



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

**PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Address: 655 Donat Street  
Legal Description: Lot 48, Registered Plan 587  
File No.: D08-01-25/B-00258  
Report Date: February 11, 2026  
Hearing Date: February 18, 2026  
Planner: Penelope Horn  
Official Plan Designation: Inner Urban Transect, Neighbourhood Designation  
Zoning: R4UA

**DEPARTMENT COMMENTS**

The Planning, Development and Building Services 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 TIRs provided do not reflect current plans, which will impact the City tree in front of 655 Donat. The TIR will need to be updated to provide tree protection and mitigation measures appropriate for the current plans.

The grading and servicing plans must be developed to avoid or minimize impacts on the protected City Tree.

**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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Penelope Horn  
Planner I, Development Review All Wards  
Planning, Development and Building  
Services Department



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Erin O'Connell  
Planner III, Development Review All Wards  
Planning, Development and Building  
Services Department