



Committee of Adjustment

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2024-10-09

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: 5633 South Island Park Drive
Legal Description: Part of Lots 14 and 15, Registered Plan 497
File No.: D08-02-24/A-00243
Report Date: October 09, 2024
Hearing Date: October 15, 2024
Planner: Luke Teeft
Official Plan Designation: Rural Transect; Village, Village Residential
Zoning: V1P

DEPARTMENT COMMENTS

The Planning, Development and Building Services Department **has no concerns with** the application.

DISCUSSION AND RATIONALE

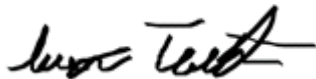
Staff have reviewed the subject minor variance application against the “four tests” as outlined in Section 45 (1) of the *Planning Act*, R.S.O. 1990 c. P.13, as amended. Staff are satisfied that the requested minor variance(s) meet(s) the “four tests”.

The proposed addition does not encroach further into the required setback from the Rideau River.

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 **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).



Luke Teeft
Planner I, Development Review, All Wards

Planning, Development and Building
Services Department



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

Planning, Development and Building
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