

August 13, 2026
Our File No.: 33647-000.1
City File No.: D02-02-25-0104

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Re: Subject – Solid Waste Impact Assessment Study – 2701 Page Road

The following comment #3 was included in the 1st submission comments from the City of Ottawa:

3. Through the application review it was determined that the subject site is located within the 3km Active Landfills Buffer. The Official Plan Policy 10.1.7.5 requires a Solid Waste Impact Assessment Study to be submitted. This impact assessment can be combined with the Planning Rationale and should demonstrate that the waste disposal site(s) will not have adverse effects to the development and human health and safety as part of the rationale for rezoning the lands to a residential use. Please refer to the [Terms of Reference](#) for the Impact Study requirements.

Landfill Compatibility Rationale

Proposed Residential Development, 2701 Page Road, Ottawa

1. Introduction

The proposed development site is located at 2701 Page Road, Ottawa. The nearest operating waste disposal facility is the Navan Waste Recycling and Disposal Facility, operated by Waste Connections Canada and located at 3354 Navan Road, Ottawa.

Source: www.wasteconnectionsCanada.com

The subject lands are approximately 1.5 kilometres east from the Navan Waste Recycling and Disposal Facility on a straight-line basis, as shown on the attached map.

The purpose of this rationale is to assess whether the Navan Waste Recycling and Disposal Facility is expected to result in unacceptable adverse effects on the proposed small residential

development at 2701 Page Road, having regard to the City of Ottawa Official Plan and MECP Guideline D-4: Land Use On or Near Landfills and Dumps.

2. City of Ottawa Official Plan Policy Framework

Section 10: Protection of Health and Safety

Section 10 of the City of Ottawa Official Plan addresses natural and human-made hazards, including hazards that may result from historical or ongoing land uses. The Official Plan states that development shall generally be directed away from areas of natural or human-made hazards where there is an unacceptable risk to health, safety or property, and development shall not create new hazards or aggravate existing hazards.

The key policy direction is therefore not that development is automatically prohibited near a human-made hazard, but rather that development must demonstrate that unacceptable risks to health, safety and property will not occur.

Section 10.1.7: Waste Disposal Sites

Section 10.1.7 of the Official Plan specifically addresses operating waste disposal sites. The Official Plan defines operating waste disposal sites as landfills, dumps, incinerators and other facilities providing for the long-term storage or destruction of municipal solid waste.

The relevant policies include the following:

- Policy 10.1.7(1) states that operating solid waste disposal sites are identified on Schedule B8 to recognize their function and potential impact on surrounding land uses.
- Policy 10.1.7(4) states that land within three kilometres of an operating solid waste disposal site boundary is considered to be within the influence area of the site, and that new lot creation within this zone will require a notice on title to ensure that impacts of the operating solid waste disposal site, including noise, dust, odours and haul route, are provided.
- Policy 10.1.7(5) states that development within the influence area of an operating solid waste disposal site shall demonstrate that the solid waste disposal site will not have unacceptable adverse effects on the proposed development and will not pose risks to human health and safety.
- Policy 10.1.7(7) states that no new land use shall be permitted within 30 metres of the licensed perimeter of an operating solid waste disposal site.

The City's Terms of Reference for an Impact Assessment Study for waste disposal sites confirms that Section 10.1.7 is the applicable Official Plan policy authority for operating waste disposal sites and identifies land within 3 kilometres of an operating solid waste disposal site boundary as being within the influence area.

3. MECP D-4 Guideline Framework

MECP Guideline D-4 is intended to guide land use planning decisions for lands on or near landfills and dumps, with the purpose of protecting health, safety, convenience and welfare from potential landfill-related adverse effects.

Source: www.ontario.ca/page/d-4-land-use-or-near-landfills-and-dumps

For operating landfill sites, the D-4 Guideline identifies the following matters for consideration: landfill-generated gases, groundwater and surface water contamination by leachate, odour, litter, contaminant discharges from landfill-related traffic, visual impact, dust, noise, other air emissions, fires, surface runoff, and vectors and vermin.

