

2024-01-11



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

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 7393 Rideau Valley Drive
Legal Description: Part of Lot 25, Concession 2, Geographic Township of North Gower
File No.: D08-02-23/A-00242
Report Date: January 10, 2024
Hearing Date: January 16, 2024
Planner: Luke Teeft
Official Plan Designation: Rural Transect, Rural Countryside, Flood Plain
Zoning: RR10, 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 entire property is located within the floodplain of the Rideau River. As a result, it is impossible to build a new dwelling outside of the floodplain. The proposed dwelling improves upon the existing setback (23.87m for the existing, 26.51m to the proposed). The septic system is located outside of the 30 metre setback. The size of the addition is in line with the 50 metre maximum allowable by the Rideau Valley Conservation Authority, and there are satisfactory floodproofing measures being implemented.

For new construction within the floodplain, a planting plan is required which must provide a buffer of vegetation between the structure and the watercourse. A planting plan was submitted in September of 2023 which was reviewed and approved by city staff with no additional changes.

Staff will note that the application is still required to obtain a permit from the Rideau Valley Conservation Authority. Through discussions with the conservation authority, it is

understood that the applicant is in the process of obtaining a permit and that no concerns have been expressed regarding the Minor Variance.



Luke Teeft
Planner I, Development Review, Rural
Planning, Real Estate and Economic
Development Department



Cheryl McWilliams
Planner III, Development Review, Rural
Planning, Real Estate and Economic
Development Department