

2025-07-30

City of Ottawa | Ville d'Ottawa

Comité de dérogation



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

**PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Address: 1469 Youville Drive  
Legal Description: Part of Block MM, Registered Plan 152, Geographic Township of Gloucester  
File No.: D08-01-25/B-00143  
Report Date: July 30, 2025  
Hearing Date: August 05, 2025  
Planner: Wendy Yang  
Official Plan Designation: Suburban, Neighbourhood, Protected Major Transit Station Area  
Zoning: IL2H(14)

**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.

**ADDITIONAL COMMENTS**

**Planning Forestry**

- Through pre-consultation, it was confirmed that no trees would be impacted by the proposed consent.

**Right of Way Management**

- The Right-of-Way Management Department has no concerns with the proposed Consent Application to convey a portion of property to the abutting property to the west, known municipally as 1465 Youville Drive. From the plans, there is no plan

to change the existing shared private approach/driveway, so no private approach permit is required.

### Transportation Engineering

- The site is located within 300 m of the future O-Train Line 1/3 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) shall:
  - a. Provide evidence to the satisfaction of the Manager of Asset Management, or designate, that the existing encroachment on City property has been removed.

**or**

- b. Enter into a permanent Encroachment Agreement to permit the structure constructed on City land. The Owner shall, provide a reference plan for registration, indicating the approved encroachments, and the Owner shall provide the draft reference plan to the City's Surveyor for review and approval prior to its deposit in the Land Registry Office. The Committee shall be provided written confirmation from City Legal Services that the Encroachment Agreement has been registered on title. All costs shall be borne by the Owner.
2. That the Owner(s) provide evidence, to the satisfaction of the Manager of Development Review All Wards, Planning, Development and Building Services Department, 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.



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



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James Ireland  
Planner III, Development Review All Wards  
Planning, Development and Building  
Services Department



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