

This document is presented in the language it was provided.
Ce document est présenté dans la langue dans laquelle il a été fourni.

June 23, 2025

City of Ottawa
Committee of Adjustment
101 CentrepoinTE Drive
Ottawa, Ontario
K2G 5K7

Committee of Adjustment
Received | Reçu le

2025-07-08

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Attention: Michel Bellemare, Secretary Treasurer

Reference: 120 Indcum Road
Application for Consent – Lot Line Adjustment
Our File No.: 122188

Novatech has been retained by the owner of the property municipally known as 120 Indcum Road (herein “the Subject Site”) to prepare and file this *Consent (Lot Line Adjustment)* application to a sever a portion of land from 140 Indcum Road and add it to the Subject Site as illustrated in **Appendix A**. The owner of the Subject Site recently acquired the property at 140 Indcum Road through a purchase and sale agreement.

The Subject Site forms part of a registered *Plan of Subdivision* that subdivided the Subject Site and surrounding parcels into an industrial subdivision as shown on the registered 50M-136 Plan dated July 9, 1986. The Subject Site and portion of 140 Indcum Road to be severed are illustrated as part of Block 2 on the 50M-136 Plan as shown in **Appendix B**. The parcels were then further subdivided with the Subject Site illustrated as Part 4 on 50R-6420 dated August 15, 1989 as shown in **Appendix C**. The part to be added to the Subject Site is illustrated as Part 5 on 50R-6420.

The Subject Site is legally described as:

PCL 2-6, SEC 50M-136, PT BLK 2, PL 50M-136, PT 4, 50R6420 ; CUMBERLAND

The following letter describes the Subject Site, proposed *Consent (Lot Line Adjustment)* application, and provides a rationale in support of the application.

Existing Conditions

The Subject Site is located within Ward 20 – Osgoode of the City of Ottawa on the south side of Indcum Road. The Subject Site is approximately 22 km from downtown Ottawa and is located less than a kilometre south of the Highway 417 interchange at Boundary Road. The Subject Site has an area of 0.63 ha (6,296.60 m²) and a frontage of approximately 45 m on Indcum Road.

The Subject Site currently consists of a one-storey building with a storage structure and truck trailer. Historically, the Subject Site has been used for various uses including agriculture, light industrial, and a restaurant based on a review of aerial photography from GeoOttawa.

The portion of 140 Indcum Road to be severed is currently vacant of any buildings or structures based on a review of aerial photography from GeoOttawa.

The following describes the land uses adjacent to the Subject Site as shown on **Figure 1**:

North: Heavy and light industrial land uses are located on the north side of Indcum Road, and further north, are the Amazon Warehouse and Highway 417.

East: Light industrial land uses are situated east of the Subject Site. Further east are vacant and undeveloped lands that form part of the industrial subdivision.

South: Light industrial and warehouse land uses are located on Entrepreneur Crescent, and further south, vacant industrial lands, and a truck transport terminal.

West: Boundary Road abuts the Subject Site to the west. Situated on the opposite side of the Subject Site is 5900 Boundary Road which is a forested area.



Figure 1: Subject Site and surrounding context.

Consent Application

The purpose of this *Consent (Lot Line Adjustment)* application is to consolidate a portion of land from 140 Indcum Road to the Subject Site and does not represent a development application under the *Planning Act*. This application subject to the approval of the Committee of Adjustment will consolidate an area of 0.41 ha (4,064.10 m²) from 140 Indcum Road to the Subject Site for a new total area of approximately 1.04 ha (10,400 m²) as shown on **Figure 2**. This *Consent (Lot Line Adjustment)* application will result in Part 5 being combined with Part 4 on 50R-6420.

Following the proposed lot line adjustment, the lands to be retained at 140 Indcum Road will have a remaining area of 0.41 ha (4,064.10 m²) which complies with the minimum lot area for properties zoned as *Rural General Industrial – RG* in the City of Ottawa.



Figure 2: Proposed consent sketch prepared by Novatech dated October 19, 2023. A full size will accompany this submission.

Rationale

The following rationale discusses the appropriateness of the *Consent* application to facilitate the proposed lot line adjustment.

Planning Act

The evaluation of *Consent* applications in Ontario is regulated by the *Planning Act*. Subsection 53(1) of the *Planning Act* states:

53. (1) An owner, chargee or purchaser of land, or such owner's, chargee's or purchaser's agent duly authorized in writing, may apply for a consent as defined in subsection 50 (1) and the council or the Minister, as the case may be, may, subject to this section, give a consent if satisfied that a plan of subdivision of the land is not necessary for the proper and orderly development of the municipality. 2021, c. 25, Sched. 24, s. 4 (1).

