



**CONSENT APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 3
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Address: 2464 Scrivens Drive
Legal Description: Part of Lot 18, Concession 6, Geographic Township of Osgoode
File No.: D08-01-26/B-00067
Report Date: April 16, 2026
Hearing Date: April 21, 2026
Planner: Elizabeth King
Official Plan Designation: Rural Transect, Rural Countryside, Natural Heritage Features Overlay
Zoning By-law 2008-250: RU
Zoning By-law 2026-50: RU

Committee of Adjustment
Received | Reçu le
2026-04-16
City of Ottawa | Ville d'Ottawa
Comité de dérogation

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.

ADDITIONAL COMMENTS

Planning Forestry

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

A Tree Information Report and tree permit application is required for work that would necessitate removal of any trees within the right-of-way. Future development plans should be designed to minimize impacts to protected trees.

The owners should refer to the Planning around trees page for guidance on working around their trees. In particular, the Tree Protection Specification should be implemented when working around trees to be retained.

CONDITIONS

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

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:
 - That sufficient quantity of groundwater exists on the site to service the development,
 - 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
 - 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 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.

3. 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.
4. 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 building on 'sketch of proposed severed and retained lands' shall comply with the Ontario Building Code, O. Reg. 163/24 as amended, in regards to the limiting distance along the proposed property line, for the 'frame barn' and closest 'frame shed'. If necessary, a building permit shall be obtained from Building Code Services for any required alterations.



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