

2025-01-30



**MINOR VARIANCE APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 2**

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 1547 Lagan Way
Legal Description: Part of Lot 25 & Part of Lot 69, Registered Plan 63
File No.: D08-02-24/A-00245
Report Date: January 30, 2025
Hearing Date: February 04, 2025
Planner: Nivethini Jekku Einkaran
Official Plan Designation: Outer Urban Transect, Industrial and Logistics
Zoning: IL

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”.

ADDITIONAL COMMENTS

The proposal will be going through Site Plan Control application soon. Staff request that the decision be tied to the requested minor variances and not the submitted plans to allow room for flexibility in revising the drawings if required during the Site Plan Control process.

Infrastructure Engineering

1. The **Planning, Development and Building Services Department** will do a complete review of grading and servicing during the building permit process.
2. 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.
3. Any proposed works to be located within the road allowance requires prior written approval from the Infrastructure Services Department.

4. 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**.
5. A private approach permit is required for any access off of the City street.
6. Existing grading and drainage patterns must not be altered.
7. Existing Catch Basin is not to be located within the driveway.
8. Encroachment on or alteration to any easement is not permitted without authorization from easement owner(s).

Planning Forestry

The proposed reduction in the front yard setback along Lagan Way will reduce the space available for new trees. Alternative solutions for product display should be considered to leave the landscaped area clear for trees.

The reduction in front yard setback is acceptable insofar as it enables the construction of building C, however building D is not subject to the same constraints.

Planning Forestry requests that approval of the requested variance not be tied to plans, to permit flexibility in site configuration during the Site Plan Control process.

Right of Way Management

The Right-of-Way Management Department has no concerns with the proposed Minor Variance Application, as there are no requested changes to private approaches. The Owner shall be made aware however, that a private approach permit is required to construct any new entrance, as well as to modify or close an existing entrance that becomes redundant. **Please contact the ROW Department for further information at rowadmin@ottawa.ca.**



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