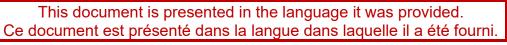
Committee of Adjustment Received | Reçu le

2025-05-01

City of Ottawa | Ville d'Ottawa



INOR VARIANCE APPLICATION Comité de dérogation 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 Services Department

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