



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

**PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT**

Site Address: 995 Rotary Way  
Legal Description: Part of Block 78 Plan 4M-1492  
File No.: D08-02-23/A-00168  
Report Date: August 10, 2023  
Hearing Date: August 15, 2023  
Planner: Luke Teeft  
Official Plan Designation: Urban Transect, Neighbourhood  
Zoning: R3Z

**Committee of Adjustment**  
Received | Reçu le  
**2023-08-10**  
City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**

**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 proposal has been deemed minor as the requested relief is slight. The structure still maintains some space between the property line and the shed. The intent of the Zoning By-law is maintained in that the structure meets all other provisions apart from the setback, and the requested relief is minor.

Staff request that the owner clarify the distance between the proposed new shed and the property line. The applicant should also outline the alterations carried out to structures on the property and whether they conform to the relevant By-laws.

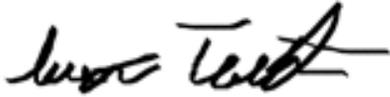
Please see additional staff comments below:

**ADDITIONAL COMMENTS**

**Right of Way Management**

- The Right-of-Way Management Department has no concerns with the proposed Minor Variance Application for the rear shed. However, the Department would like to point out that the owner has expanded the driveway without the appropriate

approvals. In fact, the owner was denied a private approach permit as the driveway does not comply with the 2008-250, as amended Zoning By-law or the Private Approach By-law. In light of this, the ROW Department would request that the application be put on hold until the property fully complies with all the By-laws.



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



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Adam Brown  
Manager, Development Review, Rural  
Planning, Real Estate and Economic  
Development Department