

2025-03-27



**MINOR VARIANCE APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 2**

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 7 Cassone Court
Legal Description: Lot 4, Registered Plan 4M-635
File No.: D08-02-25/A-00035
Report Date: March 27, 2025
Hearing Date: April 01, 2025
Planner: Nivethini Jekku Einkaran
Official Plan Designation: Outer Urban Transect, Neighbourhood,
Airport Vicinity Development Zone
Zoning: R1E [1722]

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 note a revised plan shows the area in front of the fourth garage bay to be a walkway and soft landscaped area. Staff have no concerns since the fourth garage bay will be used for landscaping and recreational equipment and is not intended to be used for motor vehicles.

ADDITIONAL COMMENTS

Infrastructure Engineering

- The **Planning, Development and Building Services Department** will do a complete review of grading 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 will 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.
- A Grading Plan, prepared by a relevant professional, is required for any proposal that requires a permit if the proposed works, including hard landscaping are less than 1.2 metres from a property line.
- 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.**
- Existing grading and drainage patterns must not be altered.

Planning Forestry

The proposed addition will result in the removal of one protected tree; a Tree Permit is required prior to removal, along with the planting of 2 compensation trees. The TIR and Planting Plan must be submitted with your tree permit application at the time of the building permit application. The compensation trees must be 50mm caliper stock, with a priority for large-growing native species in the ROW or frontage.

There are no tree-related concerns with the requested variances.

Right of Way Management

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

Transportation Engineering

Cassone Court along the site frontage is undergoing Watermain cathodic protection construction this year (LN61251). Construction coordination is required with the City of Ottawa infrastructure project manager. Contact Kevin.Miller@ottawa.ca to discuss renewal plans and coordination.



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