

Committee of adjustment
City of Ottawa

Date: October 17, 2024

Committee of Adjustment
Received | Reçu le
2024-10-21
City of Ottawa | Ville d'Ottawa
Comité de dérogation

Dear Chair,

Please kindly grant the approval to sever the corner lot located at 137 Duford Street and referred to as 137-139 Duford Street.

This property is walking distance to Granville and Montreal Rd in Ward 12 Rideau-Vanier and complied with subdivision criteria under 51(24) of the planning acts.

Criteria

- (24) In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,
- a) The effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;
 - b) Whether the proposed subdivision is premature or in the public interest;
 - c) Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;
 - d) The suitability of the land for the purposes for which it is to be subdivided;
 - d.1) If any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;
 - e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;
 - f) The dimensions and shapes of the proposed lots;
 - g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;

- h) Conservation of natural resources and flood control;
- i) The adequacy of utilities and municipal services;
- j) The adequacy of school sites;
- k) The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;
- l) The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and
- m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2).

There is no demolition to be done to sever this semi-detached home.

- 1-We are submitting one application for severing 137 Duford Street.
- 2- Subject land zoned R4U under zoning by-law previously R2L
- 3- Zoning By-Law been maintained in all aspects before acquiring the permit
- 4- The proposed building and lot sizes to be severed are complied with the city official plan plus integrated very well with existing neighborhood

Minor Variance Criteria

We kindly requesting Committee of Adjustment for approval of 139 Duford driveway slop change of 8% to 12%

- 1- Our minor variance request is minor
Referring to private approach (By-law No. 2003-447) section 26, paragraph (h):
despite paragraph (g) hereof, the grade of any part of a private approach to a building that is being renovated may be greater than 6% but shall not exceed 12% provided that a subsurface melting device sufficient to keep the private approach free of ice at all times is installed and properly maintained by the owner.
- 2- Driveway heater has been installed at 139 Duford driveway to keep the driveway free of ice and snow.

- 3- Current driveway slope is 12% and meets the zoning By-law maximum allowable slope
- 4- All aspect of current driveway size, location and surface material are according to official plan and zoning By-law.

Sincerely Yours,

A handwritten signature in black ink, appearing to be 'Majid Ebrahimipour', with a long horizontal flourish extending to the right.

Majid Ebrahimipour