

2025-07-30

City of Ottawa | Ville d'Ottawa

Comité de dérogation



MINOR VARIANCE APPLICATION

COMMENTS TO THE COMMITTEE OF ADJUSTMENT

PANEL 3

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 3670 B River Road
Legal Description: Part of Lots 33 and 34, Broken Front Concession,
Geographic Township of Osgoode
File No.: D08-02-25/A-00171
Report Date: July 30, 2025
Hearing Date: August 05, 2025
Planner: Wendy Yang
Official Plan Designation: Rural Transect, Rural Countryside, Floodplain Overlay
Zoning: RR9, Floodplain Overlay

DEPARTMENT COMMENTS

The Planning, Development and Building Services Department **has no concerns with** the application.

DISCUSSION AND RATIONALE

Staff have reviewed the subject minor variances 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 not satisfied that the requested minor variance(s) meet(s) the “four tests”.

Staff note that Development Activity Permit has been issued by the Rideau Valley Conservation Authority for the construction of new residential dwelling with private, on-site sewage system at 3670B River Road.

ADDITIONAL COMMENTS

Infrastructure Engineering

- 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/servicing plan prepared by a Professional Engineer, Ontario Land surveyor or a Certified Engineering Technologist will be required.
- Any proposed works to be located within the road allowance requires prior written approval from the Infrastructure Services Department.

- 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.
- 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.
- The Planning, Development and Building Services Department requires proof that the Rideau Valley Conservative Authorities have granted their approval due to development being located within the regulatory limit. Encroachment on or alteration to any easement is not permitted without authorization from easement owner(s)

Planning Forestry

- 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 to be retained.

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 permit is required to establish any new entrances or to alter an existing private approach access. Please contact the ROW Department for further information at rowadmin@ottawa.ca.



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