



**ARNPRIOR**

**Town of Arnprior**

**Committee of Adjustment Meeting**

**Date: Tuesday, July 22<sup>nd</sup>, 2025**

**Time: 7:00 p.m.**

**Location: Council Chambers, 2<sup>nd</sup> Floor, Town Hall  
105 Elgin Street West, Arnprior**

- 1. Call to Order**
- 2. Roll Call**
- 3. Land Acknowledgement Statement**
- 4. Adoption of Agenda (Additions/ Deletions)**
- 5. Disclosures of Pecuniary Interest**
- 6. Adoption of the Minutes of Previous Meeting(s)**
  - a) **April 30, 2025** (Page 1-5)
- 7. Presentations/ Delegations**
- 8. Matters Tabled/ Deferred/ Unfinished Business**
- 9. New Business**
  - a) **B2 to B5-25 –43, 51 and 53 Leo Moskos St.** - Consent applications to adjust the lot lines between four existing parcels to better fit the model of homes being proposed (Page 6-19)
  - b) **A01 to A03-25 – 55, 59 and 63 Leo Moskos St.** - Minor variance applications to increase the maximum driveway width from “50% of the frontage of the lot up to a maximum of 7.0 meters” to “50% of the frontage of the lot up to a maximum of 9.0 meters” (Page 20-41)
  - c) **A04 and A05-25 – 23 and 27 Leo Moskos St.** - Minor variance applications to reduce the required setback to watercourse from 30 m to 24.4 m for 23 Leo Moskos St. and to 27.0 m for 27 Leo Moskos St. (Page 42-74)
- 10. Adjournment**

**Full Distribution:** Committee of Adjustment



**Minutes of the Committee of Adjustment Meeting  
April 30<sup>th</sup>, 2025  
7:00 PM  
Council Chambers, Town Hall**

**Committee and Staff Attendance**

**Committee Members Present:**

Murray Chown, Chair  
Ted Strike, Councillor  
Peter Anas, Committee Member  
Bradley Samuel, Committee Member

**Town Staff Present:**

Alix Jolicoeur, Secretary-Treasurer  
Kaila Zamojski, Town Clerk  
Kaitlyn Wendland, Deputy Clerk

**Committee Members Absent:**

**1. Call to Order**

Chair Murray Chown called the Committee of Adjustment meeting to order at 7:00 PM and welcomed those present.

**2. Roll Call**

The roll was called, with all Members of the Committee being present.

**3. Land Acknowledgement**

Chair Murray Chown asked everyone to take a moment to acknowledge and show respect for the Indigenous Peoples as traditional stewards of the land we operate on, by stating:

“I would like to begin by acknowledging that the land on which we work, and gather is the traditional unceded territory of the Anishinaabe People. This Algonquin Nation have lived on this land for thousands of years, long before the arrival of the European settlers, and we are grateful to have the opportunity to be present in this territory.”

**4. Adoption of the Agenda**

Resolution

Moved by Ted Strike

Seconded by Bradley Samuel

**Be It Resolved That** the agenda for the Committee of Adjustment Meeting dated Wednesday, April 30<sup>th</sup>, 2025, be adopted as amended to add a discussion regarding Procedure By-law, Code of Conduct and Integrity Commissioner Requirements prior to item 10 on the agenda, and move item 6 (adoption of the minutes) to follow item 9.

Resolution Carried

**5. Disclosure of Pecuniary Interest**

Committee Member Bradley Samuel declared a Pecuniary Interest for Agenda Items 9(a), 9(b), and 9(c).

**7. Presentations/Delegations**

None

**8. Matters Tabled/Deferred/Unfinished Business**

**a) A12/24 – 132 Mac Beattie Drive – Minor Variance Application**

Chair Murray Chown asked staff to provide an overview of the application. Alix Jolicoeur, Secretary-Treasurer, provided an overview of the application. The applicant provided feedback about the application process to the Committee. There were no other comments received from the public.

Resolution

Moved by Peter Anas

Seconded By Ted Strike

**That** the minor variance application A12/24 for 132 Mac Beattie Drive be approved.

Resolution Carried

Bradley Samuel left the room at 7:07 PM.

**9. New Business**

Chair Murray Chown introduced the applications B5/24, B6/24 and B7/24, all for the same applicant, and asked the applicant to provide an overview. Committee Members asked the applicant if the intention is to sell the severed parcels, to

which the applicant responded yes. Staff provided information about the severance process in relation to the zoning elements as well.

One public comment was received from Katherine Richard (253 John St. N.) who asked the committee about the right-of-way that she has on the church's property as well as environmental impacts to the surrounding trees. Chair Murray Chown responded that the driveway right-of-way is not germane to this application and that the resident could confirm the legal status of this right-of-way. He also indicated that it would be up to the property owner to protect any trees.

**a) B5/24 – 258 Albert St – Application for Consent**

Resolution

Moved by Peter Anas

Seconded By Ted Strike

**That** the application for consent B5/24 for 258 Albert Street be approved with the following conditions:

1. That a registered Plan of Survey in conformity with the site plan depicting the severed lands be supplied to the Secretary-Treasurer of the Committee of Adjustment.
2. That a zoning by-law amendment application for the area of land currently zoned Residential One that will form part of the retained lot be approved to amend the zoning from Residential One to Institutional.
3. That the existing shed that is currently located partially on both the retained and severed lots be removed from the subject properties or relocated in conformance with applicable setbacks for an accessory structure.

Resolution Carried

**b) B6/24 – Albert St – Application for Consent**

Resolution

Moved by Ted Strike

Seconded By Peter Anas

**That** the application for consent B6/24 for Albert Street be approved with the following conditions:

1. That a registered Plan of Survey in conformity with the site plan depicting the severed lands be supplied to the Secretary-Treasurer of the Committee of Adjustment.

2. That a zoning by-law amendment application for the severed lot and orphaned parcel be approved to amend the zoning from Institutional to Residential One and that the appeal period has ended with no appeals, or all appeals have been resolved.
3. That the value of 5% of the severed lands be conveyed to the Town of Arnprior as cash-in-lieu of parkland in accordance with by-law 7531-24, as amended.

Resolution Carried

**c) B7/24 – 24 Ottawa St – Application for Consent**

Resolution

Moved by Peter Anas

Seconded By Ted Strike

**That** the application for consent B7/24 for 24 Ottawa Street be approved with the following conditions:

1. That a registered Plan of Survey in conformity with the site plan depicting the severed lands be supplied to the Secretary-Treasurer of the Committee of Adjustment.
2. That a zoning by-law amendment application for the severed lot and orphaned parcel be approved to amend the zoning from Institutional to Residential One and that the appeal period has ended with no appeals, or all appeals have been resolved.

Resolution Carried

Chair Murray Chown thanked the applicant for their three applications and asked staff to provide an overview of the decision process.

Bradley Samuel returned to the room at 7:23 PM.

**d) B1/25 – 8 Gardner St – Application for Consent**

Chair Murray Chown asked the applicant to provide an overview of the application. There were no questions or comments from Committee Members. Alix Jolicoeur, Secretary-Treasurer, provided an overview of the recommendation from staff and read aloud the one written public comment that had been received.

Resolution

Moved by Bradley Samuel

Seconded By Ted Strike

**That** the application for consent B1/25 for Albert Street be approved with the following conditions:

1. That That the value of 5% of the severed lands be conveyed to the Town of Arnprior as cash-in-lieu of parkland in accordance with by-law 7531-24, as amended.
2. That a registered Plan of Survey in conformity with the site plan depicting the severed lands be supplied to the Secretary-Treasurer of the Committee of Adjustment.

Resolution Carried

**6. Adoption of the Minutes of the Previous Meeting(s)**

Resolution

Moved by Bradley Samuel

Seconded by Peter Anas

**That** the minutes for the February 5<sup>th</sup>, 2025 Committee of Adjustment meeting be adopted, as amended to include the name of the applicant who appeared at the public meeting.

Resolution Carried

**Additional Item: Procedure By-law, Code of Conduct & Integrity Commissioner Requirements**

Kaila Zamojski, Town Clerk, provided an overview of recent training that was shared by the Town's Integrity Commissioner and responded to questions from Committee Members. The Town Clerk also reminded Committee Members about key elements of the Procedure By-law and discussed best practices.

**10. Adjournment**

Resolution

Moved by Peter Anas

Seconded by Ted Strike

**That** the Committee of Adjustment meeting adjourn at 7:48 PM.

Resolution Carried



## Town of Arnprior Committee of Adjustment Report

**File Number:** B02 to B05-25

**Meeting Date:** July 22, 2024

**Report Author:** Alix Jolicoeur, Manager of Community Services/Planner

**Re:** Application for consent - lot line adjustments for vacant parcels on Leo Moskos St.

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### Application Overview:

**Owner:** 2273710 Ontario Inc. (O/A Campanale), Cody Campanale

**Location of Property:** 43, 51 and 55 Leo Moskos St., legally described as Plan 49M-75 lots 101, 102 and 104, Arnprior, Ontario.

### Purpose of Application

The purpose of the application is to adjust the lot lines between four existing parcels to better fit the model of homes being proposed.

### Background:

**Official Plan:** Low / Medium Density Residential and Environmental Protection

**Zoning:** Residential Three with exception 11 (R3\*11) with a portion at the rear of the property zoned Environmental Protection

The subject properties are part of the Callahan Estates subdivision currently under development by Campanale Homes. The subject lands include 3 lots (101, 102 and 104 on Plan 49M75). The lot layouts, as submitted with the applications, are in attachment.

The proposed lot line adjustments are shown on the lot line adjustment plan in Attachments 2 and 3. Attachment 2 is a color-coded plan showing the lots to be enlarged. Attachment 3 is a survey plan showing the parts to be severed.

Part 1 on the survey plan in attachment 3 will be severed from 43 Leo Moskos St. (lot 104 on Plan 49M-75) and will enlarge 47 Leo Moskos St. (lot 103 on Plan 49M-75).

Part 2 on the survey plan in attachment 3 will be severed from 51 Leo Moskos St. (lot 102 on Plan 49M-75) and will enlarge 47 Leo Moskos St. (lot 103 on Plan 49M-75).

Part 3 on the survey plan in attachment 3 will be severed from 51 Leo Moskos St. (lot 102 on Plan 49M-75) and will enlarge 55 Leo Moskos St. (lot 101 on Plan 49M-75).

Part 4 on the survey plan in attachment 3 will be severed from 55 Leo Moskos St. (lot 101 on Plan 49M-75) and will enlarge 53 Leo Moskos St. (lot 102 on Plan 49M-75).

## Planning Analysis:

### Provincial Planning Statement, 2024

The Provincial Policy Statement, 2024, requires that municipalities provide for an appropriate range and mix of housing options to meet projected needs of current and future residents by “permitting and facilitating all types of residential intensification including... development and introduction of new housing options within previously developed areas...” (2.2.1. b) 2.)

The proposed lot line adjustments are requested in order to support the development of the subject properties and the lot to be enlarged as single-detached dwellings with 2 additional dwelling units. The lot line adjustment would allow for a development type that results in residential intensification within a developed area on existing municipal services.

### Town of Arnprior Official Plan

The subject property is designated Low / Medium Density Residential and Environmental Protection.

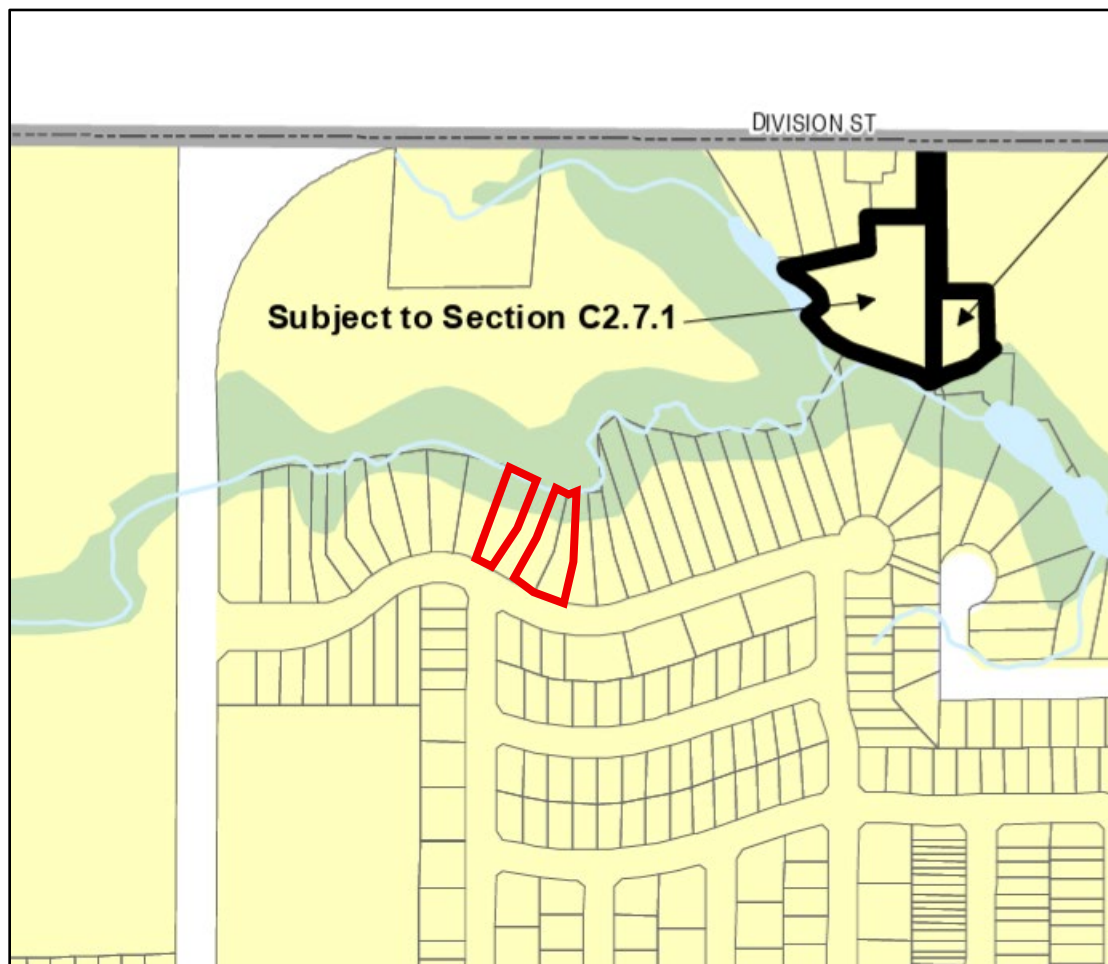


Figure 1 Part of the Town of Arnprior Official Plan Schedule A, Land Use showing the designation of the subject and surrounding properties

Lands designated Low/Medium Density Residential Area are envisioned to provide a variety of housing forms. The objectives of the Low / Medium Density Residential designation are to:

- (a) Provide for new housing opportunities to meet the Town's projected housing needs;
- (b) Provide for a range of housing types and forms to ensure accessible, affordable, adequate, and appropriate housing for all socio-economic groups;

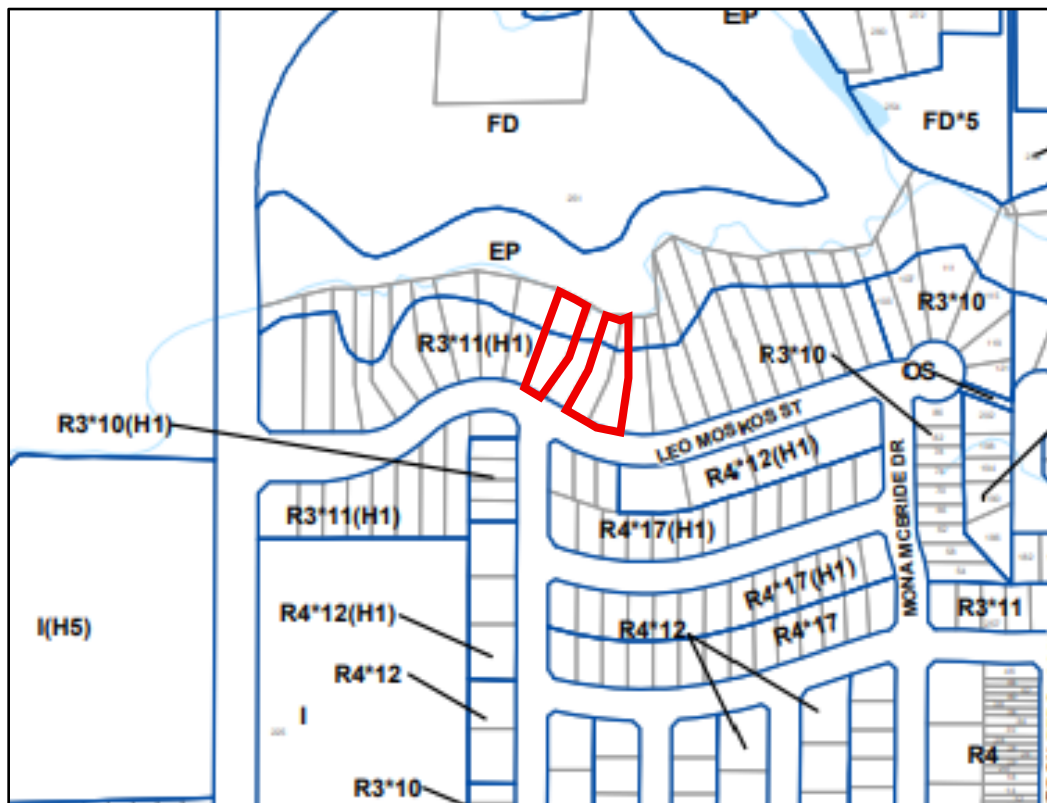


- (c) Achieve more compact forms of residential development in a manner that is compatible with the character and pattern of adjacent surrounding development;
- (d) Ensure that new residential areas permit a variety of complementary and compatible land uses, including community facilities, open space areas; and,
- (e) Establish a comprehensive set of design guidelines and policies for new residential development that fosters the establishment of an urban environment that is safe, functional, sustainable, and attractive.

