

2025-05-01



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

**PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Address: 204 Ste Monique Street  
Legal Description: Part of Lots 79 & 80, Registered Plan 4M-27  
File No.: D08-02-25/A-00076  
Report Date: May 1, 2025  
Hearing Date: May 7, 2025  
Planner: Elizabeth King  
Official Plan Designation: Inner Urban Transect, Neighbourhood  
Zoning: R4UA

**DEPARTMENT COMMENTS**

The Planning, Development and Building Services Department **has some 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 have no concerns with the variances the increased units, setbacks and the soft landscaped area. Staff are satisfied that the requested minor variances meet(s) the “four tests”.

However, Staff do have concerns for variance (e) to permit a reduced front yard setback for an accessory structure. The zoning by-law requires that accessory structures have a front yard setback same as the principal building. The intent is that an accessory structure should not be more dominant than the principle dwelling in the front yard and should located in corner, interior or rear yards instead or inside the building.

**ADDITIONAL COMMENTS**

**Infrastructure Engineering**

Existing grading and drainage patterns must not be altered.

**Planning Forestry**

Through pre-consultation, it was determined that a tree on private property had been removed without the benefit of a permit. The proposed planting will replace the lost canopy, enhance the streetscape, and provide shade for future residents.

### **Right of Way Management**

The Right-of-Way Management Department has no concerns with the proposed Consent Application. However, the owner shall be made aware that a Private Approach permit is required to close existing entrances that become redundant as the new landscape design shows the existing approaches being closed. Please contact the ROW Department for further information at [rowadmin@ottawa.ca](mailto:rowadmin@ottawa.ca).



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