

2024-06-26



MINOR VARIANCE APPLICATION

COMMENTS TO THE COMMITTEE OF ADJUSTMENT

PANEL 3

Site Address: 107 Ascari Road  
Legal Description: Lot 92, Registered Plan 4M-1677  
File No.: D08-02-24/A-00143  
Report Date: June 26, 2024  
Hearing Date: July 2, 2024  
Planner: Elizabeth King  
Official Plan Designation: Rural Transect, Village, Residential Medium Density  
(Manotick Secondary Plan)  
Zoning: V1C[870r] S404

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(s) meet(s) the “four tests”.

The V1C[870r] Zone requires a minimum rear yard setback of 6 metres for a one-storey dwelling. The proposed sunroom is considered a minor addition to the rear yard to 107 Ascari Road. There is a fence that encloses the rear yard of the property which will conceal the majority of the addition, which along with the existing dwelling is one-storey in height.

The proposed addition only covers a portion of rear yard and maintains landscape space in the rear yard.

## ADDITIONAL COMMENTS

### Infrastructure Engineering

- The Planning, Development and Building Services Department will do a complete review of grading and servicing during the building permit process.
- At the time of building permit application, a grading/servicing plan prepared by a Professional Engineer, Ontario Land surveyor or a Certified Engineering Technologist may be required.
- Encroachment on or alteration to any easement is not permitted without authorization from easement owner(s).



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Planning, Development and Building  
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