

2024-09-12



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 340 Poulin Avenue
Legal Description: Part of Lots 11 and 12, South Side of Conn Street,
Registered Plan 227
File No.: D08-02-24/A-00213
Report Date: September 12, 2024
Hearing Date: September 17, 2024
Planner: Elizabeth King
Official Plan Designation: Inner Urban Transect, Neighbourhood, Evolving
Neighbourhood Overlay
Zoning: R2F

DEPARTMENT COMMENTS

The Planning, Development and Building Services 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(s) meet(s) the “four tests”.

340 Poulin is zoned Residential Second Density Subzone F which the intent of this zone is to allow a building form of semi-detached dwellings and regulate development compatible with the existing land use patterns. Staff consider these variances minor as the proposed built form is appropriate and meets in the intent of the zoning by-law and has no anticipated negative impacts.

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.
- 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.
- Existing services are to be blanked at the owner's expense.
- 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.).
- Existing Catch Basin is not to be located within the driveway.
- Encroachment on or alteration to any easement is not permitted without authorization from easement owner(s)

Planning Forestry

The proposed construction will have no anticipated impacts on existing trees on adjacent properties. It is strongly recommended to plant one new 50mm tree in the ROW of each principal dwelling unit, to improve the streetscape and urban canopy cover.

Right of Way Management

The Right-of-Way Management Department has **no concerns** with the proposed Minor Variance, however, as the development is modifying the existing private approach during construction. Private approach permits are required to construct any newly created or modified driveway/approaches or close redundant approaches. As outlined on the approved grading plan, A24-00347, "Proposed new entrances or changes to the existing entrances requires a Private Approach permit from Right of Way Management Department". This would apply to the entrances for both 340 Poulin avenue and 2682 Conn street.

Please contact the ROW Department for any additional information at rowadmin@ottawa.ca or visit the City webpage [Driveways | City of Ottawa](#) to submit a Private Approach application.



Elizabeth King
Planner I, Development Review All Wards
Planning, Development and Building
Services Department



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