

2024-08-29

City of Ottawa | Ville d'Ottawa  
Comité de dérogation



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

**PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Address: 1780 Burnt Lands Road  
Legal Description: Part of Lot 17 Concession 11, Geographic Township of Huntley  
File No.: D08-02-24/A-00214  
Report Date: August 28, 2024  
Hearing Date: September 03, 2024  
Planner: Luke Teeft  
Official Plan Designation: Rural Transect; Greenspace; Natural Heritage System Core Area  
Zoning: EP3

**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 meets the “four tests”.

Staff initially had concerns with the location of the proposed garage as the entire property is designated greenspace and is within a Natural Heritage System Core Area. The applicants prepared an EIS and staff conducted a site visit which demonstrated that the new structure would likely not have any negative impacts on sensitive habitat or species at risk.

**Additional Comments:**

- 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.
- 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).



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Luke Teeft  
Planner I, Development Review, All Wards  
  
Planning, Development and Building  
Services Department



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Planner III (A), Development Review, All  
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