



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

**PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT**

Site Address: 3025 Regional Road 174  
Legal Description: Part of Lot 9, Concession 1 OS  
File No.: D08-02-23/A-00214  
Report Date: September 28, 2023  
Hearing Date: October 03, 2023  
Planner: Luke Teeft  
Official Plan Designation: Rural Transect, Rural Countryside  
Zoning: RU

**Committee of Adjustment**  
Received | Reçu le

2023-09-29

City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**

**DEPARTMENT COMMENTS**

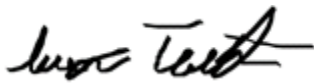
The Planning, Real Estate and Economic Development Department **has no concerns with** the application.

**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”.

The requested relief is minor in nature, being slightly less than a meter taller than the requirement in the Zoning By-law. The variance will allow for the use of the roof as an amenity space and access for maintenance of the green roof. The proposal maintains the intent of the Zoning By-law and policies in the Official Plan as it does not exceed the height requirements significantly.

Staff previously had concerns with the entrance to the secondary dwelling unit being located on the front of the property. This concern has since been remedied with the placement of the entrance at the side of the structure. Staff have no concerns with the application as submitted.



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Luke Teeft  
Planner I, Development Review, Rural  
Planning, Real Estate and Economic  
Development Department



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