The intent of the Environmental Protection Area designation is to protect these features for the long term. The lot line adjustments requested do not create any new separate conveyable lots within the Environmental Protection Area. The dwellings proposed are outside the Environmental Protection Area.

### **Town of Arnprior Zoning By-law**

The subject property is zoned Residential Three with exception 11 (R3\*11) with a portion at the rear of the property zoned Environmental Protection.



*Figure 2 Part of Schedule A Town of Arnprior Zoning By-law showing the zoning of the subject and surrounding properties*

No dwellings or new separate conveyable lots are proposed within the Environmental Protection Area.

Permitted uses in the Residential Three with exception 11 (R3\*11) zone include: single-detached dwelling, semi-detached dwelling, duplex dwelling, additional dwelling units, home business, bed and breakfast establishment, childcare center, and home childcare.

Applicable provisions for the Residential Three with exception 11 (R3\*11) zone are outlined below:

Minimum lot frontage:

Single-detached dwelling: 12.0 m

Minimum front yard: 6.0 m

Minimum setback to private garage and carport: 6.0 m

Minimum rear yard: 6.0 m

Minimum interior side yard: 1.2 m

The proposed lot line adjustments would result in the following lot frontages:

43 Leo Moskos St. (lot 104 on Plan 49M-75): 12.8 m

47 Leo Moskos St. (lot 103 on Plan 49M-75): 18.2 m

51 Leo Moskos St. (lot 102 on Plan 49M-75): 16.05 m

55 Leo Moskos St. (lot 101 on Plan 49M-75): 18.06 m

The proposed retained lots and lots to be enlarged meet applicable provisions for the Residential Three Exception 11 zone for a single-detached dwelling.

**Planning Evaluation  
of  
Consent Application B02 to B5-25**

<b>Concern:</b>	<b>YES</b>	<b>NO</b>
<b>Appropriateness of Consent Process:</b>		
More than one or two lots being created		X
New municipal road will be required		X
Further severances intended		X
Past consent or subdivision applications have been processed for this site	X	
Consent activity in area has been reviewed	X	
<b>Conformity with Policy and Land Use Controls:</b>		
"Consistent With" matters of Provincial Interest	X	
Conforms to the Official Plan and any adjacent development (OP Designation <u>Low/Medium Density Residential Area and Environmental Protection Area</u> )	X	
Complies with existing or proposed Zoning By-law (Zoning: <u>Residential Three exception 11 and Environmental Protection</u> )	X	
If it does not comply, is a rezoning is required?		N/A
If it does not comply, is a minor variance is required?		N/A
<b>Evaluation of Site and Surrounding Area:</b>		
Site is suitable for proposed use	X	
Road access is adequate	X	
Dimensions and shape of lot are appropriate	X	
Consideration given to natural resources and flood control	X	
Utilities and municipal services adequate	X	
School sites adequate	X	
Any land proposed for public purposes? If yes, extent:		X

<b>Concern:</b>	<b>YES</b>	<b>NO</b>
Consideration given to physical layout as it relates to energy conservation		N/A
<b>Long Term Impact of Approval (Cumulative Effect of Many Consents):</b>		
Affect on municipal servicing costs (additional roads, snow plowing, garbage collections) and local rates of taxation		X
Negative influence on how surrounding land can or cannot be used (create remnant parcels of inappropriate size for future use)		X
Affect on safety and efficiency of road systems		X
Affect on future use of area's natural resources (will resources be available for use now and in the future)		X
Affect attractiveness of landscape (can it be enhanced with site planning, landscaping, buffers, etc.)		X
<b>Are conditions required?</b>		
Parkland Dedication		X
Road Widening		X
Drainage Plan		X
Site Plan		X
Other:  Survey Plan  Lots to be merged	X	

### **Previous/Concurrent Applications:**

Subdivision application 47-T-09001 – Approved

ZBLA approved as per by-law 6192-13

55 Leo Moskos St. is also subject to minor variance application A03-25

### **Comments:**

No comments received.

## **Recommended Conditions:**

Should the Committee find it appropriate to approve these applications, the following conditions are recommended:

1. That a registered Plan of Survey in conformity with the key map depicting the severed lands be supplied to the Secretary-Treasurer of the Committee of Adjustment.
2. That prior to issuance of the Certificate, the Applicant provide to the Secretary-Treasurer of the Land Division Committee, a copy of the existing Transfer/Deed of Land for the parcel being added to.
3. That prior to the issuance of the Certificate, the Applicant provide a solicitor's undertaking addressed to the Secretary-Treasurer of the Land Division Committee to register an Application to Consolidate the PINs of the severed lot with the abutting parcel of land to which the severed portion is being added.

## **Attachments:**

1. B02 to B05-25 Notice of public hearing
2. Site Plan showing Lot line adjustments
3. Plan of Survey part of lots 101, 102, 103 and 104 Registered Plan 49M-75, Town of Arnprior

**Attachment 1 - B02 to B05-25 Notice of public hearing**



Committee of Adjustment for the Town of Arnprior

File No. B2-25, B3-25 and B4-25

**Notice of Public Hearing**  
Application for Consent

In The Matter of Section 53, Chapter P.13 of the Planning Act, R.S.O. 1990; and  
In The Matter of an application for consent, with respect to the following:

**Location of Property:** 43, 47, 51 and 55 Leo Moskos St., Arnprior, ON

**Purpose and Effect of Consent Application:**

The purpose of the applications is to adjust the lot lines between four existing parcels to better fit the model of homes being proposed.

55 Leo Mokos St. is also subject to minor variance application A03-25.

Take notice that the consent applications will be heard by the Committee of Adjustment for the Town of Arnprior on **Tuesday, July 22<sup>nd</sup>, 2025 at 7:00 p.m.** in Council Chambers at Town Hall, 105 Elgin Street West, Arnprior, ON.

A key plan is attached. Additional information and materials regarding this application are available for inspection during regular office hours at Town Hall, 105 Elgin Street West, Arnprior.

You are entitled to attend this Public Hearing in person to express your views about the application or you may be represented by Counsel for this purpose. If you wish to make written comments on this application, they may be forwarded to the Secretary-Treasurer of the Committee of Adjustment at the address below. If you do not attend the hearing, it may proceed in your absence.

If a person or public body has the ability to appeal the decision of Corporation of the Town of Arnprior in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to Corporation of the Town of Arnprior before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

If you wish to be notified of the decision of Corporation of the Town of Arnprior in respect of the proposed consent, you must make a written request to the Corporation of the Town of Arnprior at Town of Arnprior 105 Elgin Street W., Arnprior, ON K7S 0A8

Dated this 27<sup>th</sup> day of June 2025.

**Alix Jolicoeur, M. Pl.**

Secretary-Treasurer, Committee of Adjustment

(613)-623-4231 or [planning@arnprior.ca](mailto:planning@arnprior.ca)

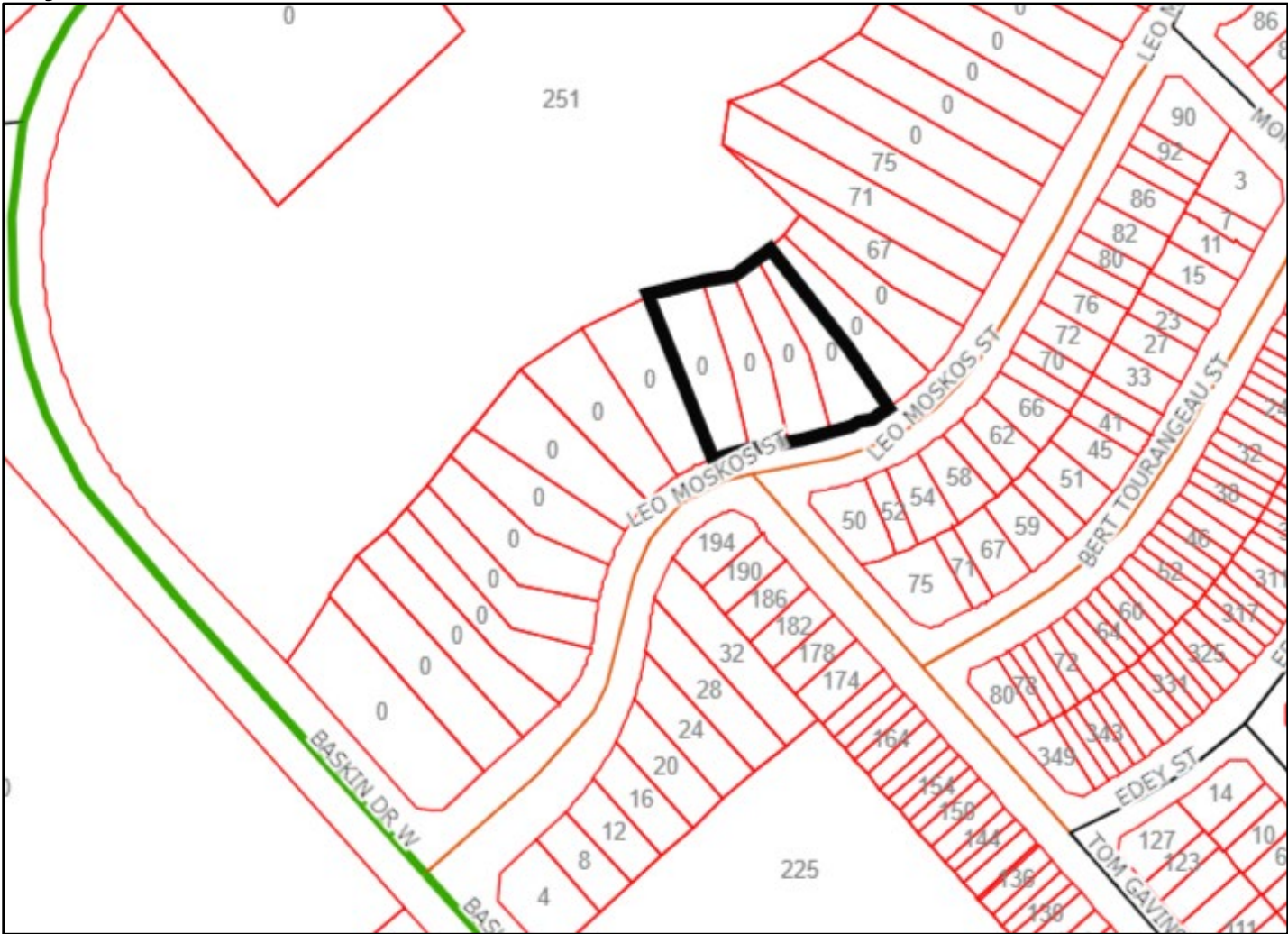
Town of Arnprior

105 Elgin Street West

Arnprior, ON K7S 0A8

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Key Plan:








**Attachment 2 - Site Plan showing Lot line adjustments**



LOT AREA ADJUSTMENTS

	AREA ADDED TO LOT 101
	AREA ADDED TO LOT 102
	AREA ADDED TO LOT 103

REVISIONS		
1		
2		
3		
4		
5		
6		

PROJECT:  
PH3 CALLAHAN ESTATES

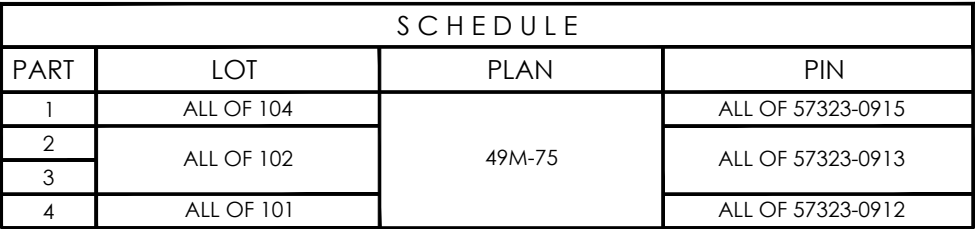
DRAWING:  
SITE PLAN - LOTS 101-104  
LOT LINE ADJUSTMENTS

DRAWN BY: MK  
SCALE: AS NOTED  
DATE: APR 26 / 2025

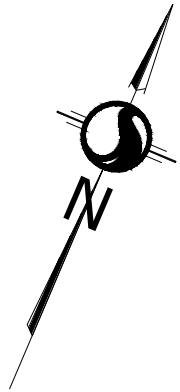


CAMPANALE HOMES  
www.campanale.com  
613-730-7000

**Attachment 3 - Plan of Survey part of lots 101, 102, 103 and 104 Registered Plan 49M-75, Town of Arnprior**



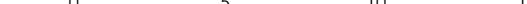
PARTS 1 TO 4 INCLUSIVE ARE SUBJECT TO EASEMENT INST. RE256794 AND RE257705.



# PLAN OF SURVEY OF LOTS 101, 102, 103 AND 104 REGISTERED PLAN 49M-75

TOWN OF ARNPRIOR  
COUNTY OF RENFREW

Scale 1:250



5 0 5 10 15 METRES

Stantec Geomatics Ltd.

THE INTENDED PLOT SIZE OF THIS PLAN IS 610mm IN WIDTH BY 458mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:250.

## METRIC CONVERSION

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES  
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

## GRID SCALE CONVERSION

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999890.

### BEARING NOTE

BEARINGS ARE MTM GRID AND ARE REFERRED TO A TRAVERSE LINE PER THE ARCHIVES  
OF STANTEC GEOMATICS LTD., HAVING A BEARING OF N70°00'05"E.

## LEGEND

□	DENOTES	FOUND MONUMENTS
IB	"	SET MONUMENTS
IB	"	IRON BAR
IB	"	ROUND IRON BAR
SSIB	"	STANDARD IRON BAR
SSIB	"	SHORT STANDARD IRON BAR
CC	"	CUT CROSS
CP	"	CONCRETE PIN
WIT	"	WITNESS
PIN	"	PROPERTY IDENTIFICATION NUMBER
MEAS	"	MEASURED
PL	"	REGISTERED PLAN 49M-75
SG	"	STANTEC GEOMATICS LTD.
SG1	"	SG COORDINATE FILE FOR PL
DW	"	DIVISION WALL
ORP	"	OBSERVED REFERENCE POINT

## SURVEYOR'S CERTIFICATE

CERTIFY THAT :

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE XXth DAY OF XXXX, 2025.

DATE \_\_\_\_\_

M.A. ABDUL ALI  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-XXXXX

**Stantec Geomatics Ltd.**

CANADA LANDS SURVEYORS  
ONTARIO LAND SURVEYORS  
1331 CLYDE AVENUE, SUITE 400  
OTTAWA, ONTARIO, K2C 3G4  
TEL. 613.722.4420  
[stantec.com](http://stantec.com)

DRAWN: GS	CHECKED: MA	PM: AK	FIELD: XX	PROJECT No.: 161650000-109
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## **Town of Arnprior Committee of Adjustment Report**

**File Number:** A01 to A03-2025

**Meeting Date:** July 22, 2025

**Report Author:** Alix Jolicoeur, Manager of Community Services/Planner

**Re:** Applications for Minor Variances for 55, 59 and 63 Leo Moskos St., Arnprior

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### **Application Overview:**

**Agent/Owner:** 2273710 Ontario Inc. (O/A Campanale), Cody Campanale

**Location of Property:** 55, 59 and 63 Leo Moskos St., legally described as Plan 49M-75 lots 99, 100, and 101, Arnprior, Ontario.

