

2026-04-02



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 6652 Cedar Acres Drive
Legal Description: Part Lot 6, Concession 4, Geographic Township of Osgoode
File No.: D08-01-26/B-00049
Report Date: April 02, 2026
Hearing Date: April 07, 2026
Planner: Wendy Yang
Official Plan Designation: Rural Transect, Village Designation, Village of Greely
Secondary Plan
Zoning By-law 2008-250: V11
Zoning By-law 2026-50: V11

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.

Staff also note that 6652 Cedar Acres Drive is subject to Omnibus Official Plan Amendment ([ACS2023-PRE-EDP-0043](#)), that was approved by Council in 2023. The Omnibus Official Plan Amendment amended Section 5, Policy 1 in [Village of Greely Secondary Plan](#), by replacing “0.2 hectares” with “0.18 hectares” as the potential minimum permissible lot size to align with the other property sizes in the area for lots with frontage on both Cedar Acres Drive and Stanmore Street.

Due to lot sizes, Staff have requested a Hydrogeological & Terrain Analysis Report prior to Consent Application in support of lot creations, which has been provided and reviewed. The purpose of the Hydrogeological & Terrain Analysis Report is to demonstrate that adequate private services can be established and maintained in the

long term. In addition, there is technical evidence that cumulative effects will not create an adverse effect on public health or the environment.

Although the Report has been reviewed by, staff request the Hydrogeological & Terrain Analysis condition be imposed so that required Notice on Titles, 30 cm reserves and other recommendations can be implemented through a Development Agreement.

ADDITIONAL COMMENTS

Planning Forestry

- There are no anticipated impacts to City trees associated with the requested severance. Removal of the existing hedge on City property should be minimized through the design of the driveway and services.
- 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 application to sever the property into two separate parcels of land to construct two detached dwellings.
- A Private Approach permit will be required for the new entrance to each of the dwellings. 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.

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) 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.

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.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.

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.”

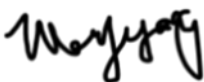
The Committee shall be provided a copy of the Agreement and written confirmation from City Legal Services that it has been registered on title.

4. That the Owner(s) provide proof that a grading and drainage plan, prepared by a qualified Civil Engineer, licensed in the Province of Ontario, an Ontario Land Surveyor or a Certified Engineering Technologist, delineating the existing and proposed grades for both the severed and retained lands has been provided to the satisfaction of the Manager of Development Review All Wards Branch within Planning, Development and Building Services Department, or their designate.
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 existing source of environmental noise (arterial 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.

6. That the Owner(s) provide evidence to the satisfaction of the Chief Building Official, or designate, that the house has been demolished or relocated under the authority of a building permit (demolition permit issued however final inspection remains outstanding).



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