

2026-01-08

City of Ottawa | Ville d'Ottawa

Comité de dérogation



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 525 Legget Drive
Legal Description: Part of Lot 8, Concession 4, Geographic Township of March
File No.: D08-01-25/B-00266
Report Date: January 8, 2026
Hearing Date: January 13, 2026
Planner: Elizabeth King
Official Plan Designation: Suburban Transect, Kanata North Special Economic District,
Zoning: IP6 [301]

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

This is part of a current site plan and rezoning application, and all tree removal and planting decisions will be made through that process. There are no tree-related concerns with the requested lot line adjustment.

Right of Way Management

The Right-of-Way Management Department has no concerns with the proposed Consent Application to convey a portion of the property to the abutting property owner to the north-west, known as 555 Legget drive. A Private Approach permit would be required to construct any newly created or modified driveway/approaches or close redundant approaches.

CONDITIONS

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

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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