

2024-07-11



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 623 Kochar Drive
Legal Description: Part of Lot 187 and Lot 188, Registered Plan 4M-125
File No.: D08-02-24/A-00155
Report Date: July 11, 2024
Hearing Date: July 16, 2024
Planner: Elizabeth King
Official Plan Designation: Outer Urban Transect, Neighbourhood,
Neighbourhood Low-rise (Carleton Heights Secondary Plan)
Zoning: R2S [1194]

DEPARTMENT COMMENTS

The Planning, Development, and Building Services Department **has no concerns with** the application regarding a height increase to 9 metres.

The Planning, Development, and Building Services Department **has concerns with** the application regarding a driveway increase to 9.25 metres.

DISCUSSION AND RATIONALE

Variance a): To permit an increased building height of 9 metres, whereas the By-law permits a maximum building height of 8 metres.

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 proposed residential dwelling is still maintaining a 2-storey height appearance which is the predominant form throughout the neighbourhood. 623 Kochar abuts an environmental area to the south so there would be no anticipated negative impacts with the height increase.

Variance b): To permit an increased driveway width of 9.25 metres, whereas the By-law permits a maximum driveway width of 6 metres.

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 not satisfied that the requested minor variance(s) meet(s) the “four tests”.

623 Kochar Drive is located within the Carleton Heights Secondary Plan area and is designated Neighbourhood Low-rise. The development standards and policies for population growth in this area focus on preventing further demands on existing stormwater management facilities by ensuring that all new development that reinstates a driveway are required to observe the maximum driveway width in the Zoning By-law as per Section 3.1.2(c) of the Secondary Plan.

The maximum driveway for a lot with frontage greater than 18 metres is 6 metres for a double-wide driveway. Double-wide garages are very common throughout the Carleton Heights area, however, given the context of the Secondary Plan, the proposed driveway should observe the maximum width prescribed in the Zoning By-law.

A revised plan was submitted to Staff to revise the private approach width to 9 metres but will widen to the proposed 9.25 metres past the private approach. While this revision meets the Private Approach By-law, Staff are not satisfied that this maintains the intent of Section 3.1.2. of Carleton Heights Secondary Plan.

ADDITIONAL COMMENTS

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 will be required.
- Any proposed works to be located within the road allowance requires prior written approval from the Infrastructure Services Department.
- 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.
- A private approach permit is required for any access off of the City street.
- Existing grading and drainage patterns must not be altered.
- Provide a minimum of 1.5m between the proposed driveway and the utility pole.
- Encroachment on or alteration to any easement is not permitted without authorization from easement owner(s).

Private Approach (By-law No. 2003-447) Section 11

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- A private approach shall have a minimum width of 2.4 metres and a maximum width of 9.0 metres, and in no case shall the width exceed 50% of the frontage on which the approach or approaches are located. (2015-107)
- Despite subsection (1), in the Mature Neighbourhoods, the minimum and maximum width of a private approach provided by the Zoning By-law shall govern. (2015-207)

Planning Forestry

A construction-related tree removal permit application is required for the existing city tree in the Kochar Dr right-of-way. The owner(s) must implement the approved tree planting plan (prepared for Campanale Homes, dated Nov. 05, 2023) for three (3) new trees within the right-of-way, provided for condition clearance related to applications D08-01-23/B-00097 / D08-01-23/B-00114.

Right of Way Management

The Right-of-Way Management Department has no concerns with the proposed Minor Variance Application, as the requested 9.0m wide private approach complies with the City of Ottawa Private Approach By-law. The Owner shall be made aware that a private approach permit is required to construct a newly created entrance. The current proposal requires one private approach permit as a result. *Please contact the ROW Department for any additional information at rowadmin@ottawa.ca.*

Transportation Engineering

Transportation Engineering Services supports narrow driveways per Zoning By-Law Section 139 (2). Should the variance from the Zoning By-Law be granted, please note that the Private Approach By-Law would restrict driveway width to 9.0 meters and not 9.25 meters.



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