

2023-08-10



**CONSENT APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 2**

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 2370 Walkley Road
Legal Description: Part of Lot 1, Concession 5 (Rideau Front), Geographic Township of Gloucester
File No.: D08-01-23/B-00181
Report Date: August 10, 2023
Hearing Date: August 15, 2023
Planner: Siobhan Kelly
Official Plan Designation: Outer Urban Transect, Industrial and Logistics
Zoning: IL – Light Industrial

DEPARTMENT COMMENTS

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

DISCUSSION AND RATIONALE

As proposed, the applicant is seeking approval to create a drainage easement over a portion of 2370 Walkley Road shown as Parts 1, 2, and 3 on the draft reference plan for the benefit of 2480 Walkley Road.

Staff note that the property is subject to a Site Plan Control application (D07-12-19-0164) to add additional parking and improve truck turning geometry on site. As part of the proposal, the applicant intends to replace the existing drainage ditch that conveys runoff from 2370 Walkley Road and 2480 Walkley Road with a storm sewer.

With respect to the criteria listed in Section 51 (24) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, staff have no concerns with the proposed consent to create an easement for stormwater drainage. The size of the easement is appropriate for the proposed 1350 mm storm sewer and the requirement for an Environmental Compliance Assessment (ECA) will be confirmed and addressed with the Site Plan Control application.

ADDITIONAL COMMENTS

Legal Services

City Legal Services reviewed the Joint Use and Maintenance Agreement (JUMA) registered as OC2612431 on July 10, 2023, between the owners of 2370 and 2480 Walkley Road and confirms that it satisfies the City's usual requirement that an agreement be entered into which provides for the maintenance, repair, and replacement of the shared works. Accordingly, staff are not requesting a JUMA as a condition of approval.

Planning Forestry

Tree retention and tree planting will be addressed through the Site Plan Control application.



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