

**From:** [Young, Nancy](#)  
**To:** [Shahzadeh, Serene](#)  
**Subject:** RE: Applications for consent - TIR requirement  
**Date:** March 10, 2023 5:03:14 PM  
**Attachments:** [image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)

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Hi Serene,

Thanks for reaching out on this, and for the thorough background information.

Given that there are no trees remaining on site, no TIR is required with the COA application.

I hope you're keeping well too!

Cheers,  
Nancy



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**From:** Shahzadeh, Serene <Serene.Shahzadeh@stantec.com>  
**Sent:** March 10, 2023 12:38 PM  
**To:** Young, Nancy <Nancy.Young@ottawa.ca>  
**Subject:** Applications for consent - TIR requirement

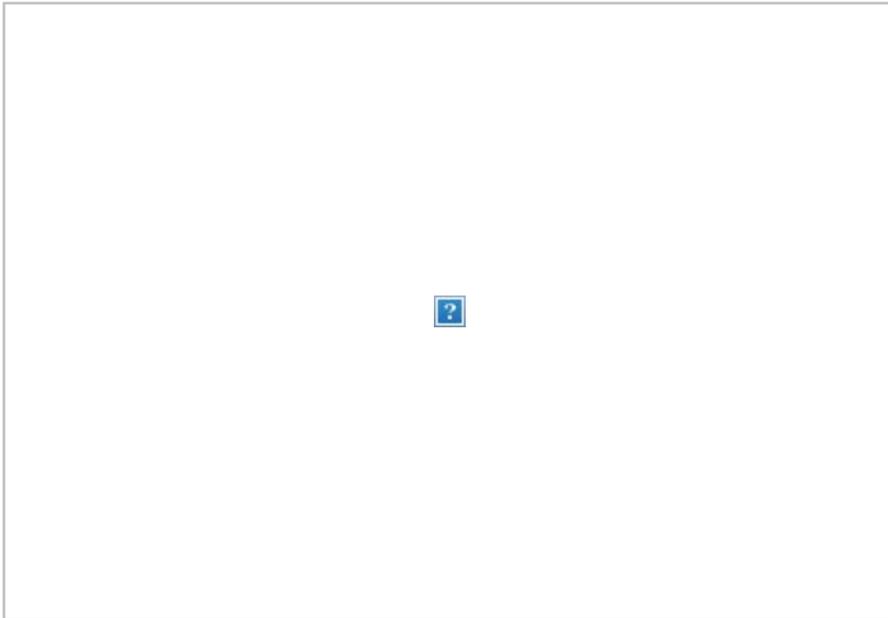
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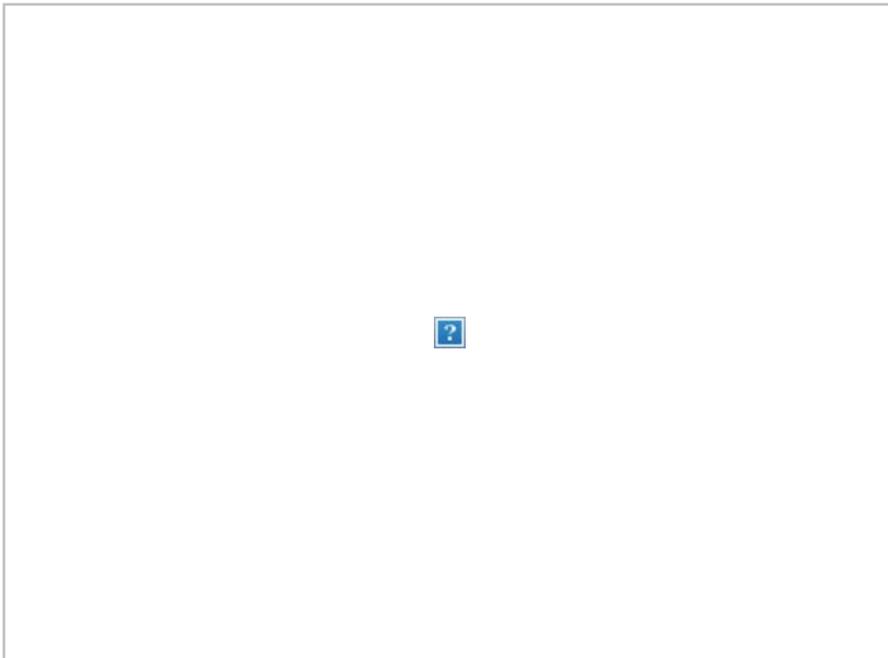
Good afternoon Nancy,

It has been a while, I hope you are doing well!

