

2025-03-27



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 100 Hamilton Avenue North
Legal Description: Part of Lot 1354, Registered Plan 157
File No.: D08-02-25/A-00041
Report Date: March 27, 2025
Hearing Date: April 2, 2025
Planner: Dylan Geldart
Official Plan Designation: Inner Urban, Neighborhood, Evolving Neighborhood
Zoning: R4-UB

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 the requested minor variances meet the “four tests”.

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.
- 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.

Planning Forestry

There are no concerns related to tree protection. A site visit revealed there are no trees protected under the City of Ottawa Tree Protection By-law (2020-340) on this property. There are also no adjacent city trees, or trees greater than 30 cm on adjacent properties, that will be impacted by the development.

The Owner is strongly encouraged to provide a planting plan with trees in the ROW and rear yard to improve both the canopy cover and streetscape following development to meet the City's 40% canopy goal.

Right of Way Management

The Right-of-Way Management Department has no concerns with the proposed Minor Variance Application.

However, the Owner shall be made aware a Private Approach Permit is required to modify or close an existing entrance that becomes redundant. Please contact the Right-of-Way Department for further information at rowadmin@ottawa.ca.



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