

2026-01-29



MINOR VARIANCE APPLICATION

COMMENTS TO THE COMMITTEE OF ADJUSTMENT

PANEL 2

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 4000 Riverside Drive
Legal Description: Part of Lot 6, Concessions 1 and 2 (Rideau Front),
Geographic Township of Gloucester
File No.: D08-02-25/A-00289
Report Date: January 29, 2026
Hearing Date: February 3, 2026
Planner: Elizabeth King
Official Plan Designation: Outer Urban Transect, Special District (Ottawa International
Airport Economic District), Airport Operating Influence Zone
Zoning: IL and EP3

DEPARTMENT COMMENTS

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

REQUESTED VARIANCES

Based on Staff's review, Staff note the following amendment to the requested minor variance should read as:

To permit 6 queuing spaces before/at order board and a total of 9 queuing spaces for a drive-through whereas the By-law requires a minimum of 7 spaces before/at order board and a minimum total 11 total queuing spaces for a drive-through with an order board.

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" however Staff note that a minimum of 7 queuing spaces is required before or at the order window so an amendment is required to the requested variance.

ADDITIONAL COMMENTS

Forestry

The site is subject to Site Plan Control; tree impacts will be addressed through that

process; there are no tree impacts specifically related to this minor variance application.

Right of Way Management

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

Transportation Engineering

Comments have been provided through review of this development's associated Transportation Impact Assessment, which was circulated through the Transportation Project Manager (Rochelle Fortier) and has been assigned record #20917 in Transportation Engineering Services' circulation feedback system.



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