

2025-07-17

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: 2181 Quinn Crescent  
Legal Description: Lot 18, Registered Plan 712  
File No.: D08-02-25/A-00153  
Report Date: July 17, 2025  
Hearing Date: July 22, 2025  
Planner: Elizabeth King  
Official Plan Designation: Outer Urban Transect, Neighbourhood  
Zoning: R1K

**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**

**Building Code Services**

The existing shed will need to be demolished or relocated under the authority of a building permit at the time of building permit for the addition.

**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.
- Encroachment on or alteration to any easement is not permitted without authorization from easement owner(s).

### Planning Forestry

No significant impacts are expected to the distinctive trees on site due to the proposed addition & minor variance. Tree protection measures must be implemented in accordance with the Tree Protection Specification, and the Tree Information Report prepared by Integrated Forestry Services Inc., dated July 25, 2024.

### Right of Way Management

The Right-of-Way Management Department has no concerns with the proposed Minor Variance Application. There is a large Tree on the City's ROW. However, the owner shall be made aware that a new Private Approach permit is required to modify/alter an existing entrance. Please contact the ROW Department for further information at [rowadmin@ottawa.ca](mailto:rowadmin@ottawa.ca).




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




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Planning, Development and Building  
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