

2024-12-05



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 5497 Manotick Main Street
Legal Description: Part of Lots 3 and 4, Plan 547, Geographic Township of North Gower
File No.: D08-02-24-A-00282
Report Date: December 05, 2024
Hearing Date: December 10, 2024
Planner: Nivethini Jekku Einkaran
Official Plan Designation: Rural Transect, Village Core, Natural Heritage Overlay, Village of Manotick Secondary Plan, Village Core, Scenic Route, Design Priority Area
Zoning: VM9 [937r]

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 property is designated as Village Core and a Design Priority Area under the Official Plan, which include commercial streets reflecting a suburban built form that may transition into a more walkable environment. Village Cores in the Rural Transect are characterized by no automobile parking, or limited parking spaces.

The Village of Manotick Secondary Plan allows front yard parking and only residential uses on this property. Manotick Main Street is identified as a Scenic Route in the Official Plan, and the number of front yard parking spaces were reduced to comply with the Official Plan policies to improve pedestrian engagement along the Scenic Route. Trees are provided as buffers to screen the front yard parking. The Secondary Plan also has policies to identify and implement opportunities for on-street parking where possible at the time of road reconstruction.

In addition, the property backs onto the Rideau River, which is part of the Rideau Canal UNESCO World Heritage Site, which prevents parking in the rear yard, limiting the parking to be located either on the front yard and the underground garage.

Staff have no concerns with the reduction in parking spaces as it aligns with the Official Plan policies.

ADDITIONAL COMMENTS

Planning Forestry

The site is subject to Site Plan Control, tree impacts will be addressed through that process; there are no tree impacts specifically related to this minor variance application.

Right of Way Management

The Right-of-Way Management Department has no comment with the proposed Minor Variance Application, as this planned development is subject to the Site Plan Control process.



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