

2024-06-26



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 998 Colonel By Drive
Legal Description: Part of Lots 20 and 21, Reg Plan 173
File No.: D08-02-24/A-00150
Report Date: June 26, 2024
Hearing Date: July 3, 2024
Planner: Margot Linker
Official Plan Designation: Inner Urban Transect, Rideau Canal Special District
Zoning: R3Q[2051] H(9)

DEPARTMENT COMMENTS

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

DISCUSSION AND RATIONALE

Staff have no concerns with the proposed expansion of the legal non-conforming use in terms of desirability for the land and impacts to surrounding properties and neighbourhood. The proposed addition reinstates a more formal primary entrance facing Colonel By rather than the side yard, and allows the building to better address Colonel By. The rear renovation will formalize rear yard vehicular parking from an existing easement.

ADDITIONAL COMMENTS

Infrastructure Engineering

1. The Planning, Development and Building Services Department will do a complete review of grading and servicing during the building permit process.
2. 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.
3. Existing grading and drainage patterns must not be altered.

Planning Forestry

Tree 1 was the subject of tree removal permit 102139459, dated Sep. 29th 2023. A condition of their permit is to plant one replacement tree on site. A tree planting plan is required. If the tree cannot be accommodated on site, compensation in the form of cash-in-lieu will be required.

The plans indicate extensive landscaping work around the trees on site; excavation and compaction should be kept at a minimum when working around trees, to limit injury. An arborist should be engaged to provide tree protection and mitigation measures, beyond the following [TREE PROTECTION SPECIFICATION \(ottawa.ca\)](https://ottawa.ca/tree-protection-specification).



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