

2026-01-08



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 851 Moonrise Terrace
Legal Description: Part of Lot 12 Concession 3 (Rideau Front), Geographic Township of Nepean
File No.: D08-01-25/B-00274
Report Date: January 08, 2026
Hearing Date: January 13, 2026
Planner: Wendy Yang
Official Plan Designation: Suburban Transect, Neighbourhood Designation
Zoning: R3YY [1627], Floodplain Overlay

DEPARTMENT COMMENTS

The Planning, Development and Building Services Department **has no concerns with** the application.

The application relates to a current Plan of Subdivision (D07-16-16-0023).

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 application relates to a current Plan of Subdivision. All tree retention and removal opportunities will be determined through that process.

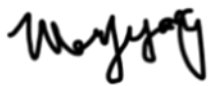
Right of Way Management

- The Right of Way Management Department has no concerns with the Lot Line Adjustment, as there is no indication that new approach is being established on the property.

CONDITIONS

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) 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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