

2026-03-12



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 60 Pinehurst Avenue
 Legal Description: Lot 106, Registered Plan 88291
 File No.: D08-02-26/A-00011
 Report Date: March 12, 2026
 Hearing Date: March 18, 2026
 Planner: Penelope Horn
 Official Plan Designation: Inner Urban Transect, Neighbourhood Designation, Evolving Neighbourhood Overlay, Scott Street Secondary Plan
 Zoning By-law 2008-250: R4UB
 Zoning By-law 2026-50: N4B H(11)

DEPARTMENT COMMENTS

The Planning, Development and Building Services 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 meets 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 any proposal that requires a permit if the proposed works, including hard landscaping, are less than 1.2 metres from a property line.
- Existing grading and drainage patterns must not be altered.

Planning Forestry

The TIR confirms that one adjacent tree will be impacted by the proposed construction, though unrelated to the variances sought. A tree removal permit will be required for the removal of tree #3, with the owner's permission, which has been provided. There are no tree-related concerns with the requested variances.

Transportation Engineering

The site is located within 300 m of the future O-Train Line 1/3 rail corridor. The City of Ottawa will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way.



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