

# **TOWNSHIP OF McNAB/BRAESIDE COMMITTEE OF ADJUSTMENT AGENDA**

**Wednesday, April 30, 2025  
Township Municipal Office  
2473 Russett Drive**

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1. Call to open hearing.
2. Minutes of the previous hearing, January 30, 2025.
3. Declaration of a Pecuniary Interest (Money/Financial).
4. **Consideration of Application No. A-1/25 – 3:00 p.m.**  
Part of Lot 13, Concession 6 - 822 Flat Rapids Road  
Owners: Scott McGuire and JoAnne McGuire
  - (a) Purpose of the Application
  - (b) Confirmation of Dates
  - (c) Confirmation of Notice
  - (d) Reading of Written Comments
  - (e) Overview of Planning Report
  - (f) Discussion and Public Participation
5. Decision by Committee for Application No. A-1/25, or call for a further hearing if required.
6. Appeal Rights
7. **Consideration of Application No. A-2/25 – starting immediately after A-1/25**  
Part Lot 16, Concession 4 - 130 Lorlei Drive  
Owner: Johannes Ziebarth  
Agent: Jenny Pearce, Highland Creek Design
  - (a) Purpose of the Application
  - (b) Confirmation of Dates

- (c) Confirmation of Notice
- (d) Reading of Written Comments
- (e) Overview of Planning Report
- (f) Discussion and Public Participation

- 8. Decision by Committee for Application No. A-2/25, or call for a further hearing if required.
- 9. Appeal Rights
- 10. Other Business
- 11. Adjournment

CORPORATION OF THE TOWNSHIP OF McNAB/BRAESIDE  
2473 Russett Drive, Arnprior, Ontario K7S 3G8

Application for Minor Variance

Note: The "\*" identifies prescribed information outlined in Ontario Regulation 200/96

**PART I** **GENERAL INFORMATION**

1. **APPLICANT/OWNER INFORMATION**

- a) \*Applicant's Name(s): Scott + Jo-Anne McGuire  
\*Address: 822 Flat Rapids Rd Arnprior  
\*Phone #: Home (413) 880-5550 Work ( ) Cell ( )  
E-mail: scottjo@go200m.ca
- b) \*The applicant is: the registered owner ☒ an agent authorized by the owner [ ]
- c) If the applicant is an agent authorized by the owner, please complete the following:  
\*Name of Owner: Joanne + Scott McGuire  
\*Address of Owner: 822 Flat Rapids Rd  
\*Phone #: Home (613) 880 5550 Work ( ) Cell ( )
- d) To whom should correspondence be sent? Owner ☒ Applicant [ ] Both [ ]

2. **\*PROVIDE A DESCRIPTION OF THE SUBJECT LAND:**

Street Address: 822 Flat Rapids Road

Concession: 6 Lot: PT 9 + 13

Registered Plan No.: \_\_\_\_\_ Block or Lot No(s). in the Plan: \_\_\_\_\_

Reference Plan No.: 53 Part No(s): \_\_\_\_\_

3. **\*CURRENT DESIGNATION OF THE SUBJECT LAND IN THE OFFICIAL PLAN (IF ANY):**

Rural

4. **\*CURRENT ZONING OF THE SUBJECT LAND:**

Residential ONE (R1)

**PART II**      **DETAILS OF THE APPLICATION**

5. \*PLEASE STATE THE NATURE AND EXTENT OF THE RELIEF FROM THE ZONING BY-LAW

*Variance from section 3.3.6 To increase  
maximum building height ~~to 5m~~ from 5m (16.4 ft) to 21.5*

6. \*WHAT IS THE REASON WHY THE PROPOSED USE CANNOT COMPLY WITH THE PROVISIONS OF THE ZONING BY-LAW?

*Proposed height of Shop door is 14 feet Tall To  
Park Trucks & Trailers*

7. \*DIMENSIONS OF THE SUBJECT LAND:

Frontage: 200m.      Depth: 82.25m.      Area: 1.14 hectares

8. \*PLEASE MARK BELOW THE ACCESS TO THE SUBJECT LAND:

☐ Provincial Highway      ☒ Municipal Road Maintained All Year  
☐ Municipal Road Maintained Seasonally      ☐ Right Of Way      ☐ Water  
☐ Other Public Road: \_\_\_\_\_

9. \*IF THE ONLY ACCESS IS BY WATER, PLEASE STATE BELOW THE PARKING AND DOCKING FACILITIES THAT ARE TO BE USED, AND THE DISTANCE OF THESE FACILITIES FROM THE SUBJECT LAND AND FROM THE NEAREST PUBLIC ROAD:

10. \*WHEN WAS THE SUBJECT LAND ACQUIRED BY THE CURRENT OWNER?

*Sept 2000*

11. \*WHAT ARE THE EXISTING USES OF THE SUBJECT LAND AND HOW LONG HAVE THEY CONTINUED?

#1 Residential      Since: 2001 / 24 Years

#2 Parking Trucks      Since: 2004 / 20 Years

12. \*ARE THERE ANY BUILDINGS OR STRUCTURES ON THE SUBJECT LAND?  
☒ Yes      ☐ No

13. \*WHAT ARE THE "PROPOSED" USES OF THE SUBJECT LAND?

*Truck & Trailer Storage for Personal use*

14. \*WILL ANY BUILDINGS OR STRUCTURES BE BUILT ON THE SUBJECT LAND?  
☒ Yes ☐ No

15. \*PROVIDE THE FOLLOWING DETAILS FOR ALL EXISTING OR PROPOSED BUILDINGS OR STRUCTURES ON THE SUBJECT LAND: (use a separate page if necessary)

	EXISTING			PROPOSED	
Type of building or structure	House	Garebo		Storage shop	
Setback from the front lot line	29m	49m		80 feet	
Setback from the rear lot line	7.5m +	20m		120 feet	
Setbacks from the side lot lines	39m	55m		80 feet	
Height (in metres)	high Ranch			8m	
Dimensions or floor area	1600	350		2400	
Date constructed	2000	2007			

16. \*INDICATE HOW WATER IS SUPPLIED AND HOW SEWAGE DISPOSAL IS PROVIDED TO THE SUBJECT LAND:

WATER

publicly owned and operated piped water system ☐  
 privately owned and operated individual well ☐  
 privately owned and operated communal well ☒  
 lake or other water body ☐  
 other means: N/A

SEWAGE

publicly owned and operated piped sanitary sewage system ☐  
 publicly owned and operated communal septic system ☐  
 publicly owned and operated individual septic system ☐  
 privately owned and operated individual septic system ☒  
 privy ☐  
 Other means: N/A

17. \*HOW IS STORM DRAINAGE PROVIDED?

Sewers ☐ Ditches ☒ Swales ☐ Other Means ☐

18. \*IS THE SUBJECT LAND ALSO THE SUBJECT OF AN APPLICATION FOR APPROVAL OF A PLAN OF SUBDIVISION OR CONSENT? Yes ☐ No ☐ Don't Know ☒

\*IF YES, PLEASE STATE, IF KNOWN, THE FILE NO. AND THE STATUS OF THE APPLICATION:

File No.: \_\_\_\_\_ Status: \_\_\_\_\_

19. \*HAS THE SUBJECT LAND EVER BEEN THE SUBJECT OF AN APPLICATION UNDER SECTION 45 OF THE PLANNING ACT? (i.e. previous minor variance application)  
 Yes ☐ No ☒ Don't Know ☐

## 20. APPLICATION SKETCH

On a separate page(s), please provide a sketch, preferably prepared by a qualified professional, showing the following: ( In some cases, it may be more appropriate to prepare additional sketches at varying scales to better illustrate the proposal.)

- Boundaries and the dimensions of the subject land for which the amendment is being sought.
- The location, size and type of all existing and proposed buildings and structures, indicating the distances from the front yard lot line, rear yard lot line and the side yard lot lines.
- The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- The current uses on land that is adjacent to the subject land.
- The location, width, and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way.
- If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- The location and nature of any easement affecting the subject land.
- Applicant's Name
- Date of Sketch
- The scale to which the sketch is drafted (e.g. 1 cm = 50 m)
- North Arrow
- The locations and dimensions of off-street parking spaces and off-street loading facilities
- Planting strips and landscaped areas
- Buildings to be demolished or relocated.