### **Purpose of Application**

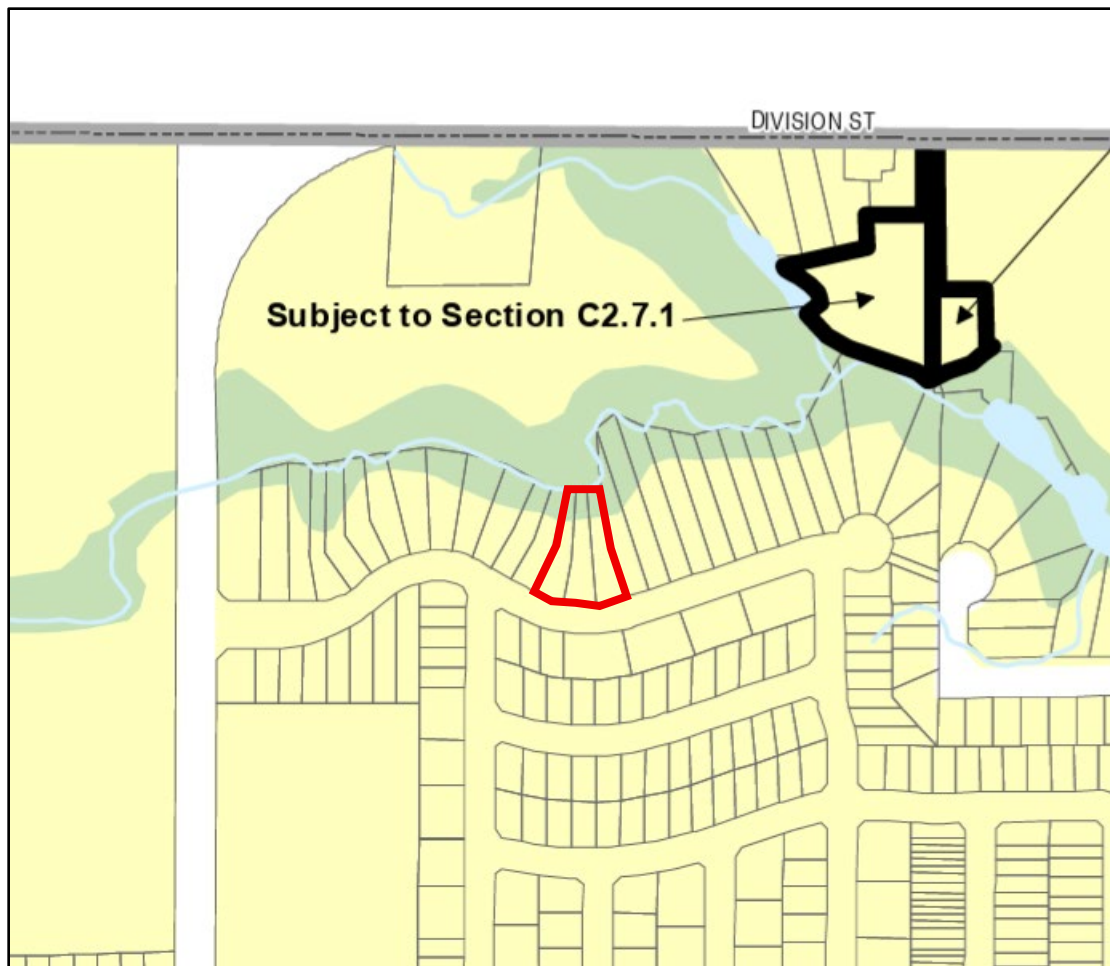
Permission is requested for variance from Section 6.4.3(d) of the Town of Arnprior Zoning By-law No. 6875-18, to increase the maximum driveway width from “50% of the frontage of the lot up to a maximum of 7.0 meters” to “50% of the frontage of the lot up to a maximum of 9.0 meters”

### **Background:**

The subject properties are part of the Callahan Estates subdivision currently under development by Campanale Homes. The subject lands includes 3 lots (99 to 101 on Plan 49M75). The lot layouts, as submitted with the applications, are in attachment.

### **Official Plan:**

Schedule A (Land Use) of the Official Plan (OP) designates the subject lands as Low / Medium Density Residential and Environmental Protection. The development proposed is outside of the portions of the properties designated Environmental Protection.



*Figure 1 Part of the Town of Arnprior Official Plan Schedule A, Land Use showing the designation of the subject and surrounding properties*

Lands designated Low/Medium Density Residential Area are envisioned to provide a variety of housing forms. The objectives of the Low / Medium Density Residential designation are to:

- (a) Provide for new housing opportunities to meet the Town's projected housing needs;
- (b) Provide for a range of housing types and forms to ensure accessible, affordable, adequate, and appropriate housing for all socio-economic groups;
- (c) Achieve more compact forms of residential development in a manner that is compatible with the character and pattern of adjacent surrounding development;
- (d) Ensure that new residential areas permit a variety of complementary and compatible land uses, including community facilities, open space areas; and,
- (e) Establish a comprehensive set of design guidelines and policies for new residential development that fosters the establishment of an urban environment that is safe, functional, sustainable, and attractive.

Subsection C2.5 Design Considerations in New Development Areas item g) states "The spacing, width and number of driveways shall be configured to enhance visual appeal and safety for people using sidewalks and streets and to provide for on street parking, while providing appropriate locations for snow storage."

## Zoning:

The subject properties are zoned Residential Three with exception 11 (R3\*11) with a portion at the rear of the property zoned Environmental Protection. The portion of the lot zoned Environmental Protection is not impacted by the proposed development.

The Residential Three exception 11 zone permits single detached dwellings as well semi-detached dwellings, duplex-dwellings and additional dwelling units and exception 11 permits all uses in the R3 zone. The R3 is a low to medium density residential zone that provides for a mix of ground-oriented dwellings with modest forms of density.

The proposed single-detached dwellings with 2 additional dwelling units are permitted by the applicable zoning. The proposed dwelling unit meets all applicable setbacks to lot lines, and minimum parking requirements. The dwelling unit locations as proposed meet the required minimum 30 m setback to the watercourse.

Section 6.4.3 of the Zoning By-law states that:

- d) The maximum width of a driveway leading to a private garage or carport that is attached to a single detached dwelling or each unit in a semidetached dwelling is 50% of the frontage of the lot up to a maximum of 7.0 metres.*

The minor variances in the subject applications relate to the combined width of driveways on each lot.

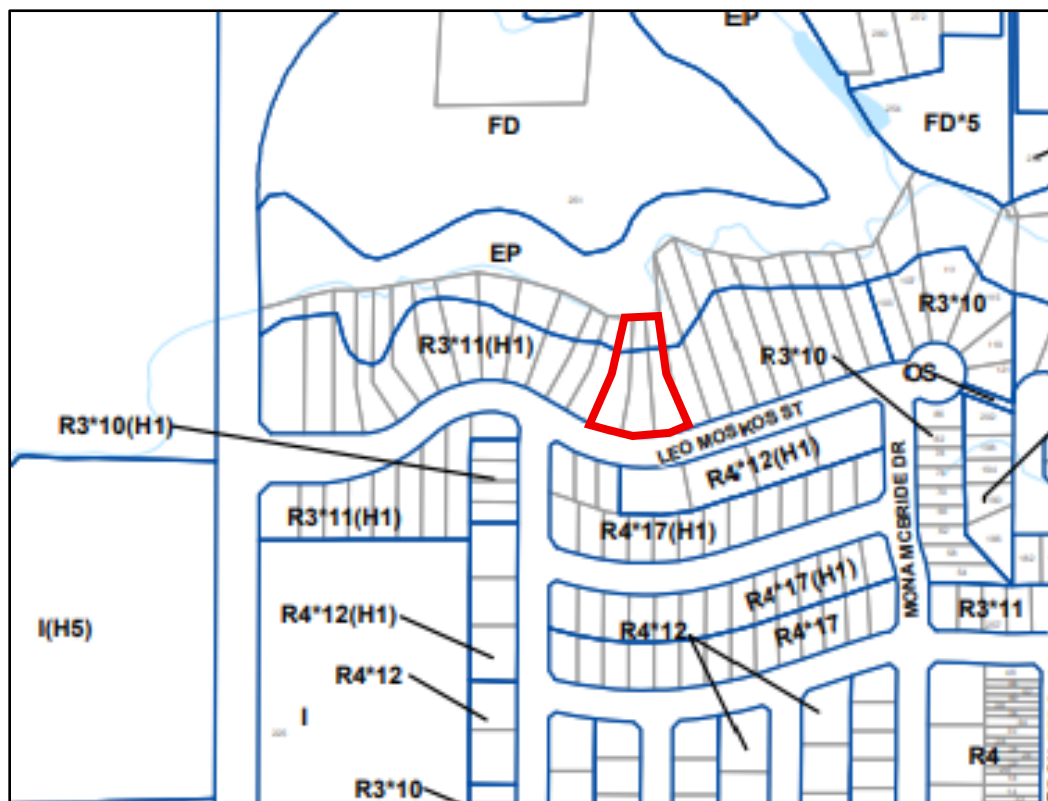


Figure 2 Part of Schedule A Town of Arnprior Zoning By-law showing the zoning of the subject and surrounding properties



## **Planning Analysis:**

Planning Staff have evaluated the requested minor variance(s) pursuant to the prescribed tests as set out in Section 45 (1) of the Planning Act, as follows:

### **1. Does the proposed variance meet the general intent and purpose of the Official Plan?**

The intent of the Low/Medium Density Residential Area designation is to accommodate a variety of housing forms as well as to meet the Town's projected housing needs. The policies within this designation also refer to a range of housing types and forms to ensure accessible, affordable, and appropriate housing for all socio-economic groups. The applicant has selected lots with wide frontages to ensure that the ratio of driveway to landscaped frontage remains compatible with other housing that will be developed within the subdivision. The proposed driveways do not exceed the maximum 50% of the lot frontage.

*Staff are of the opinion that the requested variances are in keeping with the general intent and purpose of the Official Plan.*

### **2. Does the proposed variance meet the general intent and purpose of the Zoning By-law?**

The intent of the maximum driveway width in the Residential Three (R3) zone is to ensure that neighbourhood streetscapes are designed to minimize driveway widths in order to accommodate permeable landscaping for stormwater management, allow for snow storage, space for on street parking, pedestrian safety and that driveways specifically are sited to allow for street trees and/or avoid tree loss along the front of residential properties.

*As the driveways do not exceed 50% of the lot frontage and are broken up into 2 driveways, staff are of the opinion that the proposed variance maintains the general intent and purpose of the Zoning By-law.*

### **3. Is the proposed variance considered desirable for the appropriate development of the land?**

The proposed 3 units dwellings and driveways have been designed to meet the intent of the Official Plan and Zoning By-law balancing the needs of future residents and neighbourhood vision of the Town. Each property will have 50% or more of frontage to accommodate landscaping and street trees as well as maintain the low to moderate density housing typology in the new subdivision.

*Staff are of the opinion that the requested variance is desirable for the appropriate development of the land.*

### **4. Is the proposed variance considered minor in nature?**

*It is the opinion of Staff that the proposed variance is minor in nature as the proposed driveways will not negatively impact the development of the neighbourhood. The requested zoning relief with respect to the required maximum driveway width for the three units dwellings will not result in negative impacts to the neighbourhood, streetscape or functionality of the subject lands and abutting properties.*



**Previous/Concurrent Applications:**

Subdivision application 47-T-09001 – Approved

ZBLA approved as per by-law 6192-13

**Comments:**

No public comment was received.

**Attachments:**

1. A01 to A03-25 Public Hearing Notice
2. Supporting Documents Minor Variance Application A01-2025 63 Leo Moskos St.
3. Supporting Documents Minor Variance Application A02-2025 59 Leo Moskos St.
4. Supporting Documents Minor Variance Application A03-2025 55 Leo Moskos St.

**Attachment 1: A01 to A03-25 Public Hearing Notice**

**Notice of Public Hearing**  
Application for Minor Variance

In The Matter of Section 45, of the Planning Act, R.S.O. 1990; and  
In The Matter of an application for minor variance, with respect to the following:

Take notice that the minor variance application will be heard by the Committee of Adjustment for the Town of Arnprior on **Tuesday, July 22<sup>nd</sup>, 2025, at 7:00 p.m.** in Council Chambers at Town Hall, 105 Elgin Street West, Arnprior, ON.

Location of Property: 55, 59 and 63 Leo Moskos St., Arnprior ON

**Purpose and Effect of Minor Variance Application:**

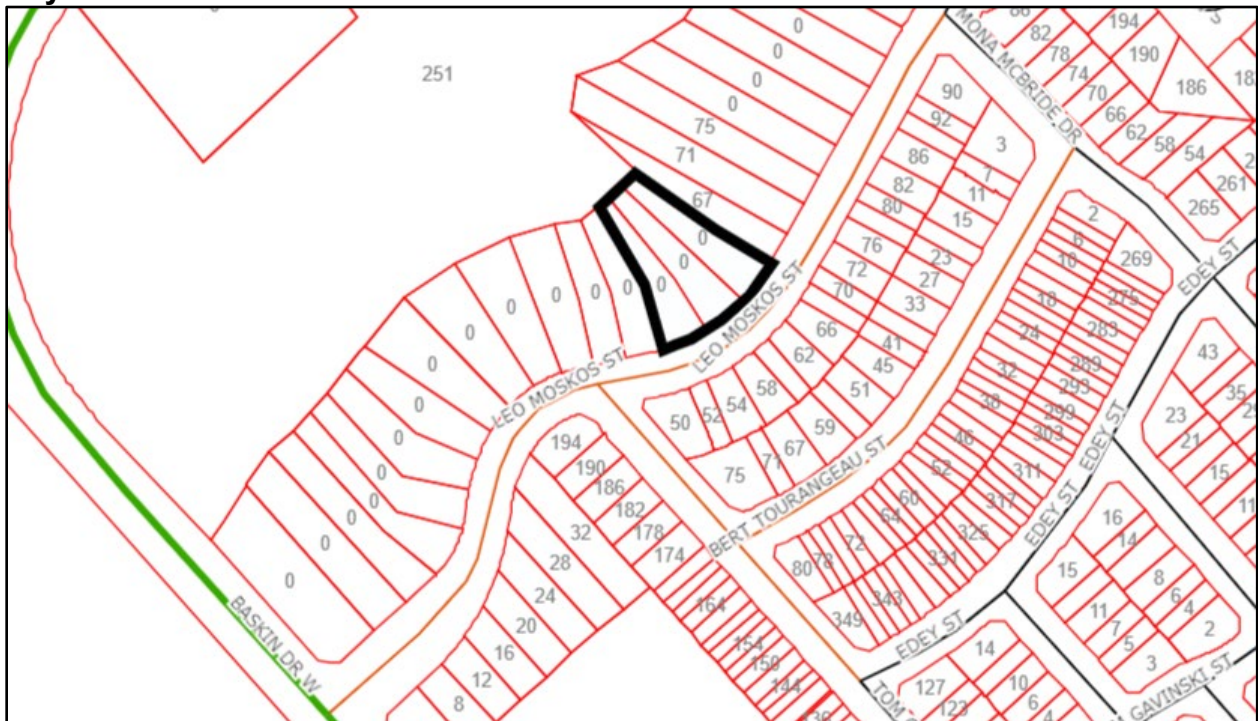
Permission is requested for variance from Section 6.4.2 g) of the Town of Arnprior Zoning By-law No. 6875-18, to increase the maximum driveway width from “50% of the frontage of the lot up to a maximum of 7.0 meters” to “50% of the frontage of the lot up to a maximum of 9.0 meters”

Official Plan: Low/Medium Density Residential Area  
Zoning: Residential Three Exception 11 (R3\*11)

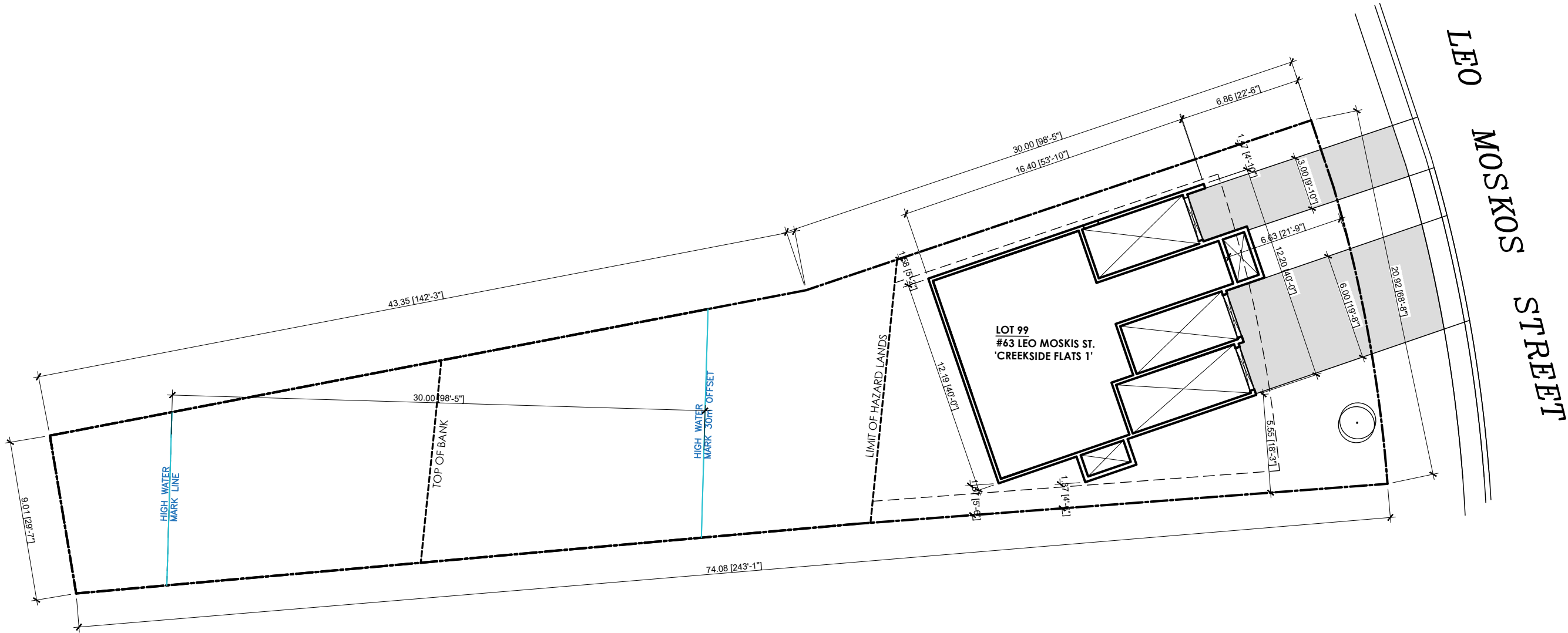
If you are receiving this notice because you are the owner of property in the area of the minor variance that contains seven or more residential units, you must also post this notice in a location that is visible to all of the residents of your property.

