

2025-01-30



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 1771 Walkley Road
Legal Description: Part of Lot 36, Registered Plan 31, (in Lot 21 Junction Gore),
Geographic Township of Gloucester
File No.: D08-02-24/A-00316
Report Date: January 30, 2025
Hearing Date: February 04, 2025
Planner: Nivethini Jekku Einkaran
Official Plan Designation: Outer Urban Transect, Hub
Zoning: AM10

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”.

However, the applicant is advised that they will need to address staff concerns identified below in order to proceed with their private approach permit.

ADDITIONAL COMMENTS

Planning Forestry

There are no tree-related impacts with the requested minor variance.

The existing trees on site must be protected through construction by implementing the [Tree Protection Specifications](#), to ensure no encroachment into their Critical Root Zones.

Right of Way Management

The Right-of-Way Management Department has no concerns with the proposed Minor Variance Application, however, the Owner shall be made aware that a private approach

may not exceed 9.0m in width in accordance with City of Ottawa Private Approach By-law 2003-447, as amended, and a private approach permit is required to construct any new entrance, as well as to modify or close an existing entrance that becomes redundant. The entrance off of Walkley Road is currently approximately 8.0m in width, and the entrance off of Heron Road is approximately 9.0m in width. As a result of the planned modifications to both private approaches at 1771 Walkley Road, the ROW Department must be consulted by the Owner by providing further details and plans by contacting rowadmin@ottawa.ca.

Transportation Engineering

Submitted plan illustrate a proposed widening to the Walkley Road access. Transportation Engineering Services does not support widening the access for two reasons:

- 1) The proposed access appears to be wider than 9 metres, contrary to Section 25(1)(c) of the Private Approach By-Law; and,
- 2) A widened access will make it easier to circumvent the existing median access control restricting southbound left-turns from the property to Walkley Road eastbound, which therefore poses an increased safety risk compared to existing conditions.

Modifications proposed to the Heron Road access are also not supported as the change decreases already sub-standard clear throat length.



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