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### PART III      AUTHORIZATION OF OWNER FOR AGENT TO MAKE THE APPLICATION:

(If affidavit (Part IV) is signed by an Agent on Owner's behalf, the Owner's written authorization below must be completed)

I (we) Scott & Anne McGuire

of the Township of McNab/Braeside

in the County of Renfrew

do hereby authorize Scott McGuire to act as my/our agent in this application.

McGuire  
Signature of Owner(s)

March 28 2025  
Date

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## 10. DECLARATION OF FEES INCURRED

The Owner/Agent agrees to reimburse and indemnify the Township of McNab/Braeside of all fees and expenses incurred by the Township of McNab/Braeside to process the application, including any fees and expenses attributed to proceeding before the Local Planning Appeal Tribunal or any court or other administrative tribunal if necessary to defend Council's decision to support the application.

The Owner/Agent also agrees to deposit with the Township of McNab/Braeside such monies as required by the Township of McNab/Braeside's Tariff of Fees By-Law as amended to defend appeals brought before the LPAT by parties other than the Applicant/Agent or Township.

The required fee for the processing of this application shall be in accordance with the Township of McNab/Braeside's current Tariff of Fees By-Law pertaining to planning matters. The Fees prescribed do not include professional fees, (ie. legal or engineering) or extra public meetings. Prior to undertaking any of these matters the applicant agrees to reimburse the Municipality for all charges related to the application. Fees required for the processing of this application are required at the time of submission. The amount of the required fees should be confirmed with the Township prior to the submission of the application.

March 28/2025  
Date

[Signature]  
Signature of Owner/Agent

March 28 2025  
Date

[Signature]  
Signature of Owner/Agent

**PART IV**    **\*AFFIDAVIT:** (This affidavit must be signed in the presence of a Commissioner)

I (we) SCOTT McGuire  
of the Township of McNab/Braeside  
in the County of Renfrew

solemnly declare that all of the information required under Ontario Regulation 200/96, and the statements contained in this application are true, and I, (we), make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the **CANADA EVIDENCE ACT**.

DECLARED before me at the Township of McNab/Braeside  
in the County of Renfrew this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Christina Catherine Mulcahey  
Signature of Owner or Authorized Agent  
Christina Catherine Mulcahey, a Commissioner, etc., Province of Ontario, for the Corporation of the Township of McNab/Braeside. Expires July 31, 2027.  
Signature of Commissioner

April 8/25  
Date  
Apr. 8/25.  
Date

**NOTE:** One of the purposes of the Planning Act is to provide for planning processes that are open, accessible, timely and efficient. Accordingly, all written submissions, documents, correspondence, e-mails or other communications (including your name and address) form part of the public record and will be disclosed/made available by the Township to such persons as the Township sees fit, including anyone requesting such information. Accordingly, in providing any such information, you shall be deemed to have consented to its use and disclosure as part of the planning process.

(To be completed by the Municipality)

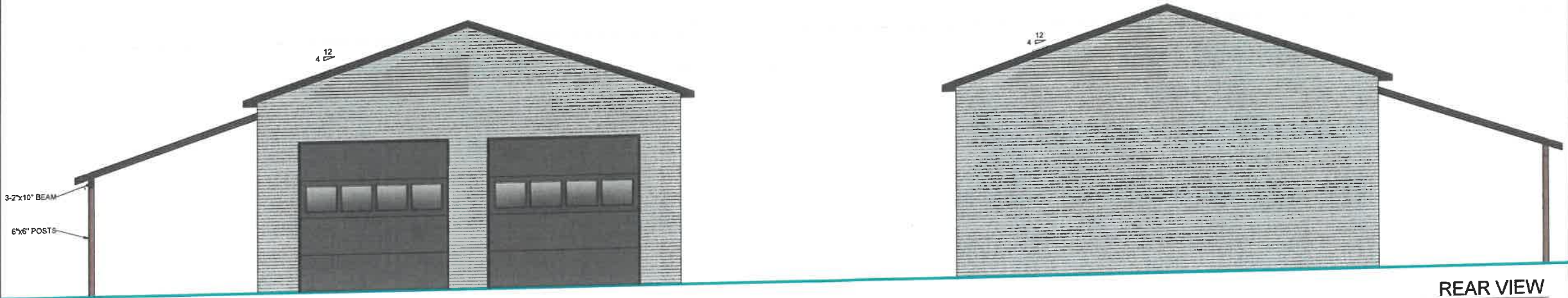
"COMPLETE" APPLICATION AND FEE OF \$ 1300 + 3500 Deposit RECEIVED BY THE MUNICIPALITY:

Apr. 8/25.  
Date

Christina Catherine Mulcahey  
Signature of Municipal Employee

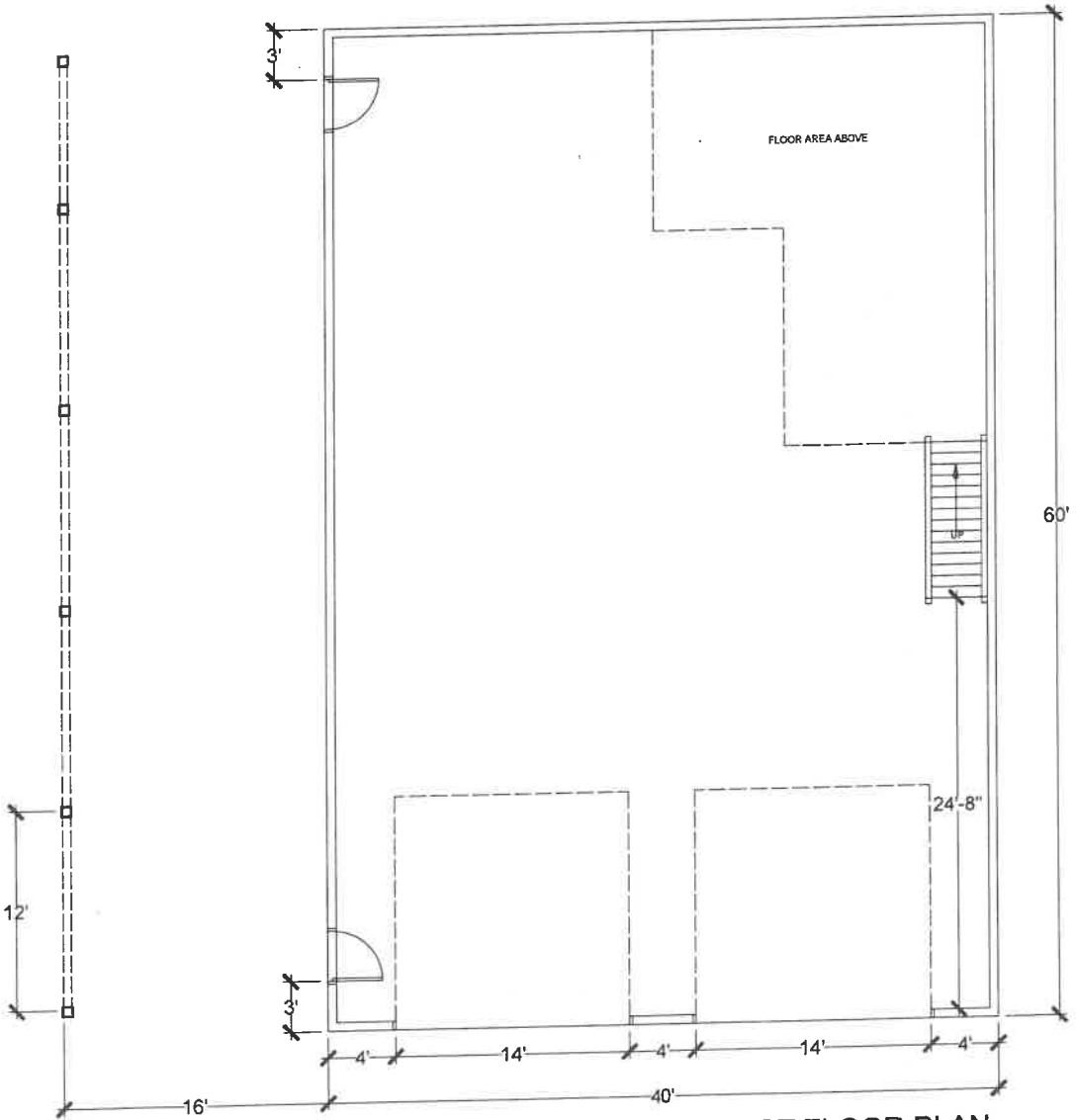
Roll Number



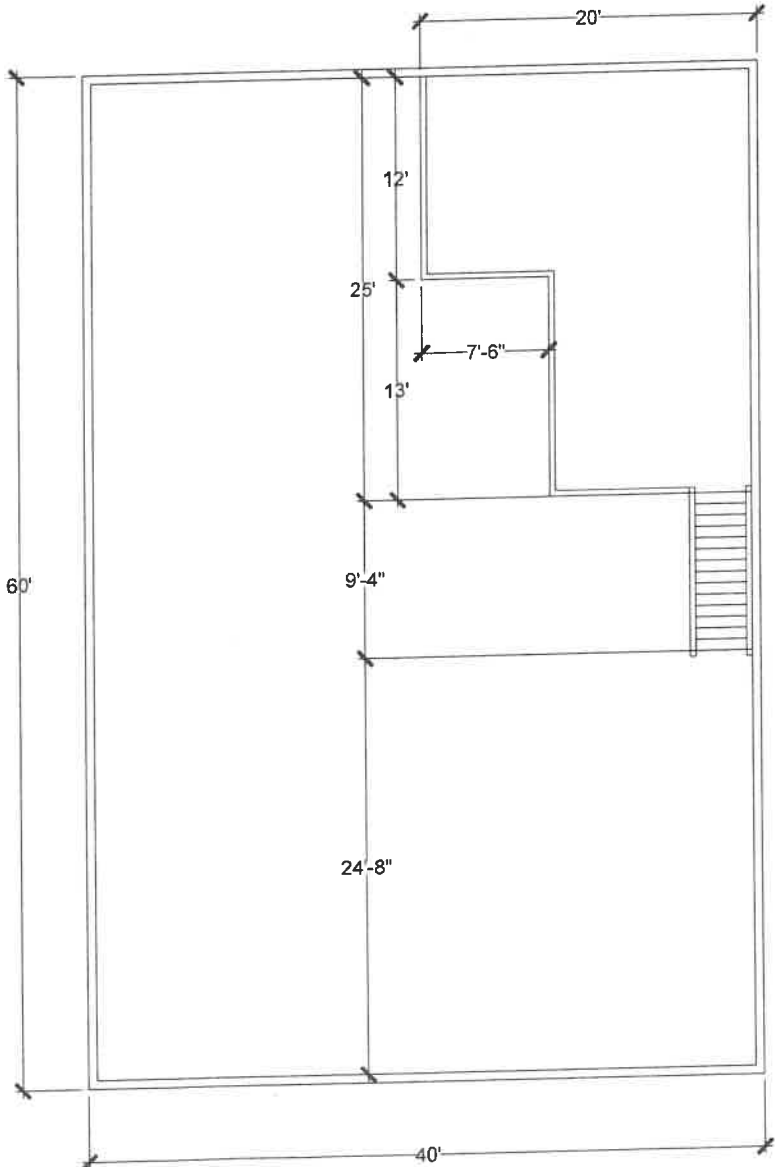


FRONT VIEW

REAR VIEW



FIRST FLOOR PLAN

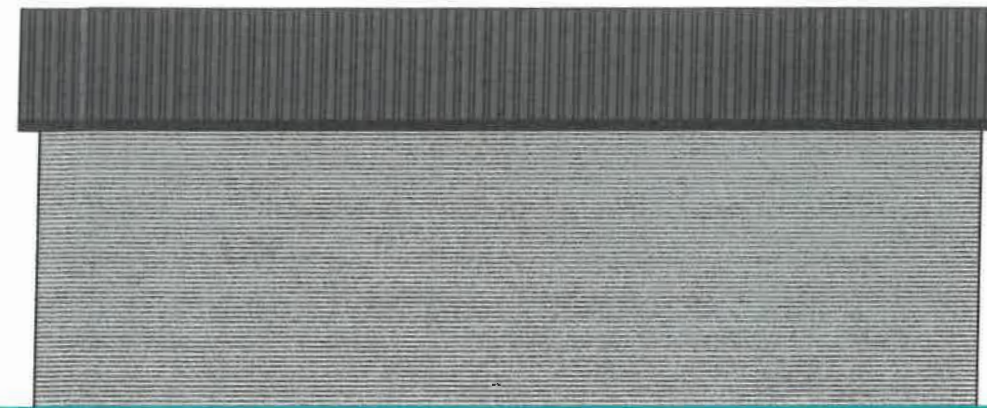


SECOND FLOOR PLAN

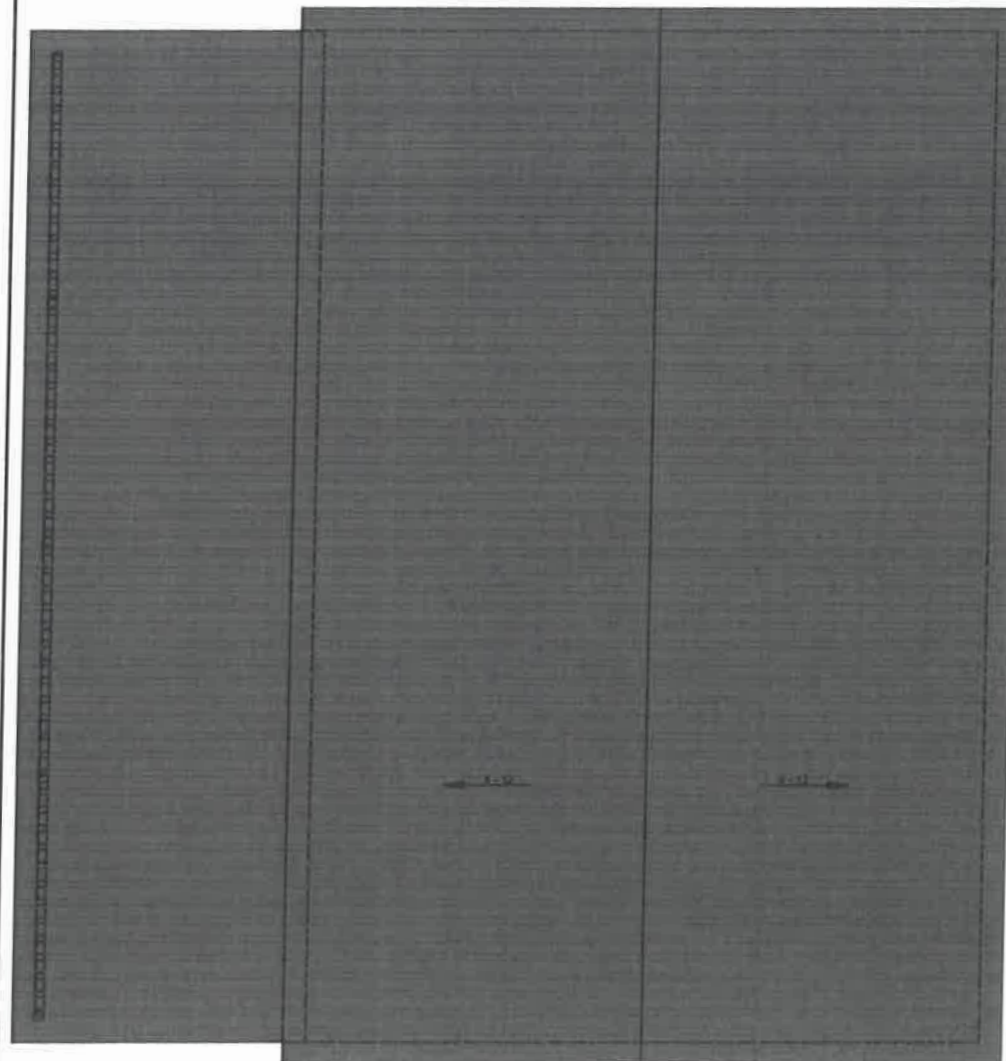
March-2025
822 FLAT RAPIDS RD, ARNPRIOR, ON K7S 3G8
McGuire Garage Project
S1