Copies of the proposed minor variance, and any additional information relating to the proposal, are available for inspection by contacting the Planning office at 613-623-4231 ext. 1816 during regular office hours or by emailing [planning@arnprior.ca](mailto:planning@arnprior.ca).

**Key Plan:**







CURRENT ZONE: R3-11		
PROPOSED USE: SINGLE DWELLING WITH (2) ADDITIONAL DWELLING UNITS		
<b>ZONING PROVISIONS</b>	<b>REQUIRED</b>	<b>PROPOSED</b>
MIN. FRONTAGE	12m	20.92m
SETBACKS:		
MIN FRONT YARD:	6.0m	6.63m
MIN EXT SIDE YARD:	4.5m	N/A
MIN INT SIDE YARD:	1.2m	1.37m
MIN REAR YARD:	6.0m	>7.5m
MAX. HEIGHT	10.5m	<10.5m
DRIVEWAY:		
MAX DRIVEWAY WIDTH	50% OF FRONTAGE (MAX. 7m)	
PROPOSED DRIVEWAY WIDTH: 43% (9.0m)		

LOT LINE

LINE OF SETBACKS

ASPHALT DRIVEWAY

1.5m WOOD OR PVC FENCE

TREE LOCATION - SEE SUBDIVISION LANDSCAPING PLAN FOR SPECIES AND PLANTING DETAILS

LIMIT OF DEVELOPMENT (HAZARD LINE)

HIGH WATER MARK / 30m OFFSET LINE



REVISIONS		
1		
2		
3		
4		
5		
6		

PROJECT:  
PH3 CALLAHAN ESTATES  
LOT 99

DRAWING:  
SITE PLAN

DRAWN BY: MK  
SCALE: AS NOTED  
DATE: APR 26 / 2025



CAMPANALE HOMES  
www.campanale.com  
613-730-7000

A1.1

## **APPLICANT FOR MINOR VARIANCE #1**

**Property Address:** 63 Leo Moskos St.

**Action:** We are requesting relief from Section 6.4.3 d) of the zoning bylaw which stipulates that the maximum width of a driveway leading to a private garage or carport that is attached to a single detached dwelling or each unit in a semi-detached dwelling is 50% of the frontage of the lot up to a maximum of 7.0m.

**Proposed Provision:** We are requesting that the maximum width of a driveway leading to a private garage or carport that is attached to a single detached dwelling or each unit in a semi-detached dwelling allow for a maximum of 9.0m.

**Relief:** This would result in a difference of 2.0m from what exists in the current zoning bylaw.

**Proposal on Subject Land:** It is proposed that a single-family home with two additional dwelling units be built on the subject property with a total of 3 garage spaces.

**Reason for Relief:** To accommodate the driveway leading to each garage space the total maximum width of the driveway has to be increased.

**Consistency with PPS:** This proposal is in line with the Provincial Policy Statement, 2024 by supporting several key initiatives within the policy: Section 2.1.4, Section 2.2.1 b) & c), and Section 2.3.2 a & b).

### **4-Prong Test:**

#### ***1. Is the Application Minor?***

The requested variances are minor, involving modest adjustments that align with the intent of the Zoning By-law and the Official Plan. They support crucial intensification while enhancing neighborhood character. The deviations are marginal and are not expected to create undue adverse impacts on neighbouring properties.

The variance for driveway width would facilitate the construction of garage spaces that could accommodate 3 cars as well as an additional parking space in the driveway. This variance, which allows for additional parking will assist with keeping cars from parking within the ROW, therefore reducing this impact on neighbouring properties and the surrounding area.

**2. *Is the application desirable for the appropriate development of the lands in question?***

The variance is desirable as it allows for a product design that better utilizes the property while evolving towards the vision of the neighbourhood which allows for 3 units per lot as of right. The requested variance does not preclude the ability of the proposed development to meet other requirements in the Zoning By-law and will continue to allow the subject site and neighbouring properties to develop in a manner complementary with the built form of the surrounding area. The variance supports a more desirable and sensitively designed development that includes critical densification and enhancement of the adjacent public realm while keeping the appearance of a single-family home per lot. The variances are not expected to generate any undue adverse impacts on neighbouring properties and support the planned growth of a residential subdivision with various unit types and topographies.

**3. *Does the application conform to the general intent of the Zoning By-Law?***

The subject site is designated as R3-11 in the Town of Arnprior Zoning By-law. The intent of the R3 zone is to accommodate a combination of residential unit typographies of low-medium density. The proposed development conforms in every way to the current zoning by-law except the maximum driveway width.

A zoning compliance table has been provided on the lot plan provided in support of this Committee of Adjustment application.

The variance maintains the Zoning By-law's intent by meeting the vast majority of the performance standards while ensuring that the proposed development contributes to the area's future vision.

**4. *Does the application conform to the general intent of the Official Plan?***

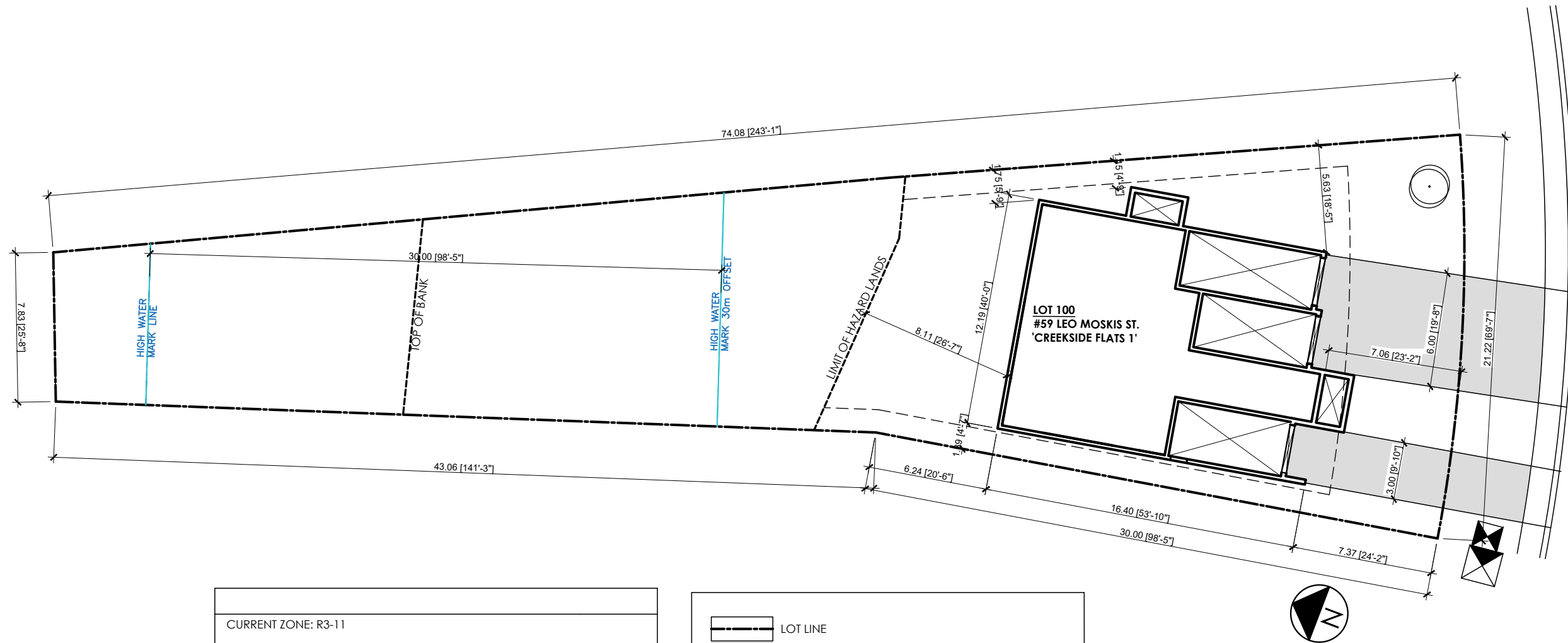
The subject site is designated Low / Medium Density Area within the Town of Arnprior Official Plan. The proposed development and requested minor variances

conform to the policies of this area classification. In particular, the development conforms to Section C 2.2 a) through e) as well, the unit type is represented in Section 2.3.

Increasing the maximum driveway width to 9.0m will conform with the general intent of the Official Plan while assisting the developer with creating a more marketable product of higher utility.















LEO MOSKOS STREET

CURRENT ZONE: R3-11		
PROPOSED USE: SINGLE DWELLING WITH (2) ADDITIONAL DWELLING UNITS		
<b>ZONING PROVISIONS</b>	<b>REQUIRED</b>	<b>PROPOSED</b>
MIN. FRONTAGE	12m	21.22m
SETBACKS:		
MIN FRONT YARD:	6.0m	7.0m
MIN EXT SIDE YARD:	4.5m	N/A
MIN INT SIDE YARD:	1.2m	1.39m
MIN REAR YARD:	6.0m	>7.5m
MAX. HEIGHT	10.5m	<10.5m
DRIVEWAY:		
MAX DRIVEWAY WIDTH	50% OF FRONTAGE (MAX. 7m)	
PROPOSED DRIVEWAY WIDTH: 42% (9.0m)		

	LOT LINE
	LINE OF SETBACKS
	ASPHALT DRIVEWAY
	1.5m WOOD OR PVC FENCE
	TREE LOCATION - SEE SUBDIVISION LANDSCAPING PLAN FOR SPECIES AND PLANTING DETAILS
	LIMIT OF DEVELOPMENT (HAZARD LINE)
	HIGH WATER MARK / 30m OFFSET LINE

REVISIONS		
1		
2		
3		
4		
5		
6		
PROJECT: PH3 CALLAHAN ESTATES LOT 100		
DRAWING: SITE PLAN		
DRAWN BY: MK SCALE: AS NOTED DATE: APR 26 / 2025		
 CAMPANALE HOMES www.campanale.com 613-730-7000		
		A1.1

## **APPLICANT FOR MINOR VARIANCE #2**

**Property Address:** 59 Leo Moskos St.

**Action:** We are requesting relief from Section 6.4.3 d) of the zoning bylaw which stipulates that the maximum width of a driveway leading to a private garage or carport that is attached to a single detached dwelling or each unit in a semi-detached dwelling is 50% of the frontage of the lot up to a maximum of 7.0m.

**Proposed Provision:** We are requesting that the maximum width of a driveway leading to a private garage or carport that is attached to a single detached dwelling or each unit in a semi-detached dwelling allow for a maximum of 9.0m.

**Relief:** This would result in a difference of 2.0m from what exists in the current zoning bylaw.

**Proposal on Subject Land:** It is proposed that a single-family home with two additional dwelling units be built on the subject property with a total of 3 garage spaces.

**Reason for Relief:** To accommodate the driveway leading to each garage space the total maximum width of the driveway has to be increased.

**Consistency with PPS:** This proposal is in line with the Provincial Policy Statement, 2024 by supporting several key initiatives within the policy: Section 2.1.4, Section 2.2.1 b) & c), and Section 2.3.2 a & b).

### **4-Prong Test:**

#### ***1. Is the Application Minor?***

The requested variances are minor, involving modest adjustments that align with the intent of the Zoning By-law and the Official Plan. They support crucial intensification while enhancing neighborhood character. The deviations are marginal and are not expected to create undue adverse impacts on neighbouring properties.

The variance for driveway width would facilitate the construction of garage spaces that could accommodate 3 cars as well as an additional parking space in the driveway. This variance, which allows for additional parking will assist with keeping cars from parking within the ROW, therefore reducing this impact on neighbouring properties and the surrounding area.

**2. *Is the application desirable for the appropriate development of the lands in question?***

The variance is desirable as it allows for a product design that better utilizes the property while evolving towards the vision of the neighbourhood which allows for 3 units per lot as of right. The requested variance does not preclude the ability of the proposed development to meet other requirements in the Zoning By-law and will continue to allow the subject site and neighbouring properties to develop in a manner complementary with the built form of the surrounding area. The variance supports a more desirable and sensitively designed development that includes critical densification and enhancement of the adjacent public realm while keeping the appearance of a single-family home per lot. The variances are not expected to generate any undue adverse impacts on neighbouring properties and support the planned growth of a residential subdivision with various unit types and topographies.

**3. *Does the application conform to the general intent of the Zoning By-Law?***

The subject site is designated as R3-11 in the Town of Arnprior Zoning By-law. The intent of the R3 zone is to accommodate a combination of residential unit typographies of low-medium density. The proposed development conforms in every way to the current zoning by-law except the maximum driveway width.

A zoning compliance table has been provided on the lot plan provided in support of this Committee of Adjustment application.

The variance maintains the Zoning By-law's intent by meeting the vast majority of the performance standards while ensuring that the proposed development contributes to the area's future vision.

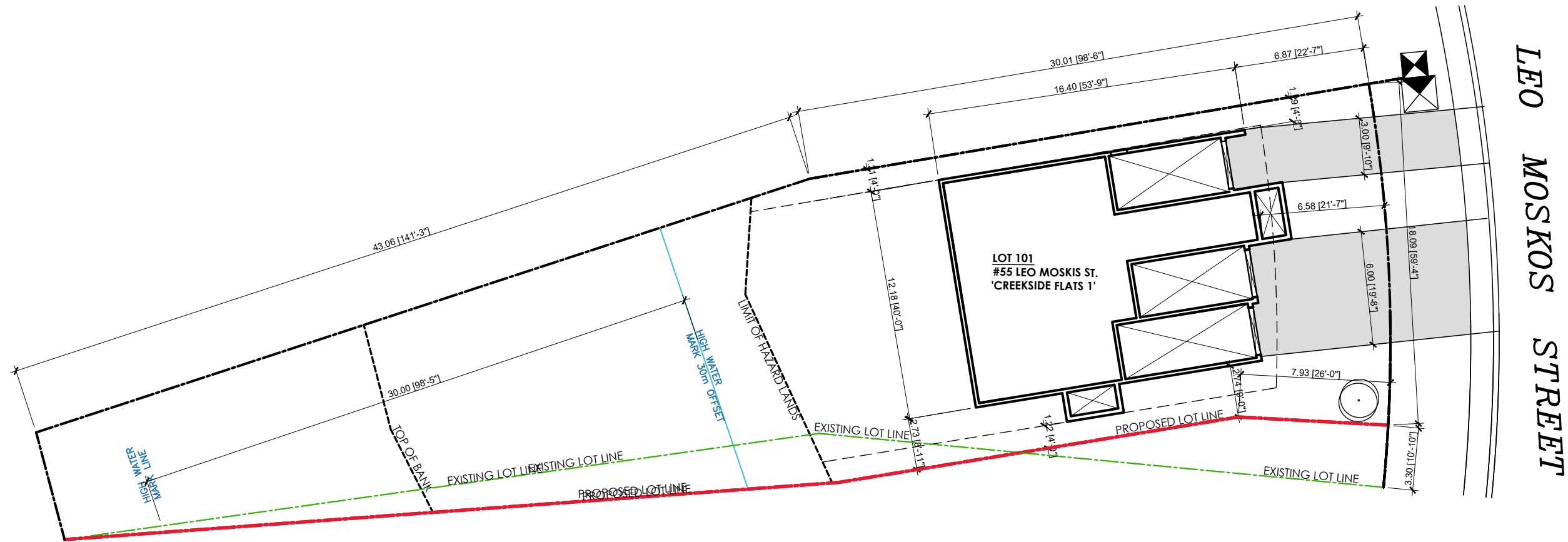
**4. *Does the application conform to the general intent of the Official Plan?***

The subject site is designated Low / Medium Density Area within the Town of Arnprior Official Plan. The proposed development and requested minor variances

conform to the policies of this area classification. In particular, the development conforms to Section C 2.2 a) through e) as well, the unit type is represented in Section 2.3.

Increasing the maximum driveway width to 9.0m will conform with the general intent of the Official Plan while assisting the developer with creating a more marketable product of higher utility.





