

2024-04-10

City of Ottawa | Ville d'Ottawa

Comité de dérogation



MINOR VARIANCE APPLICATION

COMMENTS TO THE COMMITTEE OF ADJUSTMENT  
PANEL 3

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 28 Manchester Street  
Legal Description: Part of Lot 23, Concession 11, Geograpic Township of Goulbourn  
File No.: D08-02-24/A-00050  
Report Date: April 10, 2024  
Hearing Date: April 16, 2024  
Planner: Luke Teeft  
Official Plan Designation: Suburban (West) Transect, Neighbourhood, Overlay  
Zoning: R1D

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 variances meet the “four tests”.

The proposed minor variances are for slight deviations from the requirements of the R1D zone. The proposed new dwellings are in conformity with all other provisions of the underlying zone.

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

Erin O'Connell  
Planner III, Development Review, All  
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Development Department