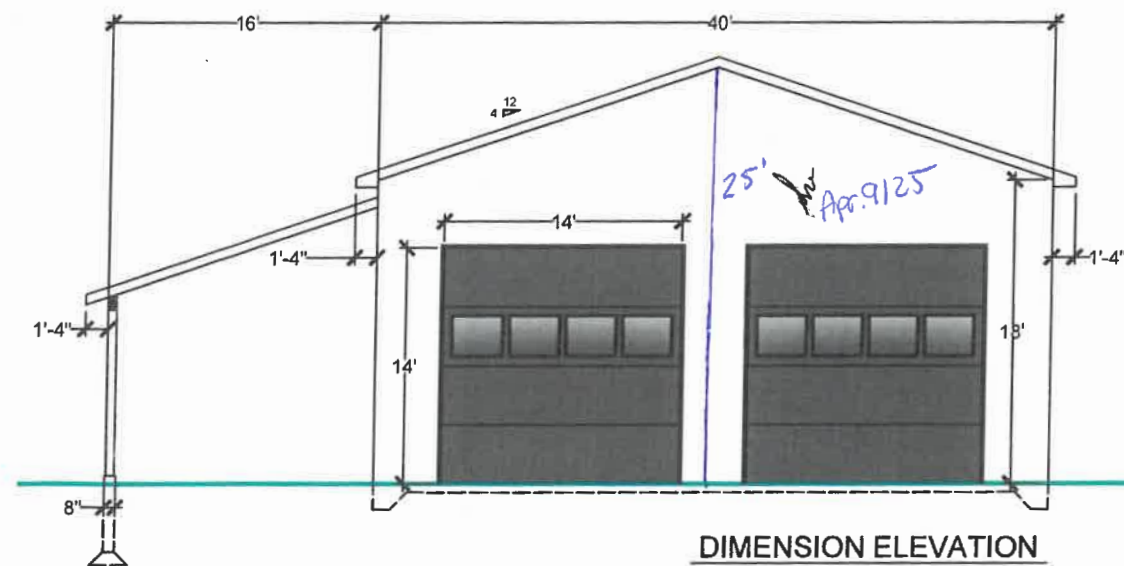
LEFT VIEW



RIGHT VIEW



ROOF PLAN



DIMENSION ELEVATION

NOTES

ROOF MATERIAL: METAL ROOF  
ROOF SHEATHING: STRAPPING  
ROOF OVERHANG: 16"  
ROOF PITCH: 4:12  
GUTTER: TBD  
FASICA: TBD  
EAVE: TBD  
EXTERIOR CLADDING: VINYL SIDING

1. TRUSS COMPANY SHALL VERIFY LAYOUT
2. ALL FRAMING SHALL BE 2x6 FRAMING AT 16" O/C.
3. CONCRETE SLAB ON GRADE
4. 2- 14' X 14' GARAGE DOORS
5. 2- STANDARD DOOR
6. ATTACHED STRUCTURE WITH SONOTUBES SUPPORT

