



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

**PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Address: 5648 Rockdale Road  
Legal Description: Part of Lot 24, Concession 7 Geographic Township of Cumberland  
File No.: D08-01-26/B-00051  
Report Date: April 2, 2026  
Hearing Date: May 7, 2026  
Planner: Elizabeth King  
Official Plan Designation: Rural Transect, Village Core and Village  
Vars Secondary Plan, Village Core and Village Residential  
Zoning By-law 2008-250: VM and V1E  
Zoning By-law 2026-50: VM and V1E

**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 note that the proposed semi-detached on the severed lands must be wholly located VM Zone. A Zoning By-law Amendment would be required to construct the semi-detached on the V1E Zone lands. A semi-detached is not permitted use in the V1E Zone.

**ADDITIONAL COMMENTS**

**Infrastructure Engineering**

- The Planning, Development and Building Services Department will do a complete review of grading and servicing during the building permit process.

- A Stormwater Management plan may be required, at time of building permit application, as per Zoning By-Law 2026-250.
- At the time of building permit application, a grading/servicing plan prepared by a Professional Engineer, Ontario Land surveyor or a Certified Engineering Technologist will be required.
- The surface storm water runoff including the roof water must be self contained and directed to the City Right-of-Way, not onto abutting private properties as approved by Planning, Development and Building Services Department.
- A private approach permit is required for any access off of the City street.
- This property does not have frontage on a storm sewer.
- Service lateral spacing shall be as specified in City of Ottawa Standard S11.3.
- Encroachment on or alteration to any easement is not permitted without authorization from easement owner(s).

### **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 land. It is proposed to construct a semi-detached dwelling on the new parcel. The existing detached dwelling will remain.

Private Approach permit will be required for the new entrance to the new lot. 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](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) satisfy the Chief Building Official, or designate, by providing design drawings or other documentation prepared by a qualified designer, that as a result of the proposed severance the existing dwelling (and any other buildings not captured on the 'plans') shall comply with the Ontario Building Code, O. Reg. 163/24 as amended, in regards to the limiting distance along all new South property line. If necessary, a building permit shall be obtained from Building Code Services for any required alterations.

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 Septic Impact Assessment Report, prepared by a Professional 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.

The Report is required to evaluate the impact of the on-site septic system on the receiving aquifer. The Report must meet the City of Ottawa Hydrogeological and Terrain Analysis Guidelines (March, 2021) & Ministry of the Environment, Conservation and Parks guidelines; Procedure D-5-4 "Technical Guideline for Individual On-Site Sewage Systems: Water Quality Impact Risk Assessment".

If the accepted report recommends specific mitigation measures or design requirements, the Owners shall enter into a Development Agreement with the City, at the expense of the Owners, which is to be registered on the title of the property, which includes those recommendations.

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.



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Elizabeth King  
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  
Planning, Development and Building  
Services Department