



FILE NO. A-3/22

TOWNSHIP OF McNAB/BRAESIDE
COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING
APPLICATION FOR MINOR VARIANCE

IN THE MATTER OF Section 45 of the *Planning Act*, and

IN THE MATTER OF an application for minor variance submitted for the property described as 227 Deerfield Drive, White Lake ON, K0A 3L0.

The purpose of the minor variance being sought may be stated as a variance from Zoning By-law 2010-49, as amended, as follows:

The application is for relief from the zoning by-law to permit an accessory structure with a minimum side yard setback of 2.0 metres. A key map of the property and application sketch is included.

TAKE NOTICE that this application will be heard by the Committee of Adjustment on:

Date: Monday May 30, 2022
Time: 4:00 p.m.
Location: **McNab/Braeside Municipal Office – 2473 Russett Drive, Arnprior ON**

There will be opportunities provided to participate in the meeting on the meeting date. Any concerns or support of the application, are encouraged to be submitted prior to the Public Meeting, so they can be considered prior to a decision being made on the application. **Please note that the date and time for the public meeting will be posted on the Townships website, on the same page as the Committee Agenda Package, for the May 30, 2022 Committee of Adjustment meeting.** Alternatively, you may contact Angela Young in the Clerk's office at 613-623-5756 Ext. 223 or at info@mcnabbraeside.com requesting information on how to access the Public Meeting.

If you do not attend this hearing, it may proceed in your absence and, except as otherwise provided in the *Planning Act*, you will not be entitled to any further notice in the proceedings.

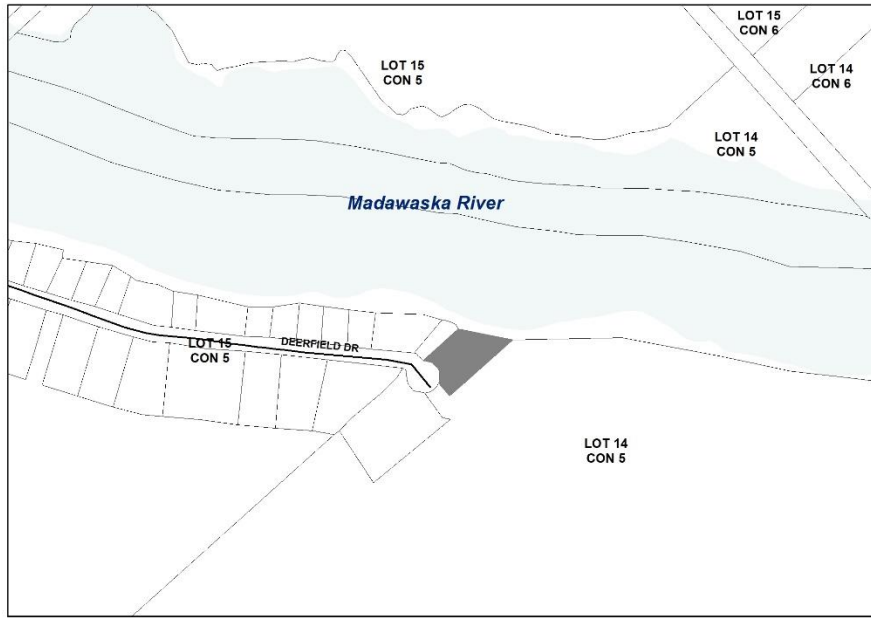
Additional information about this application may be obtained and comments can be submitted by contacting:

Laura Jamieson, Junior Planner
County of Renfrew
ljamieson@countyofrenfrew.on.ca
613-735-7288 ext. 426

Dated at the Township of McNab/Braeside this 5th day of May, 2022.

