

2025-01-09

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: 30 Mayo Avenue
Legal Description: Lot 61 Registered Plan 378959
File No.: D08-02-24/A-00302
Report Date: January 9, 2025
Hearing Date: January 14, 2025
Planner: Elizabeth King
Official Plan Designation: Outer Urban Transect, Neighbourhood
Zoning: R1E [1722]

DEPARTMENT COMMENTS

The Planning, Development and Building Services Department **requests an adjournment of** the application to include an additional variance.

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 have noted in their review that the expansion of the driveway to access the detached garage structure will require a minor variance to increase the maximum width of the driveway.

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 plan prepared by a Professional Engineer, Ontario Land surveyor or a Certified Engineering Technologist may be required.
- A Grading Plan, prepared by a relevant professional, is required for the construction of additions, garages, decks, or other structures over 55 sq. meters in size.

- 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.

Right of Way Management

The Right-of-Way Management Department has **no concerns** with the proposed Minor Variance to construct a new one-storey detached garage. However, from the plans, the entrance to the new garage is from the existing driveway, which is not being modified, so no concerns from Private Approach By-law. 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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