

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

**PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT**

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Site Address: 1119 Heron Road  
Legal Description: Part of Lot 8, Registered Plan 527  
File No.: D08-02-24/A-00073  
Report Date: April 24, 2024  
Hearing Date: April 30, 2024  
Planner: Penelope Horn  
Official Plan Designation: Inner Urban Transect, Neighbourhood Designation, Evolving Neighbourhood Overlay  
Zoning: R3A

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**DEPARTMENT COMMENTS**

The Planning, Real Estate and Economic Development 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 variances meet the “four tests”.

The subject site is located in the R3A zone (Residential Third Density, Subzone A), which allows for a variety of low-rise residential built forms, including semi-detached dwellings, which is what is being proposed here. To facilitate the redevelopment of the site, relief for the minimum lot width and lot area are required. The purpose of the minimum lot width and minimum lot area is to ensure that the lot is of a sufficient size to accommodate vehicle access, access to the rear yard, and sufficient amenity area. The Applicant has demonstrated that these functions can be maintained despite the reduction in lot width and area. The proposal is an example of gentle intensification within the Evolving Neighbourhood Overlay, which is supported by the policies in the Official Plan. The relief required is not anticipated to create negative impacts on the surrounding properties and will result in a development that is desirable for the area.

**ADDITIONAL COMMENTS**

**Infrastructure Engineering**

- The Planning, Real Estate and Economic Development Department will do a complete review of grading and servicing during the building permit process.
- At the time of building permit application, a grading/servicing plan prepared by a Professional Engineer, Ontario Land surveyor or a Certified Engineering Technologist will be required.
- Any proposed works to be located within the road allowance requires prior written approval from the Infrastructure Services Department.
- All trees on City property and private trees greater than 30cm in diameter in the inner urban area are protected under the Tree Protection By-law (2020-340), and plans are to be developed to allow for their retention and long-term survival. A Tree Removal Permit and compensation are required for the removal of any protected tree.
- The surface storm water runoff including the roof water must be self contained and directed to the City Right-of-Way, not onto abutting private properties as approved by Planning, Real Estate and Economic Development Department.
- A private approach permit is required for any access off of the City street.
- Existing grading and drainage patterns must not be altered.
- Existing services are to be blanked at the owner's expense.
- Asphalt overlay would be required if three or more road-cuts proposed on City Right of way. This includes the road cut for blanking of existing services, and any other required utility cuts (ie, gas, hydro, etc.).
- Existing Catch Basin is not to be located within the driveway.
- Service lateral spacing shall be as specified in City of Ottawa Standard S11.3.
- In accordance with the Sewer Connection By-Law a minimum spacing of 1.0m is required between service laterals and the foundation face.
- Encroachment on or alteration to any easement is not permitted without authorization from easement owner(s).

## Planning Forestry

- The proposed plans for a semi-detached dwelling would result in significant tree loss, and the permanent loss of soil volumes for replacement planting, in contradiction of Official Plan §4.8.2 Policy 3), to maintain the urban forest canopy and its ecosystem services through intensification.
- The TIR recommends the removal of seven out of eleven distinctive trees on site, including a healthy city tree. Four of the other trees proposed for removal are healthy and large-growing species.
- Compensation for the value of the city tree would be required, in addition to the planting of thirteen trees on site, whereas the Planting Plan (prepared by Dendron Forestry Services, dated Mar. 11, 2024) proposes six medium-sized new trees, four of which are proposed in the right-of-way, in proximity to overhead power

lines, resulting in additional maintenance requirements. Additionally, the Site Plan and Planting Plan do not fully account for the loss of planting space that would be expected from the creation of an additional driveway to serve the East dwelling unit.

### **Right of Way Management**

- The Right-of-Way Management Department has no concerns with the proposed Minor Variance Application, however, as there are requested changes to the private approach/driveway, the Owner shall be made aware that a private approach permit is required to construct a newly created entrance, as well as to close any existing entrance.

Please contact the ROW Department for any additional information at [rowadmin@ottawa.ca](mailto:rowadmin@ottawa.ca)

### **Transportation Engineering**

- Please note that Heron Road is designated as a route in the Crosstown Bikeway Network.
- Driveways to be constructed as per City of Ottawa standard drawing SC36



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