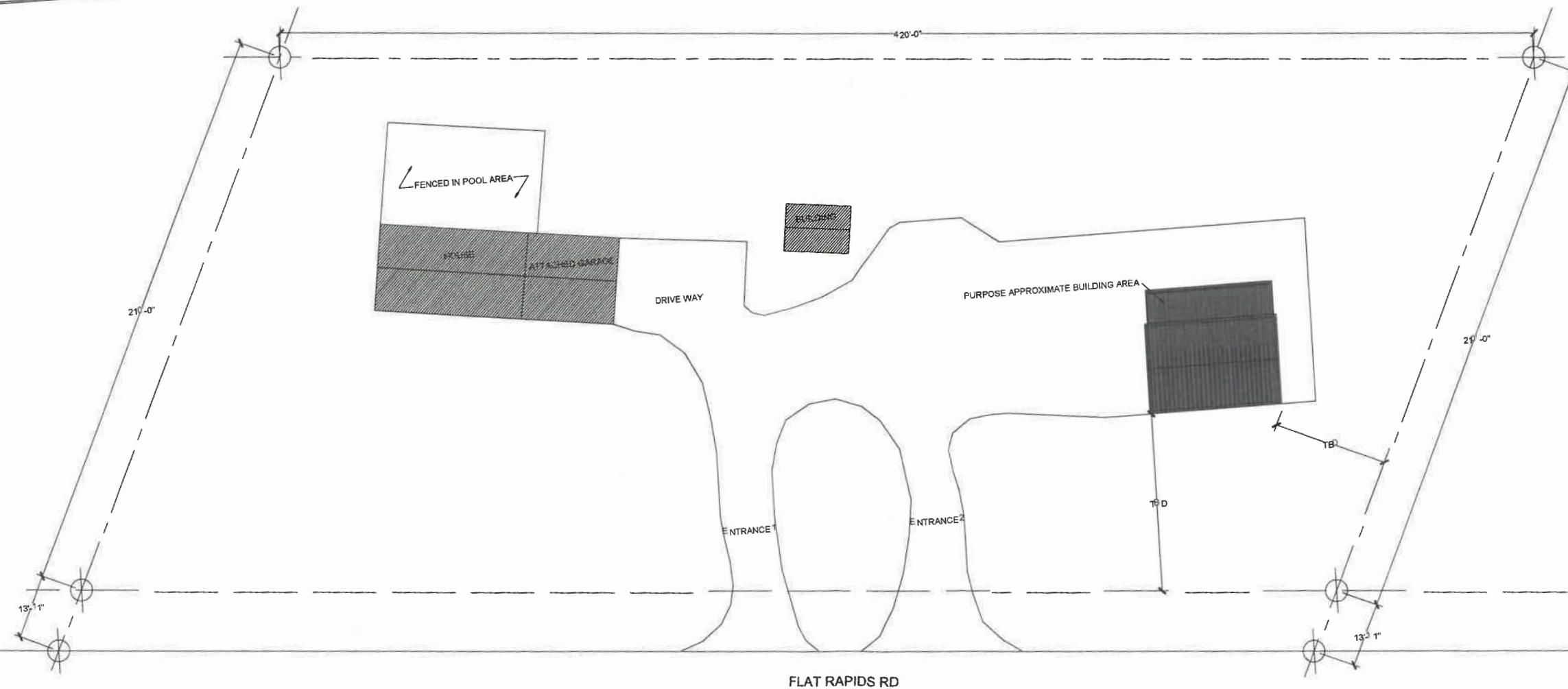
March-2025

822 FLAT RAPIDS RD,  
ARNPRIOR, ON K7S 3G8

McGuire  
Garage Project

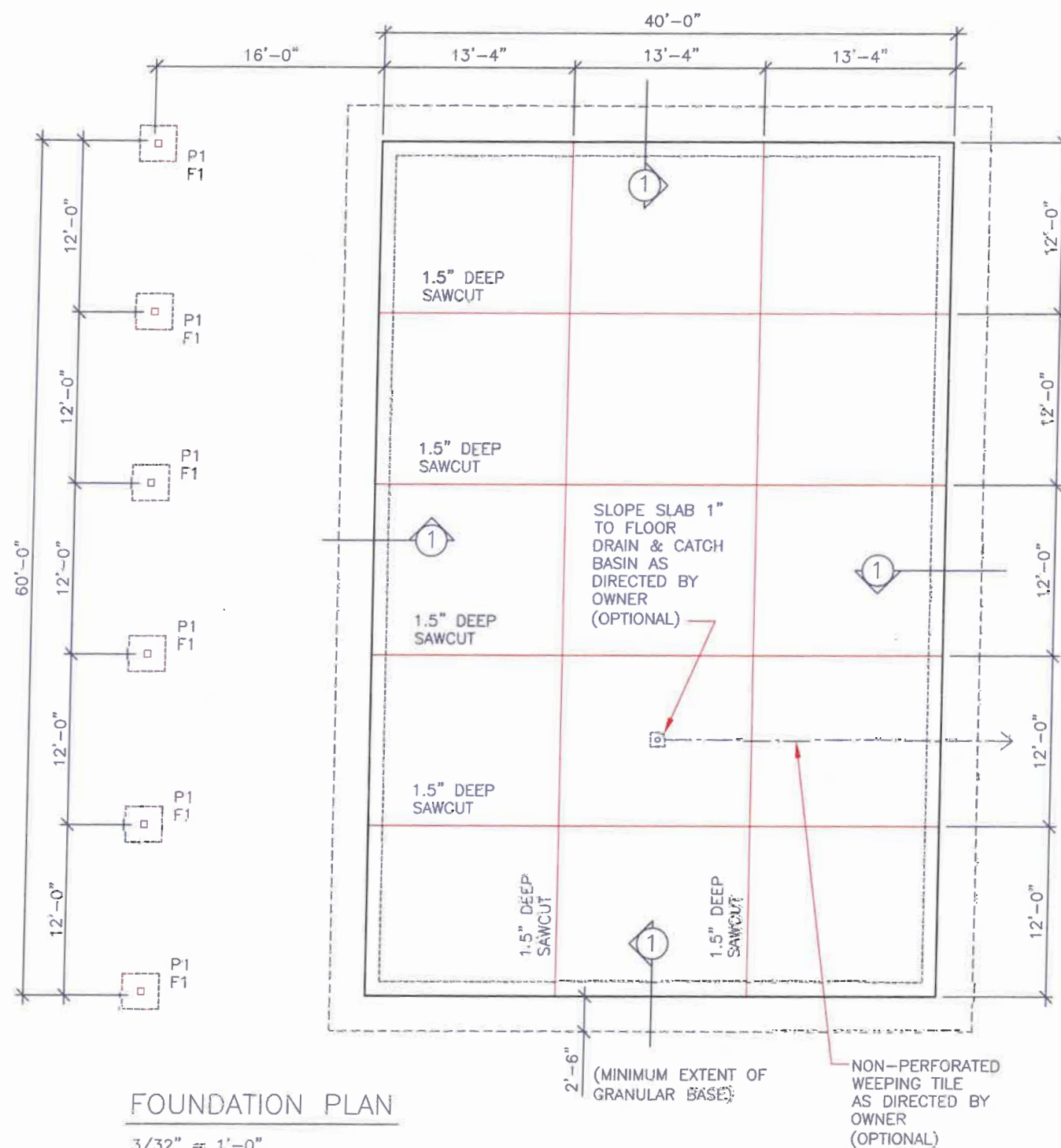
S2





SITE PLAN

March-2025
822 FLAT RAPIDS RD, ARNPRIOR, ON K7S 3G8
McGuire Garage Project
S3



FOUNDATION PLAN  
3/32" = 1'-0"

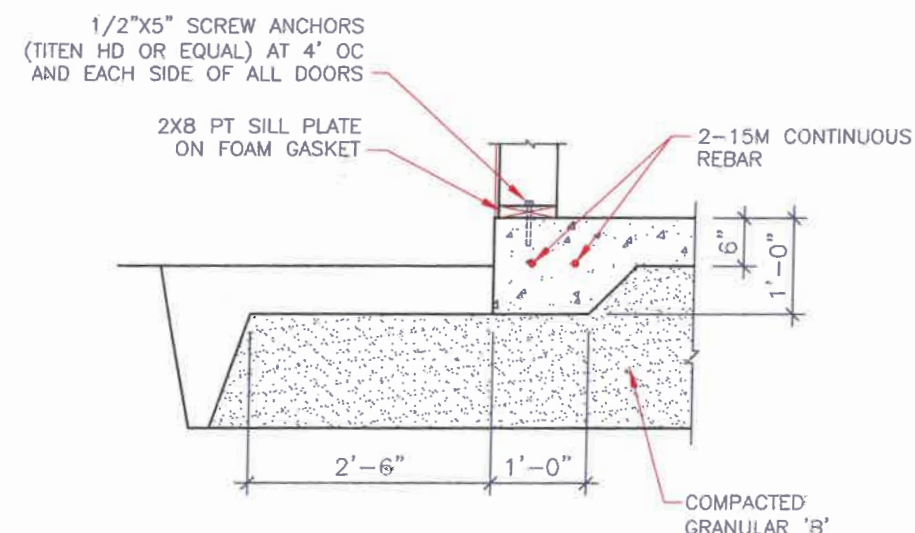
#### SPECIFICATIONS:

1. ALL DESIGN AND CONSTRUCTION IS TO MEET THE REQUIREMENTS OF THE 2024 EDITION OF THE ONTARIO BUILDING CODE.
2. CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON SITE AND ADJUST WORK TO SUIT. CONSULT DESIGNER AS NECESSARY.
3. ALL CONCRETE IS TO HAVE A MINIMUM 28 DAY STRENGTH OF 32 MPa. FIBERMESH IS TO BE MIXED AS PER SUPPLIER'S SPECIFICATIONS.
4. ALL REBAR LAPS TO BE 24" MINIMUM.
5. THE SLAB IS TO BEAR ON 12" MINIMUM DEPTH OF GRANULAR 'B' ON EXISTING COMPACTED GRANULAR ON UNDISTURBED NATIVE SOIL. GRANULAR 'B' IS TO BE COMPACTED WITH MINIMUM THREE PASSES OF A PLATE PACKER OR EQUAL.
6. THE SLAB IS TO BE 6" THICK MINIMUM AND REINFORCED WITH FIBERMESH THROUGHOUT. THE SLAB IS TO BE THICKENED TO 12" AND REINFORCED WITH 2-15M CONTINUOUS REBAR AT PERIMETER.
7. THE SLAB IS DESIGNED TO SUPPORT A LIVE FLOOR LOAD OF 4.8 kPa, A WOOD FRAME MEZZANINE AND WOOD FRAME WALLS/ROOF. THE FOOTING PADS ARE DESIGNED TO SUPPORT A WOOD FRAME LEAN-TO ROOF.
8. THE SLAB-ON-GRADE HAS SUFFICIENT REINFORCING TO ENSURE THAT DIFFERENTIAL MOVEMENTS DUE TO FROST ARE ACCEPTABLY SMALL. THE BUILDING SUPERSTRUCTURE HAS SUFFICIENT FLEXIBILITY TO ACCOMMODATE THE ANTICIPATED MOVEMENTS DUE TO FROST.

#### POST/FOOTING SCHEDULE

P1	6X6 PT POST WITH GALVANIZED POST BASE BRACKET
F1	30"X30"X10" POURED CONCRETE FOOTING PAD

NOTE: F1 IS TO BEAR ON EXISTING COMPACTED GRANULAR BASE.



SECTION 1  
1/2" = 1'-0"

I, JOHN R. MACINTYRE, REVIEW & TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4. OF DIVISION C, OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.  
INDIVIDUAL BCIN: 30359  
FIRM BCIN: 32029

DATE: MARCH 24, 2025

SIGNATURE:

#### TSC ENGINEERING INC.

STRUCTURAL DESIGN AND ASSESSMENT

17 JAMES STREET, ARNPRIOR, ONTARIO  
613-623-9856 tscprior@sympatico.ca

#### PROJECT NAME:

NEW GARAGE SHALLOW FOUNDATION  
822 FLAT RAPIDS ROAD  
MCNAB/BRAESIDE, ONTARIO

#### DRAWING TITLE:

PLAN, SECTION & SPECIFICATIONS

#### DRAWN:

JMAC

#### DATE:

MARCH, 2025

#### SCALE:

AS SHOWN

#### DRAWING NO.:

F1 OF 1





**TOWNSHIP OF McNAB/BRAESIDE  
COMMITTEE OF ADJUSTMENT**

**McNab/Braeside NOTICE OF HEARING AND REQUEST FOR COMMENTS**

To: CAO/Clerk

Date: April 14, 2025

**Place:** McNab/Braeside Municipal Office  
2473 Russett Drive, Arnprior

**File:** Minor Variance Application  
A-1/25

**Hearing Date:** Wednesday, April 30, 2025

**Owner/Agent:** Scott McGuire (Owner)  
Joanne McGuire (Owner)

**Time:** 3:00 p.m.

**Property Location:** 822 Flat Rapids Road  
Part of Lot 13, Concession 6

Application A-1/25 has been received and will be heard by the Township of McNab/Braeside Committee of Adjustment on the above noted date. So that the application can be properly considered in accordance with the requirements of The Planning Act, the Committee requests that the information requested below is completed and one copy returned to the Committee.

Anne McVean, County Planner  
[amcvean@countyofofrenfrew.on.ca](mailto:amcvean@countyofofrenfrew.on.ca)

**1. BUILDING DEPARTMENT COMMENTS:**

*No concerns.*

*AM*  
\_\_\_\_\_  
**Chief Building Official**

*N/A*  
\_\_\_\_\_  
**Building Inspector**

## 2. PUBLIC WORK COMMENTS

(a) Are the following services available to this land?

