

2025-04-09



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 2506 Innes Road
Legal Description: Part of Lot 15, Concession 3, (Ottawa Front), Geographic Township of Gloucester
File No.: D08-02-25/A-00072
Report Date: April 10, 2025
Hearing Date: April 15, 2025
Planner: Elizabeth King
Official Plan Designation: Outer Urban Transect, Mainstreet Corridor
Zoning: AM11 [2208]

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 proposal is a Planned Unit Development that is subject to an active Site Plan Control application D07-12-24-0038.

ADDITIONAL COMMENTS

Planning Forestry

The site is subject to Site Plan Control; tree impacts have been addressed through that process, and there are no additional tree impacts related to the requested variances.

Right of Way Management

The Right-of-Way Management Department has **no concerns** with the proposed Consent Application as the property is under Site Plan Control (D07-12-24-0038)

Transportation Engineering

Please note that Innes Road is designated as a Crosstown Bikeway per the Transportation Master Plan. Ensure the driveway is designed such that the sidewalk on Innes Road crosses the access uninterrupted (i.e., continuous concrete). Refer to City of Ottawa standard drawing SC7.1.



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