

2024-04-24

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**

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Site Address:	74 Strachan Street
Legal Description:	Unit 26, Index Plan D-17; Part 1 on Plan 4R-29862
File No.:	D08-02-23/A-00328
Report Date:	April 24, 2024
Hearing Date:	April 30, 2024
Planner:	Luke Teeft
Official Plan Designation:	Rural Transect; Village, Village Residential 1
Zoning:	V1C, Floodplain Overlay

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**DEPARTMENT COMMENTS**

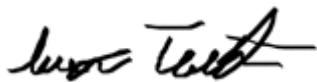
The Planning, Real Estate and Economic Development Department **has no concerns with** the application.

**DISCUSSION AND RATIONALE**

The application was previously heard on March 19, 2024 and was adjourned to provide the applicant an opportunity to revise their application and provide a planting plan. The revised submission has satisfactorily addressed staff concerns regarding the proximity of the proposed addition to the Jock River.

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 located within the flood plain of the Jock River. The proposed addition is located largely within the existing footprint of the previous addition. The new addition extends slightly closer to the Jock River but does not significantly change the drainage pattern of the property as detailed in the plans submitted by the owner. The planting plan has been deemed satisfactory and will help mitigate the reduced setback between the structure and the river.



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Luke Teeft  
Planner I, Development Review, All Wards  
Planning, Development and Building  
Services Department



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Cheryl McWilliams  
Planner III, Development Review, Rural  
Planning, Development and Building  
Services Department