**Ottawa**

**MINOR VARIANCE APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 3
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

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|---|---|
| Site Address: | 1883 Stittsville Main Street |
| Legal Description: | Block 349, Registered Plan 4M-1589 |
| File No.: | D08-02-25/A-00105 |
| Report Date: | May 29, 2025 |
| Hearing Date: | June 3, 2025 |
| Planner: | Elizabeth King |
| Official Plan Designation: | Suburban Transect, Neighbourhood |
| Zoning: | R4Z |

## 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".

The proposal to an active Site Plan Control application D07-12-24-0142. Staff are requesting that the decision be tied to the requested minor variances and not tied to the plans submitted, to allow flexibility with any revisions to the plans from the Site Plan Control process.

## ADDITIONAL COMMENTS

### Planning Forestry

This application is an active site plan file and all tree retention and planting opportunities will be determined through the development review process. There is a City tree (#3 in the TCR) which should be prioritized for retention through the location of building #1 and any future sidewalks.

### Right of Way Management

The Right-of-Way Management Department has no concerns with the proposed Minor Variance Application. From the plans, the existing driveway entrance on Stittsville Main

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is being removed and two new entrances on Flabella street created. It is under Site Plan Control (D07-12-24-0142) so any proposed entrances and changes are approved through this process.


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