



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

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 5541 Doyle Road
Legal Description: Part of Lot 20, Concession 1, Geographic Township of Osgoode
File No.: D08-02-23/A-00095
Report Date: June 14, 2023
Hearing Date: June 20, 2023
Planner: Jack Graham
Official Plan Designation: Rural Countryside
Zoning: RU – Rural Countryside Zone

Committee of Adjustment
Received | Reçu le

2023-06-15

City of Ottawa | Ville d'Ottawa
Comité de dérogation

DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development Department **has some concerns with** the application.

DISCUSSION AND RATIONALE

The subject site is designated Rural Countryside and zoned RU – Rural Countryside Zone. The purpose of the Rural Countryside designation is to accommodate a variety of land uses that are appropriate for a rural location, and to strengthen the rural economy by permitting uses that support the rural community. The purpose of the RU zone includes accommodating agricultural land uses characteristic of Ottawa's countryside, as well as to ensure compatibility with adjacent land uses.

The subject site borders residential properties along the northerly lot line. To the east and south the property abuts agricultural land. Currently the property holds a greenhouse, a detached dwelling, and other accessory buildings. The applicant wishes to expand the greenhouse, and is seeking a variance to permit a lot coverage of 30%. The current zoning limits lot coverage to 20%.

The Rural Countryside designation seeks to permit low-intensity uses that are compatible with the existing rural character. The potential greenhouse expansion would require increase the footprint of the greenhouse to approximately 2.65 hectares on a lot that is approximately 9 hectares. One of the four tests that a Minor Variance is to pass is that 'the

variance is desirable for the appropriate development or use of the property'. The Rural Countryside designation both supports and protects agricultural uses but it also seeks to permit low-intensity uses. It is staff's opinion that this expansion may not meet the test of appropriate development for the property given the scale of the use.

It has been brought to staff's attention that a mobile home (the submitted materials describe it as a vinyl trailer) appears to be on site which is not permitted under the current zoning, as well as trailers on site, potentially used to house employees of the greenhouse operation. The applicant states that the expansion will create an additional 8-10 jobs. It is not clear whether these new employees will need accommodation on-site. Farm help lodging is only permitted in lands zoned as AG – Agricultural Zone. Secondary dwellings can be permitted in the RU Zone but cannot be mobile homes. It may be more appropriate to seek a zoning by-law amendment to address the lodging on site.

In summary, staff are not confident that the application meets the four tests of a minor variance, particularly that the development is appropriate for the property, as the additional footprint may create the need for additional zoning non-compliant farm help lodging.



Jack Graham
Planner I, Development Review, Rural
Planning, Real Estate and Economic
Development Department



Cheryl McWilliams
Planner III, Development Review, Rural
Planning, Real Estate and Economic
Development Department