

Committee of Adjustment
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City of Ottawa / Ville d'Ottawa
Comité de dérogation



CONSENT APPLICATION

COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 3

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 1390 Corkery Road
Legal Description: Part of Lot 13, Concession 8, Registered Plan 5R-1582
File No.: D08-01-24/B-00033
Report Date: March 26, 2024
Hearing Date: April 02, 2024
Planner: Luke Teeft
Official Plan Designation: Rural Transect; Rural Countryside, Greenspace; Natural Heritage System Core Area Overlay
Zoning: RU, EP3

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 application was previously heard on December 8, 2021 and was approved with a number of conditions that have been previously satisfied, with the parkland condition below remaining as outstanding. . The Environmental Impact Statement was deemed acceptable, and the recommendations were registered within a development agreement. The proposed lot is also supported by the Official Plan infill lot policies for the Rural Countryside. Staff have reviewed the application as it pertains to the New Official Plan and have no additional comments.

ADDITIONAL COMMENTS

Right of Way Management

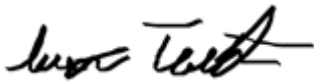
- The Right-of-Way Management Department has **no concerns** with the proposed consent application as there are no requested changes to private approaches.

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 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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