

2025-02-12



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address:	21 Coldstream Court
Legal Description:	Lot 172, Registered Plan 853
File No.:	D08-02-24/A-00315
Report Date:	February 12, 2025
Hearing Date:	February 18, 2025
Planner:	Nivethini Jekku Einkaran
Official Plan Designation:	Rural Transect, Village, Village of Munster Secondary Plan
Zoning:	V1C

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(s) meet(s) the “four tests”.

ADDITIONAL COMMENTS

Planning Forestry

The applicant/owners should refer to the [Planning around trees](#) page for guidance on working around their trees. In particular, the [Tree Protection Specification](#) should be implemented when working around trees that are to be protected & retained.

A TIR and tree removal permit application would be required for any work that would cause or require removal of any trees within the right-of-way.

Right of Way Management

The Right-of-Way Management Department has no concerns with the proposed Minor Variance Application, as there are no proposed changes to private approaches. The Owner shall be made aware however, that a private approach permit is required to

construct any new entrance, as well as to modify or close an existing entrance that becomes redundant. **Please contact the ROW Department for further information at rowadmin@ottawa.ca.**



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