

2024-08-15

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: 2822 Bart's Lane  
Legal Description: Part of Lot 4 (Broken Front Concession), Geographic Township of Marlborough  
File No.: D08-02-24/A-00105  
Report Date: August 15, 2024  
Hearing Date: August 20, 2024  
Planner: Luke Teeft  
Official Plan Designation: Rural Transect; Rural Countryside, Greenspace; Natural Heritage Features Overlay  
Zoning: RU; Floodplain 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 variances meet the “four tests”.

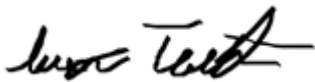
The proposed addition exceeds the allowable 20% of the existing building, however the increase is considered minor. The addition does not reduce the existing setback and is being built with flood mitigation measures. The applicant has also already received a permit from the RVCA.

**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 may 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 the **Planning, Development and Building Services Department**.

- Existing grading and drainage patterns must not be altered.



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Luke Teeft  
Planner I, Development Review, All Wards

Planning, Development and Building  
Services Department



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Wendy Tse  
Planner III (T), Development Review, All  
Wards

Planning, Development and Building  
Services Department