

2024-11-14



**CONSENT APPLICATION  
COMMENTS TO THE COMMITTEE OF ADJUSTMENT  
PANEL 2**

**PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Address: 2475 Regina Street  
Legal Description: Part of Lot 23, Concession 1 (Ottawa Front), former Township of Nepean  
File No.: D08-01-24/B-00199  
Report Date: November 14, 2024  
Hearing Date: November 19, 2024  
Planner: Elizabeth King  
Official Plan Designation: Inner Urban Transect, Neighbourhood, Evolving Neighborhood Overlay  
Zoning: R5C [2905] S483-h

**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.

2475 Regina is zoned Residential Fifth Density Subzone C Exception 2905. The proposed development is subject to Section 93 of Zoning By-law and will operate as one lot for zoning purposes for the proposed planned unit development. Staff have no concerns with the proposed consent as it will allow the proposed development to be phased and the proposal is subject to Site Plan Control.

**ADDITIONAL COMMENTS**

**Planning Forestry**

This is part of an active site plan application, and all tree removal and planting decisions will be made through that process. There are no tree-related concerns with the requested severance.

## Right of Way Management

The Right-of-Way Management Department has no concerns with the proposed Consent Application, as this project is subject to Site Plan Control.

## Transportation Engineering

Comments have been provided through review of its associated Transportation Impact Assessment, which was circulated through the Transportation Project Manager (Mike Giampa) and has been assigned record #19625 in Transportation Engineering Services' circulation feedback system.

## 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 a servicing plan or other evidence, to the satisfaction of the **Development Review Manager of the Development Review All Wards Branch within Planning, Development and Building Services Department, or their designate**, to be confirmed in writing from the Department to the Committee, that each proposed building and/or unit on the severed and retained parcels has its own independent water, sanitary and sewer connection, as appropriate, that are directly connected to City infrastructure and do not cross the proposed severance line.

If the services are shared, and there is sufficient justification for the service locations to remain, the Owner(s) must obtain the appropriate legal mechanisms, must obtain Ontario Ministry of the Environment and Conservation and Parks (Environmental Compliance Approval – ECA), and must obtain the approval of the Committee to grant easement(s) as required for access and maintenance of the services.

2. That the Owner(s) shall provide evidence that a grading and drainage plan, prepared by a qualified Civil Engineer licensed in the Province of Ontario, an Ontario Land Surveyor or a Certified Engineering Technologist, has been submitted to the satisfaction of **Development Review All Wards Manager of the Development Review All Wards Branch within Planning, Development and Building Services Department, or their designate** to be confirmed in writing from the Department to the Committee. The grading and drainage plan shall delineate existing and proposed grades for both the severed and retained properties, to the satisfaction of **Development Review All Wards Manager of the Development Review All Wards Branch within Planning, Development and Building Services Department, or their designate**.

3. That the Owner(s) submit a Site Servicing Brief prepared by a Professional Civil Engineer licensed in the Province of Ontario, for approval by **the Development Review Manager of the Development Review All Wards Branch within Planning, Development and Building Services Department, or their designate**, to be confirmed in writing from the Department to the Committee, outlining the municipal servicing requirements for each unit and indicating, if required, that capacity exists within existing City infrastructure.



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



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