

2026-01-08

City of Ottawa | Ville d'Ottawa
Comité de dérogation



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 600 March Road
Legal Description: Block 6 and Part of Block 1 registered Plan 4M-642 and Part of Lots 8 and 9 Concession 4
File No.: D08-01-25/B-00271
Report Date: January 8, 2026
Hearing Date: January 13, 2026
Planner: Dylan Geldart
Official Plan Designation: Suburban Transect, Mainstreet Corridor Designation, Kanata North Economic District Designation
Zoning: MC [2816] - h

DEPARTMENT COMMENTS

The proposed development is subject to an approved Site Plan Control Application (File No. D07-12-24-0149).

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

This development is subject to an approved Site Plan Control Application. All tree retention and planting opportunities have been determined through that process. The land conveyance will affect trees planted along the shared property line which are now planned to be transplanted to a new location.

Right of Way Management

The Right of Way Management Department has no concerns with the Lot Line Adjustment application, as the property is the subject of a current Site Plan Control application (D07-12-24-0149), which will address any approach related matters through that process.

Transportation Engineering

This development is subject to an approved Site Plan Control Application. Comments have been provided through review of its associated Transportation Impact Assessment, which was circulated through the Transportation Project Manager (Mike Giampa) and has been assigned record #17877 in Transportation Engineering Services' circulation feedback system.

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 to the satisfaction of both the Chief Building Official and Development Review Manager, Planning, Development and Building Services Department, or designates, that both severed and retained parcels have their own independent water, sanitary and storm connection as appropriate, and that these services do not cross the proposed severance line and are connected directly to City infrastructure. Further, the Owner(s) shall comply to 7.1.5.4(1) of the Ontario Building Code, O. Reg. 332/12 as amended. If necessary, a plumbing permit shall be obtained from Building Code Services for any required alterations.



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