

2025-07-30

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:	405 Huron Avenue South
Legal Description:	Lot 276, Plan 207509
File No.:	D08-02-25/A-00165
Report Date:	July 30, 2025
Hearing Date:	August 6, 2025
Planner:	Dylan Geldart
Official Plan Designation:	Inner Urban Transect, Neighborhood Designation, Evolving Neighborhood Overlay
Zoning:	R1QQ

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.
- At the time of building permit application, a grading plan prepared by a Professional Engineer, Ontario Land surveyor or a Certified Engineering Technologist may be required.

- A Grading Plan, prepared by a relevant professional, is required for any proposal that requires a permit if the proposed works, including hard landscaping are less than 1.2 metres from a property line.
- 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

The proposed addition will require encroachment into the critical root zone (CRZ) of one protected tree on site. The TIR outlines a minimal amount of the CRZ for protection, and it is unclear if this area will be impacted by construction activity on site. All soft landscaping within the tree's CRZ should be protected from compaction, to minimize impacts to the tree.

The tree is located close to the boundary with 407 Huron Ave, and ownership should be accurately determined.

Right of Way Management

The Right-of-Way Management Department has no concerns with the proposed Minor Variance Application as there appears to be no requested changes to private approaches.



Dylan Geldart
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Planning, Development and Building
Services Department



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