

2024-10-31



**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: October 31, 2024
Hearing Date: November 5, 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 evidence to the satisfaction of both the **Chief Building Official and Development Review Manager, Planning, Development and Building Services Department, or designates**, that both severed and retained parcels have their own independent water, sanitary and storm connection as appropriate, and that these services do not cross the proposed severance line and are connected directly to City infrastructure. Further, the Owner(s) shall comply to 7.1.5.4(1) of the Ontario Building Code, O. Reg. 332/12 as amended. If necessary, a plumbing permit shall be obtained from Building Code Services for any required alterations.
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.



Elizabeth
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Planning, Development and Building
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