



**CONSENT APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 3
PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT**

Site Address: 5762 Hazeldean Road
Legal Description: Block 21, Plan 4M-1696
File No.: D08-01-23/B-00325
Report Date: February 01, 2024
Hearing Date: February 06, 2024
Planner: Luke Teeft
Official Plan Designation: Suburban (West) Transect; Mainstreet Corridor; Evolving Neighbourhood Overlay
Zoning: AM9[2640] S416

Committee of Adjustment
Received | Reçu le
2024-02-01
City of Ottawa | Ville d'Ottawa
Comité de dérogation

DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development 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.

The subject property is located in the Suburban (West) Transect of the Official Plan and designated Mainstreet Corridor. The property also falls under the Evolving Neighbourhood Overlay. The severance application will create a new lot which is intended to support the creation of a gas bar, car wash and convenience store. These are all uses permitted under the existing zoning and meet the Official Plan policies for lots within the Evolving Neighbourhood Overlay. Planning staff do not have any concerns with the proposed consent application subject to the following condition.

ADDITIONAL COMMENTS

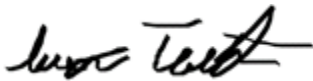
Right of Way Management

- The Right-of-Way Management Department has **no concerns** with the proposed consent application as there are no requested changes to private approaches. However, the Owner shall be made aware that a private approach permit is required to construct any newly created driveway/approach, or, to remove an existing private approach.

CONDITIONS

If approved, the Planning, Real Estate and Economic Development Department requests that the Committee of Adjustment impose the following condition on the application:

1. That the Owner(s) provide evidence (receipt) that payment has been made to the City of Ottawa for cash-in-lieu of the conveyance of land for park or other public recreational purposes, plus applicable appraisal costs. The value of land otherwise required to be conveyed shall be determined by the City of Ottawa in accordance with the provisions of By-Law No. 2022-280, as amended. Information regarding the appraisal process can be obtained by contacting the Planner.



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Planner I, Development Review, Rural
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