Committee of Adjustment Received | Recu le

2024-05-08

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City of Ottawa | Ville d'Ottawa

CONSENT APPLICATION Comité de dérogation COMMENTS TO THE COMMITTEE OF ADJUSTMENT PANEL 3

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

33 Cockburn Street Site Address:

Legal Description: Part of Unit 73, Registered Plan D-13, Geographic Township

of Goulbourn

File No.: D08-01-24/B-00070

Report Date: May 08, 2024 May 14, 2024 Hearing Date:

Planner: Luke Teeft

Official Plan Designation: Rural Transect; Village, Village Residential 1

V₁C Zoning:

DEPARTMENT COMMENTS

The Planning, Development and Building Services 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 proposed easement has been submitted to satisfy a condition imposed on a previous consent application. The easement will recognize an existing storm drain.

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 a survey prepared by a professional surveyor licensed in the province of Ontario to the satisfaction of the Development Review Manager of the relevant branch within Planning, Real Estate, and Economic Development Department, or his/her designate, confirming the location of the sanitary sewer pipe servicing the existing dwelling on 33 Cockburn Street. The Owner(s) shall enter into an Easement Agreement at the Owner(s) expense and to the

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satisfaction of the Development Review Manager of the relevant branch within the Planning, Real Estate, and Economic Development Department, or his/her designate.

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