

2025-05-29

City of Ottawa | Ville d'Ottawa

Comité de dérogation



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address:	740 Springland Drive
Legal Description:	Block A on Registered Plan 749 and Block D on Registered Plan 775
File No.:	D08-02-25/A-00110
Report Date:	May 29, 2025
Hearing Date:	June 3, 2025
Planner:	Elizabeth King
Official Plan Designation:	Outer Urban Transect, Neighbourhood
Zoning:	R5B [2459] H(18)

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”.

The proposal is also subject to an approved Site Plan Control application D07-12-19-0099 and will require an amendment to reflect the proposed request.

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.

- 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.
- 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.
- Asphalt overlay would be required if three or more road-cuts proposed on City Right of way. This includes the road cut for blanking of existing services, and any other required utility cuts (ie, gas, hydro, etc.

Planning Forestry

The site is subject to Site Plan Control; tree-related impacts have been addressed through that process and there are no additional impacts associated with the requested variances.

Right of Way Management

The application indicates that the property is the subject of an approved Site Plan Control application (File No. D07-12-19-0099) and is not the subject of any other current application under the Planning Act.

Transportation Engineering

Comments have been provided through review of its associated Transportation Impact Assessment, which was circulated through the Transportation Project Manager (Wally Dubyk) and has been assigned record #20547 in Transportation Engineering Services' circulation feedback system.



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