

2023-10-26



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

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 1342 Corkery Road
Legal Description: Part Lot 13, Concession 8, Geographic Township of Huntley;
Part 1 on Plan 5R-9315; Geographic Township of West Carleton
File No.: D08-02-23/A-00244
Report Date: October 26, 2023
Hearing Date: October 31, 2023
Planner: Luke Teeft
Official Plan Designation: Rural Transect, Rural Countryside
Zoning: RU

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 variances meets the “four tests”.

The application is seeking relief from Section 142 of the Zoning By-law to permit a coach house with a footprint of 116.22 square metres. Although the plans do not demonstrate that the proposed coach house will share a well and or septic system with the main house, the coach house meets all other provisions of Section 142 of the Zoning By-law and is 21.22 square metres larger than permitted, which is considered minor. The structure is already in existence and will provide additional housing for the area.

Staff typically request a hydrogeological report for coach houses that require a Minor Variance. In this instance, as the lot is of a large size and the structure is already in existence, staff are requesting a notice on title for groundwater quality and quantity be placed on the property.

Staff have no additional concerns with the application as submitted.

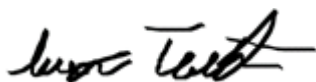
CONDITIONS

If approved, the Planning, Real Estate and Economic Development Department requests that the Committee of Adjustment impose the following condition on the application:

1. That the Owner enter into an Agreement with the City, at the expense of the Owner(s) and to the satisfaction of the **Development Review Manager of the Relevant Branch within Planning, Real Estate and Economic Development Department, or his/her designate**, which provides the following covenant/notice that runs with the land and binds future Owner(s) on subsequent transfers:

“The City of Ottawa does not guarantee the quality or quantity of the groundwater. If, at some future date, the quality or the quantity of the groundwater becomes deficient, the City of Ottawa bears no responsibility, financial or otherwise, to provide solutions to the deficiency, such solutions being the sole responsibility of the homeowner.”

The Committee requires a copy of the Agreement and written confirmation from City Legal Services that it has been registered on title.



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