Angela Young
Deputy Clerk
Township of McNab/Braeside
Tel.: 613-623-5756

Key Map



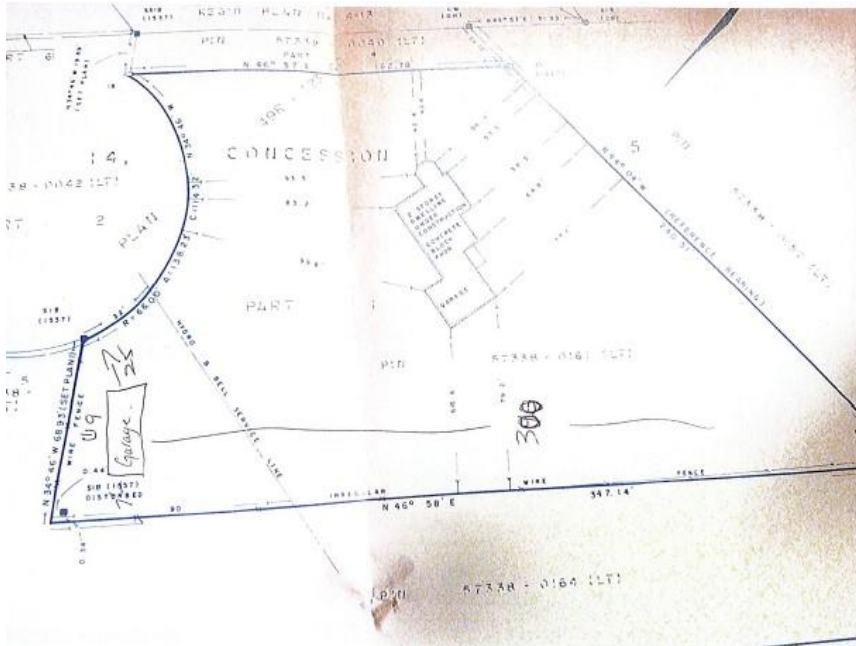
Produced by the County of Ringier Development and Property Department. This map is illustrative only. Do not rely on it as being a precise indicator of routes, locations of features, nor as a guide to navigation.
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Subject Property

1 centimeter = 40 meters



Preliminary Plan (For Illustrative Purposes Only)



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): Henry Chaput
 *Address: 227 Deerfield Drive White Lake KOA 3L0
 *Phone #: Home () Work () Cell (613) 327-5195
 E-mail: townandcountrying@hotmail.com
- 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: _____
 *Address of Owner: _____
 *Phone #: Home () Work () Cell ()
- d) To whom should correspondence be sent? Owner Applicant [] Both []

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

Street Address: 227 Deerfield Drive White Lake KOA 3L0
Concession: 5 Lot: 14
Registered Plan No.: 49R-12340 Block or Lot No(s), in the Plan: 57338-0161
Reference Plan No.: 98-1098 Part No(s): 1

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

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

Residential

PART II **DETAILS OF THE APPLICATION**

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

Less than 10 feet from property perimeter.

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

Overhead power lines and lot configuration.

7. *DIMENSIONS OF THE SUBJECT LAND:

Frontage: 240.51 Depth: 347.14 Area: 1 acre

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:

N/A

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

1998

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

#1 Residence Since: 1998 123 Years

#2 _____ Since: _____ 1 Years

12. *ARE THERE ANY BUILDINGS OR STRUCTURES ON THE SUBJECT LAND?

Yes No

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

Garage

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			Garage	
Setback from the front lot line	83.2			25'	
Setback from the rear lot line	56.5			300'	
Setbacks from the side lot lines	66.6			7'	
Height (in metres)	7m			6m	
Dimensions or floor area	1800sqf			1200sqf	
Date constructed	1998				

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

- | | |
|--|---|
| WATER | SEWAGE |
| publicly owned and operated piped water system <input type="checkbox"/> | publicly owned and operated piped sanitary sewage system <input type="checkbox"/> |
| privately owned and operated individual well <input checked="" type="checkbox"/> | publicly owned and operated communal septic system <input type="checkbox"/> |
| privately owned and operated communal well <input type="checkbox"/> | publicly owned and operated individual septic system <input type="checkbox"/> |
| lake or other water body <input type="checkbox"/> | privately owned and operated individual septic system <input checked="" type="checkbox"/> |
| other means: _____ <input type="checkbox"/> | privity <input type="checkbox"/> |
| | Other means: _____ <input type="checkbox"/> |

