



**LIFTING OF 30 CM RESERVE APPLICATION
FOR DEDICATION AS PUBLIC HIGHWAY
DELEGATED AUTHORITY REPORT
MANAGER, DEVELOPMENT REVIEW, South**

Site Location: 4720 Spratt Road

Legal Description of lands: Parts 84 and 85 of Plan 4R-33103, and Blocks 292, 293, 294, 295, 296, 297, 298, and 299 of Plan 4M-1688

File No.: D07-02-22-0031

Date of Application: December 13, 2022

This application submitted by Vincent Denomme, Claridge (Rivers Edge North) Inc., is APPROVED as shown on the attached location plan.

January 20, 2023

Date

Lily Xu
Manager, Development Review
South
Planning, Real Estate and Economic
Development Department

Enclosure(s): Lifting of 30 cm Reserve approval – Supporting Information
Location Plan



LIFTING OF 30 CM RESERVE APPROVAL SUPPORTING INFORMATION

File Number: D07-02-22-0031

SITE LOCATION

4720 Spratt Road, as shown on Document 1.

SYNOPSIS OF APPLICATION

The purpose of this application is to lift a number of 30cm reserves registered within the subject lands and on the abutting subdivisions (file D07-16-17-0023, Urbandale's RSDC Ph 15, Stages 2 and 3). The purpose of the reserves was to restrict access to the subject development until such time as development proceeds on these lands. The construction of the infrastructure has taken place and the registration of the subdivision agreement incorporating the approved plans and studies for this phase of the subdivision is pending. Therefore, it is appropriate to lift the reserves to provide access to Soprano Avenue, Opera Heights, Trumpeter Grove, Horned Owl Avenue, Surf Scoter Lane, Shoveler Grove, Unison Street and Waltz Street.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The lifting of the 30 cm reserves facilitates the access at Soprano Avenue, Opera Heights, Trumpeter Grove, Horned Owl Avenue, Surf Scoter Lane, Shoveler Grove, Unison Street and Waltz Street
- The proposal is in conformity with the Zoning By-law
- No conditions of approval having an impact on the lifting of these reserves remain outstanding.

The result of the Lifting of the 30 cm Reserve will be that Blocks 292, 293, 294, 295, 296, 297, 298, and 299 of Plan 4M-1688 will be dedicated by by-law as a public highway.

Parts of 84 and 85 of Plan 4M-33103 will be reconveyed to the property owner.

CONSULTATION DETAILS

Councillor Steve Desroches is aware of the application related to this report.



Public Comments

Summary of Comments - Public

This application was not subject to the Public Notification and Consultation Policy.

Technical Agency/Public Body Comments

Summary of Comments –Technical

N/A

APPLICATION PROCESS TIMELINE STATUS

This Lifting of 30 cm application was processed by the On Time Decision Date established for the processing of an application that has Manager Delegated Authority.

Contact: Wendy Tse, Tel: 613-580-2424, ext. 12585 or e-mail: wendy.tse@ottawa.ca.

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION LIFTING OF 0.30M RESERVE / SUPPRESSION DE LA RÉSERVE DE 0,30M	
D07-02-22-0031	23-0022-D		
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REVISION / RÉVISION - 2023 / 01 / 20		4720 ch. Spratt Road Pins: 043303433, 043303434, 043304354, 043304355, 043304356, 043304357, 043304358, 043304359, 043304360, 043304361	