

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: 5545 Manotick Main
Legal Description: Part of Lot 11, Registered Plan 18
File No.: D08-02-25/A-00151
Report Date: July 30, 2025
Hearing Date: August 5, 2025
Planner: Elizabeth King
Official Plan Designation: Rural Transect, Village Core
Zoning: VM9

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”.

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.
- Encroachment on or alteration to any easement is not permitted without authorization from easement owner(s).

Planning Forestry

There are no tree-related impacts associated with the variances requested.

Given the absence of soft landscaping, the applicant/owner should consider providing a new tree in the proposed rear yard softscape area, following construction

Right of Way Management

The Right-of-Way Management Department has no concerns with the proposed Minor Variance Application as there appears to be no requested changes to private approaches.

Transportation Engineering

It is recommended that the formalized parking spaces in the rear are shifted to the south to provide more maneuvering space for vehicles backing in and out of the spaces.



Elizabeth King
Planner I, Development Review All Wards
Planning, Development and Building
Services Department



James Ireland
Planner III, Development Review All Wards
Planning, Development and Building
Services Department