

2025-05-28



MINOR VARIANCE APPLICATION

COMMENTS TO THE COMMITTEE OF ADJUSTMENT

PANEL 3

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 2450 D Sixth Line Road
Legal Description: Part of Lot 24, Concession 8, Geographic Township of West Carleton
File No.: D08-02-240-A-00251
Report Date: May 29, 2025
Hearing Date: June 03, 2025
Planner: Nivethini Jekku Einkaran
Official Plan Designation: Rural Transect, Rural Countryside, Natural Heritage Overlay
Zoning: RU

DEPARTMENT COMMENTS

The Planning, Development and Building Services Department **has no concerns with** the application ~~as an additional variance and an Environmental Impact Statement are required.~~

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.

The subject property is zoned as RU – Rural Countryside Zone. The property is within the Rural Transect and designated as Rural Countryside, as per Schedules A and B9 of the Official Plan. This area is generally planned to permit a range of rural-based land uses including country residential lots created by severance which maintain the rural context of large lots and distance separation requirements.

~~Staff have no concerns with the requested minor variances. Staff identified the need for an additional variance as the lot is accessed through a Right-of-Way easement on 2460 Sixth Line Road and does not have frontage on a public street. The property is on Natural Heritage Overlay Core Area and an Environmental Impact Statement would be required to determine the impacts of development on the overlay.~~

ADDITIONAL COMMENTS

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. Any proposed works to be located within the road allowance requires prior written approval from the Infrastructure Services Department.
3. 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**.
4. A private approach permit is required for any access off of the City street.
5. Existing grading and drainage patterns must not be altered.
6. A report addressing the stability of slopes, prepared by a qualified geotechnical engineer licensed in the Province of Ontario, should be provided wherever a site has slopes (existing or proposed) steeper than 5 horizontal to 1 vertical and/or more than 2 metres in height.
7. The **Planning, Development and Building Services Department** requires proof that the Mississippi Valley Conservative Authorities have granted their approval due to development being located within the regulatory limit.
8. Encroachment on or alteration to any easement is not permitted without authorization from easement owner(s).

Planning Forestry

While a permit is not required for the removal of privately-owned trees in the Rural area, a TIR and Tree Removal Permit application would be required for any work that would cause or require removal of any trees within the right-of-way.

The owners should refer to the [Planning around trees](#) page for guidance on working around their trees. In particular, the [Tree Protection Specification](#) should be implemented when working around trees that are to be protected & retained.

Right of Way Management

The Right-of-Way Management Department has **no concerns** with the proposed Minor Variance for reduced setback from the normal high-water mark for the construction of a one-storey detached dwelling with detached garage.

J. E. Nivethini

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