



Committee of Adjustment
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2024-08-28

City of Ottawa | Ville d'Ottawa
Comité de dérogation

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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 185 Kamloops Avenue
Legal Description: Part of Lot 57, Registered Plan 629
File No.: D08-02-24/A-00194
Report Date: August 28, 2024
Hearing Date: September 3, 2024
Planner: Elizabeth King
Official Plan Designation: Outer Urban Transect, Neighbourhood
Zoning: R1GG

DEPARTMENT COMMENTS

The Planning, Development and Building Services 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”.

185 Kamloops is zoned Residential First Density Subzone GG, the intent of this zone is regulating development in a matter that is compatible with the existing land use patterns consisting of detached dwellings. The proposed single-detached dwelling has a height of 8.51 metres, whereas the Zoning By-law has a maximum height of 8 metres.

Staff consider this is minor since it is a 0.51 metres increase and the built form has the appearance of a two-story detached dwelling, consistent with the neighbourhood.

ADDITIONAL COMMENTS

Planning Forestry

There are no tree-related concerns with the requested variance to building height. Tree protection fencing must be installed and maintained through the full duration of construction, in accordance with the TIR.

Right of Way Management

The Right-of-Way Management Department has no concerns with the proposed Application. However, the Owner shall be made aware that private approach permits are required to construct or modify any newly created driveway/approaches in the Right-of-way. Please contact the ROW Department for any additional information at rowadmin@ottawa.ca and visit the City webpage [Driveways | City of Ottawa](#) to submit a Private Approach application.



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