

2026-04-02



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

**PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Address: 3706 McBean Street  
Legal Description: Part of Unit 1 Index Plan D-24, Geographic Township of Goulbourn  
File No.: D08-01-26/B-00050  
Report Date: April 02, 2026  
Hearing Date: April 07, 2026  
Planner: Wendy Yang  
Official Plan Designation: Rural Transect, Village Designation, Village of Richmond Secondary Plan  
Zoning By-law 2008-250: V1C [386r]-h  
Zoning By-law 2026-50: V2A [386r]-h

**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 noted that a Zoning Exception [386r]-h applies to Subject Lot under Zoning By-law 2008-250 and Zoning By-law 2026-50. The Holding Symbol (h) may only be removed once: the City has approved an overall plan of serving, and any necessary subdivision plans are submitted and approved. Staff request the Holding Symbol to be lifted for the served lot only, where there are existing services.

**ADDITIONAL COMMENTS**

**Planning Forestry**

- There are no anticipated impacts to City trees associated with the requested severance of the existing dwelling if no construction is proposed. There are several City trees existing in proximity to the requested severance.
- If future development is planned, the Tree Protection Specifications should be implemented when working around trees.
- Retention of the existing 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 subdivide the property into two parcels of land where the existing dwelling and accessory buildings will remain and a new agriculture parcel be created.
- The new lot (PART 1,2 &3) has an existing horseshoe driveway.
- The retained lot, being the agriculture field, has an existing farm entrance next to the residential one. This entrance is quite close and it may need to be relocated a bit further away. It should be 3 m from the new property line. When the time comes, any new entrance to the vacant retained lot will require a private approach permit. Please note, an agricultural lot can apply for a farm/field private approach permit. If the 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 entrance at a later date once their Building Permit has been issued.
- Please contact the ROW Department for any additional information at [rowadmin@ottawa.ca](mailto: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) file with the Committee evidence from the Manager of Development Review All Wards Branch within Planning, Development and Building Services Department, or their designate, that the Holding Symbol on the severed land has been lifted, with all levels of appeal exhausted.
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) 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 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.

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, highway, airport, etc.) 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) 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.



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Planner I, Development Review All Wards  
Planning, Development and Building  
Services Department



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Erin O'Connell  
Planner III, Development Review All Wards  
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