



**CONSENT & MINOR VARIANCE APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 2**

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 11 Cassone Court
Legal Description: Lot 6, Registered Plan 4M-635
File No.: D08-01-25/B-00175 & D08-02-25/A-00190
Report Date: February 11, 2026
Hearing Date: February 17, 2026
Planner: Elizabeth King
Official Plan Designation: Outer Urban Transect, Neighbourhood
Zoning: R1E [1722]

Committee of Adjustment

Received | Reçu le

2026-02-11

City of Ottawa | Ville d'Ottawa

Comité de dérogation

DEPARTMENT COMMENTS

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

DISCUSSION AND RATIONALE

Section 53 (12) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, permits the criteria for the subdivision of land listed in Section 51 (24) to be considered when determining whether provisional consent may be granted by a committee of adjustment. With respect to the criteria listed in Section 51 (24), staff have no concerns with the proposed consent.

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(s) meet(s) the “four tests”.

Staff note that 2028 Merivale is subject to an active Site Plan Control application (D07-12-25-0113) and Zoning By-law Amendment application (D02-02-25-0055).

ADDITIONAL COMMENTS

Planning Forestry

There are no tree-related concerns with the proposed lot conveyance as there are no existing trees in this location.

It is strongly recommended for the applicant to apply to a City of Ottawa tree planting program to plant a tree within the ROW to replace the tree lost in a recent storm.

Right of Way Management

The Right-of-Way Management Department has no concerns with the proposed Consent Application and Minor Variance Application to convey a portion of the property to the abutting property owner to the south, known municipally as 2028 Merivale, resulting in a reduced lot area and increased lot coverage. The plans show no change to the existing entrance.

CONDITIONS

If approved, the Planning, Development, and Building Services Department requests that the Committee of Adjustment impose the following conditions on the applications:

1. That the Owner(s) provide evidence, to the satisfaction of the Manager of Development Review All Wards, Planning, Development and Building Services Department, that each existing parcel has its own independent storm, sanitary and water services connected to City infrastructure and that these services do not cross the proposed severance line. If they do cross or are not independent, the Owner(s) will be required, at their own cost, to relocate the existing services or construct new services from the City sewers/watermain. Notice shall be provided in writing to the Committee from the Department confirming this condition has been fulfilled



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