

2026-01-29



**MINOR VARIANCE APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 1**

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 498 Golden Avenue
Legal Description: Lot 190, Registered Plan 283
File No.: D08-02-26/A-00002
Report Date: January 29, 2026
Hearing Date: February 04, 2026
Planner: Penelope Horn
Official Plan Designation: Inner Urban Transect, Neighbourhood Designation
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 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.
- A private approach permit is required for any access off of the City street.
- Existing grading and drainage patterns must not be altered.
- Existing services are to be blanked at the owner’s expense.

- Service lateral spacing shall be as specified in City of Ottawa Standard S11.3.
- 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

Through pre-consultation the TIR was revised from removing all trees on and off-site to removing 5 trees, 3 of which are off-site and require written permission from the owners for removal, otherwise the plans must be revised to allow for their retention. While there are some tree-related concerns with the variance for additional height and proximity to the crown of Tree A, it appears that this could be resolved by shifting the building and driveway further back on the lot to the allowable rear yard setback, which may also allow for trees B and H to be retained. This option must be reviewed prior to the hearing.

For the building permit application, the TIR and planting plan must be revised to more clearly show tree removals, protection fencing, and the locations of proposed planted trees, avoiding planting within the corner sight triangle.

Right of Way Management

The Right-of-Way Management Department has no concerns with the proposed Minor Variance Application for increased building height. The plans show the driveway is being relocated on the Kenwood frontage.



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