

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: 177 Compton Avenue
Legal Description: Lot 535, Registered Plan 352
File No.: D08-02-25/A-00137
Report Date: July 04, 2025
Hearing Date: July 08, 2025
Planner: Wendy Yang
Official Plan Designation: Inner Urban Transect, Neighbourhood Designation,
Evolving Neighborhoods Overlay
Zoning: R4D, Mature Neighbourhood 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 variance(s) meet(s) 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.
- Existing services are to be blanked at the owner's expense.

- In accordance with the Sewer Connection By-Law a minimum spacing of 1.0m is required between service laterals and the foundation face.
- Encroachment on or alteration to any easement is not permitted without authorization from easement owner(s).

Planning Forestry

- The TIR provided shows that all existing trees will retainable with the design provided. There are no tree-related concerns with the requested variances. It is strongly recommended to plant a minimum of one tree (large-growing species) in the Right-of-Way following development to improve the streetscape and canopy cover of the site, to contribute to the Official Plan target of 40%.

Right of Way Management

- The Right-of-Way Management Department has no concerns with the proposed Minor Variance Application. However, a private approach permit is required to modify or close an existing entrance that becomes redundant. As a result of the newly planned development which does not include a private approach/driveway, one Private Approach Permit is required to close the redundant entrance. The Owner must contact the ROW Department for further information at rowadmin@ottawa.ca.

Transportation Engineering

- The site is located within the 300m of the O-Train Line 1/3 rail corridor. The City of Ottawa will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-ways.
- Remove the existing driveway depressed curb and reinstate with full height curb to City stand.



Wendy Yang
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