

2024-04-25



MINOR VARIANCE APPLICATION  
COMMENTS TO THE COMMITTEE OF ADJUSTMENT  
PANEL 2

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 1419 Mulligan Street  
Legal Description: Part of Lot 15 Concession 1 (Rideau Front), former  
Geographic Township of Gloucester  
File No.: D08-02-24/A-00071  
Report Date: April 25, 2024  
Hearing Date: April 30, 2024  
Planner: Samantha Gatchene  
Official Plan Designation: Suburban Transect, Neighbourhood  
Zoning: R1AA

**DEPARTMENT COMMENTS**

The Planning, Development and Building Services Department **has no concerns with** the application.

**DISCUSSION AND RATIONALE**

The subject property is zoned R1AA and designated Neighbourhood under the Official Plan.

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 do not have concerns with Variances A and B for increased building height and increased floor area for the accessory structure (workshop). The variances maintain the intent of the Zoning By-law by limiting the size of accessory structures such that they do not detract from the principal dwelling unit. The accessory structure would have massing that is compatible with the abutting properties.

**Variance C is not required.** The minimum rear yard and interior side yard setback for accessory structures located wholly within the rear yard is 0.6 metres, whereas 1.5 metres is being proposed. Therefore, zoning relief is not required.

**ADDITIONAL COMMENTS**

**Planning Forestry**

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

The existing trees on site in the front yard must be protected through construction by implementing the Tree Protection Specifications, to ensure no encroachment into the Critical Root Zone. The Specifications can be found online [https://documents.ottawa.ca/sites/documents/files/tree\\_protection\\_specification\\_en.pdf](https://documents.ottawa.ca/sites/documents/files/tree_protection_specification_en.pdf).

### Infrastructure Engineering

- The Planning, Development and Building Services 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.
- 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, Development and Building Services Development Department.
- Existing grading and drainage patterns must not be altered.



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