The D-4 Guideline indicates that the Ministry considers the most significant contaminant discharges and visual problems to be normally within 500 metres of the perimeter of a fill area. The subject site is approximately 1.5 kilometres from the facility and is therefore well beyond the 500-metre area identified by D-4 as the area where the most significant landfill-related effects are normally anticipated.

4. Site Context and Separation Distance

Based on the location map below, the proposed residential development at 2701 Page Road is located approximately 1.5 kilometres east of the Navan Waste Recycling and Disposal Facility.



Although the site falls within the broader 3-kilometre influence area identified in the Official Plan, the site is located near the outer portion of the D-4 identified influence area and is substantially removed from the landfill operation.

The City has already approved, or is considering, several sensitive residential uses between the Navan landfill and this site such as:

Development	Approximate Location	Relative Position
6408 Renaud Road	North-west of landfill	Much closer than 2701 Page Road
6208 Renaud Road	North-west of landfill	Much closer than 2701 Page Road
245-275 Lamarche Avenue (Orléans Village Phase 4)	West/north-west of landfill	Within the 3 km influence area
3610 Innes Road ("The Commons")	West of landfill	Within the 3 km influence area
3317 Navan Road	Immediately east of landfill	Significantly closer than 2701 Page Road

Source. City of Ottawa development application files.

5. Assessment of Potential Adverse Effects

The Navan Waste Recycling and Disposal Facility operates under Environmental Compliance Approvals (ECA) issued by the MECP and is subject to ongoing environmental monitoring and regulatory oversight.

March 11th, 2022 amended ECA (Approval No. A460702) authorizes:

- operation of the Navan Waste Recycling and Disposal Facility;
- operation of a landfill and processing site;
- a landfill waste footprint of approximately 40 hectares;
- a total site area of approximately 92.85 hectares;
- disposal of non-hazardous waste streams permitted under the approval;
- operation of various recycling and processing activities; and
- environmental monitoring and reporting requirements.

The ECA also establishes requirements governing:

- landfill gas management;
- groundwater monitoring;
- leachate collection and management;
- odour control;
- noise control;
- surface water management;
- environmental monitoring programs;
- contingency planning;
- reporting to the MECP; and
- operational procedures.

For planning purposes, this is the most important approval because it regulates the landfill operation itself.

Landfill Gas

Landfill gas, particularly methane, is a key consideration under the D-4 Guideline. D-4 requires particular attention to the production and migration of methane gas when land use is proposed near an operating landfill.

Recently completed Landfill Impact Assessments for proposed residential developments at 6408 Renaud Road (approximately 770 metres to the landfill) and 245/275 Lamarche Avenue (approximately 1.5 km northwest of the landfill area) concluded that adverse impacts were not expected based on monitoring, existing mitigation measures and distance separation.

While a site-specific hydrogeological investigation has not been undertaken as part of this planning rationale, our review of reports which summarized the facility's Operations and Monitoring Reports concluded that no significant changes in groundwater flow patterns were observed, surface water monitoring did not identify adverse downstream impacts, and landfill gas, odour, dust and noise monitoring indicated continued compliance with applicable requirements.

Given the approximately 1.5 kilometre separation distance between the facility and 2701 Page Road, the engineered containment and monitoring systems operating at the facility under their ECA, findings from other reports completed in the area, the potential for landfill gas or leachate impacts affecting the proposed development is considered low.

Groundwater and Leachate

The D-4 Guideline identifies leachate impacts to groundwater and surface water as a key consideration for development near operating landfill sites.

Our review of reports completed for other developments in the area describes the local geology at the Navan facility as including a thick silty clay deposit, approximately 20 to 35 metres thick, which functions as an aquitard or hydraulic barrier to groundwater movement.

