

2025-05-01

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: 5833 Lancer Avenue  
Legal Description: Lot 35, Registered Plan 4R-35485  
File No.: D08-02-25/A-00081  
Report Date: May 01, 2025  
Hearing Date: May 06, 2025  
Planner: Luke Teeft  
Official Plan Designation: Rural Transect; Rural Countryside  
Zoning: RR2 [901r]

**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”.

**ADDITIONAL COMMENTS**

**Planning Forestry**

The owner(s) & applicant(s) should refer to the City’s **Planning around trees** page for guidance on working around their trees, and explore tree retention opportunities on site, in keeping with the Official Plan §4.8.2. To avoid unnecessary impacts, the **Tree Protection Specification** should be implemented when working around trees that are to be protected & retained.



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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  
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