- The proposal to consolidate land to the Subject Site from 140 Indcum Road does not require another plan of subdivision as the Subject Site forms part of a registered *Plan of Subdivision*.
- This *Consent (Lot Line Adjustment)* application will remove a portion of land from 140 Indcum Road and consolidate it with the Subject Site for the purposes of a future development.

Subsection 53(12) of the *Planning Act* states:

53. (12) A council or the Minister in determining whether a provisional consent is to be given shall have regard to the matters under subsection 51(24) and has the same powers as the approval authority has under subsection 51(25) with respect to the approval of a plan of subdivision and subsections 51(26) and (27) and section 51.1 apply with necessary modifications to the granting of provisional consent. 1994, c. 23, s. 32.

- **This rationale addresses the following criteria outlined in subsection 51(24) of the *Planning Act*.**

51(24) In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,

(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;

- **The purpose of this *Consent (Lot Line Adjustment)* application is to consolidate land and does not represent a development application under the *Planning Act*. Any future development for the Subject Site will be subject to municipal and other agency approvals where required.**

(b) whether the proposed subdivision is premature or in the public interest;

- **This *Consent (Lot Line Adjustment)* application is not premature as the proposal to consolidate lands formed part of a registered *Plan of Subdivision* that already has frontage onto a public roadway.**

(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;

- **The Subject Site conforms to the policies of the *City of Ottawa Official Plan*.**
- **The purpose of this *Consent (Lot Line Adjustment)* application is to consolidate land and does not represent a development application under the *Planning Act*.**
- **No new land uses will be established through approval of this *Consent (Lot Line Adjustment)* application.**

(d) the suitability of the land for the purposes for which it is to be subdivided;

- **The lot line adjustment is to consolidate land to allow for a more usable parcel of land for the Subject Site for future use by the applicant.**

(e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;

- The Subject Site including the land to be consolidated formed part of a registered **Plan of Subdivision** that has frontage onto an improved public roadway. There is no requirement to upgrade the roadway or highways within the vicinity of the Subject Site.

(f) the dimensions and shapes of the proposed lots;

- The dimension and shape of the proposed lot was approved through the original **Plan of Subdivision** application and through further subdividing of the parcels.

(g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;

- No new restrictions are anticipated for the lands to be consolidated as part of this **Consent (Lot Line Adjustment)** application.

(h) conservation of natural resources and flood control;

- The lands to be consolidated are not within any natural resource areas and no impacts to the Simpson Municipal Drain are anticipated as part of this **Consent (Lot Line Adjustment)** application.

(i) the adequacy of utilities and municipal services;

- No new demand for utilities or public services are anticipated through approval of this **Consent (Lot Line Adjustment)** application.

(j) the adequacy of school sites;

- No new demand for schools will be created through approval of the **Consent (Lot Line Adjustment)** application.

(k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;

- No additional lands will be conveyed or dedicated for public purposes through approval of this **Consent (Lot Line Adjustment)** application. The required lands were already conveyed at the time of registration of the **Plan of Subdivision** per the **Official Plan** policies.

The proposed **Consent (Lot Line Adjustment)** application at 120 Indcum Road represents good land use planning.

In support of the application for **Consent (Lot Line Adjustment)**, please find enclosed:

- Consent Application Form (one [1] copy);
- Application Cheque (one [1] original);

- Cover Letter (one [1] copy);
- Consent Sketch (one [1] copy of 11 x 17 and one [1] 8 ½ x 11 copy);
- 50M-136 (one [1] copy of full-size and one [1] 8 ½ x 11 copy);
- 50R-6420 (one [1] copy of full-size and one [1] 8 ½ x 11 copy);
- Updated Topographic Survey Plan (one [1] copy of full-size and one [1] 8 ½ x 11 copy); and
- Parcel Abstract (one [1] copy).

Should you have any questions regarding this application, please do not hesitate to contact the undersigned.

Yours truly,

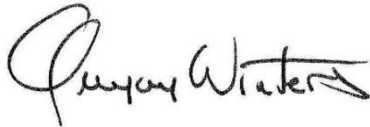
NOVATECH

Prepared by:



Robert Tran, M.Pl.
Project Planner, Planning & Development

Reviewed By:



Greg Winters, MCIP, RPP
Director, Planning & Development

**Appendix A
Proposed Consent Sketch
Prepared by Novatech
Dated October 19, 2023**



M:\2022\122188\CAD\Planning\Figures\122188-SEV.dwg, SEV1, Oct 30, 2023 - 1:45pm, wsl/oss

Appendix B
Deposited 50M-136 Plan
Dated July 9, 1986



Appendix C
Deposited 50R-6420 Plan
Dated August 15, 1989