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

PART A – BASIC INFORMATION

- 1. FILE NO.: A-3/22
- 2. APPLICANT: Henry Chaput
- 3. MUNICIPALITY: Township of McNab/Braeside
(geographic Township of McNab)
- 4. LOT: 14 CONCESSION: 5 STREET: 227 Deerfield Drive

SUBJECT LANDS

- 5. COUNTY OF RENFREW OFFICIAL PLAN Land Use Designation(s): Rural and Environmental Protection
- 6. TWP OF McNAB/BRAESIDE ZONING BY-LAW 2010-49 Zone Category(s): Rural – Exception Seven (RU-E7) and Environmental Protection (EP)

7. **DETAILS OF MINOR VARIANCE REQUEST**

The applicant is requesting a minor variance to the requirements of the Township’s Zoning By-law to permit an accessory structure with a reduced side yard setback of 2 metres on the subject property.

8. **SITE PERFORMANCE STANDARDS**

<u>Zoning By-law Standard</u>	<u>Permitted</u>	<u>Proposed</u>
Section 3.3.4 Section 17.2 (d)	No accessory structure shall be located closer then 3.0 metres to any lot line. Side yard width is to be a minimum of 3.0 metres in the Rural Zone.	Accessory structure is proposed with a side yard setback of 2 metres.

9. **SITE CHARACTERISTICS AND SETTING**



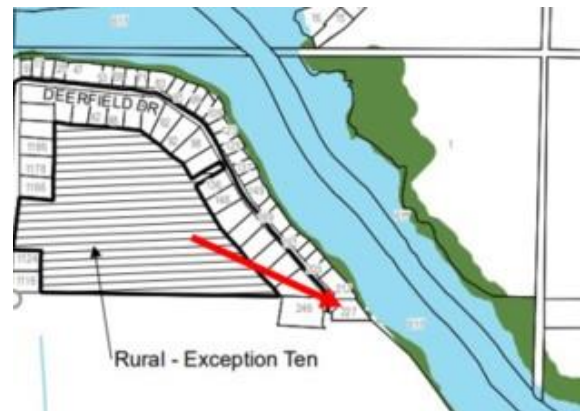
The subject property is located at the end of a cul-de-sac next to a plan of subdivision. It is 0.4 hectares in area and contains a two-storey dwelling with an attached garage. The driveway accesses Deerfield Drive from the south. The lot is serviced by private well and septic systems. The northern portion of the lot is tree-covered, and fronts onto the Madawaska River.

The lot is located next to a residential subdivision at the end of Kippen Road. The subdivision consists entirely of single detached dwellings on small lots with frontage on Deerfield Drive, and some lots have frontage on the Madawaska River. All of the lots are serviced by individual well and septic systems. While some of the lots with frontage on the Madawaska River have a steep slope to the water, the subject property has a gentle slope to the edge of the water.

The property directly to the east is quite large, the dwelling is located about 300 metres from the subject lands, and the lands between the dwellings are significantly tree-covered. The lot immediately to the west is a vacant road allowance owned by the Township. The next habitable lot to the west has been developed with a single detached dwelling and garage. To the south, on the far side of the cul-de-sac turnaround, there is a lot with a single detached dwelling on a relatively open lot.

10. **OFFICIAL PLAN**

The subject lands are designated as Rural and Environmental Protection under the County of Renfrew Official Plan. The Rural designation applies to the majority of the lot, and the Environmental Protection designation applies to a small strip of the shoreline of the Madawaska River. Section 5.3(1) permits limited low density residential development. Section 8.3(1) limits the land use to those that do not disturb soil, vegetation or watercourses, such as passive recreation, forestry or boat moorings.



Section 2.2(9)(e)(4) of the Official Plan applies to waterfront development in the Township of McNab/Braeside. The policy states that along the Madawaska River, a one-zone approach to flooding applies and that for properties upstream from the Stewartville Dam, lands below the 146.3 metre geodetic contour may be susceptible to flooding. The proposed accessory structure is set back at a distance great enough that flooding is not a concern.

