

2024-06-26



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 7090 Marco Street
Legal Description: Part of Lot 1, Concession 5, Former Township of Osgoode
File No.: D08-02-24/A-00138
Report Date: June 26, 2024
Hearing Date: July 02, 2024
Planner: Luke Teeft
Official Plan Designation: Rural Transect; Village, Village Residential
Zoning: V11

DEPARTMENT COMMENTS

The Planning, Development and Building Services Department **has no concerns with** the application.

DISCUSSION AND RATIONALE

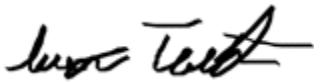
Staff have reviewed the subject minor variance application against the “four tests” as outlined in Section 45 (1) of the *Planning Act*, R.S.O. 1990 c. P.13, as amended. Staff are satisfied that the requested minor variance meets the “four tests”.

The proposal improves upon the existing front yard setback and complies with all other provisions of the Zoning By-law. The variance is considered minor within this context.

ADDITIONAL COMMENTS

Building Code Services:

- That the Owner(s) provide evidence to the satisfaction of the Chief Building Official, or designate, that any other accessory structure which exceeds 10 m² has been demolished or relocated under the authority of a building permit. Demolition permits have already been obtained for the house and two car garage.



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Planner I, Development Review, All Wards

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