CURRENT ZONE: R3-11		
PROPOSED USE: SINGLE DWELLING WITH (2) ADDITIONAL DWELLING UNITS		
<b>ZONING PROVISIONS</b>	<b>REQUIRED</b>	<b>PROPOSED</b>
MIN. FRONTAGE	12m	18.09m
SETBACKS:		
MIN FRONT YARD:	6.0m	6.58m
MIN EXT SIDE YARD:	4.5m	N/A
MIN INT SIDE YARD:	1.2m	1.21m
MIN REAR YARD:	6.0m	>7.5m
MAX. HEIGHT	10.5m	<10.5m
DRIVEWAY:		
MAX DRIVEWAY WIDTH	50% OF FRONTAGE (MAX. 7m)	
PROPOSED DRIVEWAY WIDTH: 49.7% (9.0m)		

	LOT LINE
	LINE OF SETBACKS
	ASPHALT DRIVEWAY
	1.5m WOOD OR PVC FENCE
	TREE LOCATION - SEE SUBDIVISION LANDSCAPING PLAN FOR SPECIES AND PLANTING DETAILS
	LIMIT OF DEVELOPMENT (HAZARD LINE)
	HIGH WATER MARK / 30m OFFSET LINE
	EXISTING LOT LINE
	PROPOSED NEW LOT LINE



REVISIONS		
1		
2		
3		
4		
5		
6		
PROJECT: PH3 CALLAHAN ESTATES LOT 101		
DRAWING: SITE PLAN		
DRAWN BY: MK SCALE: AS NOTED DATE: APR 26 / 2025		
		A1.1
CAMPANALE HOMES www.campanale.com 613-730-7000		

## **APPLICANT FOR MINOR VARIANCE #3**

**Property Address:** 55 Leo Moskos St.

**Action:** We are requesting relief from Section 6.4.3 d) of the zoning bylaw which stipulates that the maximum width of a driveway leading to a private garage or carport that is attached to a single detached dwelling or each unit in a semi-detached dwelling is 50% of the frontage of the lot up to a maximum of 7.0m.

**Proposed Provision:** We are requesting that the maximum width of a driveway leading to a private garage or carport that is attached to a single detached dwelling or each unit in a semi-detached dwelling allow for a maximum of 9.0m.

**Relief:** This would result in a difference of 2.0m from what exists in the current zoning bylaw.

**Proposal on Subject Land:** It is proposed that a single-family home with two additional dwelling units be built on the subject property with a total of 3 garage spaces.

**Reason for Relief:** To accommodate the driveway leading to each garage space the total maximum width of the driveway has to be increased.

**Consistency with PPS:** This proposal is in line with the Provincial Policy Statement, 2024 by supporting several key initiatives within the policy: Section 2.1.4, Section 2.2.1 b) & c), and Section 2.3.2 a & b).

### **4-Prong Test:**

#### ***1. Is the Application Minor?***

The requested variances are minor, involving modest adjustments that align with the intent of the Zoning By-law and the Official Plan. They support crucial intensification while enhancing neighborhood character. The deviations are marginal and are not expected to create undue adverse impacts on neighbouring properties.



The variance for driveway width would facilitate the construction of garage spaces that could accommodate 3 cars as well as an additional parking space in the driveway. This variance, which allows for additional parking will assist with keeping cars from parking within the ROW, therefore reducing this impact on neighbouring properties and the surrounding area.

**2. *Is the application desirable for the appropriate development of the lands in question?***

The variance is desirable as it allows for a product design that better utilizes the property while evolving towards the vision of the neighbourhood which allows for 3 units per lot as of right. The requested variance does not preclude the ability of the proposed development to meet other requirements in the Zoning By-law and will continue to allow the subject site and neighbouring properties to develop in a manner complementary with the built form of the surrounding area. The variance supports a more desirable and sensitively designed development that includes critical densification and enhancement of the adjacent public realm while keeping the appearance of a single-family home per lot. The variances are not expected to generate any undue adverse impacts on neighbouring properties and support the planned growth of a residential subdivision with various unit types and topographies.

**3. *Does the application conform to the general intent of the Zoning By-Law?***

The subject site is designated as R3-11 in the Town of Arnprior Zoning By-law. The intent of the R3 zone is to accommodate a combination of residential unit typographies of low-medium density. The proposed development conforms in every way to the current zoning by-law except the maximum driveway width.

A zoning compliance table has been provided on the lot plan provided in support of this Committee of Adjustment application.

The variance maintains the Zoning By-law's intent by meeting the vast majority of the performance standards while ensuring that the proposed development contributes to the area's future vision.

**4. *Does the application conform to the general intent of the Official Plan?***

The subject site is designated Low / Medium Density Area within the Town of Arnprior Official Plan. The proposed development and requested minor variances

conform to the policies of this area classification. In particular, the development conforms to Section C 2.2 a) through e) as well, the unit type is represented in Section 2.3.

Increasing the maximum driveway width to 9.0m will conform with the general intent of the Official Plan while assisting the developer with creating a more marketable product of higher utility.



## **Town of Arnprior Committee of Adjustment Report**

**File Number:** A04 to A05-2025

**Meeting Date:** July 22, 2025

**Report Author:** Alix Jolicoeur, Manager of Community Services/Planner

**Re:** Applications for Minor Variance for 23 and 27 Leo Moskos St., Arnprior

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### **Application Overview:**

**Agent/Owner:** 2273710 Ontario Inc. (O/A Campanale), Cody Campanale

**Location of Property:** 23 and 27 Leo Moskos St., legally described as Plan 49M-75 lots 108 and 109, Arnprior, Ontario.

### **Purpose of Application**

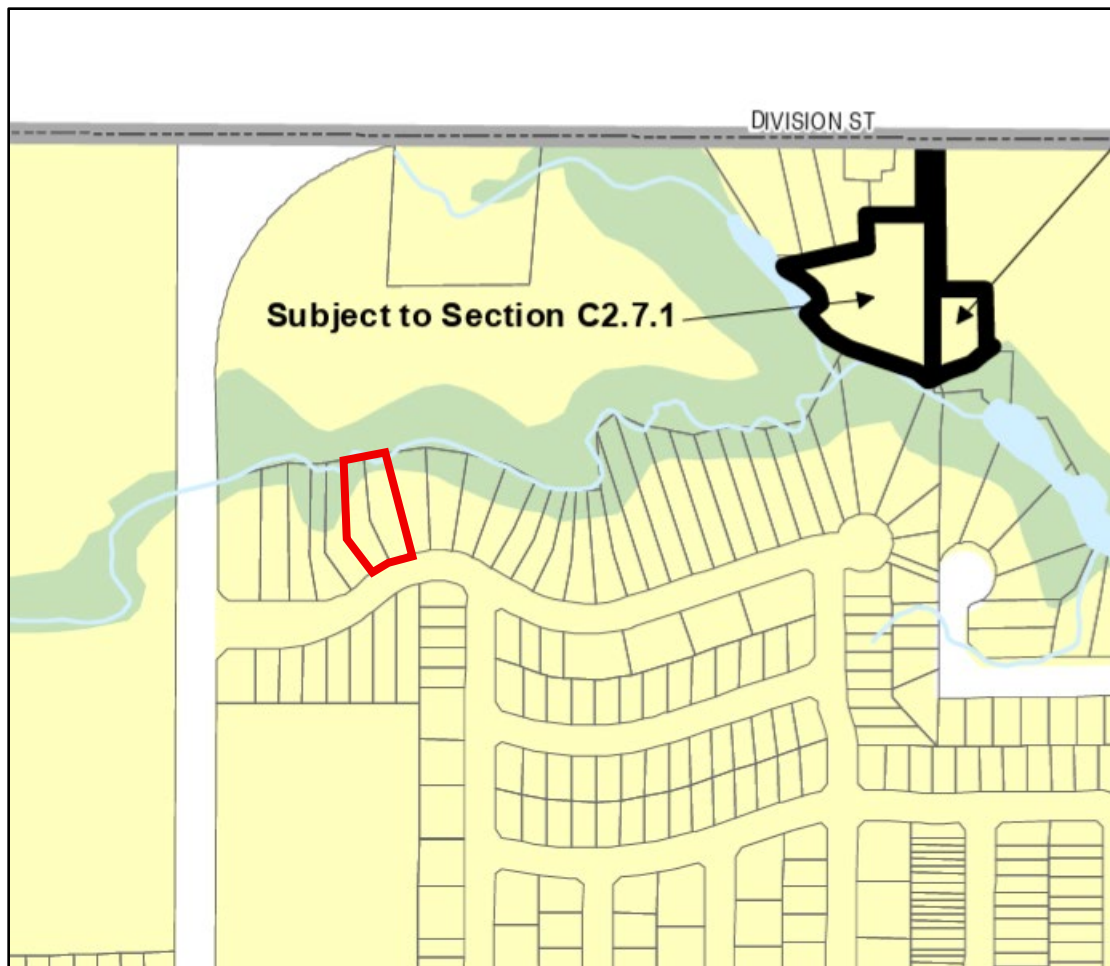
Permission is requested for variance from Section 4.15.3 a) of the Town of Arnprior Zoning By-law No. 6875-18, to reduce the required setback to a watercourse from 30 m to 24.4 m for 23 Leo Moskos St. and to 27.0 m for 27 Leo Moskos St.

### **Background:**

The subject properties are part of the Callahan Estates subdivision currently under development by Campanale Homes. The subject lands includes 2 lots (108 and 109 on Plan 49M75). The lot layouts as submitted with the applications are in attachment.

### **Official Plan:**

Schedule A (Land Use) of the Official Plan (OP) designates the subject lands as Low / Medium Density Residential and Environmental Protection. The development proposed is outside of the portions of the lands designated Environmental Protection.



*Figure 1 Part of the Town of Arnprior Official Plan Schedule A, Land Use showing the designation of the subject and surrounding properties*

Lands designated Low/Medium Density Residential Area are the recently developed and vacant residential areas and are envisioned to provide a variety of housing forms. The objectives of the Low / Medium Density Residential designation are to:

- (a) Provide for new housing opportunities to meet the Town's projected housing needs;
- (b) Provide for a range of housing types and forms to ensure accessible, affordable, adequate, and appropriate housing for all socio-economic groups;
- (c) Achieve more compact forms of residential development in a manner that is compatible with the character and pattern of adjacent surrounding development;
- (d) Ensure that new residential areas permit a variety of complementary and compatible land uses, including community facilities, open space areas; and,
- (e) Establish a comprehensive set of design guidelines and policies for new residential development that fosters the establishment of an urban environment that is safe, functional, sustainable, and attractive.

The Environmental Protection Area designation permitted uses section states: Development and site alteration is not permitted in other natural heritage features and areas identified in Section D1 of this Plan unless it has been demonstrated that there will be no negative

impacts on the natural features or their ecological functions. No development is proposed in the lands designated Environmental Protection Area.

Policy D1.2 e) under Natural Heritage Resources states “Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in Sections D1.2 (a), (b) and (c) of this Plan, unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions. Additional polices on adjacent lands are contained in Section D1.10.1 of this Plan.”

Adjacent lands are identified as 120 m from fish habitat as per section D1.11 Table D.

An Environmental Impact Study (EIS) Brief was submitted with the applications. The EIS brief identifies that the development as proposed with reduced setbacks to the watercourse “will not have a greater impact on the quality of the Creek water, natural features or on neighbouring properties than what currently exists and will provide the same ecological functions of a 30 metre setback in less ideal conditions.”

### **Zoning:**

The subject properties are zoned Residential Three with exception 11 (R3\*11) with a portion at the rear of the property zoned Environmental Protection. The development proposed is outside of the lands zoned Environmental Protection.

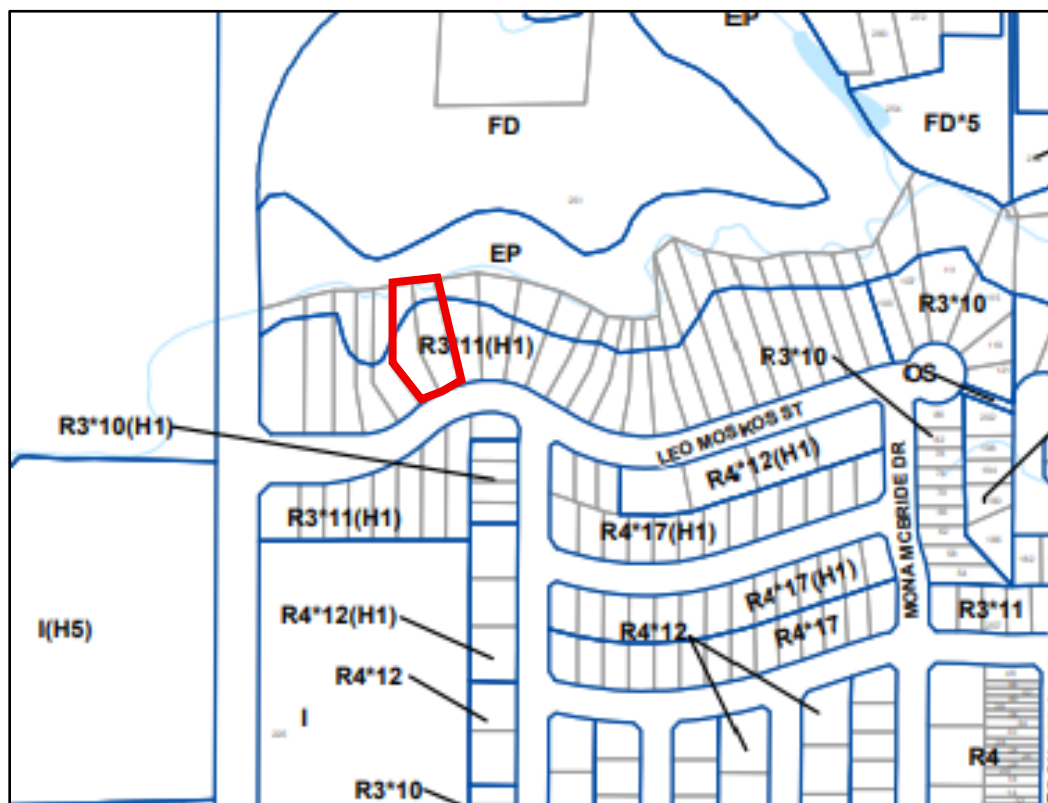


Figure 2 Part of Schedule A Town of Arnprior Zoning By-law showing the zoning of the subject and surrounding properties

The Residential Three exception 11 zone permits single detached dwellings as well semi-detached dwellings, duplex-dwellings and additional dwelling units and exception 11 permits all uses in the R3 zone. The R3 is a low to medium density residential zone that provides for a mix of ground-oriented dwellings with modest forms of density.

The proposed single-detached dwellings with 2 additional dwelling units are permitted by the applicable zoning. The proposed dwelling unit meets all applicable R3\*11 setbacks to lot lines, and minimum parking requirements except the setback to watercourse.

Section 4.15.3 a) of the Zoning By-law states that:

*“No building or structure shall be located any closer than 30.0 metres from the high water mark on any lot adjacent to a water body.”*

## **Planning Analysis:**

Planning Staff have evaluated the requested minor variance(s) pursuant to the prescribed tests as set out in Section 45 (1) of the Planning Act, as follows:

### **1. Does the proposed variance meet the general intent and purpose of the Official Plan?**

The intent of the Low/Medium Density Residential Area designation is to accommodate a variety of housing forms as well as to meet the Town’s projected housing needs. The policies within this designation also refer to a range of housing types and forms to ensure accessible, affordable, and appropriate housing for all socio-economic groups. The Official Plan policies do not permit development adjacent to natural heritage features, such as fish habitat, unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

The EIS brief submitted in support of the application identifies the reduced setbacks to the watercourse as requested will not negatively impact the “quality of the Creek water, natural features or on neighbouring properties than what currently exists and will provide the same ecological functions of a 30 metre setback in less ideal conditions.”

*Staff are of the opinion that the requested variances are in keeping with the general intent and purpose of the Official Plan.*

### **2. Does the proposed variance meet the general intent and purpose of the Zoning By-law?**

The intent of the required setback to watercourses is to protect fish habitat and support the maintenance and creation of a 30 m riparian buffer.

*As the EIS brief identifies the reduced setbacks will not negatively impact fish habitat and will still support a healthy riparian buffer, staff are of the opinion that the proposed variance maintains the general intent and purpose of the Zoning By-law.*

### **3. Is the proposed variance considered desirable for the appropriate development of the land?**

The proposed 3 units dwellings and driveways have been designed to meet the intent of the Official Plan and Zoning By-law balancing the needs of future residents and health of natural heritage resources.

*Staff are of the opinion that the requested variance is desirable for the appropriate development of the land.*

**4. Is the proposed variance considered minor in nature?**

*It is the opinion of Staff that the proposed variance is minor in nature as the proposed reduced setbacks to watercourse will not impact neighbouring property owners and the EIS identifies no negative impact to the watercourse.*

**Previous/Concurrent Applications:**

Subdivision application 47-T-09001 – Approved

ZBLA approved as per by-law 6192-13

**Comments:**

No public comment was received.

**Attachments:**

1. A04 to A05-25 Public Hearing Notice
2. Supporting Documents Minor Variance Application A04-2025 27 Leo Moskos St.
3. Supporting Documents Minor Variance Application A05-2025 33 Leo Moskos St.

