

2024-05-30



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 3390 Borrisokane Road
Legal Description: Part of Lots 12 and 13, Concession 4, Former Geographic Township of Nepean
File No.: D-08-02-24/A-00111
Report Date: May 30, 2024
Hearing Date: June 4, 2024
Planner: Elizabeth King
Official Plan Designation: Suburban Transect, Neighbourhood, Flood Plain
Zoning: DR, Flood Plain Overlay

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”.

3390 Borrisokane Road is located within the floodplain of the Jock River, and as of result, it is not possible to propose an accessory structure outside of the floodplain. The proposed storage structure is setback 99.89 meters from the river and is proposed to have no servicing.

An increase of 9.5 metres is minor, considering the proposed structure and the use of land. Staff note that a permit from the Rideau Valley Conservation Authority has been issued for the proposed accessory structure.

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 will be required.
- The surface storm water runoff including the roof water must be self contained and directed to the City Right-of-Way, not onto abutting private properties as approved by Planning, Development and Building Services Department.
- A private approach permit is required for any access off of the City street.
- 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.

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 to construct any newly created driveway/approach, and, to modify, relocate, or to remove an existing private approach. (The Right-of-Way Department has no record of a private approach application/permit on file at this location, and there appears to be a newer driveway/approach at this location according to 2021 Google Street View images). Please contact the ROW Department for any additional information at rowadmin@ottawa.ca.



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