

2024-08-15



**MINOR VARIANCE APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 1**

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 22 Concord Street North & 24 Concord Street North
Legal Description: Part Lot 1, Registered Plan 48, Part 2 on 5R7155 & Part of Lot 1 (North Greenfield Ave) Registered Plan 48
File No.: D08-02-24/A-00187 & D08-01-24/B-00077
Report Date: August 14, 2024
Hearing Date: August 21, 2024
Planner: Elizabeth King
Official Plan Designation: Downtown Core, Neighbourhood, Evolving Neighbourhood Overlay, Neighbourhood Low-rise (Old Ottawa East Secondary Plan)
Zoning: R4UD, Mature Neighbourhood Overlay

DEPARTMENT COMMENTS

The Planning, Development and Building Services Department **has no concerns with** the applications.

DISCUSSION AND RATIONALE

Section 53 (12) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, permits the criteria for the subdivision of land listed in Section 51 (24) to be considered when determining whether the proposed easement may be granted by a committee of adjustment. With respect to the criteria listed in Section 51 (24), staff have no concerns with the proposed consent.

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”.

Staff have reviewed the proposed variances and easement concurrently since the proposal recognizes the existing condition of the driveway and parking space.

The proposed variances are considered minor as the proposed parking space encroaches 0.9 metres onto the property of 24 Concord and the requested additional width of the existing driveway is 0.31 metres. The proposed variances and easement do

not negatively impact 24 Concord Street N as it currently has driveway and parking spaces with 26 Concord Street N from Greenfield Avenue.

ADDITIONAL COMMENTS

Infrastructure Engineering

- Any proposed works to be located within the road allowance requires prior written approval from the Infrastructure Services Department.
- Existing grading and drainage patterns must not be altered.
- Encroachment on or alteration to any easement is not permitted without authorization from easement owner(s).

Right of Way Management

The Right-of-Way Management Department has no concerns with the proposed consent and minor variation application. However, the Owner shall be made aware that a Private Approach Permit is required to modify an existing private approach or to construct any new driveway/private approach.



Elizabeth King
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