



**Minor Variance**  
**COMMENTS TO THE COMMITTEE OF ADJUSTMENT**  
**Panel 3**

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Site Address: 5198 Piperville Road

Legal Description: Part of Lot 11, Concession 8 (Ottawa Front), Geographic Township of Cumberland

No.: D08-02-23/A-00102

Date: June 1, 2023

Hearing Date: June 6, 2023

Planner: Luke Teeft

Official Plan Designation: Rural Countryside

Zoning: RU – Rural Countryside

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## **DEPARTMENT COMMENTS**

The Planning, Real Estate, and Economic Development Department has **Concerns** with the application as submitted.

## **DISCUSSION AND RATIONALE**

The subject property is designated Rural Countryside on Schedule B9 of the Official Plan. The intent of the Rural Countryside designation is to protect and enhance rural character; strengthen the rural economy by permitting a diversity of uses that support the local rural community; limit the fragmentation of rural lands and ensure the preservation of health.

The subject property is zoned RU - Rural Countryside Zone according to the City of Ottawa Zoning By-Law (Section 227). The purpose of the Rural Countryside Zone is to accommodate agricultural, forestry, and country residential lots created by severance and other land uses characteristic of Ottawa's countryside. It recognizes and permits this range of rural-based land uses which often have large lots or distance separation requirements and regulates various types of development in manners that ensure compatibility with adjacent land uses and respects the rural context.

Staff are satisfied that the requested Minor Variance meets the four tests as outlined



in Section 45 (1) of the *Planning Act*, R.S.O. 1990 c. P.13, as amended. It is noted, however, that there may be concerns from HydroOne regarding the construction of a structure in close proximity to the hydro corridor to the southwest. In addition there may be complications for the homeowner with rear-yard vehicular access that does not utilize the hydro corridor or potentially cause damage to the septic system.

It may be wise to adjourn in order to clarify some of the points above.

**ADDITIONAL COMMENTS:**

- A Grading Plan will be required at the Building Permit stage, prepared by a relevant professional: Professional Engineer (P.Eng.), Certified Engineering Technologist (CET), Ontario Land Surveyor (OLS), Professional Landscape Architect (OLA), or Professional Architect (OAA).
- A permit from the Rideau Valley Conservation Authority (RVCA) will be required for any future Building Permit applications.

A handwritten signature in black ink that reads "Luke Teeft".

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Luke Teeft  
Planner I, Development Review, PRED  
Dept.

A handwritten signature in blue ink that reads "Cheryl McWilliams".

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Cheryl McWilliams, MCIP, RPP  
Planner III, Development Review, PRED  
Dept.