

2025-03-12



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 5396 Long Island Road
Legal Description: Lot 14 & 15, Registered Compiled Plan 892, Geographic Township of Rideau
File No.: D08-02-24/A-00310
Report Date: March 12, 2025
Hearing Date: March 18, 2025
Planner: Luke Teeft
Official Plan Designation: Rural Transect; Village; Village Residential
Zoning: V1P[585r]

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 meets the “four tests”.

ADDITIONAL COMMENTS

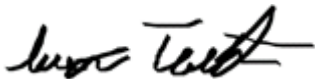
- The **Planning, Development and Building Services Department** will do a complete review of grading and servicing during the building permit process.
- At the time of building permit application, a grading plan prepared by a Professional Engineer, Ontario Land surveyor or a Certified Engineering Technologist may be required.
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- A Grading Plan, prepared by a relevant professional, is required for the construction of additions, garages, decks, or other structures over 55 sq. meters in size.
- A Grading Plan, prepared by a relevant professional, is required for any proposal that requires a permit if the proposed works, including hard landscaping are less

than 1.2 metres from a property line.

- All trees on City property and private trees greater than 30cm in diameter in the inner urban area are protected under the Tree Protection By-law (2020-340), and plans are to be developed to allow for their retention and long-term survival. A Tree Removal Permit and compensation are required for the removal of any protected tree.
- 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.
- The **Planning, Development and Building Services Department** requires proof that the Rideau Valley Conservative Authority has granted their approval due to development being located within their regulation limit.

Planning Forestry

- Through pre-consultation it was determined that no TIR was necessary as there are no City trees impacted by the proposed work. It is strongly recommended to plant trees along the shoreline to help with erosion control and naturalization.



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



Wendy Tse
Planner III, Development Review, South
Planning, Development and Building
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