Committee of Adjustment Received | Recu le

2025-05-14

City of Ottawa | Ville d'Ottawa Comité de dérogation

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MINOR VARIANCE APPLICATION COMMENTS TO THE COMMITTEE OF ADJUSTMENT PANEL 3

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 1981 Century Road

Legal Description: Part of Lot 5, Concession 2, Geographic Township of North

Gower

File No.: D08-02-25/A-00084

Report Date: May 13, 2025 May 20, 2025 **Hearing Date:**

Planner: Luke Teeft

Official Plan Designation: Rural Transect; Agricultural Resource Area

RI5 Zoning:

DEPARTMENT COMMENTS

The Planning, Development and Building Services Department has some concerns with the applications.

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 not satisfied that the requested minor variance meets the "four tests".

Staff are not satisfied with the rationale for the reduction in parking spaces. There are concerns with the potential impact of overlapping events taking place at the church and the community centre.

ADDITIONAL COMMENTS

Planning Forestry

The site is subject to Site Plan Control; tree impacts have been addressed through that process and there are no additional tree impacts related to the requested variance and permission.

Right of Way Management

The Right-of-Way Management Department has no concerns with the proposed Minor Variance and Permission Application, as the property is subject to the Site Plan Control approval process (File No.: D07-12-25-0033).

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