

2025-05-14



**MINOR VARIANCE APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 3**

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 130 Burke Street
Legal Description: Part of Unit 38 on Registered Plan 4D-18, Part 5 on Registered Plan 5R-3417
File No.: D08-02-25/A-00085
Report Date: May 13, 2025
Hearing Date: May 20, 2025
Planner: Luke Teeft
Official Plan Designation: Rural Transect; Village, Village Residential
Zoning: V1D

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”.

The hydrogeological report submitted in support of the application has provided sufficient proof that the well on the property will be able to support both the coach house and primary dwelling.

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.
 - 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.

- 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.
 - 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.
- Any proposed works to be located within the road allowance requires prior written approval from the Infrastructure Services Department.
- 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**.
- A private approach permit is required for any access off of the City street.
- Existing grading and drainage patterns must not be altered.
- Note regarding Coach Houses:
 - Ensure the sanitary servicing trench is identified from the main dwelling to the coach house on the grading or servicing plan.

Right of Way Management

- The Right-of-Way Management Department has no concerns with the proposed Minor Variance Application as there are no proposed changes to the entrance way. The owner shall be made aware however, that a private approach permit is required to construct any new entrances, 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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