Section 2.2(11) addresses policies for water setbacks and protection of shoreline integrity. No buildings or structures are to be erected at a distance less than 30 metres from the high water mark. The proposed garage would be located at a distance of approximately 91 metres from the high water mark, which meets the minimum setback distance.

11. ZONING BY-LAW

The subject property is zoned as Rural – Exception Seven (RU-E7) and Environmental Protection (EP). Section 17.3(g) states that in the RU-E7 Zone, the only permitted uses shall be single detached dwellings. Section 17.2(d) directs that there is a minimum side yard width of 3 metres for any building or structure in any RU Zone. Section 20.1 does not permit the construction of any building or structure in any Environmental Protection (EP) Zone.

Section 3.3 of the Zoning By-law outlines the provisions for accessory buildings and structures. Subsection 3.3.3 states that no accessory building shall be located within any minimum required exterior side yard depth. Subsection 3.3.4 requires that an accessory building shall not be located closer than 3 metres to any lot line. Subsection 3.3.7 states that accessory buildings shall not be constructed on lands which are prone to flooding.

Section 3.23 outlines setback requirements for buildings and structures. Subsection 3.23(c) directs that no structure shall be erected in any zone unless the building meets a minimum setback requirement of 10 metres from the road centreline, and that the minimum front yard depth for the Zone is met. Subsection 3.23(d) requires a minimum setback of 30 metres from the high water mark.



12. STUDIES

No studies were submitted with the application for Minor Variance. None are required for the proposed accessory structure.

13. 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 application for minor variance is to provide relief from the provision for the minimum side yard depth of an accessory building. Both the Official Plan and the Zoning By-law permit accessory structures to a residential use. Section 3.3.3 of the McNab/Braeside Zoning By-law states that the minimum required side yard depth is 3 metres. This requirement is echoed in Section 17.2(d) of the RU Zone provisions. The EP Zone does not permit development or site alteration under Section 20.1 of the Zoning By-law.

The existing two-storey dwelling with an attached garage, septic system, and well are situated in the centre of the lot. The driveway extends from the attached garage to Deerfield Drive from the south east. The proposed 1200 square foot garage is to be located in the south eastern corner of the lot, next to the entrance to the property from Deerfield Drive.

The new accessory structure is to be set back 7.62 metres from the front lot line, and 91.4 metres from the rear lot line on the Madawaska River. The proposed accessory structure would have a side yard setback of 2 metres, which does not meet the Zoning By-law, however, a reduction in distance of one metre is considered to be minor. All other setback requirements of the general provisions and RU Zone would be met, including the water setback. The EP Zone would not be disturbed by the proposed accessory structure.

The impact of the garage visually would be minimal. The lot directly to the east is quite large, and the dwelling is not visible from the subject property. The lot directly across Deerfield Drive would be able to view the garage clearly, however no critical views would be obstructed by the garage. No other lots would be visually impacted by the accessory structure, as the subject property is located at the end of a cul-de-sac.

The proposed accessory structure is to be located in close proximity to an existing Hydro and Bell service line. Information about the proposed building was circulated to both agencies, and since no comments were received, it can be concluded that there were no objections from Hydro or Bell. Due to the proximity of the subject lands to the Stewartville Generating Station, OPG was also given notice of the proposal. No negative comments were received regarding the application. The Township of McNab/Braeside Public Works Department was also asked for comments on the proposed accessory structure, and the CBO required the garage to be no more than 5 metres in height. There were no other concerns from the Township.

In conclusion, the proposed use conforms to both the County of Renfrew Official Plan and Township Zoning By-law. The development is a desirable use of the land in the context of the neighbourhood and can be considered minor in nature.

14. **RECOMMENDATIONS**

That the minor variance be approved to permit an accessory structure with a side yard setback of 2 metres, as proposed at 227 Deerfield Drive.

Date: May 24, 2022
Prepared by: Laura Jamieson
Junior Planner
Reviewed by: Bruce Howarth, MCIP, RPP
Manager of Planning Services

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