

2025-07-17

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: 148 Glenora Street
Legal Description: Part of Lot 4, Registered Plan 102
File No.: D08-02-25/A-00152
Report Date: July 17, 2025
Hearing Date: July 23, 2025
Planner: Dylan Geldart
Official Plan Designation: Inner Urban Transect, Neighborhood Designation, Evolving Neighborhood Overlay, Old Ottawa East Secondary Plan
Zoning: R3P

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.

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

Planning Forestry

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

Right of Way Management

The Right-of-Way Management Department has no concerns with the minor variance application as there are no proposed changes/modifications to the existing private approach.



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Planning, Development and Building
Services Department



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