

Committee of Adjustment

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2024-11-14

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: 1679 Toulouse Crescent
Legal Description: Part of Lot 147, Plan 4M-516
File No.: D08-02-24/A-00263
Report Date: November 14, 2024
Hearing Date: November 19, 2024
Planner: Elizabeth King
Official Plan Designation: Suburban Transect, Neighbourhood
Zoning: R1W

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”.

Staff have no concerns as although the proposed rear yard setback is less than then 25% lot depth required, it is not less than 6 metres, of the R1W zone and still meets the intent of the R1W zone to regulate development in a manner that is compatible with existing land use patterns that the character of a neighbourhood is maintained or enhanced.

ADDITIONAL COMMENTS

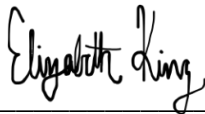
Infrastructure Engineering

- 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 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 Department.
- Existing grading and drainage patterns must not be altered.
- Encroachment on or alteration to any easement is not permitted without authorization from easement owner(s).

Planning Forestry

Through pre-consultation, it was confirmed that no trees would be impacted by the proposed changes to the building. The existing trees on site must be protected through construction by implementing the [Tree Protection Specification](#), to ensure no encroachment into the Critical Root Zone.



Elizabeth King
Planner I, Development Review All Wards

Planning, Development and Building
Services Department



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