

2024-09-25

City of Ottawa | Ville d'Ottawa
Comité de dérogation



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 296 Manor Avenue
Legal Description: Lots E and 51, Registered Plan 4M-57
File No.: D08-02-24-A-00226
Report Date: September 24, 2024
Hearing Date: October 02, 2024
Planner: Nivethini Jekku Einkaran
Official Plan Designation: Inner Urban Transect, Neighbourhood
Zoning: R1B [1259]

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 subject property is zoned as R1B [1259] – Residential First Density Zone, Subzone B with Exception 1259. The property is located in the Inner Urban Transect and designated as Neighbourhood, as per Schedules A and B2 of the Official Plan. The property is within the Rockcliffe Park Heritage Conservation District. This area is generally planned for low-density, low-rise development which maintains the neighbourhood and heritage character.

ADDITIONAL COMMENTS

Heritage Planning Branch

Heritage Staff advised the Owner to apply for the required minor variances before applying for a heritage permit. Staff requests that any approval be worded to allow for minor modifications during the heritage permit process.

1. The carport goes well with the aesthetics and heritage appeal of the house.

2. Staff are aware of the proposed carport and have no concerns since it complies with the Rockcliffe Park HCD plan guidelines. The design is simple in character and its roofline is compatible.
3. The proposed work does not negatively impact the character of the HCD and has no significant impact on the soft landscaping at the site.

Infrastructure Engineering

1. The Planning, Development and Building Services Department will do a complete review of grading and servicing during the building permit process.
2. A private approach permit is required for any access off of the City street.
3. Existing grading and drainage patterns must not be altered.

Planning Forestry

There are no tree-related impacts associated with the requested variance.

The existing street trees must be protected through construction by implementing the [Tree Protection Specifications](#), to prevent encroachment into their Critical Root Zones.

Right of Way Management

The Right-of-Way Management Department has **no concerns** with the proposed Minor Variance Application as there appears to be no requested changes to the private approach. However, the Owner shall be made aware that a private approach permit is required to construct any newly created driveway/approach, to modify, relocate or to remove an existing private approach. **Please contact the ROW Department for any additional information at rowadmin@ottawa.ca.**



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