

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:	271 Arlington Avenue
Legal Description:	Part of Lot 39, Registered Plan 30
File No.:	D08-02-25/A-00036
Report Date:	April 09, 2025
Hearing Date:	April 16, 2025
Planner:	Luke Teeft
Official Plan Designation:	Downtown Core Transect; Neighbourhood, Mainstreet Corridor Evolving Neighbourhood Overlay
Zoning:	R4UD [478]; Mature Neighbourhoods Overlay

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 variances meet the “four tests”.

ADDITIONAL COMMENTS

- 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, not onto abutting private properties as approved by **Planning, Development and Building Services Department**.
- A private approach permit is required for any access off of the City street.

- 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.

Building Code Services

- MTO approval may be required as part of the building permit. The 1.2m side yard setbacks leave zero room for placement error with respect to the number of windows. Where the wall including the cladding of the wall extends to within 1.2m of the lot line, zero windows will be permitted. This can also be addressed through the building permit.

Planning Forestry

- The proposed design requires the removal of 1 protected tree, but all 4 are proposed for removal due to their condition. Permission has been provided from the owner of tree #3 for its removal.
- The design and setbacks appear to provide adequate space to plant the 5 required compensation trees (note that monetary compensation will be required for the 2 City trees). It is preferred to plant 2 of the trees in the ROW help prevent the establishment of front yard parking. There are no tree-related concerns with the requested variances given the adequate replacement of affected trees.

Right of Way Management

- The Right-of-Way Management Department has no concerns with the proposed Minor Variance Application. From the plans, it appears that there are no plans for parking and therefore the existing driveway needs to be removed.
- A Private approach permit is required to construct any newly created or modified driveway/approaches or close redundant approaches.



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Planner I, Development Review, All Wards

Planning, Development and Building
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