

2024-10-10



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 1598 and 1592 Prince of Wales Drive
Legal Description: Part of Lot 17, Registered Plan 455
File No.: D08-02-24-A-000215 and D08-02-24-A-00231
Report Date: October 09, 2024
Hearing Date: October 15, 2024
Planner: Nivethini Jekku Einkaran
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”.

The existing designation and zoning for the area intends this for low-rise, low-density built form that maintains the character of the neighbourhood.

ADDITIONAL COMMENTS

Right of Way Management

The Right-of-Way Management Department has no concerns with the proposed Minor Variance Applications, however, the Owner shall be made aware that a private approach permit is required to construct any new entrance, as well as to close an existing entrance that becomes redundant. As a result, one private approach permit will be required for the proposed shared laneway along Prince of Wales Dr. **Please contact the ROW Department for further information at rowadmin@ottawa.ca.**

Transportation Engineering

- Please note that Prince of Wales Drive is designated as a Crosstown Bikeway.

- Sidewalk renewal (CP000689) of Prince of Wales Drive between Normandy Crescent and Normandy Crescent is expected to take place this year. Please coordinate work with City of Ottawa project manager Frederic Lacasse (Frederic.Lacasse@ottawa.ca).

J. E. Nivethini

Nivethini Jekku Einkaran
Planner I, Development Review All Wards
Planning, Development and Building
Services Department

Wendy Tse

Wendy Tse
Planner III (A), Development Review All
Wards
Planning, Development and Building
Services Department