

Committee of Adjustment

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2024-09-12

City of Ottawa | Ville d'Ottawa  
Comité de dérogation



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

**PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Address: 314 Queen Elizabeth Driveway and 1 Second Avenue  
Legal Description: Part of Lots 678 and 684, Lots 679, 680, 681, 682 and 683, Registered Plan 342  
File No.: D08-01-24/B-00151, D08-01-24\_B-00150  
Report Date: September 12, 2024  
Hearing Date: September 18, 2024  
Planner: Penelope Horn  
Official Plan Designation: Inner Urban, Neighbourhood  
Zoning: R4UC & R4UC [2480]

**DEPARTMENT COMMENTS**

The Planning, Real Estate and Economic Development Department **requests an adjournment of** the application. During review, staff noted that the garage at 314 Queen Elizabeth Driveway appears to have been expanded since the minor variance application. The variances approved in 2023 to reduce the required rear yard and interior yard setback were tied to plans, since the plans have changed, an adjournment is requested to identify any minor variances required to accommodate the garage expansion.

**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 lot line adjustment.

**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 may be required.
- 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.
- Existing grading and drainage patterns must not be altered.
- A private approach permit is required for any access off of the City street.

### Planning Forestry

Through pre-consultation, it was confirmed that a TIR was not required for the requested lot line adjustment.



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



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