

2025-05-29

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:	98 Bearbrook Road
Legal Description:	Part of Lot 14, Concession 2, Geographic Township of Gloucester
File No.:	D08-02-25/A-00107
Report Date:	May 29, 2025
Hearing Date:	June 3, 2025
Planner:	Dylan Geldart
Official Plan Designation:	Outer Urban Transect, Evolving Neighborhood Overlay
Zoning:	AM11

DEPARTMENT COMMENTS

The proposed development was subject to a Site Plan Control (SPC) Application approved on December 9, 2024. Since receiving their approval, the proponent has made several modifications to their plans, including reducing the building height from 9 storeys to 8 storeys. The Development Review East Branch is aware of these changes and will be recirculating the application through the SPC process. Based on the submitted plans, 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 the requested minor variance meets the “four tests”.

ADDITIONAL COMMENTS

Planning Forestry

The development is subject to a Site Plan Control Application. Tree-related impacts have been addressed through the SPC process and there are no additional impacts associated with the requested variance.



Dylan Geldart
Planner I, Development Review All Wards
Planning, Development and Building
Services Department



James Ireland
Planner III, Development Review All Wards
Planning, Development and Building
Services Department