

2025-07-02



MINOR VARIANCE APPLICATION

COMMENTS TO THE COMMITTEE OF ADJUSTMENT

PANEL 2

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 3845 Cambrian Road  
Legal Description: Part of Lot 10, Concession 3 (Rideau Front), Township of Nepean  
File No.: D08-02-25/A-00078  
Report Date: July 3, 2025  
Hearing Date: July 8, 2025  
Planner: Elizabeth King  
Official Plan Designation: Suburban Transect, Neighbourhood Designation, Evolving Neighbourhood Overlay  
Zoning: GM[1628]

DEPARTMENT COMMENTS

The Planning, Development and Building Services Department **requests an adjournment of** the application as Staff are waiting for the updated elevation drawings to be submitted as part of the Site Plan Control Application.

Should the Committee choose to approve, Staff request flexibility in the Decision in relation to the Elevation drawings.

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.

This proposal is subject to an active Site Plan Control application (D07-12-23-0058).

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 variances.

Right of Way Management

The Right-of-Way Management Department has no concerns with the proposed Minor Variance Application and Consent Application as the property is under Site Plan Control (D07-12-23-0058).

### **Transportation Engineering**

Transportation Engineering Services has provided comment through the TIA Strategy process, circulated by Transportation Project Manager, Neeti Paudel, on July 28, 2023 (circulation #18984).



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Elizabeth King  
Planner I, Development Review All Wards  
Planning, Development and Building  
Services Department



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Erin O'Connell  
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Planning, Development and Building  
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