



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 96 Jessie Street, 99 and 130 Bonnie Lane
Legal Description: Part of Lots 11, 12, 13, 26, 28 and 29 Registered Plan 82,
Geographic Township of West Carleton
File No.: D08-01-26/B-00012 to D08-01-26/B-00014
Report Date: April 02, 2026
Hearing Date: April 07, 2026
Planner: Wendy Yang
Official Plan Designation: Rural Transect, Agricultural Resource Area, Area Specific
Policy 20: PIN 04551-0209 on Linda Loop and PIN 04551-
0210 on Bonnie Lane
Zoning By-law 2008-250: AG, RR14, RR15 and RC
Zoning By-law 2026-50: AG, RR14, RR15 and RC

DEPARTMENT COMMENTS

The Planning, Development and Building Services Department **has no concerns with** the applications.

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.

ADDITIONAL COMMENTS

Planning Forestry

- There are no anticipated impacts to City trees associated with the severance requested.
- 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. Otherwise, a TIR and tree permit application would be required for removal of any trees within the right-of-way.

Right of Way Management

- The Right-of-Way Management Department has no concerns with the consent applications to sever the property into four parcels of land to create three new lots for future residential development. When the time comes, any new entrance to the retained and new severed lots will require a private approach permit. Please note, a vacant lot prior to development can only be issued as a Private Approach Temporary Access permit. The Temporary Access can be formalized into a permanent Private Approach permit at a later date once their Building Permit has been issued.
- 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.

Transportation

- Jessie Street along the site frontage is undergoing Culvert Renewal (Construction year, 2026). Construction coordination is required with the City of Ottawa infrastructure project manager. Contact Nick Giamberardino (nick.giamberardino@ottawa.ca) to discuss installation plans and coordination.

CONDITIONS

If approved, the Planning, Development, and Building Services Department requests that the Committee of Adjustment impose the following conditions on the applications:

1. 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.

2. 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.

3. That the Owner provide a Slope Stability Analysis to be informed by a Fluvial Geomorphological investigation , prepared by a Professional Civil Engineer or professional geoscientist, licensed in the Province of Ontario, to the satisfaction of the Manager of Development Review All Wards Branch within Planning, Development and Building Services Department, or their designate, and addressing all technical comments provided by Mississippi River Conservation Authority

The Owner(s) 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, to be registered on title, to implement recommendations from the Slope Stability Analysis.

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. The Owner(s) shall prepare a Noise Control and Vibration Impact Study, in compliance with the City of Ottawa Environmental Noise Control Guidelines and Guidelines for New Development in Proximity to Railway Operations [2013_05_29_Guidelines_NewDevelopment_E.pdf](#), as amended, to the satisfaction of the Manager of Development Review All Wards Branch within Planning, Development and Building Services Department, or their designate. The Owner(s) shall enter into an agreement with the City, at the expense of the Owner(s), that requires the Owner(s) to not place any residential building within the greater of 30 metres of a railway right-of-way or otherwise recommended through the Noise Control and Vibration Impact Study. The agreement shall also require implementation of any noise control attenuation or vibration mitigation measures recommended in the approved study. The Agreement shall also deal with any covenants/notices, recommended in the approved study, that shall run with the land and bind future owners on subsequent transfers, warning purchasers and/or tenants of expected noise or vibration levels due to the existing source of environmental noise (railway). 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. 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 active railway line now, or may have one in the future, and may therefore be subjected to noise, vibration, and other activities associated with this 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.

6. 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 has identified that there are potential sensitive marine clay 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 shall be provided a copy of the Agreement and written confirmation from City Legal Services that it has been registered on title.

7. The Owner must convey to the City, at no cost to the City, an unencumbered corner sight triangle measuring 3 metres by 9 metres, at the intersection of Jessie Street and Thomas A. Dolan Parkway. (Local road to collector road – 3 metres on the local x 9 metres on the arterial) The corner sight triangle must be determined by legal survey. The Owner shall provide a reference plan for registration, indicating the corner sight triangle, 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 corner sight triangle. The Committee shall be provided written confirmation from City Legal Services that the transfer of the corner sight triangle to the City has been registered. All costs shall be borne by the Owner.



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