



**MUNICIPALITY OF NORTH GRENVILLE
COMMITTEE OF ADJUSTMENT MINUTES**

**February 18, 2026, 6:30 p.m.
Held in Council Chambers, 285 County Road 44**

MEMBERS PRESENT Deputy Mayor John Barclay
Councillor Doreen O'Sullivan
Councillor Kristin Strackerjan
Councillor Deb Wilson

MEMBERS ABSENT Mayor Nancy Peckford

STAFF PRESENT Amy Martin, Director of Planning & Development
Mary Remmig, Deputy Clerk
Debbie Wood, Planning Technician
Kyra Vellinga, Secretary Treasurer / Planning Clerk

A. OPEN MEETING

Acting Chair, Deputy Mayor John Barclay, declared the meeting open at 6:36 p.m.

B. LAND ACKNOWLEDGMENT

Councillor Kristin Strackerjan read the land acknowledgement.

C. APPROVAL OF MINUTES

#COA-2026- 1

Moved by Councillor Doreen O'Sullivan

Seconded by Councillor Kristin Strackerjan

THAT the Committee of Adjustment Meeting Minutes for October 15, 2025 are approved as presented.

APPROVED without Conditions

D. DISCLOSURE OF INTEREST

There were no disclosures of pecuniary interest of general nature thereof.

E. PUBLIC HEARING - APPLICATION FOR MINOR VARIANCE

1. PD-2026-008 - A-01-26 for 871 Render Road

Deputy Mayor John Barclay welcomed everyone to the public hearing and asked if members of the public were in attendance. Agent Jesse Jones, of 7A Hoy Street in Cardinal, acknowledged presence for the public hearing.

Director of Planning and Development Amy Martin gave an overview of the subject property and explained the application was seeking relief from the following section of Comprehensive Zoning By-law 50-12:

- From Section 6.14 to allow construction of a dwelling on an unopened road allowance (described as an unmaintained municipal road allowance) as a condition of consent application B-122-24.

Director Martin explained relief would permit the severance to move forward and the presence of a single-detached dwelling.

Director Martin noted the location of the property along Render Road, towards Hunter Lane – both unmaintained road allowances. Pre-existing development exists along Render Road. An existing dwelling exists on the proposed retained parent parcel. An agreement for the parent parcel exists.

Director Martin explained the creation of a new property and new dwelling under the severance application constitutes new development. The existing agreement for the property does not apply to new development. Thus, Director Martin outlined that in order to develop a new dwelling, a minor variance for access without formal frontage on a maintained road is required.

Director Martin indicated the severance application was originally approved in 2024, and the road access agreement would come forward at the March 3, 2026, Council meeting. Director Martin clarified the road access agreement is not a requirement for minor variance approval.

Director Martin established that the application was circulated, in accordance with *Planning Act* requirements, to neighbours within 60m, municipal staff and agencies. No comment was received from By-law and Emergency and Protective Services. A formal comment from Building was received, outlining that access must be maintained to the property and a building permit must be acquired. A formal comment from Public Works was also received, outlining that municipal curbside garbage and recycling services will not be provided and no entrance policy will be provided by the municipality.

Committee members asked questions which were answered by staff and the agent.

#COA-2026- 2

Moved by Councillor Kristin Strackerjan

Seconded by Councillor Doreen O'Sullivan

THAT the Committee of Adjustment grant relief for the property located at 871 Render Road, Part Lot 11, Concession 8, former Township of Oxford-on-Rideau, now the Municipality of North Grenville from Section 6.14 of Comprehensive Zoning By-law 50-12 to allow construction of a dwelling on an unopened road allowance (described as an unmaintained municipal road allowance) as a condition of consent application B-122-24 because the request is minor, the intent of the Comprehensive Zoning By-law and Official Plan are being maintained, and the variance is within the parameters for dwellings in the Rural designation.

APPROVED without Conditions

F. ADJOURNMENT

#COA-2026- 3

Moved by Councillor Deb Wilson

Seconded by Councillor Kristin Strackerjan

THAT the meeting of the Municipality of North Grenville Committee of Adjustment do now adjourn at 6:53 p.m.

APPROVED without Conditions