

2026-04-16



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 40 Doris Avenue
Legal Description: Part of Lot 14, Concession 4 (Rideau Front) Former Township of Gloucester
File No.: D08-01-26/B-00007
Report Date: April 16, 2026
Hearing Date: April 21, 2026
Planner: Elizabeth King
Official Plan Designation: Outer Urban Transect, Neighbourhood
Zoning By-law 2008-250: R1CC
Zoning By-law 2026-50: N2E, Airport Influence Overlay

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 protected trees would be impacted by the proposed lot line adjustment.

Transportation Engineering

Doris Avenue along the site frontage is undergoing Storm Water Management Renewal (Construction year, 2026). Construction coordination is required with the City of Ottawa infrastructure Project Manager. Contact Joseph Lolli (Joseph.Lolli@ottawa.ca) to discuss construction plans and coordination.

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 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 accessory structure has been demolished in accordance with the demolition permit if required or relocated in conformity with the Zoning By-law.
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.
3. If required, 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:

“Purchasers/building occupants are forewarned that this property/dwelling unit is located in a noise sensitive area due to its proximity to Ottawa Macdonald-Cartier International Airport. Noise due to aircraft operations will interfere with indoor and outdoor activities, particularly during the summer months. The purchaser/building occupant is further advised that the Airport is open and operates 24 hours a day, and that changes to operations or expansion of the airport facilities, including the construction and operations of new runways, may have negative impact on the living environment of the residents of this property/area. The Ottawa Macdonald-Cartier International Airport Authority will not accept liability nor modify operations and future plan implementation for the purpose of noise abatement.

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



Elizabeth King
Planner I, Development Review All Wards
Planning, Development and Building
Services Department



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