

2024-05-08



CONSENT APPLICATION

COMMENTS TO THE COMMITTEE OF ADJUSTMENT

PANEL 3

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 33 Cockburn Street
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
Hearing Date: May 14, 2024
Planner: Luke Teeft
Official Plan Designation: Rural Transect; Village, Village Residential 1
Zoning: V1C

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.

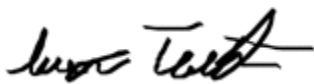
The proposed easement has been submitted to satisfy a condition imposed on a previous consent application. The easement will recognize an existing storm drain.

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

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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