



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

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 157 Timber Lane
Legal Description: Part of Lot D Concession Gore , Geographic Township of Fitzroy
File No.: D08-02-2024/A-00001
Report Date: February 01, 2024
Hearing Date: February 06, 2024
Planner: Luke Teeft
Official Plan Designation: Rural Transect, Rural Countryside
Zoning: RR14

Committee of Adjustment
Received | Reçu le

2024-02-01

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 subject property is within the Rural Transect policy area on Schedule B9 of the Official Plan, and is designated Rural Countryside. Development within this designation is primarily intended to be low intensity including clusters of low-density residential development which pre-date the Official Plan. This development is located within such a cluster of residential units and the proposed redevelopment does not significantly increase the density of the property. As such it is supported by the Official Plan. The proposed dwelling, though located within the 30-metre setback from the normal high-water mark, improves upon the setback of the existing dwelling and is considered minor in nature. The conservation authority has given their support of the application so long as the dwelling remains outside of the hazard lands identified in the Paterson Group Slope Stability Report from September 1, 2023. The proposal adheres to all other provisions of the Zoning By-law.

The dwelling and garage are of similar scale and size to surrounding properties. Staff are satisfied that the proposed dwelling represents desirable development for this area.

ADDITIONAL COMMENTS

Right of Way Management

- A private approach permit is required to construct any newly created driveway/approach, or, to remove an existing private approach.



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Planning, Real Estate and Economic
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Development Department