

2026-03-12



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 1660 Carling Avenue
Legal Description: Part of Lot "I", Concession A (Rideau Front), Geographic Township of Nepean
File No.: D08-01-26/B-00034
Report Date: March 12, 2026
Hearing Date: March 17, 2026
Planner: Wendy Yang
Official Plan Designation: Outer Urban Transect, Neighbourhood Designation, Mainstreet Corridor, Evolving Neighbourhood Overlay
Zoning By-law 2008-250: AM10[2964] S498-h & O1
Zoning By-law 2026-50: MS2[2964] S498-h & GRN

DEPARTMENT COMMENTS

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

DISCUSSION AND RATIONALE

The applicant proposes entering into a long-term lease agreement for existing commercial buildings and parking lot. As the proposed lease exceeds 21 years, consent from the Committee of Adjustment is required under Section 50(3)(f) of the Planning Act.

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

- Through pre-consultation, it was confirmed that there are no tree-related impacts associated with the requested long-term lease.

Right of Way Management

- No concerns. No anticipated new approaches.

Transportation Engineering

- Comments have been provided through review of this development's associated Transportation Impact Assessment, which was circulated through the Transportation Project Manager and has been assigned record #18282 in Transportation Engineering Services' circulation feedback system.



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