



**MINOR VARIANCE APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 2
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Address: 213 Pine Hill Drive
Legal Description: Part of Block 15, Plan 4M-1025
File No.: D08-02-23/A-00305
Report Date: May 9, 2024
Hearing Date: May 14, 2024
Planner: Penelope Horn
Official Plan Designation: Suburban, Neighbourhood
Zoning: R3X[1051]

Committee of Adjustment
Received | Reçu le

2024-05-09

City of Ottawa | Ville d'Ottawa
Comité de dérogation

DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development 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”.

The Official Plan designates the subject property as Neighbourhood in the Suburban Transect. The policies pertaining to this designation support lower-density housing typologies that reflect the built form of the neighbourhood. The proposed sunroom is in-keeping with the low-rise residential context.

Considering the location the sunroom and 5.23 metre interior side yard setback, staff is of the opinion that the intent of the rear yard setback is maintained and that the requested variance will not create adverse impacts on adjacent properties.

ADDITIONAL COMMENTS

Planning Forestry

- There are no tree-related concerns with the requested minor variance as there are no existing trees in proximity to the work area. Tree protection fencing must be

installed and maintained around the tree in the front yard to ensure no movement of equipment or storage of materials in this area through construction.

Infrastructure Engineering

- The **Planning, Development and Building Services Department** will do a complete review of grading and servicing during the building permit process.
- At the time of building permit application, a grading/servicing plan prepared by a Professional Engineer, Ontario Land surveyor or a Certified Engineering Technologist may be required.
- The surface storm water runoff including the roof water must be self contained and directed to the City Right-of-Way, not onto abutting private properties as approved by **Planning, Development and Building Services Department**.
- Existing grading and drainage patterns must not be altered.



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