

2024-04-24



**CONSENT & MINOR VARIANCE APPLICATIONS  
COMMENTS TO THE COMMITTEE OF ADJUSTMENT  
PANEL 3**

**PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Address: 7 and 11 Bradley Street  
Legal Description: Lots 39 and 40, Registered Plan 715,  
Geographic Township of Goulbourn  
File No.: D08-01-24/B-00048, D08-01-24/B-00049 &  
D08-01-24/B-00050  
D08-02-24/A-00068, D08-02-24/A-00069 &  
D08-02-24/A-00070  
Report Date: April 25, 2024  
Hearing Date: April 30, 2024  
Planner: Samantha Gatchene  
Official Plan Designation: Suburban Transect, Neighbourhood  
Zoning: R1D

**DEPARTMENT COMMENTS**

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

**DISCUSSION AND RATIONALE**

The site is zoned R1D and designated Neighbourhood under the Official Plan. Neighbourhoods are intended to evolve through gradual development, of which this application is an example. The proposed consent aligns with the requirements of the Zoning By-law for lot area. With respect to the criteria listed in Section 51 (24), staff have no concerns with the proposed consents.

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 do not have concerns with the variances for reduced lot width. The reduced lot widths would result in developable parcels with dimensions that maintain the general intent of the Zoning By-law. The variances are appropriate for the proposed development of detached dwellings.

## **ADDITIONAL COMMENTS**

### **Planning Forestry**

There are no tree-related concerns with the proposed severance of the properties. Trees in proximity to construction must be protected in accordance with the City's Tree Protection Specifications throughout development. One new tree must be planted in the ROW or frontage of each lot following construction to improve the streetscape and canopy cover.

### **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/servicing plan prepared by a Professional Engineer, Ontario Land surveyor or a Certified Engineering Technologist will be required.
- Any proposed works to be located within the road allowance requires prior written approval from the Infrastructure Services Department.
- All trees on City property and private trees greater than 30cm in diameter in the inner urban area are protected under the Tree Protection By-law (2020-340), and plans are to be developed to allow for their retention and long-term survival. A Tree Removal Permit and compensation are required for the removal of any protected tree.
- 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.
- A private approach permit is required for any access off of the City street.
- Existing grading and drainage patterns must not be altered.
- A report addressing the stability of slopes, prepared by a qualified geotechnical engineer licensed in the Province of Ontario, should be provided wherever a site has slopes (existing or proposed) steeper than 5 horizontal to 1 vertical and/or more than 2 metres in height.
- Provide a minimum of 1.5m between the proposed driveway and the utility pole.
- Provide a minimum of 3m between the proposed driveway and the fire hydrant.
- The Planning, Development and Building Services Department may require proof that the Rideau Valley Conservative Authorities have granted their approval due to development being located within the regulatory limit.
- Service lateral spacing shall be as specified in City of Ottawa Standard S11.3.
- Existing street sign to be relocated at the owner's expense.

### **CONDITIONS**

If approved, the Planning, Real Estate and Economic Development Department requests that the Committee of Adjustment impose the following conditions on the applications:

1. That the Owner(s) provide evidence that payment has been made to the City of Ottawa for cash-in-lieu of the conveyance of land for park or other public recreational purposes, plus applicable appraisal costs. The value of land otherwise required to be conveyed shall be determined by the City of Ottawa in accordance with the provisions of By-Law No. 2022-280, as amended. Information regarding the appraisal process can be obtained by contacting the Planner.
2. The Owner/Applicant(s) shall prepare and submit a tree planting plan, to the satisfaction of the Manager of the relevant Branch within the Planning, Development and Building Development Department, or their designate(s), showing the location(s), species/ultimate size of one new 50 mm tree to be planted on the property frontage or right-of-way of each lot / on each lot following construction, to enhance the urban tree canopy and streetscape.
3. That the Owner(s) provide evidence to the satisfaction of both the Chief Building Official and Development Review Manager, Planning, Development and Building Services Department, or designates, that both severed and retained parcels have their own independent water, sanitary and storm connection as appropriate, and that these services do not cross the proposed severance line and are connected directly to City infrastructure. Further, the Owner(s) shall comply to 7.1.5.4(1) of the Ontario Building Code, O. Reg. 332/12 as amended. If necessary, a plumbing permit shall be obtained from Building Code Services for any required alterations.
4. That the Owner(s) provide evidence to the satisfaction of the Development Review Manager of the Relevant Branch within Planning, Development and Building Services Department, or his/her designate, to be confirmed in writing from the Department to the Committee, that the accessory structure(s) has been demolished in accordance with the demolition -permit or relocated in conformity with the Zoning By-law.
5. That the Owner(s) shall provide evidence that a grading and drainage plan, prepared by a qualified Civil Engineer licensed in the Province of Ontario, an Ontario Land Surveyor or a Certified Engineering Technologist, has been submitted to the satisfaction of Relevant Manager of the Relevant Branch within Planning, Development and Building Services Department, or his/her designate to be confirmed in writing from the Department to the Committee. The grading and drainage plan shall delineate existing and proposed grades for both the severed and retained properties, to the satisfaction of Relevant Manager of the Relevant Branch within Planning, Development and Building Services Department, or his/her designate.

6. That the Owner(s) enter into a Development Agreement with the City, at the expense of the Owner(s) and to the satisfaction of Relevant Manager of the Relevant Branch within Planning, Development and Building Services Department, or his/her designate, to require that an asphalt overlay will be installed, at the Owner(s) expense, on Bradley Street, fronting the subject lands, over the entire public driving surface area within the limits of the overlay, if the approved Site Servicing Plan shows three or more cuts within the pavement surface. The overlay must be carried out to the satisfaction of Relevant Manager of the Relevant Branch within Planning, Development and Building Services Department, or his/her designate. The Committee requires a copy of the Agreement and written confirmation from City Legal Services that it has been registered on title.

If the Relevant Manager of the Relevant Branch within Planning, Development and Building Services Department, or his/her designate determines that a Development Agreement requiring an asphalt overlay is no longer necessary, this condition shall be deemed as fulfilled.



---

Samantha Gatchene, MCIP, RPP  
Planner I  
Development Review, All Wards  
Planning, Development and Building  
Services Department

---

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