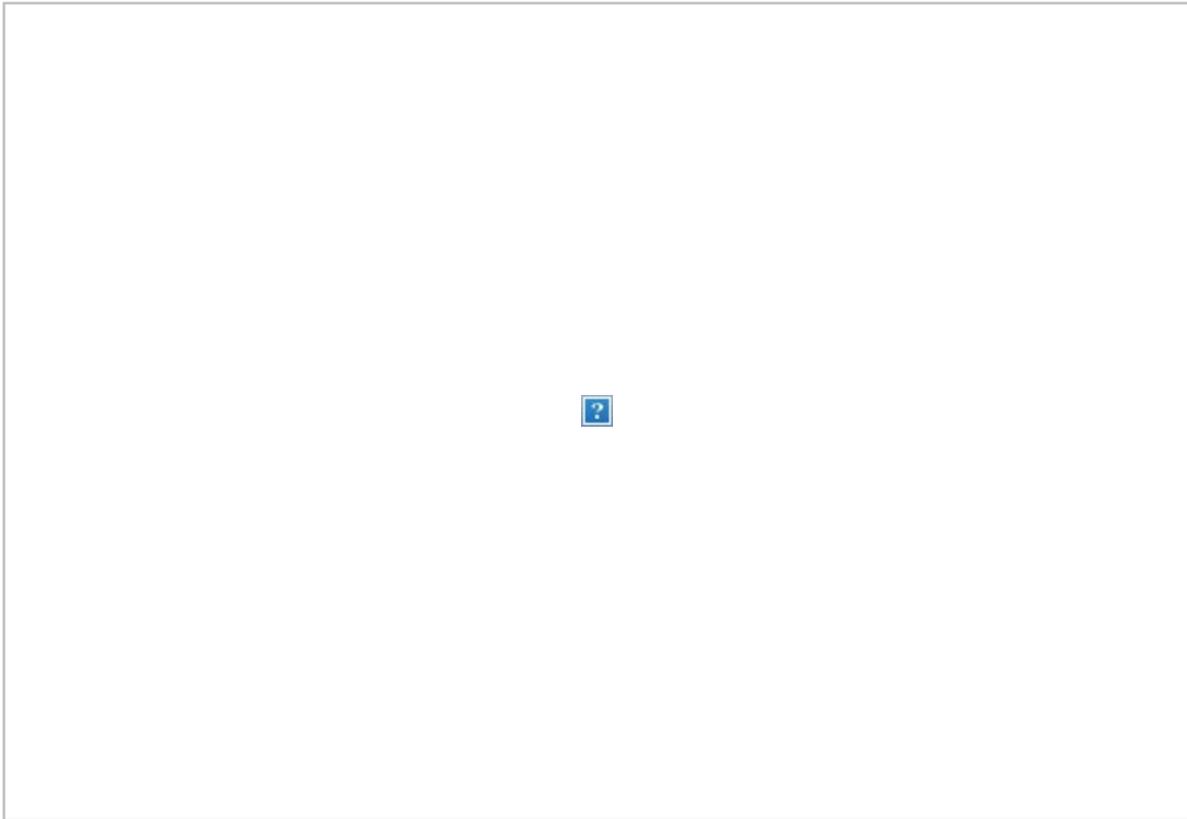
We are working on a severance application on a property at the corner of Palladium Drive, Culdaff Road, and Derreen Avenue – the property is highlighted in an orange boundary below:



The property is about 6.4 hectares in size. The proposal is to sever the property in two, with one parcel being about 4 acres in size and the second being about 2.4 acres in size, as shown in the figure below. The property is zoned GM[2654], which has no minimum requirements for lot width or lot area, so there are no minor variances associated with the proposed severances. The proposed 4-acre parcel with frontages on Palladium and Derreen is to be the new location of Motor Sports World.



Since the property is located in the urban area, a TIR is a requirement of the severance applications. Aerial imagery from 2021 from GeoOttawa shows that there are no trees on the property. Since the applications are for consent, and future development will be reviewed under Site Plan Control, is it possible to waive the requirement for TIR for the consent applications as it will be required at the time of the development application?



Please let me know if you have any questions, or if you want to further discuss!

Thank you!

**Serene Shahzadeh**

Planner

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