



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 108 Inniskillin Drive
Legal Description: Lot 16, Plan 4M-299, Geographic Township of West Carleton
File No.: D08-01-25/B-00104
Report Date: May 30, 2025
Hearing Date: June 03, 2025
Planner: Luke Teeft
Official Plan Designation: Rural Transect; Village, Village Residential 1
Zoning: V1M

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

- The Planning, Development and Building Services Department will do a complete review of grading and servicing during the building permit process.
- At the time of building permit application, a grading/servicing plan prepared by a Professional Engineer, Ontario Land surveyor or a Certified Engineering Technologist will be required.
- Any proposed works to be located within the road allowance requires prior written approval from the Infrastructure Services Department.
- All trees on City property and private trees greater than 30cm in diameter in the inner urban area are protected under the Tree Protection By-law (2020-340), and plans are

to be developed to allow for their retention and long-term survival. A Tree Removal Permit and compensation are required for the removal of any protected tree.

- 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.
- A private approach permit is required for any access off of the City street.
- Existing grading and drainage patterns must not be altered.
- Provide a minimum of 3m between the proposed driveway and the fire hydrant.
- Service lateral spacing shall be as specified in City of Ottawa Standard S11.3.

Right of Way Management

- The Right-of-Way Management Department has no concerns with the proposed Consent Application. From the plans, there is no plan to change the existing private approach at the retained lot - 108 Inniskillin Drive so no private approach permit is required. When the time comes for future development on the severed land then a private approach permit will be required to establish a new driveway.
- Please contact the ROW Department for any additional information at rowadmin@ottawa.ca or visit the City webpage **Driveways | City of Ottawa** to submit a Private Approach application.

Planning Forestry

- Through pre-consultation it was determined that there are no City trees impacted by the proposed severance. A planting plan will be required to show the location and species of one new 50mm tree in the ROW of the new lot to improve the streetscape and canopy cover of the site following development.

Transportation Engineering

- Please note that Inniskillin Drive is a Village Collector and therefore has a protected right of way of 26 metres (13 metres from centreline) per Schedule C16 of the Official Plan. Please dedicate the required ROW protection to the City as part of this application. Re-establish a similar corner triangle to existing based on the new property line.

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 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.

2. That the Owner(s) provide evidence, to the satisfaction of the **Manager of the Development Review All Wards Branch, or their designate**, 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.
3. 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 the Development Review All Wards Branch, or their designate**.
4. That the Owner(s) enter into an Agreement with the City, at the expense of the Owner(s), which is to be registered on title to deal with the following covenant/notice that shall run with the land and bind future owners on subsequent transfers:

“The property is located next to lands that have an existing source of environmental noise (Glenncastle Drive and Inniskillin Drive) and may therefore be subject to noise and other activities associated with these roadways.”

The Committee shall be provided a copy of the Agreement and written confirmation from **City Legal Services** that it has been registered on title.
5. Pursuant to clause 51 (25) (c) of the *Planning Act* and Schedule C16 of the City’s Official Plan, the Owner conveys to the City, at no cost to the City, an unencumbered road widening across the complete Inniskillin Drive frontage of the lands, measuring 13 meters from the existing centerline of pavement/the abutting right-of-way. The exact widening must be determined by legal survey. The Owner shall provide a reference plan for registration, indicating the widening, to the **City Surveyor** for review and approval prior to its deposit in the Land Registry Office. Such reference plan must be tied to the Horizontal Control Network in accordance with the municipal requirements and guidelines for referencing legal surveys. The Owner(s) must provide to the **City Surveyor** a copy of the Committee of Adjustment Decision and a draft Reference Plan that sets out the required widening. The Committee shall be provided written confirmation from **City Legal Services** that the transfer of the widening to the City has been registered. All costs shall be borne by the Owner.

6. The Owner conveys to the City, at no cost to the City, an unencumbered corner triangle, measuring 3m x 9m with the longer dimension along the collector road, at the intersection of Inniskillin Drive and Craig Lea Dr. The corner triangle must be determined by legal survey. The Owner shall provide a reference plan for registration, indicating the corner triangle, to the **City Surveyor** for review and approval prior to its deposit in the Land Registry Office. Such reference plan must be tied to the Horizontal Control Network in accordance with the municipal requirements and guidelines for referencing legal surveys. The Owner(s) must provide to the **City Surveyor** a copy of the Committee of Adjustment Decision and a draft Reference Plan that sets out the required corner sight triangle. The Committee shall be provided written confirmation from **City Legal Services** that the transfer of the corner sight triangle to the City has been registered. All costs shall be borne by the Owner.
7. That the Owner/Applicant(s) provide a tree planting plan, prepared to the satisfaction of the **Manager of the Development Review All-Wards Branch, or their designate(s)**, showing the location(s) and species or ultimate size of at least one new tree (50 mm caliper) on the new lot, in addition to any compensation trees required under the Tree Protection By-law.
8. That the Owner(s) satisfy the **Chief Building Official, or their designate**, by providing design drawings or other documentation prepared by a qualified designer, that as a result of the proposed severance the existing building on lot 108 shall comply with the Ontario Building Code, O. Reg. 332/12 as amended, in regards to the limiting distance along the newly created south rear property line. If necessary, a building permit shall be obtained from Building Code Services for any required alterations.



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