

2024-03-14



MINOR VARIANCE APPLICATION

COMMENTS TO THE COMMITTEE OF ADJUSTMENT  
PANEL 3

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 5532 Lion Street  
Legal Description: Lot 75, Registered Plan 393  
File No.: D08-02-24/A-00026  
Report Date: March 14, 2024  
Hearing Date: March 19, 2024  
Planner: Luke Teeft  
Official Plan Designation: Rural Transect; Village, Village Residential  
Zoning: V11

DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development Department **has some 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 proposed addition will increase the lot coverage from 15% to 21.62%. Staff have no concerns with this increase, as the addition will be setback from the main dwelling, and meets all other zoning provisions for the V11 zone. The lot itself is undersized for the V11 zone, however an increase in lot coverage of 6.62% is considered minor.

ADDITIONAL COMMENTS

The applicant has shown the location of the septic system on the property, but the drawings do not identify the location of the well. In addition, staff recommend determining whether the septic system has been approved by the OSSO.

Planning Forestry

- There are no tree-related impacts associated with the requested minor variance.
- Existing trees on adjacent properties should be protected through construction by implementing the Tree Protection Specifications, to ensure no encroachment into the Critical Root Zone. The Specifications can be found online at

[https://documents.ottawa.ca/sites/documents/files/tree\\_protection\\_specification\\_en.pdf](https://documents.ottawa.ca/sites/documents/files/tree_protection_specification_en.pdf).

## Right of Way Management

- The Right-of-Way Management Department has no concerns with the proposed application as there are no requested changes to private approaches. However, the Owner shall be made aware that a private approach permit is required to construct, alter, change, or create any driveway/approach, or, to remove an existing private approach.



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