

2026-01-08



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 88 Hamilton Avenue North
Legal Description: Part of Lot 1348, Registered Plan 157
File No.: D08-01-25/B-00239 to D08-01-25/B-00240
D08-02-25/A-00240
Report Date: January 8, 2026
Hearing Date: January 14, 2026
Planner: Penelope Horn
Official Plan Designation: Inner Urban Transect, Neighbourhood Designation, Evolving
Neighbourhood Overlay
Zoning: R4UB

DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development 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 meets the “four tests”.

ADDITIONAL COMMENTS

Planning Forestry

Through the previous COA and Building Permit processes, a permit was issued for removal of 1 protected tree and retention of 3 trees in the rear yard. Confirmation is required to show that the 2 compensation trees have been planted and that the 3 existing trees remain.

There are no tree-related concerns with the current application as the site has already been constructed.

Right of Way Management

The Right of Way Management Department has **no concerns** with the Minor Variance Application or the Consent Applications. However, the Owner shall be made aware that a private approach permit will be required to establish a new entrance for 88 and 90 Hamilton Avenue North. For further information, contact the Right-of-Way Management Department at rowadmin@ottawa.ca or visit the City of Ottawa's Driveways webpage [Driveways | City of Ottawa](#) to submit a Private Approach application."

CONDITIONS

If approved, the Planning, Real Estate and Economic Development Department requests that the Committee of Adjustment impose the following condition on the application:

1. That the Owner/Applicant(s) provide proof, to the satisfaction of the Manager of Development Review All Wards Branch within Planning, Development and Building Services Department, or their designate that the approved Tree Planting Plan submitted to the City, prepared by Barbara Hemming, dated June 2022 has been implemented. Proof will be accepted in the form of photographs showing the planted tree(s) or requesting a Tree Planting Inspection by contacting 311. The photos must also include the 3 trees shown for retention in the approved Tree Information Report.



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