



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

**PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Address: 2486 Carlsen Avenue  
Legal Description: Part of Lot 13, Registered Plan 301  
File No.: D08-01-25/B-00142  
Report Date: July 18, 2025  
Hearing Date: July 23, 2025  
Planner: Luke Teeft  
Official Plan Designation: Outer Urban Transect; Neighbourhood  
Zoning: R3A

**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.

As a result of the severance, the width of the driveway aisle on the side of 2488 Carlsen Avenue will be 2.55 metres, whereas the Zoning By-law requires a minimum width of 2.6 metres. **Staff are including a condition for the 2.55-metre-wide driveway to be removed and for soft landscaping to be reinstated.**

**ADDITIONAL COMMENTS**

**Planning Forestry**

There are no tree-related concerns with the proposed severance. The owner/applicant is strongly encouraged to apply for the City's Trees in Trust program, to have a tree planted in front of the duplex at 2486 Carlsen at no cost to the applicant.

**Right of Way Management**

The Right-of-Way Management Department has no concerns with the proposed Consent Application to sever the property into 2486 and 2488 Carlsen road.

The shared driveway between the two dwellings is being split unevenly into 3.11m and 2.55m. The Private Approach by-law permits a width of 2.4m but it must lead to legal parking and the Zoning By-law requires a minimum driveway width of 2.6m.

A Private approach permit is required to construct any newly created or modified driveway/approaches or close redundant approaches.

### **Transportation Engineering**

The site is located within 300 m of the O-Train Line 2 rail corridor. The City of Ottawa will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way.

### **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 the **Manager of the Development Review All Wards Branch, or their designate**, that each existing parcel has its own independent storm, sanitary and water services connected to City infrastructure and that these services do not cross the proposed severance line. If they do cross or are not independent, the Owner(s) will be required, at their own cost, to relocate the existing services or construct new services from the City sewers/watermain. Notice shall be provided in writing to the Committee from the Department confirming this condition has been fulfilled.
2. That the Owner(s) enter into an Agreement with the City, at the expense of the Owner(s), which is to be registered on title to deal with the following covenant/notice that shall run with the land and bind future owners on subsequent transfers:

“The property is located next to lands that have an active railway line now, or may have one in the future, and may therefore be subjected to noise, vibration, and other activities associated with this use.”

The Committee shall be provided a copy of the Agreement and written confirmation from **City Legal Services** that it has been registered on title.

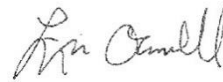
3. That the Owner(s) provide evidence, to the satisfaction of the **Manager of the Development Review All Wards Branch, or their designate**, that the existing driveway at 2488 Carlsen Avenue, adjacent to 2486 Carlsen Avenue, has been removed and replaced with soft landscaping.



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