

2026-04-02



**CONSENT & MINOR VARIANCE APPLICATIONS
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 & D08-02-26/A-00022
Report Date: April 02, 2026
Hearing Date: April 07, 2026
Planner: Wendy Yang
Official Plan Designation: Rural Transect, Agricultural Resource Area Designation
Zoning By-law 2008-250: AG3 [6R]
Zoning By-law 2026-50: AG3 [6R]

DEPARTMENT COMMENTS

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

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.

Staff have reviewed the subject minor variance application against the “four tests” as outlined in Section 45 (1) of the *Planning Act*, R.S.O. 1990 c. P.13, as amended. Staff are satisfied that the requested minor variance(s) meet(s) the “four tests”.

Staff note that the application was deemed complete before enactment of Zoning By-law on March 11th 2026. The Transition Clause (Section 109) of Zoning By-law permits applications to be granted in the context of Zoning By-law 2008-250 for application was deemed completed prior to the pass of Zoning By-law 2026-50.

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.

CONDITIONS

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

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:

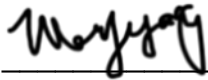
1. “The City of Ottawa does not guarantee the quality or quantity of the groundwater. If, at some future date, the quality or the quantity of the groundwater becomes deficient, the City of Ottawa bears no responsibility, financial or otherwise, to provide solutions to the deficiency, such solutions being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

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

2. 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 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.



Wendy Yang
Planner I, Development Review All Wards
Planning, Development and Building
Services Department



Erin O'Connell
Planner III, Development Review All Wards
Planning, Development and Building
Services Department