Municipal Water  
Sanitary Sewers  
Electricity  
Garbage Collection

Yes No N/A

☐ ☒ ☐  
☐ ☒ ☐  
☒ ☐ ☐  
☒ ☐ ☐

(b) Does the subject lot have direct access to a public road maintained by the Municipality?

☐ ☐ ☐

(c) If direct access is to a municipal public road:

- (i) Would access be obtained where a traffic hazard would be created because of limited sight lines, curves or grades?  
(ii) Is the Municipality willing to issue an entrance permit?  
(iii) Is road widening or dedication required?

☐ ☐ ☐  
☐ ☐ ☐  
☐ ☐ ☐

} County

Comments:

Township Public Works has no concerns



Director of Public Works

## 3. FIRE DEPARTMENT COMMENTS:

Township Fire Department has no concerns



Fire Chief

**4. COUNCIL/PLANNING ADVISORY COMMITTEE COMMENT**

- (a) Does Council recommend minor variance be given?  
(i) If not, outline reasons why.

Yes ☒ No ☐

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- (b) Should the minor variance be granted, what conditions, if any, would Council wish to see applied?

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April 22, 2025  
**Date**

R. Leo  
**CAO/Clerk**



Authorized commenting Agency for



April 17, 2025

Anne McVean, County Planner  
Development & Property Department

County of Renfrew  
9 International Drive  
Pembroke ON, K8A 6W5

Via email: [amcvean@countyofrenfrew.on.ca](mailto:amcvean@countyofrenfrew.on.ca)

Dear: Anne McVean

**RE: Minor Variance**  
**822 Flat Rapids Road, McNab/Braeside**  
Scott & Joanne McGuire  
Municipal File: A-1/25  
MHBC File: PAR 50466

MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC) are the planning consultants for TransCanada PipeLines Limited (TCPL). This letter is in response to a notification and request for comments for the minor variance application outlined above. We understand that the purpose of the variance is to permit an increased height for a proposed garage on the lands identified as 822 Flat Rapids Road in the Township of McNab/Braeside (the "Subject Lands"). TCPL has two (2) high-pressure natural gas pipelines contained within its easement(s) ("TCPL Pipeline Right-of-Way") abutting the northeastern lot line of the Subject Lands.

TCPL's pipelines and related facilities are federally regulated and are subject to the jurisdiction of the Canada Energy Regulator ("CER"). As such, certain activities must comply with the Canadian Energy Regulator Act ("Act") and associated Regulations. The Act and the Regulations noted can be accessed from the CER's website at [www.cer-rec.gc.ca](http://www.cer-rec.gc.ca).

TCPL has no concerns with the variance to Zoning By-law 2010-49 as the following setbacks set out in Section 3.32, TRANSCANADA PIPELINE, would still apply:

*"Notwithstanding any other provisions of this By-law to the contrary, no permanent building or structure shall be permitted within 7 metres of the pipeline right-of-way and no accessory structure shall be permitted within 3 metres of the pipeline right-of-way."*

We request that the following regulatory requirements be forwarded to the applicant:

1. Written consent must be obtained from TCPL prior to undertaking the following activities:
  - a. Constructing or installing a Facility across, on, along or under a TCPL Pipeline Right-of-Way. A Facility may include, but is not limited to: driveways, roads, access ramps, trails, pathways, utilities, berms, fences/fence posts ("Facility");



- b. Conducting a ground disturbance (excavation or digging) on the TCPL Pipeline Right-of-Way or within 30 metres of the centreline of the pipe (the "Prescribed Area");
- c. Driving a vehicle, mobile equipment or machinery across a TCPL Pipeline Right-of-Way outside the travelled portion of a highway or public road;
- d. Using any explosives within 300 metres of a TCPL Pipeline Right-of-Way; and
- e. Use of the TCPL Prescribed Area for storage purposes.

**How to apply for written consent:**

- Determine the location of your work relative to a TCPL Pipeline Right-of-Way.
    - When planning, and before any work or activities, listed above, can begin, a request for written consent must be submitted to TCPL through its online application form
    - Location of the work is required, along with the proximity to a TCPL Pipeline Right-of-Way
    - This information can be obtained through survey plans, or through a locate request
  - Make a locate request online to the One-Call Centre: [ClickBeforeYouDig.com](http://ClickBeforeYouDig.com) or [ontarioonecall.ca](http://ontarioonecall.ca)
    - The One-Call Centre will notify owners of buried utilities in your area, who will send representatives to mark these facilities with flags, paint or other marks, helping you avoid damaging them. Often written consent for minor activities can be obtained directly from a regional TCPL representative through a locate request.
  - **Apply for written consent** using TCPL's online application form: [writtenconsent.tcenergy.com](http://writtenconsent.tcenergy.com) or call 1-877-872-5177.
  - Application assessment and consent: Once your information has been assessed and potential impacts have been evaluated, TCPL may:
    - Grant consent without any conditions
    - Grant consent that requires certain conditions to be met to assure safety, or
    - Not grant consent
2. No buildings or structures shall be installed anywhere on the TCPL Pipeline Right-of-Way. Permanent buildings and structures are to be located a minimum of 7 metres from the edge of the TCPL Pipeline Right-of-Way. Temporary, moveable, or accessory structures, that are not affixed to the ground, are to be located a minimum of 3 metres from the edge of the TCPL Pipeline Right-of-Way.
  3. A minimum setback of 7 metres from the nearest portion of the TCPL Pipeline Right-of-Way shall also apply to any parking area or loading area, including any parking spaces, loading spaces, stacking spaces, bicycle parking spaces, and any associated drive aisle or driveway.
  4. Storage of materials and/or equipment on the TCPL Pipeline Right-of-Way is not permitted.
  5. Landscaping within the TCPL Pipeline Right-of-Way and TCPL's Prescribed Area requires written consent from TCPL and shall be done in accordance with TCPL's guidelines:
    - a. The TCPL Pipeline Right-of-Way is to be seeded with Canada #1 seed.
    - b. No trees or shrubs are permitted to be planted upon the TCPL Pipeline Right-of-Way, but may be allowed within TCPL's Prescribed Area.
    - c. Where high-pressure gas is contained within an enclosed building (such as a meter station or compressor plant), trees and shrubs should be set back from the building by a minimum of 30 metres.
  6. During any construction activities in proximity to the TCPL Pipeline Right-of-Way, temporary fencing must be erected and maintained along the limits of the TCPL Pipeline Right-of-Way by the Proponent to prevent unauthorized access by heavy machinery. The fence erected must meet TCPL's specifications

concerning type, height and location. The Proponent is responsible for ensuring proper maintenance of the temporary fencing for the duration of construction.

7. Where TCPL consents to any ground disturbances in proximity to any TCPL pipeline, the original depth of cover over the pipelines within the TCPL Pipeline Right-of-Way shall be restored after construction. This depth of cover over the pipelines shall not be compromised due to rutting, erosion or other means.
8. Facilities shall be constructed to ensure that drainage is directed away from the TCPL Pipeline Right-of-Way so that erosion that would adversely affect the depth of cover over the pipeline(s) does not occur. Catchment basins, drainage swales or berms are not permitted within the TCPL Pipeline Right-of-Way. All infrastructure associated with site servicing, grading, and stormwater management (e.g. subdrains, manholes, catch basins, retention walls, storm ponds, culverts/riprap) shall be setback a minimum of 7 meters from the edge of the TCPL Pipeline Right-of-Way.
9. Should pooling of water or erosion occur on the TCPL Pipeline Right-of-Way as a result of any Facility installation or landscaping, the Proponent will be responsible for the remediation or reclamation to TCPL's satisfaction.
10. Any large-scale excavation adjacent to the TCPL Pipeline Right-of-Way, which is deeper than the bottom of the pipe, must incorporate an appropriate setback from the edge of the TCPL Pipeline Right-of-Way and must maintain a slope of 3:1 away from the edge of the TCPL Pipeline Right-of-Way.
11. Mechanical excavation within 5 metres of the edge of a TCPL pipeline is prohibited. Hand or hydrovac excavation must be utilized within this distance.
12. If the pipeline(s) experience contact damage or other damage as a result of construction, stop work immediately and notify TCPL at once. The TCPL Emergency Phone Number is 1-888-982-7222.
13. The Proponent shall ensure through all contracts entered into, that all contractors and subcontractors are aware of and observe the foregoing terms and conditions.

