

2025-05-29

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: 1 Mount Pleasant  
Legal Description: Lot 2 on Registered Plan 224416  
File No.: D08-02-25/A-00121  
Report Date: May 28, 2025  
Hearing Date: June 04, 2025  
Planner: Penelope Horn  
Official Plan Designation: Inner Urban Transect, Neighbourhood Designation  
Zoning: R1TT [2241]

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 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/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.

- Provide a minimum of 3m between the proposed driveway and the fire hydrant.
- 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.

## Planning Forestry

The TIR provided as part of this application does not provide sufficient information and will need to be revised as the development proceeds.

As is, the proposed development will require the removal of one privately-owned protected tree and may require the removal of a City tree. If both trees are removed, permits will be conditional on the planting of three replacements and payment of monetary compensation for the value of the City tree. Clearance pruning of the adjacent tree at 625 Echo Dr may also be required, in order to prevent unintended impacts from construction activity.

There are no major tree impacts specifically related to the requested variance.

## Right of Way Management

The Right-of-Way Management Department has no concerns with the proposed Minor Variance Application. There are no proposed changes to the existing private approach access therefore no Private Approach permit is required.




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Penelope Horn  
Planner I, Development Review All Wards  
Planning, Development and Building  
Services Department




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Erin O'Connell  
Planner III, Development Review All Wards  
Planning, Development and Building  
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