**Attachment 1: A04 to A05-25 Public Hearing Notice**



**Notice of Public Hearing**  
Application for Minor Variance

In The Matter of Section 45, of the Planning Act, R.S.O. 1990; and  
In The Matter of an application for minor variance, with respect to the following:

Take notice that the minor variance application will be heard by the Committee of Adjustment for the Town of Arnprior on **Tuesday, July 22<sup>nd</sup>, 2025, at 7:00 p.m.** in Council Chambers at Town Hall, 105 Elgin Street West, Arnprior, ON.

Location of Property: 23 and 27 Leo Moskos St., Arnprior ON

**Purpose and Effect of Minor Variance Application:**

Permission is requested for variance from Section 4.15.3 a) of the Town of Arnprior Zoning By-law No. 6875-18, to reduce the required setback to watercourse from 30 m to 24.4 m for 23 Leo Moskos St. and to 27.0 m for 27 Leo Moskos St.

Official Plan: Low/Medium Density Residential Area  
Zoning: Residential Three Exception 11 (R3\*11)

If you are receiving this notice because you are the owner of property in the area of the minor variance that contains seven or more residential units, you must also post this notice in a location that is visible to all of the residents of your property.

Copies of the proposed minor variance, and any additional information relating to the proposal, are available for inspection by contacting the Planning office at 613-623-4231 ext. 1816 during regular office hours or by emailing [planning@arnprior.ca](mailto:planning@arnprior.ca).

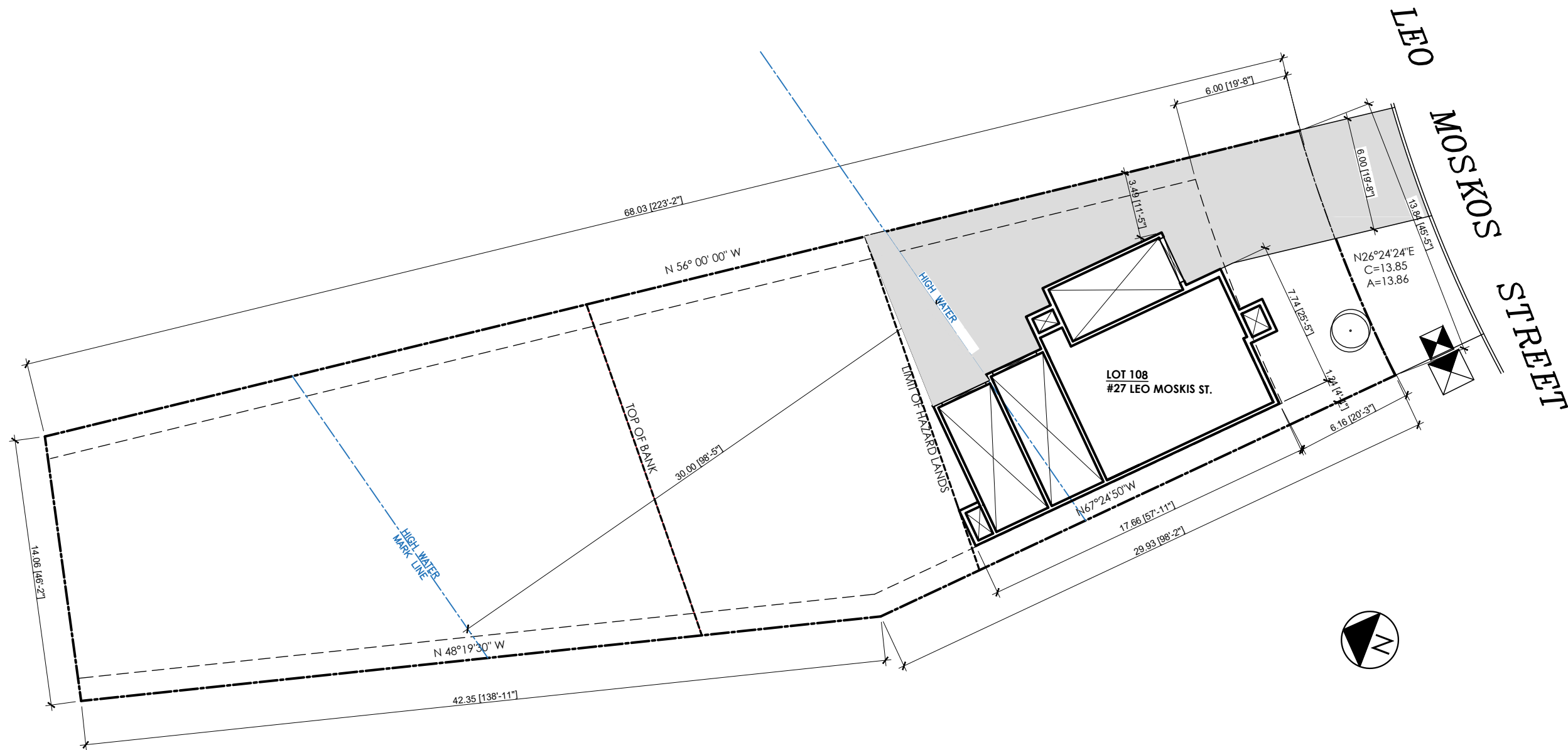
**Key Plan:**



Dated this 27<sup>th</sup> day of June 2025

**Alix Jolicoeur, M. Pl.**  
Secretary-Treasurer, Committee of Adjustment  
(613)-623-4231 or [planning@arnprior.ca](mailto:planning@arnprior.ca)  
Town of Arnprior  
105 Elgin Street West  
Arnprior, ON K7S 0A8





CURRENT ZONE: R3-11		
PROPOSED USE: SINGLE DWELLING WITH (2) ADDITIONAL DWELLING UNITS		
<b>ZONING PROVISIONS</b>	<b>REQUIRED</b>	<b>PROPOSED</b>
MIN. FRONTAGE	12m	13.84m
SETBACKS:		
MIN FRONT YARD:	6.0m	6.1m
MIN EXT SIDE YARD:	4.5m	N/A
MIN INT SIDE YARD:	1.2m	1.24m
MIN REAR YARD:	6.0m	>7.5m
MAX. HEIGHT	10.5m	<10.5m
DRIVEWAY:		
MAX DRIVEWAY WIDTH	50% OF FRONTAGE (MAX. 7m)	
PROPOSED DRIVEWAY WIDTH: 43.3% (6.0m)		

	LOT LINE
	LINE OF SETBACKS
	ASPHALT DRIVEWAY
	1.5m WOOD OR PVC FENCE
	TREE LOCATION - SEE SUBDIVISION LANDSCAPING PLAN FOR SPECIES AND PLANTING DETAILS
	LIMIT OF DEVELOPMENT (HAZARD LINE)
	HIGH WATER MARK / 30m OFFSET LINE

REVISIONS

1		
2		
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5		
6		

PROJECT:  
PH3 CALLAHAN ESTATES  
LOT 109

DRAWING:  
SITE PLAN

DRAWN BY: MK  
SCALE: AS NOTED  
DATE: APR 26 / 2025

CAMPANALE HOMES  
www.campanale.com  
613-730-7000

A1.1

Jp2g No. 25-7020A

March 10, 2025

Attn Cody Campanale  
[Cody@campanale.com](mailto:Cody@campanale.com)

Re EIS Brief – Callahan Ph 3: Lot 108 (27 Leo Moskos St.) & Lot 109 (23 Leo Moskos St.)  
Part Lot 5, Concession B, Geographic Township of McNab,  
Now in the Town of Arnprior.

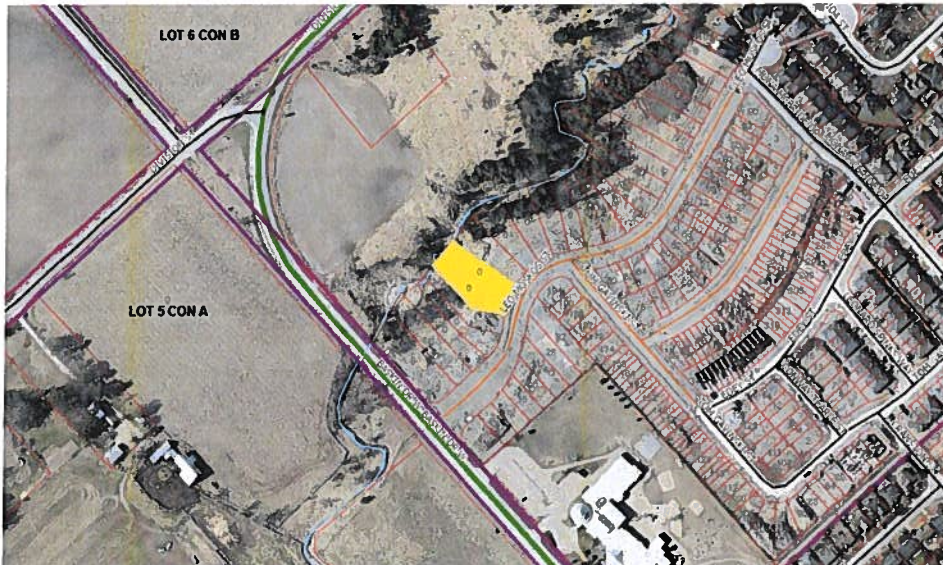
Dear Cody:

The purpose of this report is to support a minor variance application or a zoning by-law amendment application to reduce the minimum required water setback from Jedd's Creek in order to permit a semi-detached dwelling plus additional dwelling unit (ADU) on the subject lands located at 23 & 27 Leo Moskos Street (Lot 108 & Lot 109 in the Callahan Phase 3 Subdivision) within a portion of the area of the water setback from Jed Creek.

## 1 Site Context

The subject lands are located on the northwest side of Leo Moskos Street, within Part of Lot 5, Concession B, in the geographic Township of McNab, now in the Town of Arnprior. Lot 108 is approximately 0.3 acres in area and has approximately 13.84 metres of road frontage on Leo Moskos Street. Lot 109 is approximately 0.3 acres in area and has approximately 13.78 metres of road frontage on Leo Moskos Street. The location of the subject lands is shown on **Figure 1** below.

*Figure 1 – Site Location of Subject Lands. Image Taken from County of Renfrew GIS Website.*



The subject lands are designated as a Low Density Residential Area with an Environmental Protection Area along the rear of these lots as shown on Schedule A – Town of Arnprior Official Plan (2017). The subject lands are primarily zoned Residential Three- Exception 11 (Holding One) (R3-11(H1)) with the lands along the rear of these lots designated Environmental Protection (EP) as shown on Schedule A to the Town of Arnprior Zoning By-law No. 6875-18.



## 2 Description of Proposed Development

A 2 storey semi-detached dwelling with an ADU is proposed on each of these lots as shown on the Site Plans included in **Appendix A**.

## 3 Existing Conditions

Information regarding the existing site conditions was obtained by completing a desktop background review of available information such as air photography, existing reports, contour information etc. A site visit was not completed to the subject lands.

Based on available information, the subject lands currently consist of a vacant open area, with some natural vegetation along the slope leading to an unevaluated wetland located at the bottom of the slope which contains Jed Creek (Figure 2). Historically, a barn and other accessory structures were located on the subject lands, which according to historical air photos, were removed sometime between 2010 and 2018 (Figure 3).

The overall ground surface of the subject lands appears to be relatively flat along Leo Moskos Street and then slopes down towards Jed Creek. Based on the Slope Stability Report prepared for the subdivision, a setback is required from the top of bank on these lots, as shown on the Site Plans included in **Appendix A**. According to the Soil Map of Renfrew County Ontario Sheet 4, Soil Survey Report No. 37, the soils on the subject lands contain clay (Canada Department of Agriculture, 1964).

*Figure 2 – Site Conditions of Subject Lands - August 2024. Image Taken from Google Earth Pro.*



Figure 3 – Site Conditions of Subject Lands – March 2010. Image Taken from Google Earth Pro.

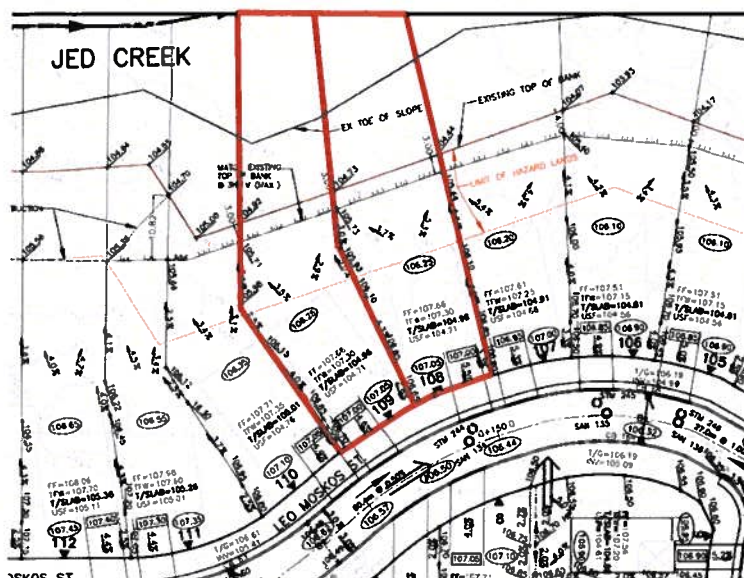


According to the design plans that have been prepared for the subdivision, the front portion of the lots will drain towards the Street, while the back portion of the lots will drain towards the Creek (Figures 4 & 5).

Figure 4 – Excerpt from Storm Drainage Area Plan, prepared by Ainley Group, dated Jan. 18/19.



*Figure 5 – Excerpt from Grading and Drainage Plan, prepared by Ainley Group, dated April 3, 2019.*



The Town of Arnprior Zoning By-law No. 6875-18 requires a minimum 30 metre water setback from the high water mark. In this case, the proposed dwellings on Lot 108 and 109 will be located 27 metres and 24.4 metres respectively from the high water mark as shown on the Site Plans included in **Appendix A**. A reduction to the water setback provisions for the proposed development on these lots can be supported for the following reasons:

- The lands within the area of the water setback are naturally re-vegetating along the slope to the Creek;
- As the drainage on the front portion of the lots will be directed to the stormwater system in Leo Moskos Street, only the rear portion of these lots will have surface water flow towards the Creek;
- The lands within the proposed building envelope currently consist of an open area, however a barn and other accessory structures and driveways were previously located on these lots;
- No trees are required to be removed to accommodate the proposed development;
- No development will occur below the limits of the hazard lands;
- Only approximately 61 m<sup>2</sup> and 85 m<sup>2</sup> of the proposed dwelling and asphalt driveway will be located in the area of the water setback on Lots 108 and 109 respectively;
- The requested 6 metre reduction to the water setback is considered minor and the proposed development will be located no closer to the high water mark than the barn which previously existed on the subject lands (located approximately 17 m from the high water mark); and
- The recommended mitigation measures below can be properly implemented to ensure no negative impacts occur on the Creek as a result of the proposed development within a small portion of the water setback on these two lots.

## 4 Conclusion and Recommendations

It is our opinion that the proposed development on Lots 108 and 109 will not have a greater impact on the quality of the Creek water, natural features or on neighbouring properties than what currently exists and will provide the same ecological functions of a 30 metre setback in less ideal conditions.

1. The proposed development is to be constructed a minimum of 24 metres from the high water mark of Jed Creek, or outside the limit of hazard lands along Jed Creek, whichever is greater.
2. A minimum 24.0 metre wide buffer area should be maintained along the shoreline of Jed Creek on these lots. This buffer area should be maintained substantially in a natural vegetated state. The removal of dead or diseased trees shall be permitted but limited to the greatest extent possible.
3. Vegetation on the subject lands outside of the buffer area should also remain in a natural state as much as possible, except for the clearing of portions of the property to allow for the construction of structures.
4. Roof runoff should be controlled by directing water runoff to the rear of the new structures through the use of eave troughs and rain barrels or to a grassed or other permeable area.
5. The extent of exposed soils is to be kept to a minimum at all times. Re-vegetation with native trees and shrubs of exposed, non-developed areas is to be achieved as soon as possible.
6. Erosion and sediment control measures are a critical component of the construction work. Effective sediment and erosion control measures are to be maintained until complete re-vegetation of disturbed areas is achieved. Silt fencing is to be installed along the downgradient edge of the work area. It is important that fencing is properly dug-in to treat any surface water flow and is maintained as required, including removal of accumulated sediment.
7. Additional mitigation measures to minimize the potential for inputs of sediments and other contaminants into the river and the environment in general include proper maintenance on construction equipment with respect to refuelling, washing and fluid changes, and proper disposal of fluids, filters and other waste materials. None of this work should take place within 30 metres of any surface water features.

Should you have any questions, please do not hesitate to contact our office.

