



**CONSENT APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 3
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Address: 2502 Diamondview Road
Legal Description: Lot 25, Concession 4, Geographic Township of Huntley
File No.: D08-01-26/B-00019
Report Date: February 26, 2026
Hearing Date: March 03, 2026
Planner: Wendy Yang
Official Plan Designation: Rural Transect, Agricultural Resource Area
Zoning: AG3 [6R]

Committee of Adjustment
Received | Reçu le
2026-02-26
City of Ottawa | Ville d'Ottawa
Comité de dérogation

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 have identified the application needs a minor variance for lot area. A Zoning Exception is a site-specific requirement that overrides the underlying zoning requirements. The minimum lot area as per Zoning Exception [6r] is 6 ha, while the proposed lot area for the retained lot is 0.72 ha. Planning Staff recommend the minor variance application be submitted so all planning matters can be addressed concurrently.

ADDITIONAL COMMENTS

Planning Forestry

- There are no anticipated impacts to City trees associated with the requested lot line adjustment.
- If future development is planned, the Tree Protection Specifications should be implemented when working around trees.

- Retention of trees within the right-of-way must be prioritized. Otherwise, a TIR and tree permit application would be required for removal of any trees within the right-of-way.

Right of Way Management

- The Right-of-Way Management Department has no concerns with the proposed consent application for a lot line adjustment to convey a portion of the property to the abutting property owner to the northwest, known municipally as 2550 Diamondview Road.
- If the owners of 2550 Diamondview wish to establish an entrance on this newly obtained frontage they will require a private approach permit.
- 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.

CONDITION

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

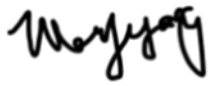
1. That the Owner(s) enter into an Agreement with the City, at the expense of the Owner(s), which is to be registered on title to deal with the following covenant/notice that shall run with the land and bind future owners on subsequent transfers:

“The property is located next to lands that have an existing source of environmental noise (collector road) and may therefore be subject to noise and other activities associated with that use.”

“The City of Ottawa does not guarantee the quality or quantity of the groundwater. If, at some future date, the quality or the quantity of the groundwater becomes deficient, the City of Ottawa bears no responsibility, financial or otherwise, to provide solutions to the deficiency, such solutions being the sole responsibility of the homeowner.”

“The property is located next to lands that have an active railway line now, or may have one in the future, and may therefore be subjected to noise, vibration, and other activities associated with this use.”

The Committee shall be provided a copy of the Agreement and written confirmation from City Legal Services that it has been registered on title



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