

2026-04-02

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

**PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

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Site Address: 65 Gemini Way, 1 Centrepointe Drive  
Legal Description: Block 39, Part Blocks 22, 23, and 41, Registered Plan 4M623 and Part of Lot 35, Concession 2 (Rideau Front), Geographic Township of Nepean  
File No.: D08-01-26/B-00038  
Report Date: April 2, 2026  
Hearing Date: April 7, 2026  
Planner: Penelope Horn  
Official Plan Designation: Outer Urban Transect, Mainstreet Corridor Designation, Hub  
Zoning By-law 2008-250: MC F(2.0) H(34)  
Zoning By-law 2026-50: H2 H(34)

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**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**

**Right of Way Management**

The Right-of-Way Management Department has no concerns with the proposed. Please note, a vacant lot prior to development can only be issued as a Private Approach Temporary Access permit.

Its appears there are 30cm reserves on Centrepointe Dr and Baseline Rd. If the newly created lots require private approaches – the 30cm reserves will need to be lifted.

A Private approach permit is required to construct any newly created, temporary or modified driveway/approaches or close redundant approaches. Please contact the ROW Department for any additional information at [rowadmin@ottawa.ca](mailto:rowadmin@ottawa.ca) or

visit the City webpage [Driveways | City of Ottawa](#) to submit a Private Approach application.

### **Transportation Engineering**

Centrepointe Drive along the site frontage is undergoing Area Traffic Management Measures Renewal (Construction year, 2026). Construction coordination is required with the City of Ottawa infrastructure project manager. Contact Rene Monast ([rene.monast@ottawa.ca](mailto:rene.monast@ottawa.ca)) to discuss installation plans and coordination.

### **Planning Forestry**

There are no direct tree-related concerns with the severance of this site. Future development, including access and servicing, must be designed to allow for the retention of protected trees as well as space to plant new trees, in accordance with section 4.8.2 of the Official Plan. Tree protection and planting requirements will be managed through the future site plan process.

### **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 a servicing plan or other proof, to the satisfaction of the Manager of Development Review All Wards Branch within Planning, Development and Building Services Department, or their designate, that each existing building and/or unit on the severed and retained parcels has its own independent water, sanitary and sewer connection, as appropriate, that are directly connected to City infrastructure and do not cross the proposed severance line.

If the services are shared, and there is sufficient justification for the service locations to remain, the Owner(s) may be required to obtain all necessary approvals from the Ontario Ministry of Environment, Conservation and Parks, the approval of the Committee to grant easement(s) for access and maintenance of the services, and/or to register on title, a Joint Use and Maintenance Agreement, between the Owners of the services, which shall be at their own costs.

The Owner(s) may be required to enter into a Development Agreement with the City, at the expense of the Owner(s), to cover these required items as well as all engineering, administrative and financial matters. The Committee shall be provided a copy of the Agreement and written confirmation from City Legal Services that it has been registered on title.

2. Pursuant to Section 50.1(25)(c) of the Planning Act and Schedule C16 of the Official Plan, the Owner acknowledges and agrees to convey to the City, at no cost to the City, an unencumbered road widening across the complete frontage of

the lands, measuring 21 metres from the existing centreline of pavement/the abutting right-of-way. The exact widening must be determined by legal survey. The Owner shall provide a reference plan for registration, indicating the widening, to the City Surveyor for review and approval prior to its deposit in the Land Registry Office. Such reference plan must be tied to the Horizontal Control Network in accordance with the municipal requirements and guidelines for referencing legal surveys. The Owner(s) must provide to the City Surveyor a copy of the Committee of Adjustment Decision and a draft Reference Plan that sets out the required widening. The Committee requires written confirmation from City Legal Services that the transfer of the widening to the City has been registered. All costs shall be borne by the Owner. The Owner is advised that the required road widening described above may be reduced or waived under certain situations, as described in Schedule C16 s.2.1.1 (c) of the Official Plan or where the right-of-way requirement exceeds the front yard setback or corner side yard setback, or where an existing building or structure encroaches into the required road widening, as of the day the Consent to Sever application was deemed complete, as applicable, and D08-01-23/B-00293 Page 6 / 7 determined by the Director, Transportation Planning, Planning, Real Estate and Economic Development Department.



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Services Department



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