

2026-01-29



**MINOR VARIANCE APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 2**

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 43 Pentland Crescent
Legal Description: Lot 165, Registered Plan 786
File No.: D08-02-25/A-00271 Report
Date: January 29, 2026
Hearing Date: February 3, 2026
Planner: Elizabeth King
Official Plan Designation: Suburban Transect, Neighbourhood
Zoning: R1M

DEPARTMENT COMMENTS

The Planning, Development and Building Services Department **has no concerns with** the application.

REQUESTED VARIANCES

Based on Staff's review, Staff note the following amendment to the requested minor variance:

*to permit a reduced **corner side yard** ~~front yard~~ setback of 2.54 metres, whereas the By-law requires a minimum **corner side yard** ~~front yard~~ setback of 4.5 metres*

Staff note that the setback requirement of 4.5 metres is the same for both the front yard and corner yard in the R1M

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(s) meet(s) the "four tests".

ADDITIONAL COMMENTS

Infrastructure Engineering

The **Planning, Development and Building Services Department** will do a complete review of grading and servicing during the building permit process.

At the time of building permit application, a grading plan prepared by a Professional Engineer, Ontario Land surveyor or a Certified Engineering Technologist may be required. A Grading Plan, prepared by a relevant professional, is required for the construction of additions, garages, decks, or other structures over 55 sq. meters in size. The surface storm water runoff including the roof water must be self contained and directed to the City Right-of-Way, not onto abutting private properties as approved by Planning, Development and Building Services Department.

Planning Forestry

Through pre-consultation it was determined that the proposed addition is well outside of the Critical Root Zone of existing protected trees on site. There are no tree-related concerns with the requested variance. Tree protection fencing must be installed and maintained around protected trees for the full duration of construction.

Right of Way Management

The Right-of-Way Management Department has no concerns with the proposed Minor Variance Application. The Owner shall be made aware however, that a private approach permit is required to construct any new entrance, as well as to modify or close an existing entrance that becomes redundant. Please contact the ROW Department for any additional information at rowadmin@ottawa.ca or visit the City webpage [Driveways | City of Ottawa](#) to submit a Private Approach application.



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