

Committee of Adjustment

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City of Ottawa | Ville d'Ottawa
Comité de dérogation



MINOR VARIANCE APPLICATION

COMMENTS TO THE COMMITTEE OF ADJUSTMENT

PANEL 3

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 710 Coast Circle
Legal Description: Lot 60, Registered Plan 4M-1657
File No.: D08-02-23/A-00135
Report Date: July 13, 2023
Hearing Date: July 18, 2023
Planner: Luke Teeft
Official Plan Designation: Rural Transect, Village, Residential (Low Density)
Zoning: V1C[870r] S404 - Village Residential First Density, Rural
Exception 870, Schedule 404

DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development Department **has some concerns with** the application.

DISCUSSION AND RATIONALE

The subject property is within the Village of Manotick and designated as Village in Schedule B9 of the Official Plan. Villages contain a variety of land uses to support communities and small-medium enterprises. The Village of Manotick is within the Public Service Area and the lands are designated Residential (Low Density) in the Secondary Plan.

The subject site is zoned V1C[870r] S404 - Village Residential First Density Zone, Subzone C, Rural Exception 870, Schedule 404. The purpose of the Village Residential First Density Zone is to recognize lands intended for future village development in areas designated as Village in the Official Plan; limit the range of permitted uses to those which will not preclude future development options; and impose regulations which ensure a low scale and intensity of development to reflect the characteristics of existing land uses. Exception 870 adds specific setback and lot coverage criteria specific to the V1C zone. Schedule 404 permits driveways to cover 60% of the yard in which they are located.

Staff have reviewed the subject minor variance application against the “four tests” as outlined in Section 45 (1) of the *Planning Act*, R.S.O. 1990 c. P.13, as amended. Staff are satisfied that the requested minor variance meets the “four tests”.

It is important to note that the requested relief is for the existing deck and not for the gazebo. The deck abuts a fence that is on the lot line. The structure is not significant in size, meeting all other requirements of the Zoning By-law apart from the side and rear lot line setbacks. The proposed variance does not contradict policies within the Official Plan or Village of Manotick Secondary Plan. The requested relief is minor in nature, being 0 metres whereas the requirement is 0.6 metres. The rear of the lot has been identified as being a drainage swale for the lots directly abutting the property in question. As a result, any changes to the grading or positioning of footings in the soil may disrupt the flow of stormwater along the rear lot line. Staff also note that there may be some privacy concerns resulting from having the deck directly abutting the fence at the rear of the property.

ADDITIONAL COMMENTS

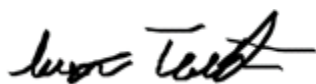
- The owner is liable for any stormwater-related impacts resulting from the swale becoming blocked, and is responsible for the continued maintenance of the drainage swale in order to keep it free from any obstructions.

Building Code Services

- That the Owner(s) provide evidence to the satisfaction of the **Chief Building Official, or designate**, that the accessory structure has been built under the authority of a building permit.

Right of Way Management

- The Right-of-Way Management Department has **no concerns** with the proposed Minor Variance Application, as there are no requested changes to the driveway/private approach.



Luke Teeft
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Planning, Real Estate and Economic
Development Department



Cheryl McWilliams
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