

2024-05-30



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

**PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Address: 1342 Corkery  
Legal Description: Part Lot 13, Concession 8, Geographic Township of Huntley; Part 1 on Plan 5R-9315; Geographic Township of West Carleton  
File No.: D08-02-24/A-00104  
Report Date: May 30, 2024  
Hearing Date: June 4, 2024  
Planner: Elizabeth King  
Official Plan Designation: Rural Transect, Rural Countryside  
Zoning: RU

**DEPARTMENT COMMENTS**

The Planning, Development and Building Services 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(s) meet(s) the “four tests”.

The application seeks relief from Section 133 of the Zoning By-law to allow a coach house to occupy a maximum of 26% of the interior side yard, whereas the by-law permits a maximum of 5%. The requested variance is considered minor, considering that the proposed coach house is an existing garage structure that is not being further enlarged nor appears to impact abutting properties.

A previous minor variance application was granted for an increased building footprint for the proposal, and the coach house dwelling appears to meet all other zoning provisions from Section 133 of the Zoning By-law.

Staff have no additional concerns with the application that was submitted.

## ADDITIONAL COMMENTS

### Infrastructure Engineering

- The Planning, Development and Building Services Department will do a complete review of grading and servicing during the building permit process.
- At the time of building permit application, a grading/servicing plan prepared by a Professional Engineer, Ontario Land surveyor or a Certified Engineering Technologist may be required.
- Existing grading and drainage patterns must not be altered.
- Encroachment on or alteration to any easement is not permitted without authorization from easement owner(s).

### Planning Forestry

There are no tree-related impacts associated with the minor variance requested.

Otherwise, the Tree Protection Specifications should be implemented when working around trees to be retained. The Specification can be found at [https://documents.ottawa.ca/sites/documents/files/tree\\_protection\\_specification\\_en.pdf](https://documents.ottawa.ca/sites/documents/files/tree_protection_specification_en.pdf).

### Right of Way Management

The Right-of-Way Management Department has no concerns with the proposed Minor Variance Application as there appears to be no requested changes to the private approach.



---

Elizabeth King  
Planner I, Development Review All Wards  
Planning, Development and Building  
Services Department



---

Erin O'Connell  
Planner III, Development Review All Wards  
Planning, Development and Building  
Services Department