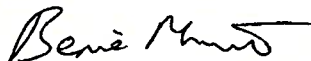
Yours truly,

**Jp2g Consultants Inc.**



Bryana Kenny, B.Sc. (Hons.)  
Biologist | Planner

**Muncaster Environmental Planning Inc.**



Bernie Muncaster, M.Sc.  
Principal

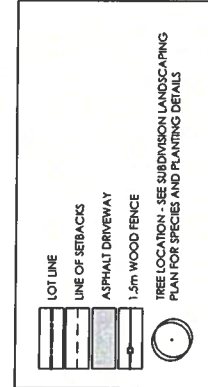


## Appendix A



1 SITE PLAN  
A1.1 SCALE: 1:250

CURRENT ZONE R3-11		PROPOSED USE: SINGLE DWELLING WITH (2) ADDITIONAL DWELLING UNITS	
MIN. FRONTAGE		REQUIRED	PROPOSED
SETBACKS:			
MIN. FRONT YARD:	6.0m		6.0m
MIN. EXT. SIDE YARD:	4.5m		N/A
MIN. REAR YARD:	1.2m		1.2m
MIN. REAR YARD:	4.5m		1.5m
MAX. HEIGHT	10.5m		10.5m
DRIVEWAY:			
MAX. DRIVEWAY WIDTH	50%	OF FRONTAGE (MAX. 7m)	
PROPOSED DRIVEWAY WIDTH: 40% (5.48)			



REVISIONS		DEC. 9/24	ADDED "HIGH WATER MARK" LINE
1			
2			
3			
4			
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.			

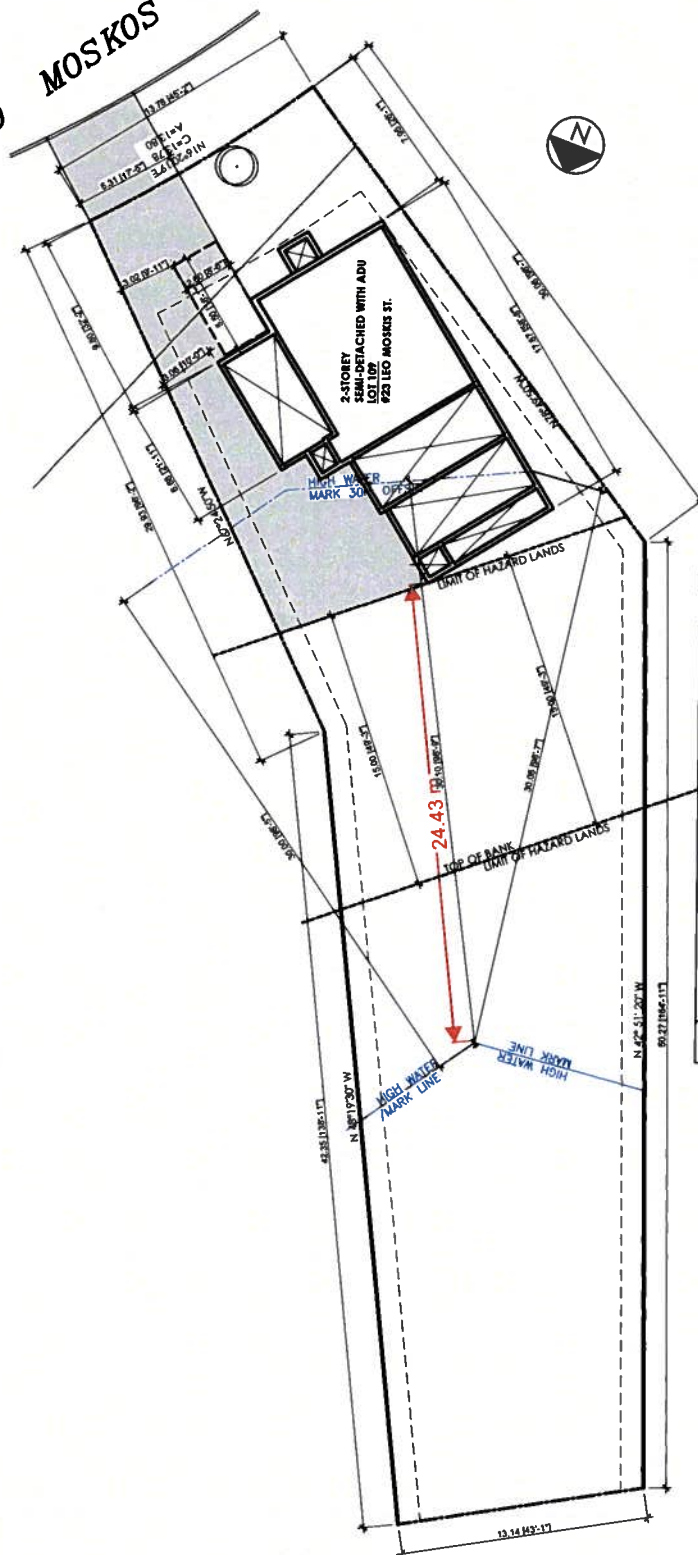
PROJECT:	CALLAHAN ESTATES
DRAWING:	SITE PLAN
	LOT 110
DRAWN BY:	AK
SCALE:	AS NOTED
DATE:	MAY 24 / 24



**CAMPANALE HOMES**  
www.campanale.com  
613-730-7000

# A1.1

LEO MOSKOS STREET



**SITE PLAN**  
**SCALE: 1:250**

ZONING PROVISIONS:		CURRENT ZONE: R3 (11)		PROPOSED USE: SEMI-DETACHED WITH (1) ADDITIONAL DWELLING UNIT	
ZONING PROVISIONS		REQUIRED	PROPOSED		
MIN. FRONTAGE		12m	13.78m		
SETBACKS:					
MIN. FRONT YARD:		6.0m	7.95m		
MIN. EXT. SIDE YARD:		4.5m	N/A		
MIN. INT. SIDE YARD:		1.2m	1.2m		
MIN. REAR YARD:		6.0m	>7.5m		
MAX. HEIGHT		10.5m	10.5m		
MAX. DRIVEWAY WIDTH				50% OF FRONTAGE (MAX. 7m)	
PROPOSED DRIVEWAY WIDTH:				38% (5.31m)	

LOT LINE  
LINE OF SETBACKS  
ASPHALT DRIVEWAY  
1.5m WOOD OR PVC FENCE  
TREE LOCATION - SEE SUBDIVISION  
PLAN FOR SPECIES AND PLANTING

REVISIONS		ADDED HIGH WATER MARK LINE
1	DEC. 1/24	
2		
3		
4		
5		
6		

PROJECT:	CALLAHAN ESTATES
DRAWING:	
DESIGNER:	CALLAHAN
LOT 119	

DRAWN BY: MK
SCALE: AS NOTED



**CAMPANALE HOMES**  
www.campanale.com  
613-730-7000

## A1.1

## **APPLICANT FOR MINOR VARIANCE #4**

**Property Address:** 27 Leo Moskos St.

**Action:** We are requesting relief from Section 4.15.3 a) of the zoning bylaw which stipulates that no building or structure shall be located closer than 30.0m from the high-water mark on any lot adjacent to a water body.

**Proposed Provision:** We are requesting a variance that allows for a 27.02m setback from the high-water mark.

**Relief:** This would result in a difference of 2.98m from the original zoning by-law provision.

**Proposal on Subject Land:** It is proposed that a single-family home with two additional dwelling units be built on the subject property with a total of 3 garage spaces.

**Reason for Relief:** To accommodate the appropriate size of dwelling required to support the product design proposed.

**Consistency with PPS:** This proposal is in line with the Provincial Policy Statement, 2024 by supporting several key initiatives within the policy: Section 2.1.4, Section 2.2.1 b) & c), and Section 2.3.2 a & b).

### **4-Prong Test:**

#### ***1. Is the Application Minor?***

The requested variances are minor, involving modest adjustments that align with the intent of the Zoning By-law and the Official Plan. They support crucial intensification while enhancing neighborhood character. The deviations are marginal and are not expected to create undue adverse impacts on neighbouring properties.

The variance for reducing the 30m setback would facilitate the construction of garage spaces that could accommodate 3 cars as well as an additional parking space in the driveway. This variance, which allows for additional parking, will

assist with keeping cars from parking within the ROW, therefore reducing this impact on neighbouring properties and the surrounding area.

**2. *Is the application desirable for the appropriate development of the lands in question?***

The variance is desirable and justifiable as it allows for a product design that better utilizes the property while evolving towards the vision of the neighbourhood which allows for 3 units per lot as of right. The requested variance does not preclude the ability of the proposed development to meet other requirements in the Zoning By-law and will continue to allow the subject site and neighbouring properties to develop in a manner complementary with the built form of the surrounding area. The variance supports a more desirable and sensitively designed development that includes critical densification and enhancement of the adjacent public realm while keeping the appearance of a single-family home per lot. The variances are not expected to generate any undue adverse impacts on neighbouring properties and support the planned growth of a residential subdivision with various unit types and topographies.

**3. *Does the application conform to the general intent of the Zoning By-Law?***

The subject site is designated as R3-11 in the Town of Arnprior Zoning By-law. The intent of the R3 zone is to accommodate a combination of residential unit typographies of low-medium density. The proposed development conforms in every way to the current zoning by-law except the maximum driveway width.

A zoning compliance table has been provided on the lot plan provided in support of this Committee of Adjustment application. In addition, an EIS Brief in support of our application prepared by JP2G Consultants Inc. has been included with my submission documents.

The variance maintains the Zoning By-Law's intent by meeting the vast majority of the performance standards while ensuring that the proposed development contributes to the area's future vision.

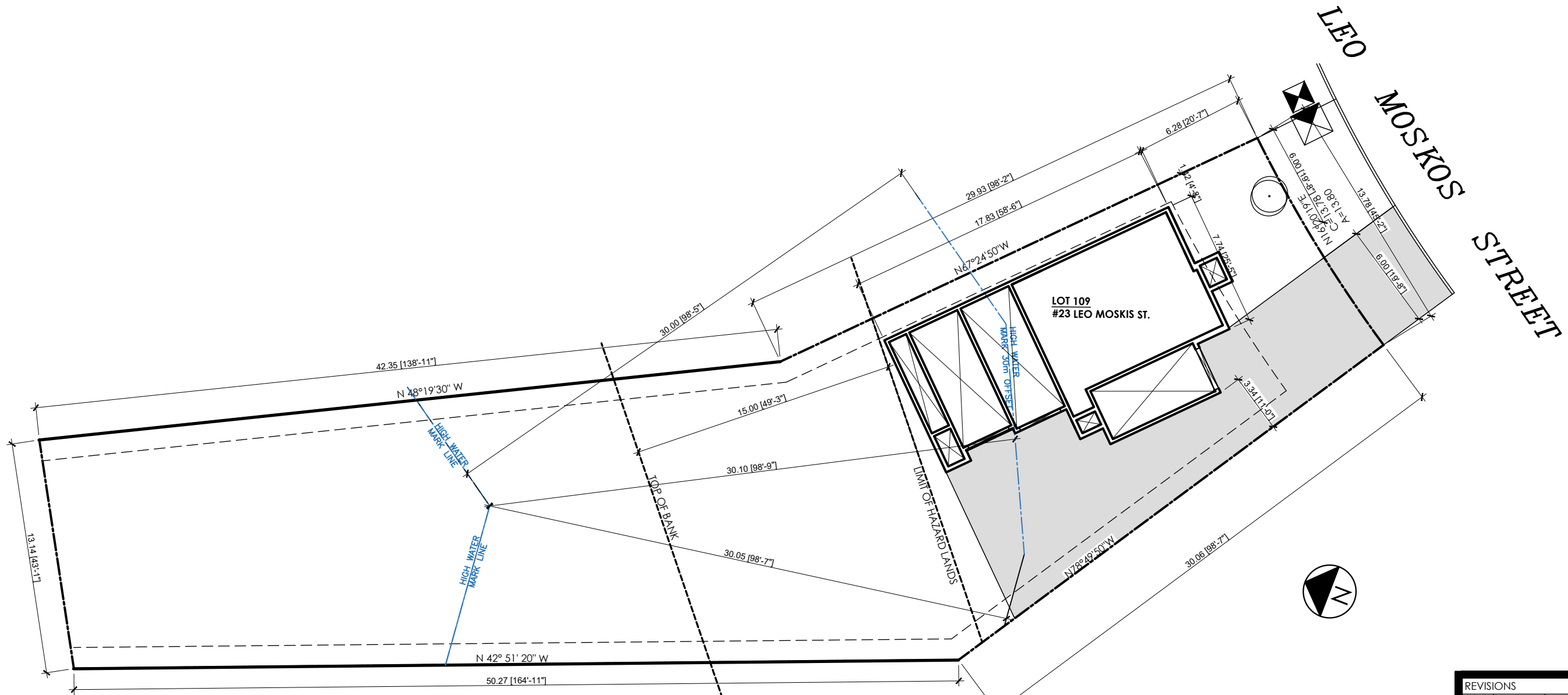
**4. *Does the application conform to the general intent of the Official Plan?***

The subject site is designated Low / Medium Density Area within the Town of Arnprior Official Plan. The proposed development and requested minor variances conform to the policies of this area classification. In particular, the development

conforms to Section C 2.2 a) through e) as well, the unit type is represented in Section 2.3.

Increasing the maximum driveway width to 9.0m will conform with the general intent of the Official Plan while assisting the developer with creating a more marketable product of higher utility.





ZONING PROVISIONS:

CURRENT ZONE: R3 (11)

PROPOSED USE: SEMI-DETACHED WITH (1) ADDITIONAL DWELLING UNIT

ZONING PROVISIONS	REQUIRED	PROPOSED
MIN. FRONTAGE	12m	13.78m
SETBACKS:		
MIN FRONT YARD:	6.0m	6.28m
MIN EXT SIDE YARD:	4.5m	N/A
MIN INT SIDE YARD:	1.2m	1.4m
MIN REAR YARD:	6.0m	>7.5m
MAX. HEIGHT	10.5m	<10.5m
DRIVEWAY:		
MAX DRIVEWAY WIDTH	50% OF FRONTAGE (MAX. 7m)	
PROPOSED DRIVEWAY WIDTH: 43.5% (6.0m)		

LOT LINE

LINE OF SETBACKS

ASPHALT DRIVEWAY

1.5m WOOD OR PVC FENCE

TREE LOCATION - SEE SUBDIVISION LANDSCAPING PLAN FOR SPECIES AND PLANTING DETAILS

LIMIT OF DEVELOPMENT (HAZARD LINE)

HIGH WATER MARK / 30m OFFSET LINE

REVISIONS		
1		
2		
3		
4		
5		
6		

PROJECT:

PH3 CALLAHAN ESTATES  
LOT 109

DRAWING:

SITE PLAN

DRAWN BY: MK

SCALE: AS NOTED

DATE: APR 26 / 2025

Campanale

CAMPANALE HOMES  
www.campanale.com  
613-730-7000

A1.1



Jp2g No. 25-7020A

March 10, 2025

Attn Cody Campanale  
[Cody@campanale.com](mailto:Cody@campanale.com)

Re EIS Brief – Callahan Ph 3: Lot 108 (27 Leo Moskos St.) & Lot 109 (23 Leo Moskos St.)  
Part Lot 5, Concession B, Geographic Township of McNab,  
Now in the Town of Arnprior.

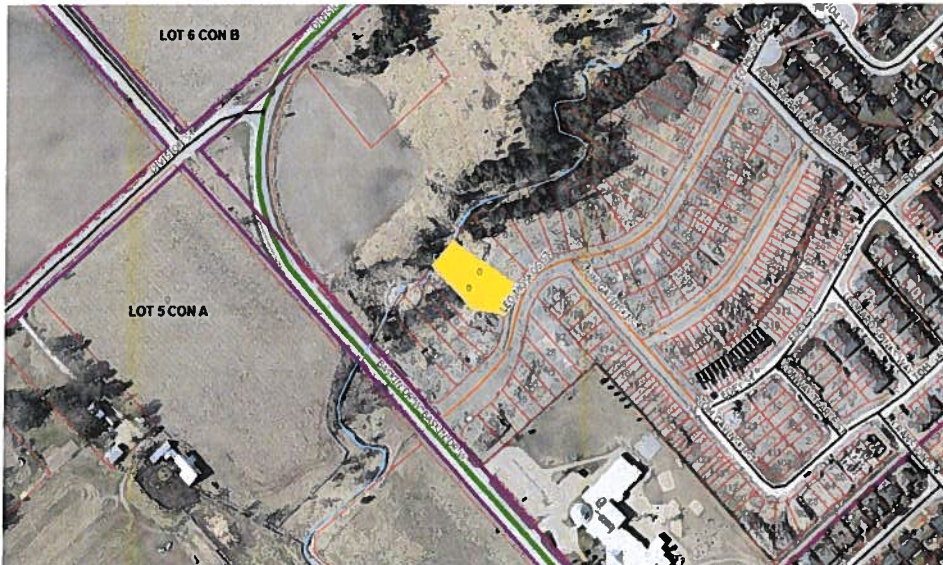
Dear Cody:

The purpose of this report is to support a minor variance application or a zoning by-law amendment application to reduce the minimum required water setback from Jedd's Creek in order to permit a semi-detached dwelling plus additional dwelling unit (ADU) on the subject lands located at 23 & 27 Leo Moskos Street (Lot 108 & Lot 109 in the Callahan Phase 3 Subdivision) within a portion of the area of the water setback from Jed Creek.

