

Committee of Adjustment

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2025-02-27

City of Ottawa | Ville d'Ottawa
Comité de dérogation



CONSENT & MINOR VARIANCE APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 1

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 436 Richmond Road
Legal Description: Part of Lots 18, 19 and 20, South Side of Richmond Road, Registered Plan 179, Part of Lots 18 and 19, North Side of James Street, Registered Plan 179, Part of Lots 18, 19 and 20, South Side of Richmond Road, Registered Plan 204; being Parts 1, 3, 5, 6, 8 and 13 on Plan 4R24019.
File No.: D08-01-24/B-00283 to D08-01-24/B-00285
D08-02-24/A-00329 to D08-02-24/A-00330
Report Date: February 27, 2025
Hearing Date: March 5, 2025
Planner: Penelope Horn
Official Plan Designation: Inner Urban Transect, Mainstreet Corridor, Richmond Road/Westboro Secondary Plan
Zoning: TM[83]

DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development 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.

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 variances meet the “four tests”.

ADDITIONAL COMMENTS

CONDITIONS

If approved, the Planning, Real Estate and Economic Development Department requests

that the Committee of Adjustment impose the following conditions on the applications:

1. That the Owner(s) provide a servicing plan or other proof, to the satisfaction of the Manager of Development Review All Wards Branch within Planning, Development and Building Services Department, or their designate, that the severed and retained parcels has appropriately accounted for water, sanitary and sewer connection, connected to City infrastructure.

If the services are shared, and there is sufficient justification for the service locations to remain, the Owner(s) may be required to obtain an Environmental Compliance Approval (ECA) from the Ministry of Environment, Conservation and Parks, the approval of the Committee to grant easement(s) for access and maintenance of the services, and/or to register on title, a Joint Use and Maintenance Agreement, between the Owners of the services, which shall be at their own costs.



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Planning, Development and Building
Services Department



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Planning, Development and Building
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