



**MINOR VARIANCE APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 2
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Address: 109 Point Prim
Legal Description: Lot 5, Registered Plan 4M-1645
File No.: D08-02-26/A-00009
Report Date: February 11, 2026
Hearing Date: February 17, 2026
Planner: Elizabeth King
Official Plan Designation: Suburban Transect, Neighbourhood,
Evolving Neighbourhood Overlay
Zoning: R3YY [2559]

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 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(s) meet(s) 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 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.

Forestry

Through pre-consultation it was determined that this is part of a new subdivision with no protected trees impacted by the proposed deck. There are no tree-related concerns with this application.

If the front yard is to be used for staging or equipment access, the City tree must be protected in accordance with the City's tree protection specifications throughout construction.

Right of Way Management

The Right-of-Way Management Department has no concerns with the proposed Minor Variance Application to permit an increased projection into the rear yard for the construction of a deck. There is no plan to modify the private approach.



Elizabeth King
Planner I, Development Review All Wards
Planning, Development and Building
Services Department



James Ireland
Planner III, Development Review All Wards
Planning, Development and Building
Services Department