

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: 2296 Reevecraig Road South
Legal Description: Lot 19 Registered Plan 776 (formerly Township of North Gower)
File No.: D08-02-24/A-00063
Report Date: April 10, 2024
Hearing Date: April 16, 2024
Planner: Luke Teeft
Official Plan Designation: Rural Transect, Rural Countryside, Flood Plain Overlay
Zoning: RR8, Flood Plain Overlay

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 meets the “four tests”.

The requested relief is for a reduced side yard setback for a new attached garage. The proposal is of similar design to extant garages on neighbouring properties and otherwise meets all other provisions of the Zoning By-law. The addition is also screened by large coniferous and deciduous trees which should reduce the impact of the structure on the neighbouring property.

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