

Committee of Adjustment
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2024-09-11

City of Ottawa | Ville d'Ottawa
Comité de dérogation



MINOR VARIANCE APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 1
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 100 Glebe Avenue
Legal Description: Lot 29, Registered Plan 76125
File No.: D08-02-24/A-00218
Report Date: September 11, 2024
Hearing Date: September 18, 2024
Planner: Luke Teeft
Official Plan Designation: Inner Urban Transect; Neighbourhood; Evolving Neighbourhood Overlay
Zoning: R3G; Mature Neighbourhoods Overlay

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 variances meet the “four tests”.

The proposed structure is situated in the rear yard of the property and will not have a significant impact on the streetscape. The structure does not have any windows facing into neighbouring yards, limiting privacy issues with neighbours and is oriented so that increased shadowing from height will largely impact the subject property over those adjacent.

ADDITIONAL COMMENTS

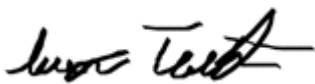
- The **Planning, Development and Building Services Department** will do a complete review of grading and servicing during the building permit process.
- At the time of building permit application, a grading/servicing plan prepared by a Professional Engineer, Ontario Land surveyor or a Certified Engineering Technologist will be required.
- Any proposed works to be located within the road allowance requires prior written

approval from the Infrastructure Services Department.

- 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**.
- A private approach permit is required for any access off of the City street.
- Existing grading and drainage patterns must not be altered.
- Existing street sign to be relocated at the owner's expense.

Planning Forestry

- The proposed location of the garage will impact one distinctive tree on the adjacent property. The level of impact indicated is tolerable and the applicant/owner must ensure the mitigation & tree protection measures outlined in the TIR are implemented to minimize injury.



Luke Teeft
Planner I, Development Review, All Wards

Planning, Development and Building
Services Department



Erin O'Connell
Planner III, Development Review, All
Wards

Planning, Development and Building
Services Department