

Committee of Adjustment

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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: 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 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.

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