



**CONSENT APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 3**

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address:	6255 Prince of Wales Drive
Legal Description:	Part of Lot 14, Concession 2, Geographic Township of Rideau
File No.:	D08-01-24-B-00204
Report Date:	November 14, 2024
Hearing Date:	November 19, 2024
Planner:	Nivethini Jekku Einkaran
Official Plan Designation:	Rural Transect, Agricultural Resource Area
Zoning:	AG2

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.

ADDITIONAL COMMENTS

Infrastructure Engineering

1. The **Planning, Development and Building Services Department** will do a complete review of grading and servicing during the building permit process.
2. Any proposed works to be located within the road allowance requires prior written approval from the Infrastructure Services Department.
3. The surface storm water runoff including the roof water must be self contained and directed to the City Right-of-Way, not onto abutting private properties as approved by **Planning, Development and Building Services Department**.
4. A private approach permit is required for any access off of the City street.
5. Existing grading and drainage patterns must not be altered.

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. The Owner shall be made aware however, that a private approach permit is required to construct any new entrance, as well as to close an existing entrance that becomes redundant. There will be no farm / field access off of Prince of Wales Dr with this proposal. **Please contact the ROW Department for further information at rowadmin@ottawa.ca.**

CONDITIONS

If approved, the Planning, Development, and Building Services Department requests that the Committee of Adjustment impose the following condition(s) on the application:

1. That the Owner(s) obtain a Zoning By-law Amendment, satisfactory to the **Manager of the Development Review All Wards Branch, or their designate**, to be confirmed in writing from the Department to the Committee, that prohibits residential development on the retained land and a reduction in the lot width, with all levels of appeal exhausted.
2. That the Owner(s) provide proof to the satisfaction of **Manager of the Development Review All Wards Branch within Planning, Development and Building Services Department, or their designate**, to be confirmed in writing from the Department to the Committee, that each existing parcel has its own independent private sewage system, storm/foundation drainage, and well and that they do not cross the proposed severance line. If the systems cross the proposed severance line, are not independent, or do not meet the minimum spacing requirements of the Ontario Building Code and City of Ottawa Hydrogeological and Terrain Analysis Guidelines, the Owner(s) will be required to relocate the existing systems or construct new systems, at their own cost.
3. That the Owner enter into an Agreement with the City, at the expense of the Owner(s) and to the satisfaction of **Manager of the Development Review All Wards Branch within Planning, Development and Building Services Department, or their designate**, which provides the following covenants/notices that runs with the land and binds future Owner(s) on subsequent transfers:
 - a) "The City of Ottawa does not guarantee the quality or quantity of the groundwater. If, at some future date, the quality or the quantity of the groundwater becomes deficient, the City of Ottawa bears no responsibility, financial or otherwise, to provide solutions to the deficiency, such solutions being the sole responsibility of the homeowner."

- b) "The property is located next to lands that have an existing source of environmental noise (Prince of Wales is an arterial road) and may therefore be subject to noise and other activities associated with that use."

The Committee requires a copy of the Agreement and written confirmation from **City Legal Services** that it has been registered on title.

J. E. Nivethini

Erin O'Connell

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