## 1 Site Context

The subject lands are located on the northwest side of Leo Moskos Street, within Part of Lot 5, Concession B, in the geographic Township of McNab, now in the Town of Arnprior. Lot 108 is approximately 0.3 acres in area and has approximately 13.84 metres of road frontage on Leo Moskos Street. Lot 109 is approximately 0.3 acres in area and has approximately 13.78 metres of road frontage on Leo Moskos Street. The location of the subject lands is shown on **Figure 1** below.

*Figure 1 – Site Location of Subject Lands. Image Taken from County of Renfrew GIS Website.*



The subject lands are designated as a Low Density Residential Area with an Environmental Protection Area along the rear of these lots as shown on Schedule A – Town of Arnprior Official Plan (2017). The subject lands are primarily zoned Residential Three- Exception 11 (Holding One) (R3-11(H1)) with the lands along the rear of these lots designated Environmental Protection (EP) as shown on Schedule A to the Town of Arnprior Zoning By-law No. 6875-18.

## 2 Description of Proposed Development

A 2 storey semi-detached dwelling with an ADU is proposed on each of these lots as shown on the Site Plans included in **Appendix A**.

## 3 Existing Conditions

Information regarding the existing site conditions was obtained by completing a desktop background review of available information such as air photography, existing reports, contour information etc. A site visit was not completed to the subject lands.

Based on available information, the subject lands currently consist of a vacant open area, with some natural vegetation along the slope leading to an unevaluated wetland located at the bottom of the slope which contains Jed Creek (Figure 2). Historically, a barn and other accessory structures were located on the subject lands, which according to historical air photos, were removed sometime between 2010 and 2018 (Figure 3).

The overall ground surface of the subject lands appears to be relatively flat along Leo Moskos Street and then slopes down towards Jed Creek. Based on the Slope Stability Report prepared for the subdivision, a setback is required from the top of bank on these lots, as shown on the Site Plans included in **Appendix A**. According to the Soil Map of Renfrew County Ontario Sheet 4, Soil Survey Report No. 37, the soils on the subject lands contain clay (Canada Department of Agriculture, 1964).

*Figure 2 – Site Conditions of Subject Lands - August 2024. Image Taken from Google Earth Pro.*



Figure 3 – Site Conditions of Subject Lands – March 2010. Image Taken from Google Earth Pro.



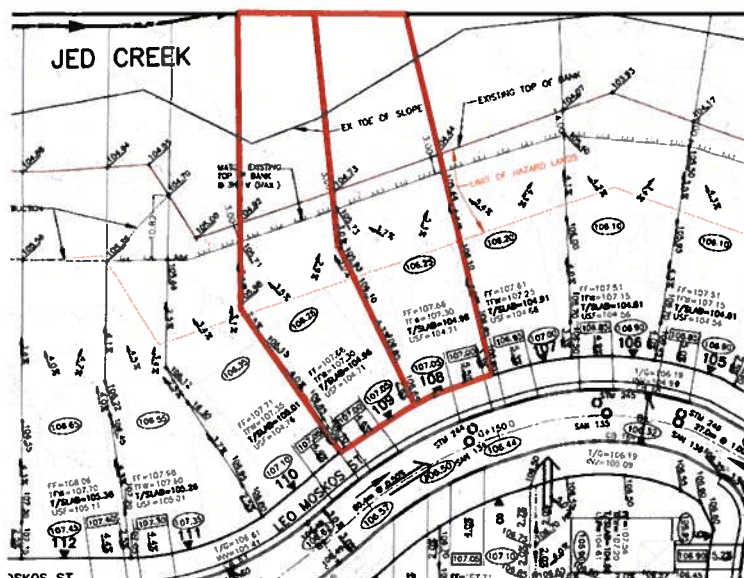
According to the design plans that have been prepared for the subdivision, the front portion of the lots will drain towards the Street, while the back portion of the lots will drain towards the Creek (Figures 4 & 5).

Figure 4 – Excerpt from Storm Drainage Area Plan, prepared by Ainley Group, dated Jan. 18/19.





*Figure 5 – Excerpt from Grading and Drainage Plan, prepared by Ainley Group, dated April 3, 2019.*



The Town of Arnprior Zoning By-law No. 6875-18 requires a minimum 30 metre water setback from the high water mark. In this case, the proposed dwellings on Lot 108 and 109 will be located 27 metres and 24.4 metres respectively from the high water mark as shown on the Site Plans included in **Appendix A**. A reduction to the water setback provisions for the proposed development on these lots can be supported for the following reasons:

- The lands within the area of the water setback are naturally re-vegetating along the slope to the Creek;
- As the drainage on the front portion of the lots will be directed to the stormwater system in Leo Moskos Street, only the rear portion of these lots will have surface water flow towards the Creek;
- The lands within the proposed building envelope currently consist of an open area, however a barn and other accessory structures and driveways were previously located on these lots;
- No trees are required to be removed to accommodate the proposed development;
- No development will occur below the limits of the hazard lands;
- Only approximately 61 m<sup>2</sup> and 85 m<sup>2</sup> of the proposed dwelling and asphalt driveway will be located in the area of the water setback on Lots 108 and 109 respectively;
- The requested 6 metre reduction to the water setback is considered minor and the proposed development will be located no closer to the high water mark than the barn which previously existed on the subject lands (located approximately 17 m from the high water mark); and
- The recommended mitigation measures below can be properly implemented to ensure no negative impacts occur on the Creek as a result of the proposed development within a small portion of the water setback on these two lots.

## 4 Conclusion and Recommendations

It is our opinion that the proposed development on Lots 108 and 109 will not have a greater impact on the quality of the Creek water, natural features or on neighbouring properties than what currently exists and will provide the same ecological functions of a 30 metre setback in less ideal conditions.

1. The proposed development is to be constructed a minimum of 24 metres from the high water mark of Jed Creek, or outside the limit of hazard lands along Jed Creek, whichever is greater.
2. A minimum 24.0 metre wide buffer area should be maintained along the shoreline of Jed Creek on these lots. This buffer area should be maintained substantially in a natural vegetated state. The removal of dead or diseased trees shall be permitted but limited to the greatest extent possible.
3. Vegetation on the subject lands outside of the buffer area should also remain in a natural state as much as possible, except for the clearing of portions of the property to allow for the construction of structures.
4. Roof runoff should be controlled by directing water runoff to the rear of the new structures through the use of eave troughs and rain barrels or to a grassed or other permeable area.
5. The extent of exposed soils is to be kept to a minimum at all times. Re-vegetation with native trees and shrubs of exposed, non-developed areas is to be achieved as soon as possible.
6. Erosion and sediment control measures are a critical component of the construction work. Effective sediment and erosion control measures are to be maintained until complete re-vegetation of disturbed areas is achieved. Silt fencing is to be installed along the downgradient edge of the work area. It is important that fencing is properly dug-in to treat any surface water flow and is maintained as required, including removal of accumulated sediment.
7. Additional mitigation measures to minimize the potential for inputs of sediments and other contaminants into the river and the environment in general include proper maintenance on construction equipment with respect to refuelling, washing and fluid changes, and proper disposal of fluids, filters and other waste materials. None of this work should take place within 30 metres of any surface water features.

Should you have any questions, please do not hesitate to contact our office.

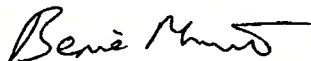
Yours truly,

**Jp2g Consultants Inc.**



Bryana Kenny, B.Sc. (Hons.)  
Biologist | Planner

**Muncaster Environmental Planning Inc.**



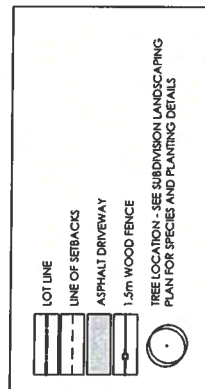
Bernie Muncaster, M.Sc.  
Principal

## Appendix A



SCALE: 1:250

CURRENT ZONE R3-11	PROPOSED USE: SINGLE DWELLING WITH (2) ADDITIONAL DWELLING UNITS
<b>ZONING PROVISIONS</b>	<b>PROPOSED</b>
MIN. FRONTAGE	13.8m
SETBACKS:	
MIN. FRONT YARD:	6.0m
MIN. SIDE YARD:	N/A
MIN. REAR YARD:	> 7.5m
MAX. HEIGHT	10.5m
<b>DWELLING:</b>	
MAX. DRIVEWAY WIDTH	50% OF FRONTAGE (MAX. 7m)
<b>PROPOSED DRIVEWAY WIDTH:</b> 40% (5.58)	



REVISIONS		DEC. 9/24	ADDED "HIGH WATER MARK" LINE
1			
2			
3			
4			
5			
6			

PROJECT:  
CALLAHAN ESTATES

**DRAWING:**

**SITE PLAN**  
**LOT 110**

DRAWN BY: MK

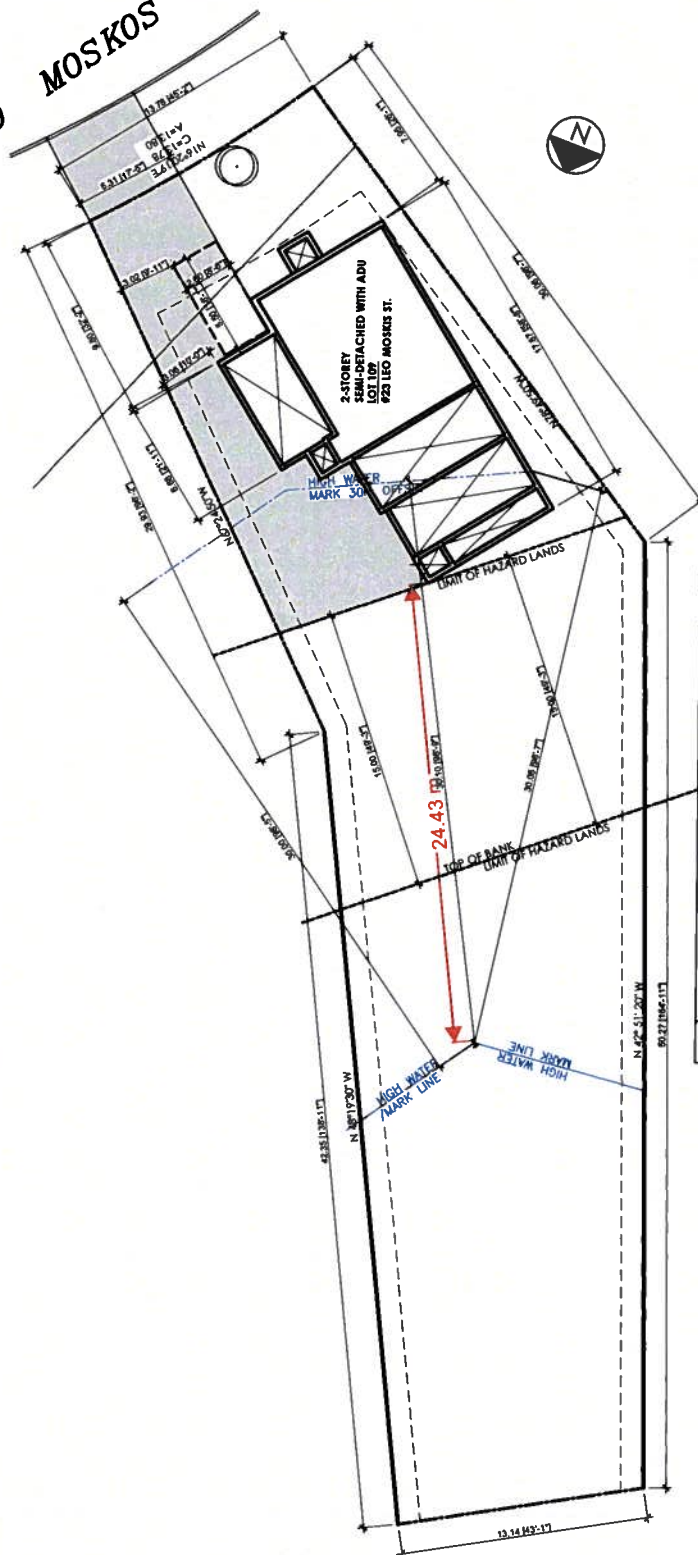
SCALE: AS NOTED  
DATE: MAY 24 / 24



**CAMPANALE HOMES**  
www.campanale.com  
613-730-7000

## A1.1

LEO MOSKOS STREET



**SITE PLAN**  
**SCALE: 1:250**

ZONING PROVISIONS:		CURRENT ZONE: R3 (11)		PROPOSED USE: SEMI-DETACHED WITH (1) ADDITIONAL DWELLING UNIT	
ZONING PROVISIONS		REQUIRED	PROPOSED		
MIN. FRONTAGE		12m	13.78m		
SETBACKS:					
MIN. FRONT YARD:		6.0m	7.95m		
MIN. EXT. SIDE YARD:		4.5m	N/A		
MIN. INT. SIDE YARD:		1.2m	1.2m		
MIN. REAR YARD:		6.0m	>7.5m		
MAX. HEIGHT		10.5m	10.5m		
MAX. DRIVEWAY WIDTH				50% OF FRONTAGE (MAX. 7m)	
PROPOSED DRIVEWAY WIDTH:				38% (5.31m)	

LOT LINE  
LINE OF SETBACKS  
ASPHALT DRIVEWAY  
1.5m WOOD OR PVC FENCE  
TREE LOCATION - SEE SUBDIVISION  
PLAN FOR SPECIES AND PLANTING

REVISIONS		ADDED HIGH WATER MARK LINE
1	DEC. 1/24	
2		
3		
4		
5		
6		

PROJECT:	CALLAHAN ESTATES
DRAWING:	
DESIGNED BY:	CALLAHAN
LOT 119	

DRAWN BY:	AKC
SCALE:	AS NOTED



**CAMPANALE HOMES**  
www.campanale.com  
613-730-7000

## A1.1



## **APPLICANT FOR MINOR VARIANCE #5**

**Property Address:** 23 Leo Moskos St.

**Action:** We are requesting relief from Section 4.15.3 a) of the zoning bylaw which stipulates that no building or structure shall be located closer than 30.0m from the high-water mark on any lot adjacent to a water body.

**Proposed Provision:** We are requesting a variance that allows for a 24.43m setback from the high-water mark.

**Relief:** This would result in a difference of 5.57m from the original zoning by-law provision.

**Proposal on Subject Land:** It is proposed that a single-family home with two additional dwelling units be built on the subject property with a total of 3 garage spaces.

**Reason for Relief:** To accommodate the appropriate size of dwelling required to support the product design proposed.

**Consistency with PPS:** This proposal is in line with the Provincial Policy Statement, 2024 by supporting several key initiatives within the policy: Section 2.1.4, Section 2.2.1 b) & c), and Section 2.3.2 a & b).

### **4-Prong Test:**

#### ***1. Is the Application Minor?***

The requested variances are minor, involving modest adjustments that align with the intent of the Zoning By-law and the Official Plan. They support crucial intensification while enhancing neighborhood character. The deviations are marginal and are not expected to create undue adverse impacts on neighbouring properties.

The variance for reducing the 30m setback would facilitate the construction of garage spaces that could accommodate 3 cars as well as an additional parking space in the driveway. This variance, which allows for additional parking, will

assist with keeping cars from parking within the ROW, therefore reducing this impact on neighbouring properties and the surrounding area.

**2. *Is the application desirable for the appropriate development of the lands in question?***

The variance is desirable and justifiable as it allows for a product design that better utilizes the property while evolving towards the vision of the neighbourhood which allows for 3 units per lot as of right. The requested variance does not preclude the ability of the proposed development to meet other requirements in the Zoning By-law and will continue to allow the subject site and neighbouring properties to develop in a manner complementary with the built form of the surrounding area. The variance supports a more desirable and sensitively designed development that includes critical densification and enhancement of the adjacent public realm while keeping the appearance of a single-family home per lot. The variances are not expected to generate any undue adverse impacts on neighbouring properties and support the planned growth of a residential subdivision with various unit types and topographies.

**3. *Does the application conform to the general intent of the Zoning By-Law?***

The subject site is designated as R3-11 in the Town of Arnprior Zoning By-law. The intent of the R3 zone is to accommodate a combination of residential unit typographies of low-medium density. The proposed development conforms in every way to the current zoning by-law except the maximum driveway width.

A zoning compliance table has been provided on the lot plan provided in support of this Committee of Adjustment application. In addition, an EIS Brief in support of our application prepared by JP2G Consultants Inc. has been included with my submission documents.

The variance maintains the Zoning By-Law's intent by meeting most of the performance standards while ensuring that the proposed development contributes to the area's future vision.

**4. *Does the application conform to the general intent of the Official Plan?***

The subject site is designated Low / Medium Density Area within the Town of Arnprior Official Plan. The proposed development and requested minor variances conform to the policies of this area classification. In particular, the development

conforms to Section C 2.2 a) through e) as well, the unit type is represented in Section 2.3.

Increasing the maximum driveway width to 9.0m will conform with the general intent of the Official Plan while assisting the developer with creating a more marketable product of higher utility.