



**CONSENT APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 3
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Address: 6024 Dobson Lane
Legal Description: Part Lot 25, Concession 1,
Geographic Township of Goulbourn
File No.: D08-01-26/B-00066
Report Date: April 16, 2026
Hearing Date: April 21, 2026
Planner: Elizabeth King
Official Plan Designation: Rural Transect, Agriculture Resource Area
Zoning By-law 2008-250: AG2
Zoning By-law 2026-50: AG2

Committee of Adjustment
Received | Reçu le
2026-04-16
City of Ottawa | Ville d'Ottawa
Comité de dérogation

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.

Staff note that because the application was deemed complete after March 11, 2026, it is subject to the most restrictive provisions of Zoning By-law 2008-250 and Zoning By-law 2026-50. The AG2 Zone provisions in 2026-50 require a severance to have a minimum lot area of 18 hectares. Since the application is a farm surplus severance, the Official Plan requires a condition of a zoning by-law amendment for the retained land to prohibit residential uses so Staff will include the lot area in the amendment as well. Alternatively, a variance application would need to be submitted

ADDITIONAL COMMENTS

Planning Forestry

There are no tree-related impacts associated with the severance requested.

A Tree Information Report and tree permit application is required for work that would necessitate removal of any trees within the municipal right-of-way.

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) obtain a Zoning By-law Amendment that restricts residential development on the retained lands and permits a reduced lot area for the severed lands , with all levels of appeal exhausted. Notice shall be provided in writing to the Committee from the Department confirming this condition has been fulfilled.
2. That the Owner(s) provide a copy of a legally binding agreement of purchase and sale or a letter indicating the current or proposed owner is a farm operator or owner of a registered farm business, to the satisfaction of the Manager of the Development Review All Wards Branch, or their designate, to be confirmed in writing from the Department to the Committee, and that demonstrates that the newly created lot is being sold.
3. That the Owner(s) provide proof, to the satisfaction of the Manager of Development Review All Wards Branch within Planning, Development and Building Services Department, or their designate, that the accessory structure has been demolished in accordance with the demolition permit if required or relocated in conformity with the Zoning By-law.
4. 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 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.



Elizabeth King
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Planning, Development and Building
Services Department



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