

2024-06-26



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

**PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

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Site Address:	514 Churchill Avenue North
Legal Description:	Lot 21 and Part of Lot 22 (West Churchill Avenue), Registered Plan 204
File No.:	D08-01-24/B-00091
Report Date:	June 26, 2024
Hearing Date:	July 03, 2024
Planner:	Luke Teeft
Official Plan Designation:	Inner Urban Transect; Neighbourhood, Corridor; Evolving Neighbourhood Overlay
Zoning:	R4UD[2684]-c, Mature Neighbourhoods Overlay

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**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.

The proposed lot is in keeping with the existing size and shape of nearby lots on Churchill Avenue and other nearby streets. Planning staff have no concerns subject to the following conditions.

**CONDITIONS**

If approved, the Planning, Development and Building Services Department requests that the Committee of Adjustment impose the following conditions on the application:

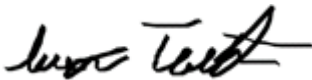
1. That the Owner(s) provide evidence that payment has been made to the City of Ottawa for cash-in-lieu of the conveyance of land for park or other public recreational purposes, plus applicable appraisal costs. The value of land otherwise required to be conveyed shall be determined by the City of Ottawa 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. That the Owner(s) provide evidence to the satisfaction of both the **Chief Building Official and the Manager of the 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.
3. The Owner(s) shall prepare a noise attenuation study in compliance with the City of Ottawa Environmental Noise Control Guidelines to the satisfaction of the **Manager of the Planning, Development and Building Services Department, or designate**. The Owner(s) shall enter into an agreement with the City that requires the Owner to implement any noise control attenuation measures recommended in the approved study. The Committee requires a copy of the Agreement and written confirmation from City Legal Services that it has been registered on title.
4. That the Owner enter into an Agreement with the City, at the expense of the Owner, which is to be registered on Title to deal with the covenants/notices that shall run with the land and bind future owners on subsequent transfers;

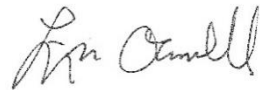
“The property is located next to lands that have an existing source of environmental noise (major collector road) and may therefore be subject to noise and other activities associated with that use”

The Agreement shall be to the satisfaction of the **Manager of the Planning, Development and Building Services Department, or designate**. The Committee requires a copy of the Agreement and written confirmation from City Legal Services that it has been registered on title.



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Luke Teeft  
Planner I, Development Review, All Wards  
  
Planning, Development and Building  
Services Department



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Erin O'Connell  
Planner III, Development Review, All  
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