



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

Site Address: 1485 Upper Canada Street
Legal Description: Block 1, Registered Plan 4M-1649
File No.: D08-02-24/A-00099
Report Date: May 9, 2024
Hearing Date: May 14, 2024
Planner: Penelope Horn
Official Plan Designation: Suburban, Mixed Industrial
Zoning: IP13

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 meets the “four tests”.

The Official Plan designates the property Mixed Industrial in the Suburban Transect. The Official Plan provides policy direction to ensure Mixed Industrial Areas are preserved for low-impact industrial uses and employment uses.

The property is located within the Business Park Industrial, Subzone 13 (IP13) zone. The IP zone accommodates mixed office, light industrial, and complementary uses in business park settings. The increase in floor area used for accessory display and sales is compatible with the zone, as the remainder of the building will be used as warehousing and associated office space, ensuring its status as a primary use.

The property is the subject of a current Site Plan Control application (File No. D07-12-23-0051) under the Planning Act and staff reviewing have no concerns.

Planning Forestry

This is an active site plan application with all tree retention and planting opportunities to

be determined through the development review process. There are no tree-related concerns with the proposed variances.



Penelope Horn
Planner I, Development Review All Wards
Planning, Development and Building
Services Department



Erin O'Connell
Planner III, Development Review All Wards
Planning, Development and Building
Services Department