

2023-09-14



**MINOR VARIANCE APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 3**

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 2490B River Road
Legal Description: Part of Lot 19 Concession 1 Geographic Township of Osgoode
File No.: D08-02-23/A-00200
Report Date: September 14, 2023
Hearing Date: September 19, 2023
Planner: Luke Teeft
Official Plan Designation: Rural Transect, Rural Countryside
Zoning: RR8, Floodplain Overlay

DEPARTMENT COMMENTS

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

DISCUSSION AND RATIONALE

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”.

The proposed new buildings improve upon the watercourse setback of the existing structure in conformity with the Official Plan. Though the dwelling is larger and the entire property is located within a floodplain, the design features adequate waterproofing of the crawlspace that will negate the increased footprint. The new structure also complies with the 20 square metre maximum increase that is permitted by the Rideau Valley Conservation Authority and the City’s Flood Plain Overlay zoning requirements.

Though the property does not have frontage on a public street, the new house and garage are located on an already developed lot, and the property has an existing access to River Road via a shared right-of-way. Planning staff do not have any concerns with the application as submitted.

ADDITIONAL COMMENTS

Right of Way Management

- The Right-of-Way Management Department has no concerns with the proposed Minor Variance Application. However, the Owner shall be made aware that a private approach permit is required for any alterations to the existing approach/entrance to the property.



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