



**MINOR VARIANCE APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 1**

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 703 Churchill Avenue North
Legal Description: Lot C, Registered Plan 282
File No.: D08-02-24/A-00288
Report Date: January 10, 2025
Hearing Date: January 15, 2025
Planner: Luke Teeft
Official Plan Designation: Inner Urban Transect; Neighbourhood Minor Corridor
Zoning: R4U [794]; 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 variance(s) meet(s) the “four tests”.

The application is for very slight reductions to the required rear yard area and rear yard setback. Staff are satisfied that the intent of the Zoning By-law and Official Plan are maintained.

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**.

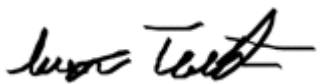
- A private approach permit is required for any access off of the City street.
- Existing grading and drainage patterns must not be altered.
- Existing services are to be blanked at the owner's expense.
- Service lateral spacing shall be as specified in City of Ottawa Standard S11.3.
- In accordance with the Sewer Connection By-Law a minimum spacing of 1.0m is required between service laterals and the foundation face.

Transportation Engineering

- Remove depressed curb at existing driveway and reinstate with full height curb to City standards. Reinstall paver boulevard, cycle track and sidewalk to match existing conditions.

Planning Forestry

- An updated TIR has been provided (Jan 10/25), as has email confirmation from the owner of 701 Churchill with permission to remove tree #3 as shown on the plans. There are no tree-related concerns with the requested variances based on these updated documents.
- A tree permit and planting plan showing the locations and species of 3 compensation trees will be required prior to removal of the tree. As noted in the TIR, it is recommended to shift the location of the accessory building through the building permit process, to minimize impacts to the Critical Root Zone of tree #5.



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