



2024-12-05

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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 4305 McKenna Casey Drive, 3288 and 3300 Borrisokane Road
Legal Description: Part of Lots 13, 14 and 15, Concession 4 (Rideau Front), Geographic Township of Nepean
File No.: D08-01-24/B-00237 & D08-01-24/B-00238
Report Date: December 5, 2024
Hearing Date: December 10, 2024
Planner: Penelope Horn
Official Plan Designation: Suburban Transect, Neighborhood (4305 McKenna Casey and 3288 Borrisokane), Greenspace (3300 Borrisokane)
Zoning: O1, R4Z [2968], R3YY [2969] and GM [2969]

DEPARTMENT COMMENTS

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

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 lands are included in a Draft Plan of Subdivision (D07-16-21-0036), which was approved on July 30th, 2024. While the frontage for the newly created parcel (severance one) and the retained parcel will be on Borrisokane Road, staff do not support vehicular access directly from Borrisokane Road, access will be provided via future roads to be created through the plan of subdivision.

ADDITIONAL COMMENTS

Planning Forestry

This is an active Plan of Subdivision and Zoning By-law Amendment file. All tree retention and planting requirements will be determined through that development review process. There are no tree-related comments on the severance.

Transportation Engineering

1. Comments have been provided through review of its associated Transportation Impact Assessment, which was circulated through the Transportation Project Manager.
2. Dedicate to the city the land required for the 37.5m protected Right of Way (ROW) on Borrisokane Road as per Schedule C16 of the Official Plan, as well as intersection widenings and corner triangles identified through the plan of subdivision process and associated Transportation Engineering Services comments.

CONDITIONS

If approved, the Planning, Development and Building Services Department requests that the Committee of Adjustment impose the following conditions on the applications:

1. That the Owner(s) provide evidence to the satisfaction of both the **Chief Building Official and Development Review Manager, Planning, Development and Building Services Department, or designates**, that both severed and retained parcels have their own independent water, sanitary and storm connection as appropriate, and that these services do not cross the proposed severance line and are connected directly to City infrastructure. Further, the Owner(s) shall comply with 7.1.5.4(1) of the Ontario Building Code, O. Reg. 332/12 as amended. If necessary, a plumbing permit shall be obtained from Building Code Services for any required alterations.
2. That the Owner(s) shall provide evidence that a grading and drainage plan, prepared by a qualified Civil Engineer licensed in the Province of Ontario, an Ontario Land Surveyor or a Certified Engineering Technologist, has been submitted to the satisfaction of **Development Review All Wards Manager within Planning, Development and Building Services Department, or their designate** to be confirmed in writing from the Department to the Committee. The grading and drainage plan shall delineate existing and proposed grades for both the severed and retained properties, to the satisfaction of **Development Review All Wards Manager within Planning, Development and Building Services Department, or their designate**.

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