Enclosed is a copy of TC Energy's Living and Working Near Pipelines brochure for additional information on constructing near TCPL's pipelines. Additional information can be found on TC Energy's [website](#).

Thank you for the opportunity to provide comments. Kindly forward a copy of Notice of Decision to [TCEnergy@mhbcplan.com](mailto:TCEnergy@mhbcplan.com). If you have any questions, please do not hesitate to contact our office.

Sincerely,

**MHBC**



Kaitlin Webber, MA, MCIP, RPP  
Intermediate Planner | MHBC Planning

*on behalf of TransCanada PipeLines Limited*

**From:** [Nathan Kuiack](#)  
**To:** [Anne McVean](#)  
**Subject:** RE: FOR REVIEW - Minor Variance A-1/25 - 882 Flat Rapids Road (Township of McNab/Braeside)  
**Date:** April 23, 2025 10:10:04 AM

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Good Morning Anne,

The County of Renfrew Public Works and Engineering Department has no concerns with the proposal.

Regards,

Nathan Kuiack, C.E.T.  
Infrastructure Technician  
Public Works Department  
9 International Drive  
Pembroke, ON K8A 6W5  
p 613-732-4353



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**From:** Anne McVean <AMcVean@countyofrenfrew.on.ca>  
**Sent:** Monday, April 14, 2025 11:23 AM  
**Subject:** FOR REVIEW - Minor Variance A-1/25 - 882 Flat Rapids Road (Township of McNab/Braeside)

Please find enclosed for your review and comments:

- Minor Variance Application A-1/25
- Notice of Public Hearing
- Notice to Public Bodies/ Commenting Form

Please return your comments to me no later than April 23, 2025.

*Anne McVean*  
County Planner  
Development & Property Department  
County of Renfrew  
9 International Drive  
PEMBROKE ON, K8A 6W5  
[amcvean@countyofrenfrew.on.ca](mailto:amcvean@countyofrenfrew.on.ca)  
613-735-7288 ext. 470 / 1-800-273-0183  
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# MINOR VARIANCE PLANNING REPORT

## **PART A – BASIC INFORMATION**

1. FILE NO.: A-1/25
2. APPLICANT: Scott McGuire (Owner)  
JoAnne McGuire (Owner)
3. MUNICIPALITY: Township of McNab/Braeside  
(geographic Township of McNab)
4. LOT: 13 CONCESSION: 6 STREET: 822 Flat Rapids Road

### **SUBJECT LANDS**

5. COUNTY OF RENFREW  
OFFICIAL PLAN Rural  
Land Use Designation(s):
6. TWP OF McNAB/BRAESIDE  
ZONING BY-LAW 2010-49 Residential One (R1)  
Zone Category(s)

### **7. DETAILS OF MINOR VARIANCE REQUEST**

The minor variance application requests a variance to Section 3.3.6 of the Township's Zoning By-law to permit a new 223 square metre accessory building with an increased maximum building height from 5.0 metres (16.4 feet) to 6.55 metres (21.5 feet) on a residential lot for parking vehicles and storage purposes.

### **8. SITE PERFORMANCE STANDARDS**

<u>Zoning By-law Standard</u>	<u>Permitted</u>	<u>Proposed</u>
Section 3.3.6	Maximum 5.0 metre accessory building height in any Residential Zone	6.55 metre accessory building height



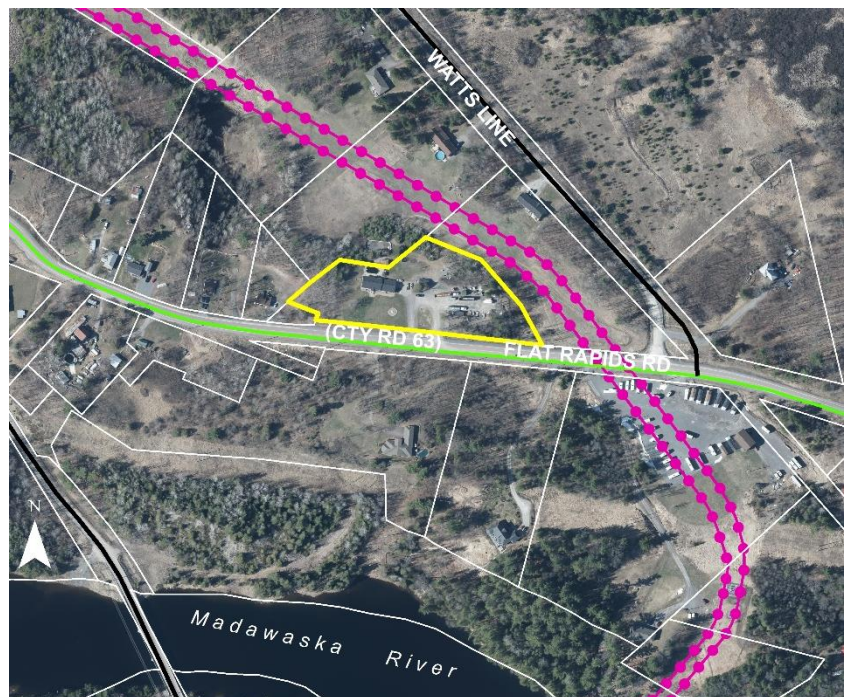
## 9. SITE CHARACTERISTICS AND SETTING

The subject property (outlined in yellow) is located at 822 Flat Rapids Road (County Road 63). The property is 1.14 hectares in area with road frontage on County Road 63. The lot accommodates a single detached dwelling with an attached garage, a pool and a shed. The proposed location of the new accessory building on the lot is identified with the red star, as shown below.



The property is located in the rural community of Stewartville, north of the Madawaska River. It is a long-existing rural community consisting primarily of residential lots.

Notably, the TransCanada Pipeline and easement (pink-dotted lines) cross the abutting properties immediately to the east of the subject lands.



## 10. **OFFICIAL PLAN**

The subject lands are designated as Rural in the County of Renfrew Official Plan. Section 5.3(1) of the Rural designation permits low density residential, as well as a range of non-residential rural uses.

Section 5.3(9) recognizes rural communities which are small communities located in the Rural designation that consist of single detached residences and small-scale commercial and institutional uses.



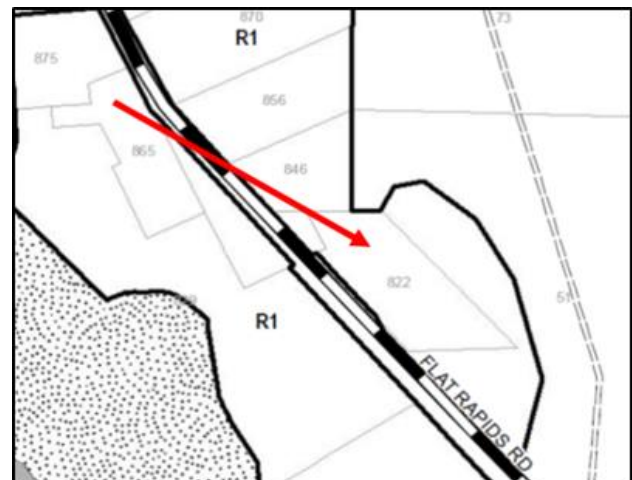
Section 2.0 General Development Policies contains various general policies that may apply to a specific property and/or proposal. Section 2.2(22) contains policies that recognize that TransCanada Pipeline Limited (TCPL) operates two high-pressure natural gas pipelines within its right-of-way that crosses the County. All development within 200 metres of TCPL facilities requires consultation to ensure safety and integrity of the pipelines. Sections 2.2(22)(f) and (g) require that no permanent building or structure, driveway, parking area or parking space be located within 7 metres of the limit of the pipeline right-of-way. Accessory structures shall have a minimum 3 metre setback from the limit of the right-of-way.

Section 13.3(2) are the County road policies and any new development fronting on a municipal road must meet the road authority's requirements.

## 11. **ZONING BY-LAW**

The subject property is zoned Residential One (R1). Section 5.3(1) permits low density residential uses including a single detached dwelling.

Section 5.3(2) sets out the requirements for building setbacks, maximum coverage and building heights for main permitted uses (i.e. dwelling). Section 5.3(c) requires a minimum front yard setback of 7.5 metres. Section 5.3(n) of the R1 Zone permits accessory uses, buildings and structures in accordance with Section 3 of the Zoning By-law.



