

2026-01-08

City of Ottawa | Ville d'Ottawa  
Comité de dérogation



**CONSENT APPLICATION  
COMMENTS TO THE COMMITTEE OF ADJUSTMENT  
PANEL 1**

**PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

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Site Address: 655 Donat Street  
Legal Description: Lot 48, Registered Plan 587  
File No.: D08-01-25/B-00258  
Report Date: January 8, 2026  
Hearing Date: January 14, 2026  
Planner: Penelope Horn  
Official Plan Designation: Inner Urban Transect, Neighbourhood Designation  
Zoning: R4UA

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**DEPARTMENT COMMENTS**

The Planning, Real Estate and Economic Development Department **has no concerns with** the application.

**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, which will create an easement to allow a driveway shared with 651 Donat Street.

**ADDITIONAL COMMENTS**

**Planning Forestry**

The plans provided reflect the site at 651 Donat; plans showing the proposed development at 655 Donat should be provided, and the TIR must be updated accordingly.

**Right of Way Management**

The Right of Way Management Department has **no concerns** with the Consent Application. However, the Owner shall be made aware that a private approach permit is required to establish a new entrance as part of the shared easement between 655 and

651 Donat Street. For further information, contact the Right-of-Way Management Department at [rowadmin@ottawa.ca](mailto:rowadmin@ottawa.ca) or visit the City of Ottawa's Driveways webpage [Driveways | City of Ottawa](#) to submit the Private Approach applications.



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