

2025-07-03

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: 154 Portrush Avenue
Legal Description: Lot 169, Registered Plan 4M-1229
File No.: D08-02-25/A-00140
Report Date: July 3, 2025
Hearing Date: July 8, 2025
Planner: Dylan Geldart
Official Plan Designation: Suburban Transect, Neighborhood Designation
Zoning: R3Z

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/servicing plan prepared by a Professional Engineer, Ontario Land surveyor or a Certified Engineering Technologist will be required.
- 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.
- Existing grading and drainage patterns must not be altered.

Planning Forestry

It was confirmed through pre-consultation that no protected trees would be impacted by the proposed sunroom addition.

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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