

2024-09-25



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 25 Pennard Way
Legal Description: Part of Block 13, Registered Plan 4M-997
File No.: D08-02-24-A-00230
Report Date: September 24, 2024
Hearing Date: October 01, 2024
Planner: Nivethini Jekku Einkaran
Official Plan Designation: Outer Urban Transect, Neighbourhood
Zoning: R4S [923]

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 subject property is zoned as R4S [923] – Residential Fourth Density Zone, Subzone S with Exception 923. The property is location in the Outer Urban Transect and designated as Neighbourhood, as per Schedules A and B3 of the Official Plan. This area allows for a wide range of residential building types from detached to low rise apartment dwellings not more than four storeys.

ADDITIONAL COMMENTS

Infrastructure Engineering

1. The Planning, Development and Building Services Department will do a complete review of grading and servicing during the building permit process.
2. Any proposed works to be located within the road allowance requires prior written approval from the Infrastructure Services Department.

3. 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**.
4. Existing grading and drainage patterns must not be altered.
5. Provide a minimum of 1.5m between the proposed driveway and the utility pole.
6. Existing street sign to be relocated at the owner's expense.

Planning Forestry

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

The cover letter indicates that sensitive marine clays (SMC) were identified on site. The applicant is responsible for ensuring that the new building meets all requirements outlined in the [Guidelines for Tree Planting in Sensitive Marine Clay Soils](#). Please reach out to cofa_trees@ottawa.ca for further information.

Right of Way Management

The Right-of-Way Management Department has **no concerns** with the proposed Minor Variance for increase building height. A Private approach permit is required to construct any newly created or modified driveway/approaches or close redundant approaches.

Please contact the ROW Department for any additional information at rowadmin@ottawa.ca or visit the City webpage [Driveways | City of Ottawa](#) to submit a Private Approach application.



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