

2026-01-08



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

**PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

---

Site Address:	2100 Stagecoach Road
Legal Description:	Part of Lot 14, Concession 3, Geographic Township of Osgoode
File No.:	D08-01-25/B-00281
Report Date:	January 08, 2026
Hearing Date:	January 13, 2026
Planner:	Wendy Yang
Official Plan Designation:	Rural Transect, Rural Countryside Designation, Natural Heritage System Overlay
Zoning:	RU, Floodplain Overlay

---

**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.

The following Municipal Drains are located on the subject property (2100 Stagecoach Road): Greys Creek Municipal Drain, Setterfield Municipal Drain, Main Drain and Daley Branch.

A 30-meter working space is required on one side of each of the drains listed above. This working space is to be kept free of obstructions including but not limited to buildings/structures, fences and plantings.

**ADDITIONAL COMMENTS**

**Planning Forestry**

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

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

### **Right of Way Management**

- The Right of Way Management Department has no concerns with the Consent Application to subdivide the property into two separate parcels of lands to create one new lot for future residential development. However, the Owner shall be made aware that any changes to the existing private approaches or the construction of a new approach will require a Private Approach Permit. For further information, contact the Right-of-Way Management Department at [rowadmin@ottawa.ca](mailto:rowadmin@ottawa.ca) or visit the City of Ottawa's Driveways webpage [Driveways | City of Ottawa](#) to submit a Private Approach application.

### **Transportation Engineering**

#### **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) prepares and submits demonstration of a minimum 0.2-hectare development envelope that is a minimum of 30 metres away from the watercourses and Municipal Drains and outside Natural Heritage System corridor to the satisfaction of the Manager of the Development Review All Wards Branch, or their designate. If accepted, the Owner shall enter into a Development Agreement with the City, at the expense of the Owner(s) and to the satisfaction of the Manager of the Development Review All Wards Branch, or their designate to be registered on title, which includes a description of the accepted development envelope, and mitigation measures identified in "2165 Manotick Station Road Scoped Environmental Impact Statement" provided by Parsons and dated November, 2022.
2. 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.Ge.) 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.

3. 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.

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 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.

5. If required, pursuant to clause 51 (25) (c) of the *Planning Act* and Schedule C16 of the City’s Official Plan, the Owner conveys to the City, at no cost to the City, an unencumbered road widening across the complete Manotick Station Road frontage of the lands, measuring 13 meters from the existing centerline of pavement/the abutting right-of-way. 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 shall be provided 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.
6. That the Owners provide a Mineral Resource Impact Assessment report, to the satisfaction of the Manager of Development Review All Wards Branch within Planning, Development and Building Services Department, or their designate, demonstrating that the existing mineral aggregate operation, and potential future expansion of the operation in depth or extent, will not be affected by the development. The report must include a review of the impact of the development upon the current mineral extraction or future expansion. The report shall be prepared in accordance with the Province of Ontario’s Aggregate Resource Policies and Procedures and the City of Ottawa Official Plan.



---

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