

2025-05-01

City of Ottawa | Ville d'Ottawa

Comité de dérogation



CONSENT APPLICATION

COMMENTS TO THE COMMITTEE OF ADJUSTMENT PANEL 2

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 370 Huntmar
Legal Description: Part of Block 1, Reg. Plan 4M-1563
File No.: D08-01-25/B-00067
Report Date: May 1, 2025
Hearing Date: May 6, 2025
Planner: Elizabeth King
Official Plan Designation: Suburban Transect, Minor Corridor
Zoning: MC H(45)

DEPARTMENT COMMENTS

The Planning, Development and Building Services Department **requests an adjournment of** 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 however Staff are requesting an adjournment of the application to include an easement over the retained lands for overland emergency drainage flow route.

370 Huntmar is also subject to an active Site Plan Control Application D07-12-24-0148.

ADDITIONAL COMMENTS

Planning Forestry

This is an active Site Plan application and all tree protection and planting will be determined through that process. There are no tree-related concerns with the proposed severance.

Right of Way Management

The Right-of-Way Management Department has no concerns with the proposed Consent Application. It will be under Site Plan (D07-12-24-0148) so any proposed entrances are

approved through that process.

CONDITIONS

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

1. That the Owner(s) provide evidence, to the satisfaction of the Manager of Development Review All Wards, Planning, Development and Building Services Department, that each existing parcel has its own independent storm, sanitary and water services connected to City infrastructure and that these services do not cross the proposed severance line. If they do cross or are not independent, the Owner(s) will be required, at their own cost, to relocate the existing services or construct new services from the City sewers/watermain. Notice shall be provided in writing to the Committee from the Department confirming this condition has been fulfilled.
2. That the Owner(s) provide proof 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, delineating the existing and proposed grades for both the severed and retained lands has been provided to the satisfaction of the Manager of Development Review All Wards Branch within Planning, Development and Building Services Department, or their designate.

If deemed required after review by the Manager of Development Review All Wards Branch within Planning, Development and Building Services Department, or their designate, and there is sufficient justification, the Owner(s) must obtain easement(s) as required for drainage, on the title of the property, all at their own costs.



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