

2025-01-09



**MINOR VARIANCE APPLICATION  
COMMENTS TO THE COMMITTEE OF ADJUSTMENT  
PANEL 1**

**PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Address: 2006 Rideau River Road  
Legal Description: Lot 226, Registered Plan 296457  
File No.: D08-02-24/A-00306  
Report Date: January 09, 2025  
Hearing Date: January 15, 2025  
Planner: Luke Teeft  
Official Plan Designation: Inner Urban Transect; Neighbourhood  
Zoning: R2R; Mature Neighbourhoods Overlay

**DEPARTMENT COMMENTS**

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

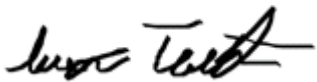
**DISCUSSION AND RATIONALE**

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 side and rear yard setback reduction is minor in nature, access is maintained and there is minimal impact on neighbouring properties.

**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.



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



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Planner III, Development Review, All  
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