



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 1622 Beckett's Creek Road
Legal Description: Part Lot 6, Concession 10S, Geographic Township of
Cumberland
File No.: D08-01-25/B-00222 & D08-01-25/B-00223
Report Date: January 08, 2026
Hearing Date: January 13, 2026
Planner: Wendy Yang
Official Plan Designation: Rural Transect, Rural Countryside, Natural Heritage System
Overlay
Zoning: RR1

DEPARTMENT COMMENTS

The Planning, Development and Building Services Department **has no concerns with** the application D08-01-25/B-00223 and **has concerns with** the application D08-01-25/B-00222.

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 D08-01-25/B-00223.

However, Staff have concerns with the proposed consent D08-01-25/B-00222.

The lot in subject is located within C15 – Environmental Constraints that identifies lands affected by unstable slope and organic soils. In addition, the lot in subject is also part of Natural Heritage System (NHS) Overlay.

As per Section 5.6.4.1(5) of the Official Plan, developments in NHS Overlay need to be supported by an Environmental Impact Statement (EIS) that demonstrates no impact to the NHS. As part of submission, the applicant has submitted an EIS and identified 0.2 development envelopes for the proposed Severances.

However, Staff have identified the development envelope fronting on Old Montreal Road is located in area with potential retrogressive landslides hazard. Section 10.1.4 of the Official Plan speaks to areas with sensitive marine clay, where there are deep valleys or embankments being at risk of large-scale retrogressive landslides. Staff require more detailed soils and engineering information to confirm the site is suitable as per Section 10.1.4 (3) of the Official Plan.

Therefore, Staff have concerns regarding the following criteria in Section 51(24) of the Planning Act:

(a) The effect of development of the proposed subdivisions on matters of provincial interest as referred to in Section 2 of the Planning Act. In particular, the orderly development of safe and healthy communities

(d) The suitability of land for the purpose for which it is to be subdivided

Without a Retrogressive Landslide Analysis Report, Staff have concerns with the suitability of the land for orderly development.

ADDITIONAL COMMENTS

Planning Forestry

- There are no anticipated impacts to City trees associated with the severance requested. A TIR will be required with future building permit applications if any City trees are affected by the proposed build or site access.
- 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.

Right of Way Management

- The Right-of-Way Management Department has no concerns with the proposed Consent Application to sever the property into three separate parcels of land. Any new entrance to the new severed lots 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:

The following conditions apply to Application D08-01-25/B-00223:

1. That the Owner(s) enter into an Agreement with the City, to the satisfaction of the Manager of the Development Review All Wards Branch, or their designate, to be placed on title that includes the development envelopes and mitigation measures identified in the “1622 Beckett’s Creek Road Environmental Impact Study-Severances” provided by Muncaster Environmental Planning Inc. and dated

September 12, 2025 as well as requiring that any development must occur a minimum of 360 metres from the top of primary slope to Beckett's Creek as further detailed through the "Landslide Risk Assessment Review – South Severance Parcel" Memo PG7804-MEMO.01 provided by Paterson Group and dated January 6, 2026.

2. 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 each existing parcel has its own well, independent private sewage system, and storm/foundation drainage and that they do not cross the proposed severance line. If the systems do cross, 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, at their own cost, to relocate the existing systems or construct new systems.
3. That the Owner(s) provide a Hydrogeological and Terrain Analysis report, to the satisfaction of the Manager of Development Review All Wards Branch within Planning, Development and Building Services Department, or their designate. The report shall be prepared by a licensed Professional Geoscientist (P.Geo.) or Professional Engineer (P.Eng.) and be in accordance with the City of Ottawa's council-approved Hydrogeological and Terrain Analysis Guidelines (March, 2021), as amended. The reporting must provide sufficient information with the application to demonstrate:
 - a. That sufficient quantity of groundwater exists on the site to service the development,
 - b. That the quality of the groundwater meets or exceeds the drinking water standards and guidelines referenced in the City's council-approved Hydrogeological and Terrain Analysis Guidelines (March, 2021), as amended, and
 - c. That the operation of sewage systems on the lots will not adversely impact on wells to be constructed or on the wells of neighboring properties.

Where groundwater water quantity or quality are considered marginal, as many as one test well per lot may be required to demonstrate the adequacy of the aquifer to support the proposed development. Technical Pre-Consultation with the City's Hydrogeological staff is highly recommended for sites where quantity or quality are marginal, where dug wells are contemplated, or where the site is likely to be hydrogeologically sensitive.

If the accepted report recommends specific mitigation measures or design requirements, the Owner(s) shall enter into a Development Agreement with the City, at the expense of the Owner(s), to include those recommendations and such agreement shall be registered on title. In instances where the subject site is

hydrogeologically sensitive, the drilling of a well and/or the conveyance of a 30-centimetre reserve may be required to ensure that the measures are implemented in accordance with the recommendations of the approved hydrogeological reporting. Both the report and any required Development Agreement shall be prepared to the satisfaction of the Manager of Development Review All Wards Branch within Planning, Development and Building Services Department, or their designate.

