

2025-07-17



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 1501 March Valley Drive
Legal Description: Part of Lot 15, Concession 4, Geographic Township of Kanata
File No.: D08-01-25/B-00135-00136
Report Date: July 17, 2025
Hearing Date: July 22, 2025
Planner: Elizabeth King
Official Plan Designation: Rural Transect, Rural Countryside
Zoning: RU

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.

The previous consent application (D08-01-21/B-00189-B-00190) lapsed, however all requested conditions were satisfied including the required development agreement registered on title, so Staff are not imposing the conditions previously requested.

ADDITIONAL COMMENTS

Planning Forestry

In this area, City trees are protected under the Tree Protection By-law. It appears that future development of one or more of the retained and severed lots may impact City trees within the ROW. At the building permit stage, plans must be designed to minimize impacts to City trees; a TIR, tree permits, and compensation will be required for any work that would require removal of trees within the right-of-way.

Right of Way Management

The Right-of-Way Management Department has no concerns with the proposed Consent Application. However, the owner shall be made aware that Private Approach permits are required to establish any proposed new entrances for future development- as well as to modify or close an existing entrance that becomes redundant. Please contact the ROW Department for further information at rowadmin@ottawa.ca

Transportation Engineering

March Valley Road along the site frontage is undergoing a road surface treatment this year (CP001026). Construction coordination is required with the City of Ottawa infrastructure project manager. Contact guy.lavallee@ottawa.ca to discuss installation plans and coordination.

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) file with the Committee a copy of the registered Reference Plan prepared by an Ontario Land Surveyor registered in the Province of Ontario, and signed by the Registrar, confirming the frontage and area of the severed land. If the Registered Plan does not indicate the lot area, a letter from the Surveyor confirming the area is required. The Registered Reference Plan must conform substantially to the Draft Reference Plan filed with the Application for Consent.
2. That upon completion of the above conditions, and within the two-year period outlined above, the Owner(s) file with the Committee, the "electronic registration in preparation documents" for a Conveyance for which the Consent is required.



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