

2023-12-06



**CONSENT APPLICATION  
COMMENTS TO THE COMMITTEE OF ADJUSTMENT  
PANEL 3**

**PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT**

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Site Address: 2850 Montague Boundary Road  
Legal Description: Lot 29 and Lot 30, Concession 9  
File No.: D08-01-23/B-00283  
Report Date: December 06, 2023  
Hearing Date: December 12, 2023  
Planner: Luke Teeft  
Official Plan Designation: Rural Countryside, Greenspace, Natural Heritage System  
Core Area  
Zoning: RU & EP3

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**DEPARTMENT COMMENTS**

The Planning, Real Estate and Economic Development 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.

The subject site is designated Rural Countryside and Greenspace on Schedule B9 of the Official Plan and a portion of the property is designated Natural Heritage System Core Area under Schedule C11 of the Official Plan. The site is zoned RU – Rural Countryside and a portion of it is zoned EP3 – Environment Protection, Subzone 3.

The lot to be severed contains an existing residential dwelling fronting on Montague Boundary Road. The surrounding area is mainly characterized as natural lands, limited farmland and residential uses. The applicant is looking to sever approximately 4.64 hectares of land encompassing the existing dwelling and retaining 158.7 hectares of land conserving the existing natural features on the property. Under section 9.2.3 of the Official Plan, the minimum required lot area for a severed lot is 0.8 hectares and 10.0 hectares for retained land. The severed parcel will have 177.2 metres of frontage on Montague Boundary Road and a lot depth of approximately 263m.

The site has Provincially Significant Wetlands in the southeast corner of the property, east of Montague Boundary Road. These wetlands are part of the Nichols Creek Wetland Complex and are designated floodplain and Natural Heritage System Core Area under the Official Plan. There is a watercourse running diagonally through the east of the property. The Official Plan policies intend to protect designated Provincially significant areas and Natural Heritage Features. The severed lands are kept outside of the Provincially Significant Wetland and the majority of the natural features are located on the retained lands. An Environment Impact Study has been completed to ensure protection of the natural features and floodplain on the property. Staff have reviewed the submitted EIS and are satisfied the proposed development will have no negative impacts on the natural features.

City mapping has identified the potential for thin soils and organic soils on the property. As a result, a notice on title for organic soils will be required as a condition of approval.

As the proposal complies with the intent of the Official Plan and the Zoning By-law, staff have no concerns with the application subject to the following conditions.

### **ADDITIONAL COMMENTS**

#### **Right-of-Way Department:**

- The Right-of-Way Management Department has **no concerns** with the proposed consent application. However, the Owner shall be made aware that a private approach permit is required to construct any newly created driveway/approach.

### **CONDITIONS**

If approved, the Planning, Real Estate and Economic Development Department requests that the Committee of Adjustment impose the following conditions on the application:

1. That the Owner(s) provide evidence that payment has been made to the City of Ottawa for cash-in-lieu of the conveyance of land for park or other public recreational purposes, plus applicable appraisal costs. The value of land otherwise required to be conveyed shall be determined by the City of Ottawa in accordance with the provisions of By-Law No. 2022-280, as amended. Information regarding the appraisal process can be obtained by contacting the Planner.
2. That the Owner enter into an Agreement with the City, at the expense of the Owner(s) and to the satisfaction of the **Development Review Manager of the Relevant Branch within the Planning, Real Estate and Economic Development Department, or his/her designate**, which provides the following covenant/notice that runs with the land and binds future Owner(s) 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 requires a copy of the Agreement and written confirmation from City Legal Services that it has been registered on title.

3. That the Owner enter into an Agreement with the City, at the expense of the Owner(s) and to the satisfaction of the **Development Review Manager of the Relevant Branch within the Planning, Real Estate and Economic Development Department, or his/her designate**, which provides the following covenant/notice that runs with the land and binds future Owner(s) on subsequent transfers:

“The City of Ottawa has identified that there are potential organic soils within the area that may require site specific detailed geotechnical engineering solutions to allow for development, 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 requires a copy of the Agreement and written confirmation from City Legal Services that it has been registered on title.

4. That 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 15 meters from the existing centerline of pavement/the abutting right-of-way along Montague Boundary Road, pursuant to Section 50.1(25)(c) of the Planning Act and Schedule C16 of the City’s new Official Plan. 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.
5. That the Owner(s) provide proof to the satisfaction of **Development Review Manager of the Relevant Branch within Planning, Real Estate and Economic Development Department, or his/her designate**, to be confirmed in writing from the Department to the Committee, that each existing parcel has its own independent private sewage system, storm/foundation drainage, and well and that they do not cross the proposed severance line. If the systems cross the proposed severance line, are not independent, or do not meet the minimum spacing requirements of the Ontario Building Code and City of Ottawa Hydrogeological

and Terrain Analysis Guidelines, the Owner(s) will be required to relocate the existing systems or construct new systems, at his/her own cost.

6. That the Owners provide a report, to the satisfaction of the City of Ottawa, demonstrating the adequacy of the aquifer with respect to quality and quantity to support the proposed development, failing which the Owners construct a new well on the severed lot and provide a report, to the satisfaction of the City of Ottawa, to demonstrate the adequacy of the aquifer with respect to quality and quantity to support the proposed development. The report must include a septic impact assessment to evaluate the water quality impact of the on-site septic system on the receiving aquifer.

The Owners' report must demonstrate the following to the City of Ottawa:

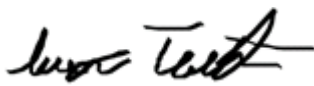
- That the construction of any new well on the severed parcel is in accordance with the Ministry of the Environment, Conservation and Parks
- That the quality of the water meets the Ministry of the Environment, Conservation and Parks Regulations, Standards, Guidelines and Objectives;
- That the quantity of water meets all the Ministry of the Environment, Conservation and Parks requirements.
- That the septic impact assessment meets the Ministry of the Environment, Conservation and Parks requirements.

A qualified Professional Engineer or Professional Geoscientist must prepare the report. It is the Owner's responsibility to coordinate the person drilling a new well, if required, and the professional noted herein in order to properly satisfy this condition.

If the accepted report recommends specific mitigation measures or design requirements, the Owners shall enter into a Development Agreement with the City, at the expense of the Owners, which is to be registered on the title of the property, which includes those recommendations. In instances where the subject site has sensitive soils, the drilling of a well or the conveyance of a 30-centimetre reserve may be required. Both the report and any required Development Agreement shall be prepared to the satisfaction of **Development Review Manager of the Rural Branch within Planning, Real Estate and Economic Development Department, or his/her designate.**

7. That the Owner(s) enter into an Agreement with the City, to the satisfaction of the **Development Review Manager of the relevant Branch within the Planning, Real Estate and Economic Development Department, or his/her designate**, to be placed on title that includes the development envelope and mitigation measures identified in the "Environmental Impact Study (EIS), 2850 Montague

Boundary Road, Ottawa, ON” provided by BCH Environmental Consulting, Inc.  
and dated October 5, 2023.



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