

2026-04-16



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 501 Cole Avenue
Legal Description: Lot 19, East Cole Avenue, Registered Plan 235
File No.: D08-01-26/B-00070
Report Date: April 16, 2026
Hearing Date: April 22, 2026
Planner: Nick Burnie
Official Plan Designation: Inner Urban Transect, Neighbourhood Designation
Zoning By-law 2008-250: R3R[2687]
Zoning By-law 2026-50: N3C[2687]

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

Heritage Planning Branch

- The subject property does not have any status under the Ontario Heritage Act. The property was previously designated under Part IV of the Ontario Heritage Act, but this designation was repealed following OLT decision OLT 24-001164 in July 2025. As a result of this decision, the property was also removed from the City's heritage register and has no status as a listed, non-designated property. Approval under the Ontario Heritage Act is not required to facilitate this application.

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.
- A Stormwater Management plan prepared by a Professional Engineer or a Certified Engineering Technologist will be required at the time of building permit application, as per new Zoning By-Law (2026-50) section 201.
- The surface storm water runoff including the rood water must be self contained and directed to the City Right of Way, not onto abutting private properties as approved by **Planning, Development and Building Services Department**.
- Existing grading and drainage patterns must not be altered.
- Existing services are to be blanked at the owner's expense.
- Asphalt overlay would be required if three or more road-cuts proposed on City Right of Way. This includes the road cut for blanking of existing services, and any other required utility cuts (i.e., gas, hydro, etc.).
- Provide a minimum of 3m between the proposed driveway and the fire hydrant.
- 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

- Future development of this site will have significant tree impacts, related to the allowable building footprint(s) established through zoning as well as the current conditions of several of the trees on site. The City will be removing tree #1 due to its condition, unrelated to development. |
- There are no tree-related concerns with the severance itself, provided that the building(s), grading, servicing and stormwater management are designed to limit impacts to protected tree(s) to remain. Ideally the design should consider opportunities to retain tree #2, the healthiest and most significant tree on the lot. The planting plan provided at the building permit stage must account for all required compensation trees. |

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 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. If required, that the Owner(s) enter into a Joint Use and Maintenance Agreement, at the expense of the Owner(s), setting forth the obligations between the Owner(s) and the proposed future owners with respect to the joint use and maintenance of all common elements including, but not limited to, the common party walls, common structural elements such as roof, footings, soffits, foundations, common areas, common driveways and common landscaping.

The Owner shall ensure that the Agreement is binding upon all unit owners and successors in title and shall be to the satisfaction of Manager of Development Review All Wards Branch within Planning, Development and Building Services Department, or their designate, or City Legal Services. The Committee shall be provided written confirmation that the Agreement is satisfactory to the Manager of Development Review All Wards Branch within Planning, Development and Building Services Department, or their designate, or is satisfactory to City Legal Services, as well as a copy of the Agreement and confirmation that it has been registered on title.

3. Where a severance will create a vacant lot, the Owner/Applicant(s) will provide a Grading/Servicing and Stormwater Management Plan based on the conceptual building envelope created by the zoning of the proposed lot, to establish that the lot can be graded to a sufficient and legal outlet and has access to services with adequate capacity, while minimizing impacts to protected trees outside of the building envelope, including boundary and adjacent trees. The Tree Information Report must reflect any changes to the grading and servicing plan. These plans will be to the satisfaction of the Manager of Development Review All Wards Branch within Planning, Development and Building Services Department, or their designate.

A handwritten signature in black ink, appearing to read 'Nick Burnie'.

Nick Burnie
Planner I, Development Review All Wards
Planning, Development and Building
Services Department

A handwritten signature in black ink, appearing to read 'Erin O'Connell'.

Erin O'Connell
Planner III, Development Review All Wards
Planning, Development and Building
Services Department