

2025-07-31

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:	155 Clare Street
Legal Description:	Part of Lot 1, Registered Plan 234
File No.:	D08-02-25/A-00158
Report Date:	July 30, 2025
Hearing Date:	August 06, 2025
Planner:	Penelope Horn
Official Plan Designation:	Inner Urban Transect, Neighbourhood Designation, Evolving Neighbourhood Overlay
Zoning:	R3R

DEPARTMENT COMMENTS

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

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 meets the “four tests”.

ADDITIONAL COMMENTS

Planning Forestry

Through pre-consultation, it was confirmed that no trees would be impacted by the requested variance.

Right-of-Way Management

For the applicant’s information, Clare Street along the site frontage is undergoing road, sewer, watermain renewal this year (CP000697). Contact Stephen.Gallagher@ottawa.ca for any questions on this project.



Penelope Horn
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Planning, Development and Building
Services Department



James Ireland
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Planning, Development and Building
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