

ACTION REQUEST – Transportation Services	
To:	Warden and Members of Council
Date of Meeting:	April 22, 2025
Subject:	Reduced Setback at 15677 SDG 43

RECOMMENDATION(S):

THAT the Council of the United Counties of Stormont, Dundas and Glengarry approve a setback of 26.83 meters from the centreline of civic number 15677 County Road 43 (Finch) to facilitate the construction of a residential dwelling and authorize the Transportation Services Department to issue a setback permit to recognize the same.

EXECUTIVE SUMMARY:

Staff support the reduced setback request at 15677 County Road 43 (Finch) to allow the construction of a residential dwelling.

BACKGROUND:

The existing setback by-law allows Transportation Services to grant setbacks from County Roads based on various criteria. Generally, structures are to be setback a minimum of 30m from the centerline of the road except those circumstances where variances are permitted. Council's authorization is necessary to issue setback permits when peculiar or extraordinary circumstances occur.

The owners at 15677 County Road 43 have submitted a setback application of 26.83m from the centerline of county road 43 in order to facilitate the construction of a new home. Council approval is necessary to permit the requested 26.8 meter setback.

The subject property contemplated in this request has several constraints on where a home can be built, including the proximity to the adjacent railway, required septic system placement, lot shape, and position relative to County Road 43's geometry.

The owner has provided the following rationale for why the setback should be favorably considered by Council:

- The required county road setback cannot be achieved, due to site constraints.
- A reduced setback of 26.83 meters ensures compliance with safety and environmental regulations while making reasonable use of property.

- The proposed placement would be consistent with the existing homes in the area, preserving the overall aesthetic and alignment of the properties along County Road 43.

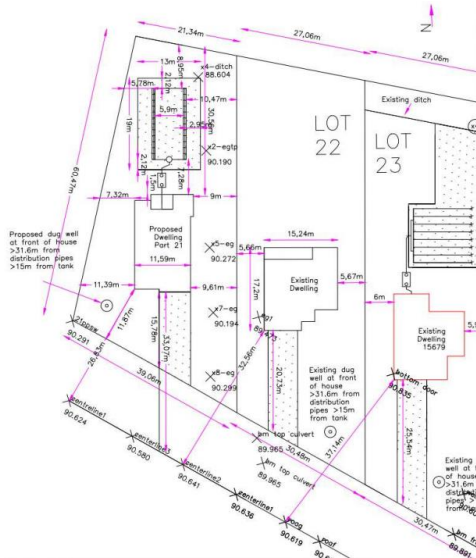


Figure 1: Requested Setback

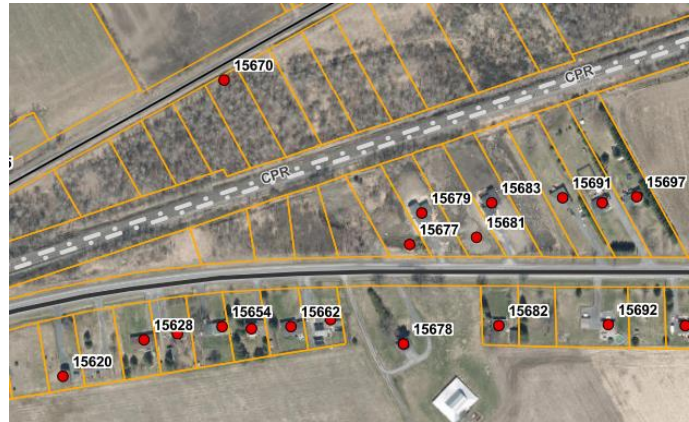


Figure 2: Area (Subject Property 15677)

As shown in Figure 1 and Figure 2, the property borders a railway line, requiring a 100-foot setback from the property line, which limits the buildable area. Moving the septic system and house back would conflict with rail requirements. The typical 30.48 meter setback normally permitted is not unfeasible. Additionally, the lot is angled and narrows towards the rear, further restricting the buildable area.

It should be noted that these constraints will similarly challenge the remaining vacant parcels west of this site, likely requiring Council to consider further reductions at the time of development. Although staff were going to concurrently request Council's approval for these additional setbacks, it was realized that each developer's specific site plans would likely require case-by-case setback reductions.

OPTIONS AND DISCUSSION:

- 1. Approve the setback - Recommended.** The proposed setback line is consistent with adjacent developments.
- 2. Do not approve the setback - Not recommended**

FINANCIAL ANALYSIS:

N/A



LOCAL MUNICIPAL IMPACT:

If approved, the setback permit will be circulated to North Stormont. The owner will be required to work with North Stormont to secure the appropriate building permits.

OTHERS CONSULTED:

N/A

ATTACHMENTS:

N/A

RECOMMENDED BY:

Benjamin de Haan
Director of Transportation Services

APPROVED BY:

Maureen Adams
CAO