

2024-08-29



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 1353 Gossett Street
Legal Description: Part of Lot 22, Registered Plan 23
File No.: D08-02-24/A-00199 & D08-02-24/A-00210
Report Date: August 28, 2024
Hearing Date: September 3, 2024
Planner: Penelope Horn
Official Plan Designation: Outer Urban, Neighbourhood, Evolving Neighbourhood Overlay
Zoning: R2N

DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development Department **has no concerns with** the applications.

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 to reduce the front yard setback from 5 metres to 4.39 metres 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/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.

- 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.
- Asphalt overlay would be required if three or more road-cuts proposed on City Right of way. This includes the road cut for blanking of existing services, and any other required utility cuts (ie, gas, hydro, etc.).
- This property only has partial frontage on storm & sanitary sewers.
- Provide a minimum of 1.5m between the proposed driveway and the utility pole.
- Service lateral spacing shall be as specified in City of Ottawa Standard S11.3.
- In accordance with the Sewer Connection By-Law a minimum spacing of 1.0m is required between service laterals and the foundation face.

Planning Forestry

No significant impacts are expected to the distinctive trees on site due to the proposed minor variance. Tree protection measures must be implemented in accordance with the TIR & the [Tree Protection Specification](#).

The applicant should consider planting trees at the front of the property and in the Parisien St side-yard to provide shade in the future, enhance the streetscape, and contribute towards the City's 40% canopy goal.



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Planner I, Development Review All Wards

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