



Consent
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
Panel 3

Site Address: 137-139, 141-143, 145-147 Salisbury Street
Legal Description: Part of Lots 34, 35, 60 & 61, Registered Plan 148

No.: D08-01-23/B-00061, B-00062 & B-00063
Date: March 27, 2023 Hearing Date: April 5, 2023
Planner: Luke Teeft

Official Plan Designation: Village, Village Residential 2
Zoning: V3B – Village Residential Third Density Zone, Subzone B

DEPARTMENT COMMENTS

The Planning, Real Estate, and Economic Development Department **has no concerns** with the application as submitted.

DISCUSSION AND RATIONALE

The Official Plan lays out the requirement for intensification to occur primarily within the urban area and villages with full municipal services. The Village of Carp is fully serviced.

The subject properties are designated Village on Schedule B9 of the Official Plan, and Village Residential 2 in the Village of Carp Secondary Plan. Villages contain a variety of land uses to support communities and small-medium enterprises. The Village of Carp is within the Public Service Area and the lands are designated Village Residential in the Secondary Plan. Lands designated Village Residential 2 are intended to provide space for a wide array of residential uses excluding apartment dwellings.

The subject property is zoned V3B – Village Residential Third Density Zone, Subzone B. The purpose of the Village Residential Third Density Zone is to permit a range of low-rise, medium density residential uses. Subzone B contains specific lot size and lot area requirements.



The applicant proposes to sever the existing property into 6 parcels of land for the development of townhouses. This property was previously subject to severance applications D08-01-21/B-00147, B-00148, and B-00149 which divided the property into three parcels. All new parcels will have frontage on Salisbury Street.

The proposed severances all conform to the minimum specifications of the Zoning By-Law pertaining to lot size. The proposals also meet the intent of the Official Plan for adding increased density to village areas. The parcels are all within the 300 metre setback distance of an active rail line used for freight traffic, however the parcels are subject to a noise study and vibration mitigation measures from a previous severance application.

The department has no concerns with the application as submitted, subject to the following conditions.

Additional information:

Based on geological survey information sensitive marine clays are likely to be found in the location of the application. The application shall follow the City of Ottawa's Trees in Clay Soils Policy, link to the referenced policy: [Tree Planting in Sensitive Marine Clay Soils – 2017 Guidelines. | City of Ottawa.](#)

A Private Approach permit is required for any new, relocated, widened driveway and/or the removal of an existing one. For further information, including an application form and fees, please visit: [Driveways | City of Ottawa.](#)

It is noted that the driveway for 137 Salisbury Street is located at a curve in the road. The Planning, Real Estate and Economic Development Department recommends that the owner maintain a clear sight triangle in this area via the trimming of vegetation and trees.

The Department requests the following condition be imposed on the application.

CONDITIONS:

1. That the Owner agrees that all notices on title which were previously registered for these lands shall remain registered on title on the newly severed lots.

The Committee requires **written confirmation from the applicant's lawyer** that the existing notices will remain registered on title.



A handwritten signature in black ink that reads "Luke Teeft".

Luke Teeft
Planner I, Development Review, PRED
Dept.

A handwritten signature in blue ink that reads "Cheryl McWilliams".

Cheryl McWilliams, MCIP, RPP
Planner III, Development Review, PRED
Dept.