



Consent
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
Panel 3

Site Address: (35A), 37 Cloverloft Court

Legal Description: Lots 17 and 18, Registered Plan 4M-371, City of Ottawa

No.: D08-01-23/B-00090

Date: April 27, 2023

Hearing Date: May 3, 2023

Planner: Jack Graham

Transect Policy Area: Suburban

Official Plan Designation: Neighbourhood

Zoning: R1D[2240] – Residential First Density Zone, Subzone D, Exception 2240

DEPARTMENT COMMENTS

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

DISCUSSION AND RATIONALE

Application History

Previously, the applicant brought forward consent and minor variance applications to create a new lot that did not fully conform with the Zoning By-law. The application heard on July 20, 2022 was approved. It was later discovered that an easement would be required to allow access for the shared driveway.

Planning Rationale

The existing driveway access used by 37 Cloverloft Court will be shared with the newly created lot to be known as 35A Cloverloft Court. This easement, described as Part 9 on Plan 4R-35075, allows the required Joint Use and Maintenance and Operating Agreement to be established, which was required as a condition of applications D08-01-22/B-00091, D08-01-22/B-00092, D08-02-22/A-00085, D08-02-22/A-00083, & D08-02-22/A-00082. The Department has no concerns with this application.



A handwritten signature in black ink, appearing to read "Jack Graham".

Jack Graham
Planner I, Development Review, PRED
Dept.

A handwritten signature in blue ink, appearing to read "Lisa Stern".

Lisa Stern, MCIP, RPP
Planner III, Development Review, PRED
Dept.