

2025-04-10

City of Ottawa | Ville d'Ottawa
Comité de dérogation



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 23 Dunvegan Road
Legal Description: Part of Lot 138, Registered Plan 4M-83
File No.: D08-02-25/A-00058
Report Date: April 10, 2025
Hearing Date: April 16, 2025
Planner: Dylan Geldart
Official Plan Designation: Inner Urban Transect, Neighborhood Designation
Zoning: R1K

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 variance meets 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 plan prepared by a Professional Engineer, Ontario Land surveyor or a Certified Engineering Technologist may be required.
 - 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.

- 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.
- Existing grading and drainage patterns must not be altered.
- 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. The applicant is advised that impacts or removal of adjacent/boundary trees requires consent from all affected neighbors, regardless of the tree's status under the Tree Protection By-law.

There are no trees in the public right-of-way in front of the subject property. The owner/applicant should consider applying to the City's Trees in Trust program. Through this free program, the City would determine if a tree can be planted in the right-of-way. The property owner is asked to water the tree for the first three years of its life to help it establish. The City owns and maintains the tree once it has established.

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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