



**MINOR VARIANCE APPLICATION  
COMMENTS TO THE COMMITTEE OF ADJUSTMENT  
PANEL 2  
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Address: 1872 Arizona Avenue  
Legal Description: Lot 85, Registered Plan 763  
File No.: D08-02-24/A-00097  
Report Date: May 9, 2024  
Hearing Date: May 14, 2024  
Planner: Penelope Horn  
Official Plan Designation: Outer Urban Transect, Neighbourhood, Evolving  
Neighbourhood Overlay  
Zoning: R1O [623]

**Committee of Adjustment**  
Received | Reçu le  
**2024-05-09**  
City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**

**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 Official Plan designates the subject property as Neighbourhood in the Outer Urban Transect. The policies pertaining to this designation support a wide variety of housing types with a focus on lower density missing-middle housing that reflects the built form context of the neighbourhood. The proposed single-storey addition aligns with the current low-rise built form of the neighbourhood.

The proposed rear yard setback of 7.86 metres and 24 percent rear yard area maintains amenity space and conserves privacy for abutting properties, as intended by the Zoning By-law.

**ADDITIONAL COMMENTS**

**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 may be required.
- 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 Department**.
- Existing grading and drainage patterns must not be altered.

### Planning Forestry

- The site plan provided omits a large tree in the rear yard. The tree appears to be beyond the limit of proposed work; however, its location and diameter should be included on the site plan, along with instructions to protect the tree as per the [Tree Protection Specifications](#).
- The owner recently obtained a Tree Removal Permit (no. 102165237) for a distinctive tree that was in the proposed addition's footprint. Under condition 7 of their permit, the owners must plant one new private tree. The owner should plant a large-growing tree in the rear yard, following construction.





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Penelope Horn  
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