



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

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 119 McConnell Lane
Legal Description: Lot 68, Registered Plan 417
File No.: D08-02-23/A-00161
Report Date: August 10, 2023
Hearing Date: August 15, 2023
Planner: Luke Teeft
Official Plan Designation: Rural Transect, Village, Village Residential
Zoning: V1H[350r]

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 no concerns with** the application.

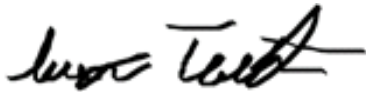
DISCUSSION AND RATIONALE

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 subject property is located within the Village of Constance Bay and is zoned V1H[350r] (Village First Density Zone, Subzone H, Exception 350). The land is designated Village and Village Residential in the Official Plan and Village of Constance Bay Secondary Plan.

The proposal meets the general intent of the Official Plan and Zoning By-law by meeting the general requirements for accessory structures apart from the two requested variances. Staff agree that the variance is minor in nature and desirable for the safe and efficient use of the property. As noted in the application, the structure is slightly taller than the permitted 4.5 metres but does not overshadow the house due to the dwelling being located uphill.

Staff have no further concerns with the application.



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



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