Section 3.3.4 directs that no accessory building or structure shall be located within any minimum front yard depth.



Section 3.3.6 identifies that accessory buildings in a Residential zone shall not exceed 5.0 metres in height.

Section 3.23(b) Setbacks requires development adjacent to a County road to meet the road authority's requirements.

Section 3.32 TransCanada Pipeline states that no permanent building or structure, and no accessory structure shall be permitted within 7 metres, and 3 metres, of the pipeline, respectively

Section 2.0 Definitions defines terms found throughout the Zoning By-law. Section 2.99(c) defines Height, as it relates to buildings with a gable roof, as being the vertical distance between the average elevation of the finished surface of the ground at the front of the building and the mean height between the eaves and the ridge.

12. **STUDIES**

No studies were submitted or required in support of this application.

13. **COMMENTS**

As required by the Planning Act, all property owners within 60 metres of the subject property have been notified of the application. The applicant has also posted notice on site. Public agencies have been notified, as required

Any comments received in addition to those, below, will be provided at the Hearing.

**AGENCY COMMENTS**

Township of  
McNab/Braeside

April 22, 2025

- Building Department has no concerns
- Public Works Department has no concerns. It confirmed the lot is serviced. Road access and requirements fall under County jurisdiction.
- Fire Department has no concerns.
- Council supports the minor variance.

MHBC on behalf of  
TC Energy

April 17, 2025

- Confirms that TransCanada Pipeline (TCPL) has two (2) high-pressure natural gas pipelines contained within its easement(s) (TCPL Pipeline Right-of-Way) abutting the northeastern lot line of the Subject Lands.
- Certain activities must comply with the Canadian Energy Regulator Act and associated Regulations, accessible on the Canadian Energy Regulator website at [www.cer-rec.gc.ca](http://www.cer-rec.gc.ca).

- TCPL has no concerns with the variance to Zoning By-law 2010-49 as the following setbacks set out in Section 3.32, TRANSCANADA PIPELINE, would still apply:  
"Notwithstanding any other provisions of this By-law to the contrary, no permanent building or structure shall be permitted within 7 metres of the pipeline right-of-way and no accessory structure shall be permitted within 3 metres of the pipeline right-of-way."
- Requests that the regulatory requirements setting out restrictions and permissions related to activities in proximity to and within the TCPL right-of-way, as set out in the letter, be forwarded to the applicant.
- Requests Notice of Decision be sent to TC Energy.

County of Renfrew      April 23, 2025  
Public Works and  
Engineering  
Department

- No concerns with this application.

**PUBLIC COMMENTS**

- None received.

**14. GENERAL PLANNING COMMENTS**

Section 45(1) of the Planning Act provides that a Committee of Adjustment may authorise a minor variance from the provisions of the zoning by-law if the request maintains the general intent and purpose of both the Official Plan and the Zoning By-law, if the development is desirable and appropriate for the lands, building or structure and the variance is in fact minor.

The subject property is designated as Rural in the Official Plan and zoned Residential One (R1) in the Township's Zoning By-law. Both permit the existing residential use and accessory buildings and structures.

This property is adjacent to the TransCanada Pipeline (TCPL) natural gas pipelines and right-of-way. Both the Official Plan [Section 2.2(22)] and the Zoning By-law [Section 3.32] stipulate specific setbacks for permanent structures, driveways, parking areas and parking spaces, and for accessory structures from the TransCanada Pipeline right-of-way. Correspondence received from MHBC confirms the TCPL right-of-way is on the abutting lands to the northeast of the subject property but has no concerns with this application, subject to regulatory requirements set out in the MHBC letter. Specifically, Item 2 clarifies that permanent buildings and structures are to be located a minimum of 7 metres from the edge of the TCPL Pipeline Right-of-Way. Temporary, moveable, or accessory structures that are not affixed to the ground are to be located a minimum of 3 metres from the edge of the TCPL Pipeline Right-of-Way. This is reflected in both the Official Plan and Zoning By-law. The proposed accessory building with a 223 square metre footprint and 6.55 metre height would be considered a permanent structure and



therefore, must be a minimum of 7.0 metres from the TCPL right-of-way. A copy of MHBC's April 17, 2025 letter has been provided to the applicant.

The subject property also fronts on and accesses County Road 63. Both the Official Plan [Section 13.3(2)] and the Zoning By-law [Section 3.23(b)] required new development on lands adjacent to a County road to meet the requirements of the road authority. The application was circulated to the County of Renfrew Public Works Department which confirmed no concerns with the application.

Regarding additional zoning requirements set out in the Zoning By-law, Section 3.3.4 requires accessory buildings to meet the minimum front yard depth of the zone in which they are located. The Residential (R1) Zone requires a minimum 7.5 metre setback.

The site layout plan submitted with the application shows the proposed location of the new accessory building on the lot. However, the plan does not provide specific proposed setbacks for the building from the front lot line nor from the east side lot line.

Comparing the site layout plan to air photography, it appears the building would be located on an area of the lot that is already cleared, where vehicles and outdoor storage occurs. The proposed building location shown on the plan is in excess of 7.5 metres from the front lot line but it is also on the east side of the property in proximity to the abutting lands with the TCPL easement. Our office has no specific information on the exact location of the TCPL easement on the abutting lands. However, the McGuire property is relatively large at 1.14 hectares and has ample room for a larger side yard setback from the east lot line. Under a worse case scenario, assuming the nearest part of the TCPL right-of-way extends right up to the shared lot line to the east, a minimum 7.0 metre side yard setback, from the east side lot line, should be applied for the new accessory building. For the proposed building, the only zoning issue is height, as it exceeds the maximum permissible accessory building height of 5.0 metres, by an additional 1.55 metres.

#### General Intent of the Official Plan and Zoning By-law

As identified, above, the proposed accessory building is a permitted use. The lot is relatively large and the building can more than meet the minimum required building setbacks. Potential planning issues identified, being County road access and proximity to the TransCanada Pipeline have been reviewed favourably by the corresponding agencies, with no objections to the application. TransCanada's Pipeline's stipulations for development in proximity to their easement have been clearly laid out and the proposed development is able to meet them. To ensure this, the new accessory building should be set back a minimum of 7.0 metres from the east side lot line. With the size of the property and proposed location of the building on it, the increased building height by 1.55 metres is satisfactory.

The proposed accessory building meets the intent of the Official Plan and Zoning By-law.

Is the variance desirable?

The accessory building is proposed to serve a dual purpose for vehicular parking and personal storage. The additional height is being requested to accommodate 4.26 metre (14 foot) high doors allowing access for trucks and trailers. The proposed building will serve two uses negating the need for two separate buildings thereby maintaining visual aesthetics for this and neighbouring properties. As indicated above, the property is more than large enough to accommodate the building and exceed minimum setback requirements, and conservatively meet setback requirements from the TransCanada Pipeline right-of-way. The proposed location on the lot is visually buffered by existing trees and vegetation on three sides. The neighbouring residential lots are also relatively large and the proposed shed location does not impinge on any nearby dwellings. For these reasons, the variance requested can be considered desirable.

Is the variance minor?

In considering this test, there is no specific number or percentage above or below which a variance is considered minor or not. The variance must be considered in terms of context. As described above, the location of the proposed building addresses all requirements of the Official Plan and Zoning By-law, except a small increase in building height. The proposed location of the building even with a building height of 6.55 metres will not negatively impact any of the surrounding properties for the reasons discussed above. Based on this, the requested variance can be considered minor.

Over all, the proposed development meets the intent of the Township's Official Plan and Zoning By-law, is desirable and appropriate for the lands, and the variance requested can be considered minor. The requested variance meets the four tests of the Planning Act.

**15. RECOMMENDATIONS**

That subject to any additional concerns or information raised at the Committee of Adjustment Hearing, the Committee approve the requested variance to Section 3.3.6 of the Zoning By-law for the subject lands to allow a maximum 6.55 metre building height for the proposed accessory building, as depicted in minor variance application A-1/25, subject to the following condition:

1. That the accessory building be located a minimum of 7.0 metres from the east side lot line abutting the lands to the east containing the TransCanada Pipeline Right-of-Way.

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Date:	April 23, 2024
Prepared by:	Anne McVean, County Planner
Reviewed by:	Bruce Howarth, MCIP, RPP Manager of Planning Services