

2025-02-27



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

**PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Address: 125 – 135 Oshedinaa Street  
Legal Description: Block 6 on Plan 4M-1718  
File No.: D08-02-25/A-00024  
Report Date: February 27, 2025  
Hearing Date: March 5, 2025  
Planner: Elizabeth King  
Official Plan Designation: Inner Urban Transect, Neighbourhood  
Zoning: R5Y [2312]

**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 proposal is also subject to Site Plan Control application D07-12-24-0126 and have no concerns with the proposal and the requested variances.

**ADDITIONAL COMMENTS**

**Planning Forestry**

The site is subject to Site Plan Control and tree impacts have been addressed through that process; there are no further tree impacts related to the requested variances.

**Right of Way Management**

The Right-of-Way Management Department has no concerns with the proposed Minor Variance Application, as the property is currently subject to an active Site Plan Control Application. Therefore, any access issues will be addressed under that approval process. Please contact the ROW Department for further information at [rowadmin@ottawa.ca](mailto:rowadmin@ottawa.ca).

## Transportation Engineering

Comments have been provided through review of its associated Transportation Impact Assessment, which was circulated through the Transportation Project Manager (Wally DUBYK) and has been assigned record #20154 in Transportation Engineering Services' circulation feedback system.



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Elizabeth King  
Planner I, Development Review All Wards  
Planning, Development and Building  
Services Department



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Erin O'Connell  
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Planning, Development and Building  
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