

2023-12-07



**MINOR VARIANCE APPLICATION  
COMMENTS TO THE COMMITTEE OF ADJUSTMENT  
PANEL 2**

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

Site Address: 5 Lotus Court  
Legal Description: Part of Lot 114, Registered Plan 854  
File No.: D08-02-23/A-00237  
Report Date: December 5, 2023  
Hearing Date: December 12, 2023  
Planner: Cass Schlauzero  
Official Plan Designation: Outer Urban Transect, Neighbourhood  
Zoning: R2N[1900]

**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 and are satisfied that the requested variances meet the four tests, and that ample rear and interior yard areas will be provided following construction of the proposed addition.

Staff recommend that, if granted, the minor variances be subject to the location and size of the proposed construction being in accordance with the plans filed.

**ADDITIONAL COMMENTS**

At its hearing on October 31, 2023, the Committee adjourned this application to allow the Owner time to revise the application to reflect the increase in the relief being sought with respect to the rear yard area.

**Planning Forestry**

There are no protected tree impacts associated with this application. A Tree Information Report was not required as a result. The applicant is strongly encouraged to plant a tree in the Right of Way to contribute to urban forest canopy cover and the streetscape. The homeowner can apply to the City’s free tree planting program, Trees in Trust, to have a

tree planted in the Right of Way. The applicant is asked to water the tree for the first three years to help it establish on the site.

The application for this free program can be found at <https://ottawa.ca/en/living-ottawa/environment-conservation-and-climate/public-spaces-and-environmental-programs/tree-planting/trees-trust>



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