

2025-01-30



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

**PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Address: 674 Denbury Avenue  
Legal Description: Lot 24, Registered Plan 484  
File No.: D08-02-24/A-00313  
Report Date: January 30, 2025  
Hearing Date: February 04, 2025  
Planner: Nivethini Jekku Einkaran  
Official Plan Designation: Inner Urban Transect, Neighbourhood  
Zoning: R1O

**REQUESTED VARIANCES**

The Applicant requires the Committee's authorization for the following minor variances from the Zoning By-law:

- a) To permit a 5.5 metre (double wide) driveway on a lot with a width of 13.8 metres, whereas the By-law requires a minimum lot width of 15 metres for a double wide driveway.
- b) ~~To permit a garage to be 3.9 metres closer to the front lot line than the principal entrance of the dwelling, whereas the By-law requires the garage to no more than 0.6 metres closer to the front lot line or side lot line abutting a street than is the principal entrance to the dwelling.~~
- d) To permit an ornamental feature to project 1.06 metres into the required interior yard, whereas the Bylaw permits that an ornamental feature may project 0.6 metres, but not closer than 0.6 metres to a lot line.

**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".

Variance b) has been removed as the revised plan complies with Section 139(a)(ii) and 139(b) of the Zoning By-law, which requires the garage entrance to be setback 0.6 m further than the portion of the landing not in the required yard and no closer than 0.6 m to the front lot line that principal entrance of the dwelling.

## **ADDITIONAL COMMENTS**

### **Infrastructure Engineering**

1. The **Planning, Development and Building Services Department** will do a complete review of grading and servicing during the building permit process.
2. 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.
3. Any proposed works to be located within the road allowance requires prior written approval from the Infrastructure Services Department.
4. All trees on City property and private trees greater than 30cm in diameter in the inner urban area are protected under the Tree Protection By-law (2020-340), and plans are to be developed to allow for their retention and long-term survival. A Tree Removal Permit and compensation are required for the removal of any protected tree.
5. 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**.
6. A private approach permit is required for any access off of the City street.
7. Existing grading and drainage patterns must not be altered.

### **Planning Forestry**

There are no tree-related concerns with the requested variances. Further information will be required with the building permit application with regard to the proposed porch and re-grading within the CRZ of tree #3, as it is well outside of the excavation zone for the house.

### **Right of Way Management**

The Right-of-Way Management Department has no concerns with the proposed Minor Variance Application. The Owner shall be made aware however, that a private approach permit is required to construct any new entrance, as well as to modify or close an existing entrance that becomes redundant. **Please contact the ROW Department for further information at [rowadmin@ottawa.ca](mailto:rowadmin@ottawa.ca).**

*J. E. Nivethini*

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Nivethini Jekku Einkaran  
Planner I, Development Review All Wards  
Planning, Development and Building  
Services Department

*Erin O'Connell*

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Erin O'Connell  
Planner III, Development Review All Wards  
Planning, Development and Building  
Services Department

110 Laurier Avenue West, Ottawa ON K1P 1J1 Mail code: 01-14  
110, av. Laurier Ouest, Ottawa (Ontario) K1P 1J1 Courrier interne : 01-14

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