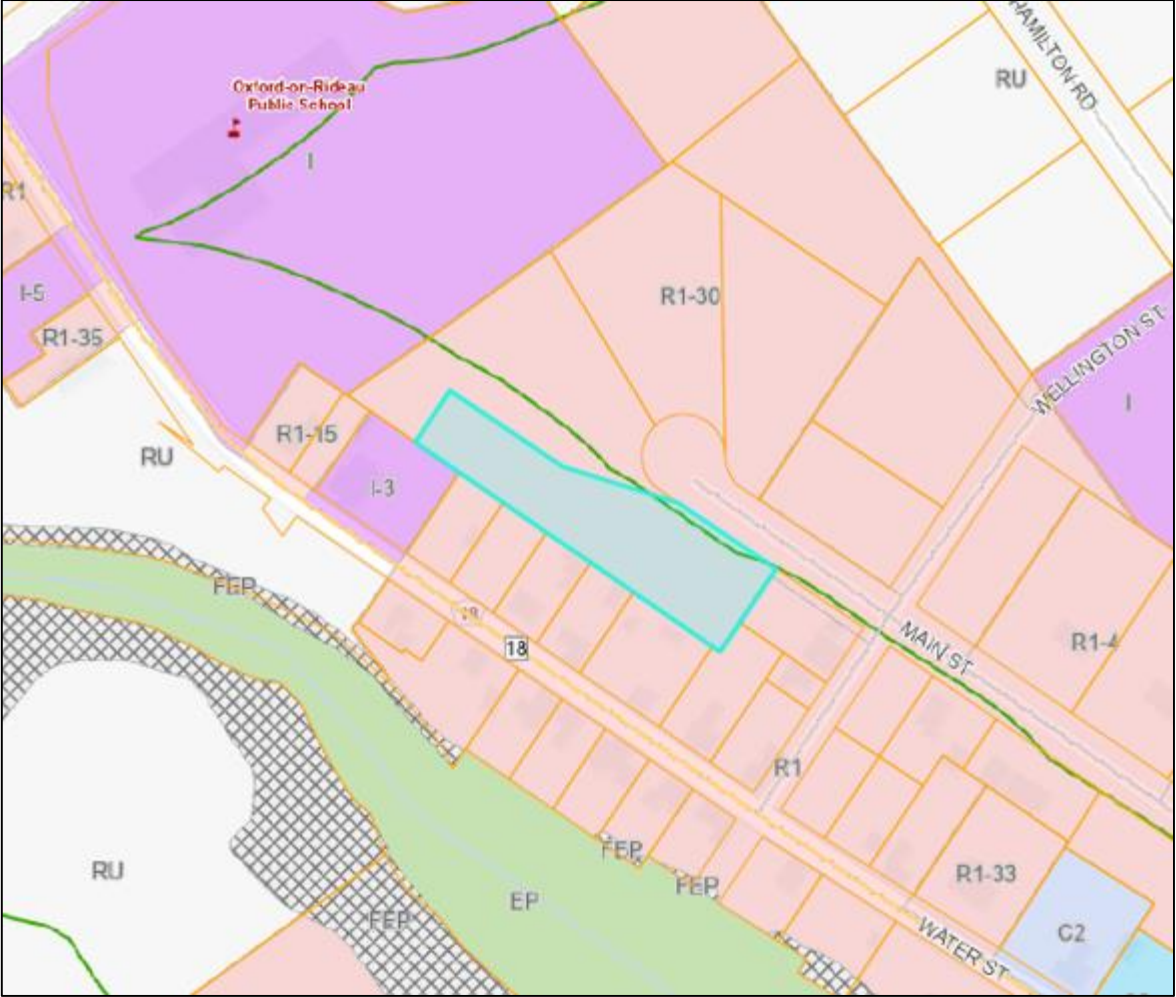


# North Grenville Official Plan



Department: Planning and Development

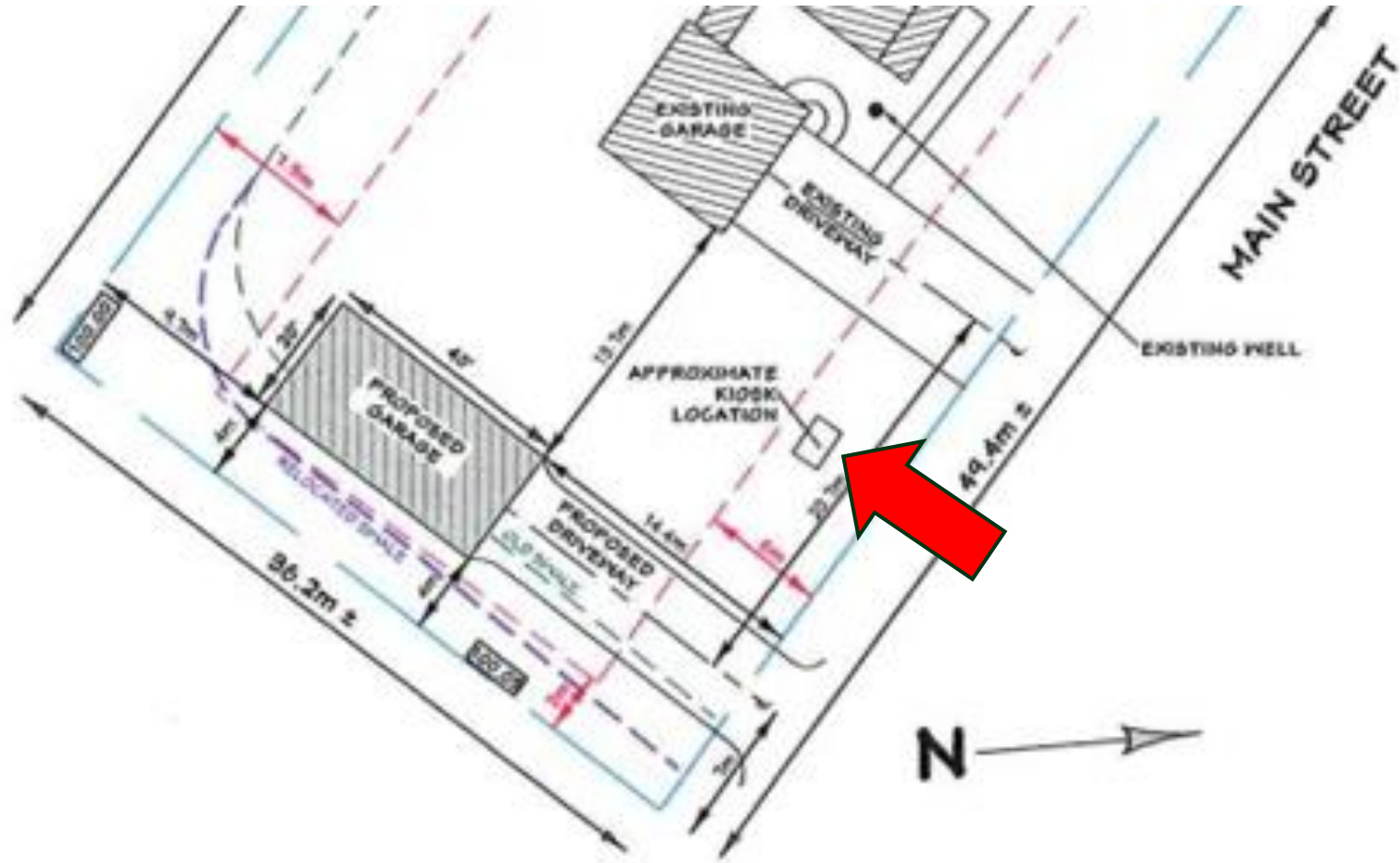
# North Grenville Zoning



**Residential  
First Density  
– exception  
(R1-30)**



# Site Plan Constraint – Hydro Box



# Site Development Considerations

- ▶ **The subject property is located on a cul-de-sac in the Hamlet of Oxford Mills.**
- ▶ **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.**

# Conditions not required

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

# Comments Received

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

## **Staff recommend supporting the proposed variance**

- ▶ **The request is a site-specific entrance modification with no adverse impacts and no change to permitted use or intensity.**
- ▶ **The variance maintains the intent of the Zoning By-law and the R1-30 zone by addressing a site constraint without changing permitted use or development potential.**
- ▶ **The proposal supports appropriate development in Oxford Mills without altering the area's character or function.**
- ▶ **The variance is desirable as it provides a practical and safe access solution given existing hydro constraints.**

# Recommendation

- ▶ **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.**