

2026-01-29



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 1385 McMahon Ave.
Legal Description: Part of Lot 8, Concession 3 (Rideau Front) Geographic Township of Gloucester
File No.: D08-01-25/B-00286 & D08-01-25/B-00287
Report Date: January 29, 2026
Hearing Date: February 3, 2026
Planner: Elizabeth King
Official Plan Designation: Outer Urban Transect, Neighbourhood
Zoning: R1WW [637]

DEPARTMENT COMMENTS

The Planning, Development and Building Services Department **has no concerns with** the applications.

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

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 will be required.
- Existing grading and drainage patterns must not be altered.
- Service lateral spacing shall be as specified in City of Ottawa Standard S11.3.

- In accordance with the Sewer Connection By-Law a minimum spacing of 1.0m is required between service laterals and the foundation face.

Planning Forestry

Development of the proposed parcel is likely to impact the neighbouring tree at 1391 McMahon (# 1 in the TIR). Additional information should be provided in the TIR to ensure it is adequately protected from impacts, including replacement or resurfacing of the driveway. Trees 2 & 3 will have to be removed to permit construction of the new building. Tree removal will be conditional on the planting of replacement trees on site.

The City lands to the North, and the trees located there, must be protected from construction impacts. Tree protection fencing should be erected along the boundary, to prevent encroachment.

Right of Way Management

The Right-of-Way Management Department has no concerns with the proposed Consent Applications. The Owner shall be made aware however, that a private approach permit is required to construct any new entrance, as well as to modify or close an existing entrance that becomes redundant. As a result of the existing driveway on the vacant lot, a private approach permit will be required to either close it, or change the designation to a temporary access prior to future development. Please contact the ROW Department for any additional information at rowadmin@ottawa.ca or visit the City webpage [Driveways | City of Ottawa](http://ottawa.ca/Driveways) to submit a Private Approach application.

CONDITIONS

If approved, the Planning, Development, and Building Services Department requests that the Committee of Adjustment impose the following conditions on the applications:

1. 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.
2. That the Owner(s) satisfies the Chief Building Official, or designate, by providing design drawings or other documentation prepared by a qualified designer, that as a result of the proposed severance on Draft R-plan shall comply with the Ontario Building Code, O. Reg. 332/12 as amended, in regard to the limiting distance

along the proposed property line easterly side are affected. If necessary, a building permit shall be obtained from Building Code Services for any required alterations.

3. That the Owner/Applicant(s) provide a revised Tree Information Report, to the satisfaction of the Manager of Development Review All Wards Branch within Planning, Development and Building Services Department, or their designate. This report shall be prepared by an Arborist, identifying all trees protected under the City's Tree Protection by-law, and meeting the standards of the City's Tree Information Report Guidelines, including an assessment of impacts related to the current site plan, and specific mitigation measures where work is proposed within the Critical Root Zone of a protected tree.



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