

2025-05-01



MINOR VARIANCE APPLICATION

COMMENTS TO THE COMMITTEE OF ADJUSTMENT

PANEL 1

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 464 Clarence Street East
Legal Description: Part of Lot 9, Registered Plan 43586
File No.: D08-02-25/A-00067
Report Date: May 1, 2025
Hearing Date: May 7, 2025
Planner: Dylan Geldart
Official Plan Designation: Downtown Core Transect, Neighborhood Designation
Zoning: R4UD

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 and not onto abutting private properties, as approved by Planning, Development and Building Services Department.
- 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.
- Encroachment on or alteration to any easement is not permitted without authorization from easement owner(s).

Planning Forestry

The proposed variance application will have no impact on protected trees. As per the Tree Information Report, tree protection fencing must be installed and maintained throughout construction, in keeping with the Tree Protection Specification.

To provide shade for future residents, mitigate the urban heat island effect, and contribute to the City's tree canopy, the applicant/owner should consider planting a new private tree in the rear yard following construction.

Right of Way Management

The Right-of-Way Management Department has no concerns with the proposed minor variance application. The existing driveway is subject to a registered right-of-way instrument, being CR413616, which is not proposed to be modified as a result of this development.



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