Per the facility's ECA, the landfill includes a leachate collection system, groundwater monitoring, and environmental monitoring programs. Furthermore, the City has already approved several developments closer than this property as leachate was not expected to adversely affect residential developments being considered in these reports.

Given that 2701 Page Road is farther from the facility than many recently approved developments, and given the engineered leachate management and monitoring systems in place at the Navan facility, groundwater and leachate impacts are not anticipated at 2701 Page Road.

Surface Water

Surface water runoff is identified in D-4 as a matter to be considered for lands near operating landfill sites.

Per the facility's ECA, the Navan facility includes surface water management infrastructure such as drainage ditches, swales and stormwater retention ponds. We've reviewed reports which summarized the facility's monitoring reports and findings did not indicate adverse effects on downstream surface water quality.

Given the substantial separation distance between the facility and 2701 Page Road, and in the absence of a direct drainage connection indicating a potential pathway of impact, surface water impacts are not anticipated.

Odour, Dust, Noise and Air Quality

D-4 identifies odour, dust, noise and other air emissions as relevant compatibility considerations for development near an operating landfill.

Per our review of other odour impact assessments completed in the area and supported by the City, odour complaints had decreased over time and that dust and noise-related complaints were not identified in the reviewed operating and monitoring reports.

Given the location of 2701 Page Road approximately 1.5 kilometres from the facility, landfill-related odour, dust, noise and air quality impacts are not expected to result in unacceptable adverse effects on the proposed residential development.

Visual Impact, Litter, Traffic and Vectors

D-4 also identifies visual impacts, litter, landfill-related traffic emissions, fires, surface runoff, and vectors and vermin as considerations for development near operating landfill sites.

The subject lands are separated from the landfill by a significant distance and intervening lands, and no direct operational link exists between the landfill and the proposed development at 2701 Page Road.

Given this separation distance, visual impacts, litter, vectors, vermin and landfill-related traffic effects are expected to be negligible and are not anticipated to result in unacceptable adverse effects on the proposed development.

6. Official Plan Conformity Opinion

The proposed development at 2701 Page Road is located within the broader 3-kilometre influence area of the Navan Waste Recycling and Disposal Facility and is therefore subject to the requirements of Section 10.1.7 of the City of Ottawa Official Plan.

The Official Plan does not prohibit residential development within the 3-kilometre influence area. Instead, Policy 10.1.7(5) requires that development demonstrates that the operating solid waste disposal site will not have unacceptable adverse effects on the proposed development and will not pose risks to human health and safety.

Based on the approximately 1.5 kilometre separation distance, the location of the site near the outer portion of the influence area, the engineered and regulated nature of the Navan facility, and a review of several Landfill Impact Assessments for proposed residential developments in the area (several already approved by the City), the proposed residential development is not

expected to be adversely affected by the operation of the Navan Waste Recycling and Disposal Facility.

The proposed development also would not create or aggravate a hazard, interfere with landfill operations, affect landfill monitoring systems, alter leachate controls, or create new landfill gas migration pathways (no deep utility trenches, extensive drainage infrastructure and groundwater alteration are not required per the servicing brief). This satisfies the broader intent of Section 10 of the Official Plan, which is to avoid unacceptable risk to health, safety and property.

7. Planning Conclusion

The proposed residential development at 2701 Page Road is approximately 1.5 kilometres from the Navan Waste Recycling and Disposal Facility and is located well beyond the 500-metre area identified in MECP Guideline D-4 as the area where the most significant landfill-related contaminant discharges and visual effects are normally anticipated.

Although the site is within the City's 3-kilometre influence area for operating solid waste disposal sites, available reports support the conclusion that the landfill will not have unacceptable adverse effects on the proposed development and will not pose risks to human health and safety.

Accordingly, the proposed development is consistent with the intent of Section 10.1.7 of the City of Ottawa Official Plan and the MECP D-4 Guideline.

Should you require additional information, further clarification, or discussion I would be happy to assist.

Best Regards,

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