

Committee of Adjustment

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City of Ottawa | Ville d'Ottawa  
Comité de dérogation



MINOR VARIANCE APPLICATION

COMMENTS TO THE COMMITTEE OF ADJUSTMENT  
PANEL 2

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 841 and 845 Grenon Avenue  
Legal Description: Part of Lot 14, Plan 457  
File No.: D08-02-24-A-00042  
Report Date: October 31, 2024  
Hearing Date: November 05, 2024  
Planner: Nivethini Jekku Einkaran  
Official Plan Designation: Outer Urban Transect, Neighbourhood,  
Evolving Neighbourhood Overlay  
Zoning: R4M [2624]

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 R4M [2624] – Residential Fourth Density Zone, Subzone M with Exception 2624. 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

Planning Forestry

This is part of an approved site plan application, and all tree removal and planting decisions were made through that process. There are no tree-related concerns with the requested variances.

## Right of Way Management

The Right-of-Way Management Department has no concerns with the proposed Minor Variance Application, as this project is subject to Site Plan Control.



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Nivethini Jekku Einkaran  
Planner I, Development Review All Wards  
Planning, Development and Building  
Services Department



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Erin O'Connell  
Planner III, Development Review All Wards  
Planning, Development and Building  
Services Department