

2026-01-08



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 339 Eastview Street
Legal Description: Lot 191, Registered Plan 238
File No.: D08-02-25/A-00265
Report Date: January 8, 2026
Hearing Date: January 14, 2026
Planner: Dylan Geldart
Official Plan Designation: Inner Urban Transect, Neighborhood Designation
Zoning: R4UA [1136]

REQUESTED APPLICATIONS

1. Minor Variance

- a) To permit a reduced lot area of 335.99 square metres, whereas the By-law requires a minimum lot area of 360 square metres.
- b) To permit a reduced front yard setback of 3.88 metres, whereas the By-law requires a minimum front yard setback of 4.5 metres.
- c) To permit a reduced corner side yard setback of 2.02 metres whereas the By-law requires a minimum corner side yard setback of **3.19** ~~4.5~~ metres.
- d) To permit a stairway to be setback 0.13 meters from the corner side lot line, whereas the By-law requires a minimum setback of 0.6 metres to a lot line for stairways at or below the first-floor level in a corner side yard.

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 the requested minor variances meet 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.
- The surface storm water runoff including the roof water must be self-contained and directed to the City Right-of-Way, not onto abutting private properties as approved by Planning, Development and Building Services Department.
- 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.
- If required, existing street signs to be relocated at the owner's expense.

Planning Forestry

The adjacent tree at 383 Eastview must be protected during construction. Additional details should be provided in the TIR to ensure roots extending onto 339 Eastview are protected during construction.

Right of Way Management

The Right-of-Way Management Department has no concerns with the proposed Minor Variances as listed and shown on plans filed with the application.

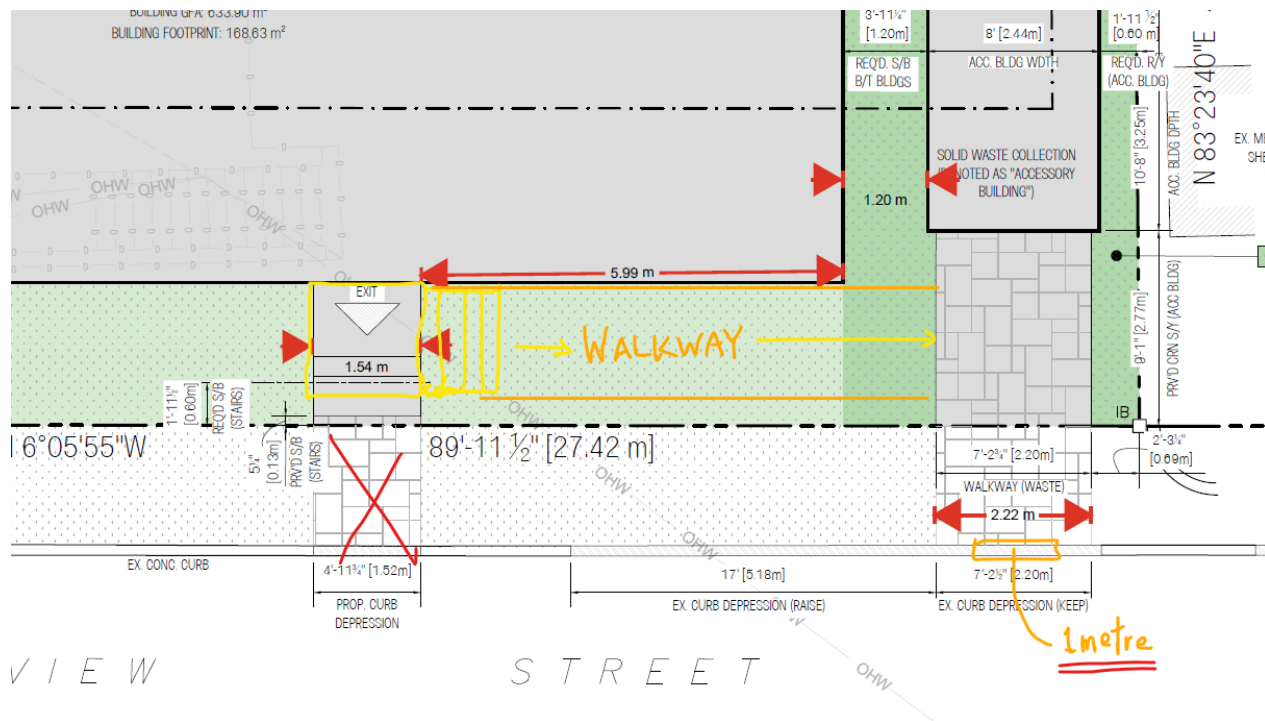
As the lot is being completely redeveloped and regraded, the concrete retaining wall in the Right of Way on the corner of the property is required to be removed as noted on the plans.

Comparing the conceptual 3D drawings and the site plan drawing, it doesn't look like the walkway and shed distance line up. Plus the walkway projecting out to Eastview from the main building is connecting to the solid waste collection building walkway which is not showing on the plans. If the main building walkway is connecting to the solid waste collection walkway, then it is not permitted to extend into the ROW. ROW proposes the entrance on Eastview to exit out on to a landing and the stairs extend down within the private property towards the solid waste walkway. See image.

Please note, the existing asphalt driveway is to be removed and reinstated to soft landscaping except for where the new 2.20m walkway is to be established for access to the solid waste collection building. The curb depression is only permitted to be 1 metre

wide. The Solid Waste branch only requires a 1m depression for the large recycling carts.

A Private Approach permit is required to construct any newly created or modified driveway/approaches or close redundant approaches. Please contact the ROW Department for any additional information at rowadmin@ottawa.ca or visit the City webpage [Driveways | City of Ottawa](http://www.ottawa.ca/Driveways) to submit a Private Approach application.



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