

Committee of Adjustment  
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City of Ottawa | Ville d'Ottawa  
Comité de dérogation



Minor Variance  
**COMMENTS TO THE COMMITTEE OF ADJUSTMENT**  
Panel 2

Site Address: 3535 Borrisokane Road

Legal Description: Part of Lot 11, Concession 3 (Rideau Front), Geographic Township of Nepean

File No.: D08-02-22/A-00164

Date: May 11, 2023

Hearing Date: May 17, 2023

Planner: Siobhan Kelly

Official Plan Designation: Suburban (Southwest) Transect, Neighbourhood

Zoning: IL [304]

## DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development Department has **no concerns** with the application.

## DISCUSSION AND RATIONALE

The Committee of Adjustment adjourned the application sine die at the July 20<sup>th</sup>, 2022, hearing as the concurrent site plan control application was in the initial stages of review. The site plan control application has since advanced, and the applicant is preparing the final submission package.

The Official Plan designates the property Neighbourhood in the Suburban (Southwest) Transect. The Official Plan permits small-scale non-residential, and service uses in the Neighbourhood designation provided that the use and site design is compatible with nearby residential uses. The Barrhaven South Community Design Plan identifies the property as an Employment Area, where it permits a mix of industrial, automotive, and retail uses.

The Zoning By-law permits a car wash in the Light Industrial zone, subject to Section 203 (2)(c) which restricts the gross floor area to 300 square metres. The intent of this provision is to limit complementary uses such as service commercial (e.g., car wash) in Light Industrial zones. The applicant is seeking relief to permit an increased maximum gross floor area (GFA) of 476 square metres as per the definition of GFA in the by-law. As described in the submission materials, the building accommodates Halo Car Wash's prototypical conveyor-type car washing and drying machinery. The applicant designed the site and building to facilitate a continuous flow of traffic to minimize off-site traffic impacts. Staff is satisfied that the minor variance maintains the intent of the Zoning By-law as the development consists of a low-rise, low site coverage service commercial use.



In considering the surrounding context, staff is satisfied that the increased GFA is minor in nature as it will not result in negative impacts on adjacent uses. The property abuts Borrisokane Road to the west, vacant Light Industrial zoned lands to the south, and Flagstaff Drive to the north. The lands on the north side of Flagstaff Drive are vacant and zoned Local Commercial. To the east, the property abuts an Environmental Protection Zone for a re-aligned watercourse. As part of the site plan control process, the applicant prepared an Environmental Impact Study (EIS) to demonstrate no negative impacts to the adjacent natural feature and its ecological functions. The site design includes landscaping and native species selected to minimize impacts on the adjacent natural feature.

The minor variance is desirable as it will facilitate the development of a conveyor-style carwash in a rapidly developing area of the city.

Based on the foregoing, Staff is satisfied that the requested variances meet the four tests outlined in Section 45(1) of the Planning Act, R.S.O., 1990 Chap. P. 13, as amended.

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Siobhan Kelly  
Planner I  
Development Review, South Branch  
Planning, Real Estate and Economic  
Development Department

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Stream Shen, MCIP, RPP  
Planner III  
Development Review, South Branch  
Planning, Real Estate and Economic  
Development Department