

2024-02-15



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

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 167 Yoho Drive
Legal Description: Lots 134 & 135, Registered Plan 4M-803
File No.: D08-02-23/A-00304
Report Date: February 15, 2024
Hearing Date: February 20, 2024
Planner: Solé Soyak
Official Plan Designation: Suburban Transect, Neighbourhood Designation.
Zoning: [R1T] Residential First Density, Subzone "T"

DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development Department **has no concerns with** the application.

DISCUSSION AND RATIONALE

The site is within the Suburban Transect on the Official Plan. The Suburban Transect comprises neighbourhoods within the urban boundary outside the Greenbelt and is generally characterized by low- to mid-density development. In the neighbourhood designation, development shall be low-rise; furthermore, the Suburban Transect supports a range of dwelling unit sizes, and in the neighbourhood designation, the predominant form shall be ground-oriented housing.

The property is zoned Residential First Density Zone, Subzone T. The purpose of the R1 zone is to restrict the building form to detached dwellings and regulate development in a manner compatible with existing land use patterns to maintain and enhance the residential character of a neighbourhood.

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.

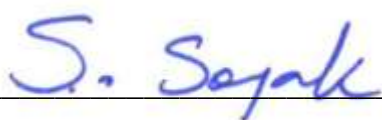
Staff are of the opinion the proposed addition would not cause an adverse impact on neighbouring properties as the sunroom is well set back from either side yard and it is

only one storey. Additionally, staff note several trees at the rear and side yard will help screen the sunroom, thus further minimizing any impact on the neighbouring properties.

ADDITIONAL COMMENTS

Planning Forestry

There are no tree impacts associated with the requested minor variance. If construction activity is required near any trees on site, the City of Ottawa's Tree Protection Specifications must be adhered to. The Specifications can be found online at https://documents.ottawa.ca/sites/documents/files/tree_protection_specification_en.pdf



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