

2025-07-30



**MINOR VARIANCE APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 2**

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address:	35 St. Claire
Legal Description:	Lots 1659 and 1660, Registered Plan 375, Geographic Township of Nepean
File No.:	D08-02-25/A-00166
Report Date:	July 30, 2025
Hearing Date:	August 5, 2025
Planner:	Elizabeth King
Official Plan Designation:	Outer Urban Transect, Neighbourhood Designation, Evolving Neighbourhood Overlay
Zoning:	R1FF [632]

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”.

Staff have reviewed a revised site plan and note that soft landscaping and the shed setback are now zoning compliant.

ADDITIONAL COMMENTS

Planning Forestry

Through pre-consultation, it was confirmed that no trees would be impacted by the proposed variance.

Right of Way Management

The Right-of-Way Management Department has no concerns with the proposed Minor Variance for the enclosed sunroom. From the plans, the existing entrance is not being modified, so no concerns from the Private Approach By-law.



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