

Committee of Adjustment
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2024-07-26

City of Ottawa | Ville d'Ottawa
Comité de dérogation



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 7084 Mason Street
Legal Description: Part of Lot 1, Concession 5, Former Township of Osgoode
File No.: D08-02-24/A-00138
Report Date: July 26, 2024
Hearing Date: August 06, 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

The application was previously heard on July 2 and 16, 2024 and was adjourned to allow the applicant an opportunity to address comments from the Ottawa Septic System office.

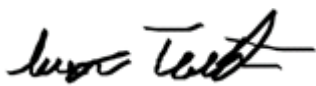
Staff have reviewed the subject minor variance application against the “four tests” as outlined in Section 45 (1) of the *Planning Act*, R.S.O. 1990 c. P.13, as amended. Staff are satisfied that the requested minor variance meets the “four tests”.

The proposal improves upon the front yard setback of the previous home and complies with all other provisions of the Zoning By-law. The Official Plan and Zoning By-law both permit dwellings up to 2 stories in height. The variance is considered minor within this context.

ADDITIONAL COMMENTS

Planning Forestry

- The applicant was advised to engage the neighbouring property owner about any impacts to adjacent trees.



Luke Teeft
Planner I, Development Review, All Wards

Planning, Development and Building
Services Department



Erin O'Connell
Planner III, Development Review, All
Wards

Planning, Development and Building
Services Department