

2025-07-03

City of Ottawa | Ville d'Ottawa
Comité de dérogation



MINOR VARIANCE APPLICATION
S TO THE COMMITTEE OF ADJUSTMENT
PANEL 1

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 200 Clearview Avenue
Legal Description: Blocks A & D, Reg Plan 302828, and Part of Lot 32
Concession A (Ottawa Front), Geographic Township of Nepean
File No.: D08-02-25/A-00147
Report Date: July 3, 2025
Hearing Date: July 9, 2025
Planner: Penelope Horn
Official Plan Designation: Inner Urban Transect, Neighbourhood Designation, Evolving
Neighbourhood Overlay, Richmond Road/Westboro
Secondary Plan
Zoning: R5C [2909] S216 & R5C H(78)

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”. The site plan approval report for file number D07-12-24-0138, related to the subject site was issued on June 27th, 2025.

ADDITIONAL COMMENTS

Planning Forestry

This file is part of an active site plan application, and all tree removal and planting opportunities will be determined through that process.



Penelope Horn
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Planning, Development and Building
Services Department



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