



**PERMISSION APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 3**

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 6 White Cedar
Legal Description: Part of Lot 3, Registered Plan 528
File No.: D08-02-23/A-00207
Report Date: September 28, 2023
Hearing Date: October 3, 2023
Planner: Jack Graham
Official Plan Designation: Neighbourhood, Evolving Neighbourhood Overlay
Zoning: R1D – Residential, First Density Zone

Committee of Adjustment
Received | Reçu le
2023-09-29
City of Ottawa | Ville d'Ottawa
Comité de dérogation

DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development Department **requests an adjournment of** the application.

DISCUSSION AND RATIONALE

Staff have reviewed the subject application. Due to concerns with the requested variance, staff recommend an adjournment *sine die*.

The subject site is designated as Neighbourhood, with the Evolving Neighbourhood Overlay, in the Official Plan and zoned as R1D - Residential, First Density Zone. The applicant is seeking permission to expand the garage, maintaining the existing building height of 6.4 metres. The existing garage has legal non-conforming rights.

The proposed expansion would also increase the height of the northern exterior wall. Zoning By-law Table 55 (5) states that the maximum height of the exterior walls is not to exceed 3.2 metres. The applicant requires a secondary Minor Variance to permit the increased height. The proposed addition raises the height of the walls of one side of the garage. As the proposed addition extends to the full width of the lower wall, it is not a dormer (see Figures 1 and 2, below). Therefore, the application must address the wall height provision in the above-noted Table.



Figure 1. Example photo of a dormer. The dormer is secondary to the main roof line, and does not meet the lower wall.

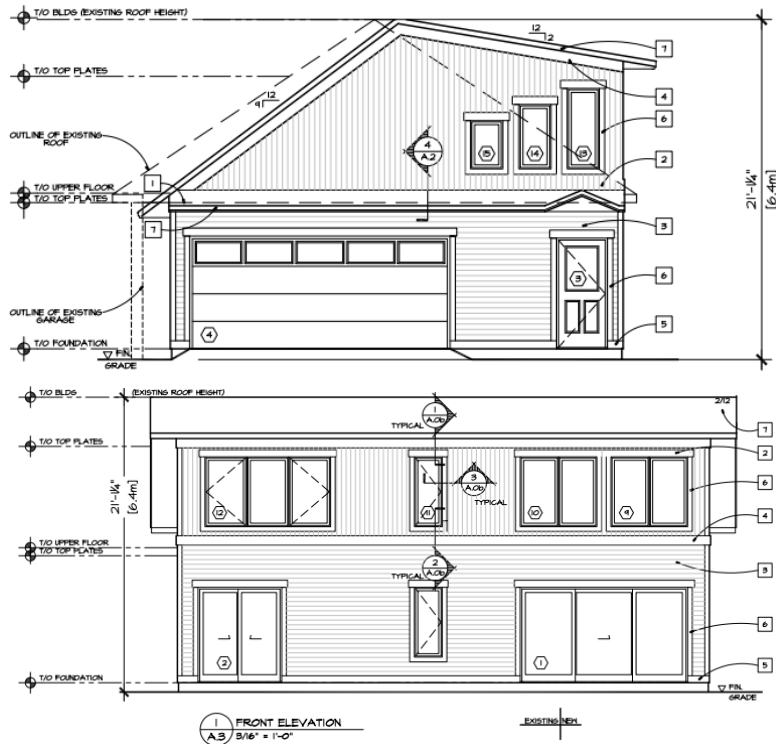


Figure 2. Applicant's proposal. Upper wall extends the full width of the lower wall, and is the main roof line.

While planning staff do not have concerns with the proposal, a secondary application must be submitted in order for a building permit to be issued.

ADDITIONAL COMMENTS

Right of Way Management

In reviewing aerial photos of the property, the entrance way has been expanded without the appropriate approvals. In addition, front yard parking has been established in front of the dwelling which is not permitted. As part of the front yard parking, asphalt has been placed on the city right-of-way. **In light of these issues, the Right-of-Way of Management Department requests a condition that the building permit not be issued until these contraventions of the By-laws have been rectified.**

CONDITIONS

1. That the Owner(s) reinstate the private approach and remove the illegal front yard parking to the satisfaction of the **Right-of-Way Management Department** and the **Development Review Manager of the Relevant Branch within Planning, Real Estate and Economic Development Department, or their designate** before receiving a building permit.



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