



2026-02-11

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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 651 Donat Street
Legal Description: Part of Lot 47, Registered Plan 587
File No.: D08-01-25/B-00259 and D08-02-25/A-00250
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 applications. The file was previously adjourned to ensure there is adequate fire flow to accommodate the proposed development. The applicant has provided information which has since demonstrated that adequate fire flow is available.

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 655 Donat Street.

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”. Due to the age, material, and size of the municipal water pipe located on Donat Street, staff requested additional information to confirm fire flow availability for the proposed development.. The applicant provided fire flow calculations as per the Ontario Building Code, following the Office of the Fire Marshall (OFM) method and demonstrated adequate fire flow for their proposal. The applicant submitted boundary conditions under maximum day and fire flow conditions. Our engineering reviewers are satisfied that there is adequate fire flow.

ADDITIONAL COMMENTS

Planning Forestry

The proposed rear yard parking would require the removal of one protected tree, subject to the planting of three replacement trees. Given the amount of space available in the rear yard, the planting plan should be updated to include one large-growing tree in that space.

The layout of the walkway at the front should be updated to reduce impacts on the City tree in front of 651 Donat. The grading and servicing plans must be developed to avoid or minimize impacts on the protected tree.

Right of Way Management

The Right of Way Management Department has **no concerns** with the Consent Application or the Minor Variance Applications. 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 or visit the City of Ottawa's Driveways webpage [Driveways | City of Ottawa](#) to submit the Private Approach applications.



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