

2024-12-05



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 2 Leikin Drive, 3 Leikin Drive, and 99 Bill Leathem Drive
Legal Description: Part of Lots 18 & 19, Concession 1 (Rideau Front),
Geographic Township of Nepean
File No.: D08-02-24/A-00285
Report Date: December 5, 2024
Hearing Date: December 10, 2024
Planner: Elizabeth King
Official Plan Designation: Suburban Transect, Mixed Industrial
Zoning: IL9 [2707]

DEPARTMENT COMMENTS

The Planning, Building and 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. Staff are satisfied that the requested minor variance(s) meet(s) the “four tests”. The proposal is subject to Site Plan Control (D07-12-24-0139) and has been identified as High Economic Impact Project (HEIP) as it is a significant development initiative that support the City’s Economic Development Strategy and city building priorities.

ADDITIONAL COMMENTS

Planning Forestry

This is an active Site Plan application. All tree retention and planting requirements will be determined through that development review process. There are no tree-related concerns with the requested variance to building height.



Elizabeth King
Planner I, Development Review All Wards

Planning, Development and Building
Services Department



Wendy Tse
Planner III (A), Development Review All
Wards

Planning, Development and Building
Services Department