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 City of Ottawa has identified that there are potential sensitive marine clay soils and karst topography 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 property is located next to lands that have an existing source of environmental noise (collector road) and may therefore be subject to noise and other activities associated with that 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.

The following conditions apply to Application D08-01-25/B-00222:

5. That the Owner(s) enter into an Agreement with the City, to the satisfaction of the Manager of the Development Review All Wards Branch, or their designate, to be placed on title that includes the development envelopes and mitigation measures identified in the “1622 Beckett’s Creek Road Environmental Impact Study-Severances” provided by Muncaster Environmental Planning Inc. and dated September 12, 2025
6. 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 each existing parcel has its own well, independent private sewage system, and storm/foundation drainage and that they do not cross the proposed severance line. If the systems do cross, 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, at their own cost, to relocate the existing systems or construct new systems.

7. That the Owner(s) provide a Hydrogeological and Terrain Analysis report, to the satisfaction of the Manager of Development Review All Wards Branch within Planning, Development and Building Services Department, or their designate. The report shall be prepared by a licensed Professional Geoscientist (P.Geo.) or Professional Engineer (P.Eng.) and be in accordance with the City of Ottawa's council-approved Hydrogeological and Terrain Analysis Guidelines (March, 2021), as amended. The reporting must provide sufficient information with the application to demonstrate:
 - a. That sufficient quantity of groundwater exists on the site to service the development,
 - b. That the quality of the groundwater meets or exceeds the drinking water standards and guidelines referenced in the City's council-approved Hydrogeological and Terrain Analysis Guidelines (March, 2021), as amended, and
 - c. That the operation of sewage systems on the lots will not adversely impact on wells to be constructed or on the wells of neighboring properties.

Where groundwater water quantity or quality are considered marginal, as many as one test well per lot may be required to demonstrate the adequacy of the aquifer to support the proposed development. Technical Pre-Consultation with the City's Hydrogeological staff is highly recommended for sites where quantity or quality are marginal, where dug wells are contemplated, or where the site is likely to be hydrogeologically sensitive.

If the accepted report recommends specific mitigation measures or design requirements, the Owner(s) shall enter into a Development Agreement with the City, at the expense of the Owner(s), to include those recommendations and such agreement shall be registered on title. In instances where the subject site is hydrogeologically sensitive, the drilling of a well and/or the conveyance of a 30-centimetre reserve may be required to ensure that the measures are implemented in accordance with the recommendations of the approved hydrogeological reporting. Both the report and any required Development Agreement shall be prepared to the satisfaction of the Manager of Development Review All Wards Branch within Planning, Development and Building Services Department, or their designate.

8. 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 City of Ottawa has identified that there are potential sensitive marine clay soils and karst topography 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 property is located next to lands that have an existing source of environmental noise (collector road) and may therefore be subject to noise and other activities associated with that use.”

“The lot is located adjacent to lands with slope stability concerns. Additional engineering and slope stability measures may be required prior to issuance of Building Permits for development on the lot.”

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

9. That the Owner provide a Geotechnical Study, prepared by a Professional Civil Engineer, licensed in the Province of Ontario, demonstrating the following:
- That all parcels to be created by this application are or can be made suitable for residential purposes (slope stability, erosion protection, and building limits adjacent to slopes),
 - That there are no adverse environmental impacts, and
 - The Geotechnical Study shall, as a minimum, determine the limit of organic soils/karst topography/sensitive marine clays present on the severed parcel and provide recommendations for construction methods based on the soil types encountered.

The study shall be to the satisfaction of both the Manager of Development Review All Wards Branch within Planning, Development and Building Services Department, or their designate and the Rideau Valley Conservation Authority.

10. That the Owner provide a geotechnical site assessment prepared by a Professional Civil Engineer or professional geoscientist, licensed in the Province of Ontario, to address if the:

- a. Slopes are greater than 8m in height, and
- b. Slope gradients are greater than 14%, and
- c. There is greater than 8m depth of sensitive marine clay

If the geotechnical site assessment is consistent with the criteria, the Owner shall provide a Retrogressive Landslide Analysis Report, prepared by a Professional Civil Engineer or professional geoscientist, licensed in the Province of Ontario, to the satisfaction of both the Manager of Development Review All Wards Branch within Planning, Development and Building Services Department, or their designate and the Rideau Valley Conservation Authority. The Retrogressive Landslide Analysis Report shall be in accordance with the Technical Guidance on Slope Stability Assessment Requirements for Development Applications with Sensitive Marine Clays.

If the Retrogressive Landslide Analysis Report concludes that some development is possible, the Owner shall provide a Slope Stability Analysis, prepared by a Professional Civil Engineer or professional geoscientist, licensed in the Province of Ontario, to the satisfaction of both the Manager of Development Review All Wards Branch within Planning, Development and Building Services Department, or their designate *and the Rideau Valley Conservation Authority*.

If the accepted Slope Stability Analysis report recommends specific mitigation measures or design requirements, the Owner(s) may be required to enter into a Development Agreement with the City, at the expense of the Owner(s), to include those recommendations and such agreement shall be registered on title.

All of the above shall be to the satisfaction of the Manager of Development Review All Wards Branch within Planning, Development and Building Services Department, or their designate.



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