

2026-01-08



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 72 Laval Street
Legal Description: Part of Lot 65, Registered Plan 101
File No.: D08-02-25/A-00189
Report Date: January 8, 2026
Hearing Date: January 14, 2026
Planner: Penelope Horn
Official Plan Designation: Inner Urban Transect, Neighbourhood, Evolving
Neighbourhood Overlay

Zoning: R4UA

DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development 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

Planning Forestry

Through pre-consultation, it was determined that the large, private tree could not be retained through development. Three replacement trees are required as compensation; the planting plan currently proposes two medium or large-growing trees in the rear yard, following construction.

Right of Way Management

The Right of Way Management Department has **no concerns** with the Minor Variance Application. However, the Owner shall be made aware that a private approach permit is required to remove the redundant approach. 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 the Private Approach application.



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