

2024-07-11



**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 10, 2024  
Hearing Date: July 16, 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, 2024 and was adjourned to allow the applicant an opportunity to address comments from the Ottawa Septic System office.

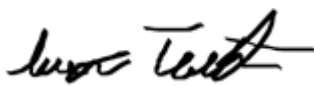
Staff have reviewed the subject minor variance application against the “four tests” as outlined in Section 45 (1) of the *Planning Act*, R.S.O. 1990 c. P.13, as amended. Staff are satisfied that the requested minor variance meets the “four tests”.

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.



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Luke Teeft  
Planner I, Development Review, All Wards

Planning, Development and Building  
Services Department



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

Planning, Development and Building  
Services Department