



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

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

Site Address: 5541 Doyle Road  
Legal Description: Part of Lot 20, Concession 1, Geographic Township of Osgoode  
File No.: D08-02-23/A-00095  
Report Date: May 31, 2023  
Hearing Date: June 6, 2023  
Planner: Jack Graham  
Official Plan Designation: Rural Countryside  
Zoning: RU – Rural Countryside Zone

**Committee of Adjustment**  
Received | Reçu le  
**2023-06-01**  
City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**

**DEPARTMENT COMMENTS**

The Planning, Real Estate and Economic Development Department **has concerns with** the application.

**DISCUSSION AND RATIONALE**

Staff are not satisfied that the requested minor variance meets the “four tests” as outlined in Section 45 (1) of the *Planning Act*, R.S.O. 1990 c. P.13, as amended. The proposal meets the general intent of the Official Plan, and the general intent of the Zoning By-law, but not at the scale proposed.

The subject site is designated Rural Countryside and zoned RU – Rural Countryside Zone. The purpose of the Rural Countryside designation is to accommodate a variety of land uses that are appropriate for a rural location, and to strengthen the rural economy by permitting uses that support the rural community. The purpose of the RU zone includes accommodating agricultural land uses characteristic of Ottawa’s countryside, as well as to ensure compatibility with adjacent land uses.

The subject site borders residential properties along the northerly lot line. To the east and south the property abuts agricultural land. Currently the property holds a greenhouse, a detached dwelling, and other accessory buildings. The applicant wishes to expand the greenhouse, and is seeking a variance to permit a lot coverage of 40%. The current zoning limits lot coverage to 20%.

The Rural Countryside designation seeks to permit low-intensity uses that are compatible with the existing rural character. The potential greenhouse expansion would require significantly more water for operation of the facility which may have negative effects on adjacent well systems. The increased impermeable surface area would also create additional pressure on drainage of water from storm events. The lands seem to drain into an existing watercourse that runs through private property. It is staff's opinion that this expansion is beyond minor in nature, and therefore does not meet the four tests.

It has been brought to staff's attention that a mobile home (the submitted materials describe it as a vinyl trailer) appears to be on site which is not permitted under the zoning, as well as trailers on site, potentially used to house employees of the greenhouse operation. Farm help lodging is only permitted in lands zoned as AG – Agricultural Zone. Secondary dwellings can be permitted in the RU Zone but cannot be mobile homes. It may be more appropriate to seek a minor rezoning to address the lot coverage and lodging on site.



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Jack Graham  
Planner I, Development Review, Rural  
Planning, Real Estate and Economic  
Development Department



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Cheryl McWilliams  
Planner III, Development Review, Rural  
Planning, Real Estate and Economic  
Development Department