

2026-01-08

City of Ottawa | Ville d'Ottawa
Comité de dérogation



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 615 Mikinak Road
Legal Description: Block 105, Registered Plan 4M-1559
File No.: D08-02-25/A-00259
Report Date: January 8, 2026
Hearing Date: January 14, 2026
Planner: Penelope Horn
Official Plan Designation: Inner Urban Transect, Minor Corridor Designation, Wateridge Village Secondary Plan
Zoning: R4UC[2311] and I1A

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 variances meet the “four tests”.

ADDITIONAL COMMENTS

Planning Forestry

The site is subject to Site Plan Control; tree-related impacts have been addressed through that process and there are no additional impacts associated with the requested variances.

Right of Way Management

The Right of Way Management Department has **no concerns** with the Minor Variance Application, as the property is the subject of a Site Plan Control application (File No. D07-12-25-0063) and a Plan of Condominium application (File No. D07-04-25-0006).

Therefore, any matter relating to a private approach will be addressed through these processes.



Penelope Horn
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