

2026-01-29

City of Ottawa | Ville d'Ottawa  
Comité de dérogation



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

**PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Address: 2950 Swale Road  
Legal Description: Part of Lot 5, Concession 4, former Township of Osgoode  
File No.: D08-01-25/B-00301  
Report Date: January 29, 2026  
Hearing Date: February 03, 2026  
Planner: Wendy Yang  
Official Plan Designation: Rural Transect, Rural Countryside Designation, Natural Heritage System Overlay  
Zoning: RU & EP3

**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.

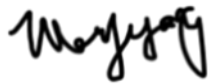
**ADDITIONAL COMMENTS**

**Planning Forestry**

- The easement appears to have been constructed on Municipally owned property. There are no tree-related impacts with the proposed establishment of the access. Any future work must prioritize the retention and protection of trees on Municipal property.
- A Tree Information Report and tree removal permit application is required for any work that would necessitate removal of any trees within the municipal right-of-way or on municipal property.

**Right of Way Management**

- The Right-of-Way Management Department has no concerns with the proposed Consent Application to create an easement for access. The existing industrial building will remain and there is no proposed new entrance, the existing entrance is to be shared in favour of 3030 Swale Rd.



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Wendy Yang  
Planner I, Development Review All Wards  
Planning, Development and Building  
Services Department



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Erin O'Connell  
Planner III, Development Review All Wards  
Planning, Development and Building  
Services Department