

2025-07-30



MINOR VARIANCE APPLICATION

COMMENTS TO THE COMMITTEE OF ADJUSTMENT

PANEL 2

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 145 Thad Johnson

Legal Description: Part of Lot 11, Gore between Concessions 2 & 3 (Rideau Front), Part of the road allowance between Concessions 2 & 3 (Rideau Front) and Concession 3 (Rideau Front), and Part of Lot 11, Concession 3 (Rideau Front)

File No.: D08-02-25/A-00104

Report Date: July 30, 2025

Hearing Date: August 5, 2025

Planner: Dylan Geldart

Official Plan Designation: Outer Urban Transect, Ottawa International Airport Economic District

Zoning: T1A

DEPARTMENT COMMENTS

The Planning, Development and Building Services Department **has no concerns with** the application.

DISCUSSION AND RATIONALE

The proposed development is subject to an approved Site Plan Control Application (File Number: D07-12-24-0023).

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
- Any proposed works to be located within the road allowance requires prior written approval from the Infrastructure Services Department.
- 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.
- This property does not have frontage on a storm sewer.
- In accordance with the Sewer Connection By-Law, a minimum spacing of 1.0m is required between service laterals and the foundation face.

### Planning Forestry

The site is subject to Site Plan Control; tree-related impacts have been addressed through that process and there are no additional impacts associated with the requested variance.




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Dylan Geldart  
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Planning, Development and Building  
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James Ireland  
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