



**Minor Variance**  
**COMMENTS TO THE COMMITTEE OF ADJUSTMENT**  
**Panel 3**

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Site Address: 2992 Beaman Lane

Legal Description: Part of Lot 6, Broken Front

No.: D08-02-23/A-00089

Date: May 11, 2023

Hearing Date: May 17, 2023

Planner: Jack Graham

Official Plan Designation: Agricultural Resource Area & Rural Countryside

Zoning: RR12[18r] – Rural Residential Zone, Subzone 12, Exception 18r and EP3

– Environmental Protection Zone, Subzone 3

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## **DEPARTMENT COMMENTS**

The Planning, Real Estate, and Economic Development Department has **No Concerns** with the application as submitted.

## **DISCUSSION AND RATIONALE**

The subject site lies along the Rideau River, with an existing dwelling. The applicant is seeking to construct a second storey addition. The building footprint would remain the same. The applicant requires two variances to permit this development.

The first variance is to permit development within 30 metres of the normal high-water mark. The By-law states that no building or structure shall be located closer than 30 metres to the normal high-water mark. As the addition is not extending further into the setback, staff have no concerns with this variance.

The second variance is to permit an addition of 43.61 square metres (67.8% of the gross floor area (GFA) of the existing building, whereas the By-law states that additions should be limited to 20% of the GFA, or 20 square metres, whichever is less. In this case, 20% of the existing GFA would be 12.42 square metres.

The proposed addition will create a sloped roof, that will have the effect of having



lowered ceilings over part of the addition. The useable living space of the addition is closer to 25 square metres, while the rest would be suitable for storage.

Official Plan Section 10.1.1 Policy 3 states that some minor development may be permitted, including: *Minor additions and/or renovations to existing structures, which do not affect flood flows, meet appropriate floodproofing requirements and are supported by the appropriate conservation authority;*

The addition is relatively minor in nature, and will not affect flood flows, as the building footprint is remaining the same. The addition must comply with Ontario Building Code requirements to incorporate floodproofing measures, as it is within a flood plain. The proposal has been approved by the Rideau Valley Conservation Authority.

The Planning department does note that this addition is quite large, but is not likely to create significant adverse risks. It is the department's position that the variance is relatively minor in nature, the development is desirable for the appropriate development of the property, and that it complies with the general intent and purpose of the Zoning By-law and Official Plan.

A handwritten signature in black ink, appearing to read "Jack Graham".

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Jack Graham  
Planner I, Development Review, PRED  
Dept.

A handwritten signature in blue ink, appearing to read "Adam Brown".

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Adam Brown  
Manager, Development Review, PRED  
Dept.